

# Maharashtra Industrial Development MIDC

(A Government of Maharashtra undertaking)

"Udyog Sarathi", Marol Industrial Area, Mahakali Cave Road, Andheri (East), Mumbai-93

No. MIDC/M.V.(land)/C39494

Date: 24/05/2021

## Circular

**Subject: Regarding the extension of time granted to the entrepreneurs for payment of various fees without late charges in view of the increasing prevalence of Coronavirus (Covid-19) and other matters.**

**References: 1. Circular No. MIDC/M.V.(land)/B50849 dated 01/07/2020  
2. Circular No. MIDC/M.V.(land)/C69593 dated 22/10/2020  
3. Circular No. MIDC/M.V.(land)/C96180 dated 11/11/2020**

As per the directives by the central government dated 28 May 2020 and GR dated 04/06/2020 of the town planning department (File-13) the instructions were given to extend the period of constitutional permits, licenses, registration building plan approval and other no objection certificates by 9 months which were issued with respect to real estate project by various civic bodies provided by various local self-governing bodies, civic development authorities, other state government offices/agencies in view of the increasing prevalence of Covid virus (Covid-19) in the year 2020 and the Covid-19 disaster (Force Majeure). Therefore, the period for payment of charges (without incurring late charges), permits approved by all the concerned authorities, licenses, non-compliance certificates, construction commencement certificates, occupancy certificates, fees to be submitted to the authorities, etc., the statutory period ending in the lockdown/unlock period was extended till December 31, 2020, to meet the pre-requisites mentioned in the permit and also the development period/extended development period.

However, due to the Coronavirus outbreak in the year 2020 and the consequent lockdowns, shutdowns of various industries have resulted in a mass migration of workers, halted industrial development, and adversely affected their industrial units. While things were started to normalise, the second wave of coronavirus has arrived, and the government has imposed strict restrictions and a complete curfew during this period. The government has closed all types of private offices/buildings except for essential services. Also, services other than essential services have been shut down. As a result, workers are migrating due to a lack of work which is impacting production/industry. Therefore, as it is necessary to give permission/exemption to the entrepreneurs, the matter was discussed in detail in the 389<sup>th</sup> meeting of the Board of Directors held on 29/04/2019, and Resolution No. 6241 was passed. As per the above-passed resolution, in view of covid-19, the above reference circulars of the MIDC, as well as Resolution No. 6146, are being amended as follows.

- 1) The period for payment of dues (without late charges) till 31/12/2020 is being extended till 30/06/2021.
- 2) Plots whose development period has ended on or after 31/12/2020 and whose plot holders have started construction of the building getting the approved building plans on the plot, the development period/extension period of such plots is being extended from the date of expiry to 30/06/2021 without any additional premium.
- 3) Entrepreneurs who have **started the construction of the building by getting the approved building maps of the plot and whose development period/extended development period has ended/will end between 01/03/2020 to 30/06/2021** are being granted the extension as follows:

- a) For entrepreneurs who has got the approved extension by paying extension fee, the development period has ended/will end between the period of 01/03/2020 to 30/06/2021. Since the period from 01/03/2020 to 30/06/2021 is free for such entrepreneurs, they should be given free extension from 01/07/2021 onwards for the paid term period they have taken.  
(For example, if a plot holder has taken a paid extension till 30/07/2020, the free extension will apply to him from 07/08/2020 to 30/06/2021 and also from 01/03/2020 to 30/07/2020. As the paid extension has been taken and they have not received a covid-19 benefit for that period, the said plot holder should extend the said period for five months free of charge from 01/07/2021 onwards.)
- b) For entrepreneurs whose development period has ended/will end between 01/03/2020 to 30/06/2021, the period from 01/03/2020 to 30/06/2021 is free to such entrepreneurs. Therefore, the benefit of free extension should be applied to them from 01/07/2021 for the period for which their development period has ended.  
(For example, if the development period of a plot holder has ended by 15/08/2020, then the free extension will be applicable to him from 15/08/2020 to 30/06/2021, and in the present case, he/she will be given 01/03/2020 to 15/08/2020. Due to the benefit of this period, the period of five and a half months should be extended free of cost from 01/07/2021.)
- c) For entrepreneurs who have got approved pay extension after 31/12/2020 and their development period has ended/will end between 01/03/2020 to 30/06/2021, since the period from 01/03/2020 to 30/06/2021 is free of charge to such entrepreneurs, they should be given a free extension for the period for which they have paid the extension fee from the expiration date of the paid extension period.  
(For example, a plot holder may have taken a paid extension till 31/12/2021. They are subject to a free extension from 01/03/2020 to 30/06/2021. If such plot holder has taken paid extension from 01/01/2021 to 31/12/2021, such plot holder has not received the benefit of covid-19 for the period 01/01/2021 to 30/06/2021. After the end of 31/12/2021, the period of the next six months should be extended by approving the free extension.)
- 4) As per the above schedule No. 2 and 3, the authority to extend the development period as per the MIDC circular dated 26/09/2016, for allotment/transfer of plots under industrial, commercial, residential, preferential plots in respect which have started construction of buildings by approving maps of buildings on the plot will remain with the concerned Regional Officer/Deputy Chief Executive Officer/Co-Chief Executive Officer.
- 5) The period of lockdown/unlock period of permits, licenses, No Objection Certificates, Construction Commencement Certificates, Occupancy Certificates, fees to be submitted to the authorities, etc., approved by all the concerned authorities should be extended till the date for fulfilling the pre-conditions mentioned in the permit. No additional charges or interest should be levied.
- 6) As per the prevailing policy of MIDC, the period for recovery of 3% or 0.5% sub-rent without penalty is being extended till 30/06/2021.
- 7) Within MIDC's industrial area and beyond, the industry units will pay MIDC's arrears of water supply charges, service charges, fire service charges, environmental protection charges, sewage disposal surcharges (including GST) in a lump sum or installments on a regular and regular basis by the end of December-2021. All such industry units should be given a 50% rebate on the total late fee charges. However, it will be mandatory for all such industry units to pay the full amount of GST on the total calculated delay charges paid to MIDC. (There will be no rebate on the amount of GST on the total delay charges. It will have to be paid in one lump sum amount.)
- 8) Entrepreneurs who have paid the amount due to MIDC along with the late fees, should not be given refund for the amount they have paid.

This circular is being issued with the approval of Hon'ble Chief Executive Officer, MIDC.

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