

# Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

“Udyog Sarthi“ Marol Industrial Estate, Mahakali Caves Road, Andheri (East), Mumbai-400 093

No.MIDC/Land/MV(Land)/D22549

Date: 02/08/2021

## Circular

**Subject:** Regarding developing the remaining area of the plot in the matter where the building completion certificate (BCC) was obtained by carrying out less than 40% construction on the plot as per the DC rules of MIDC.

**Reference:** 1. Circular No. MIDC/Land dept./M.V. (Land)/C-05579 dated 21/06/2019  
2. Circular No. MIDC/Land dept./M.V. (Land)/C-86653 dated 27/11/2019

The building completion certificate has been obtained by utilising less than 10% of the industrial zones of MIDC and it is seen that the remaining area is lying unutilised. The procedure of taking back the plot cannot be done by MIDC as the plot holder has obtained the building completion certificate due to which such plots remain vacant for many years. Since there is no plot available in the industrial zones, majority of the MIDC industrial zones have no plots available for allotment. So if the unutilised and vacant plots are not being developed by the plot holders then they can be taken back and allotted to the needy entrepreneurs which will also encourage the plot holders to partially develop the plots. With this purpose, it was clarified vide the circular dated 21/06/2019 that 40% FSI can be used for obtaining the building completion certificate. As there were a lot of request for the same, the said matter was again presented in 383<sup>rd</sup> meeting of board of directors on 23/08/2019, there was a resolution no. 5980 was passed after the detailed discussion in board of director's meeting.

Industries in the state were kept shut since Mar-2020 due to Covid-19 pandemic and as the entrepreneurs were unable to develop the plots, there are following revisions being done in the revised circular dated 21/06/2019 and 27/11/2019.

1. As per the circular dated 21/06/2011, it was made mandatory to utilise 40% FSI on the plot within 2 years. However in view of Covid-19, MIDC granted 16 months of development period (Mar-2020 to 30 June 2021) free of cost to the plot holders. Hence 1 year extension is being given to all the plots from 01/07/2021 so that they can obtained the building completion certificate by utilising 40% FSI. In this period, it is mandatory for the said plot holders to utilise 40% FSI and obtained the building completion certificate and then go into the

production. The procedure should be carried out to take back the plot and recover the non-utilisation charges as per Sr.No. 2 to 4 of above referred circular no.1.

2. The circular dated 21/06/2019 is not applicable to the plot holders who have obtained the building completion certificate before 21/06/2019 and in production.
3. Those plot holders who have gone into production by utilising less than 40% FSI without obtaining the building completion certificate before 21/06/2019, such plot holders should be given paid extension until the date until which they have gone into the production and they should also be given a period of 90 days for obtaining the building completion certificate. If the plot holder does not obtain the building completion certificate then then the paid extension should be applicable as per the MIDC circular dated 08/12/2014 and 08/09/2015. It will be mandatory for these plot holders to go into production by obtaining building completion certificate by utilizing at least 40% FSI in the period of extended development period or 30/06/2022, whichever is latest.
4. In matters where the plot allotment was done before 21/06/2019 and the plot holder has obtained the sanctioned building maps and their plot development is also pending then additional charges should be levied on such plot holders for sanctioning building maps until the prescribed period ends as per Sr.No.3 of MIDC circular dated 07/06/2019. Also the maps for 40% FSI should be approved. The plot holder is required to go into the production by obtaining building completion certificate utilising 40% FSI within the prescribed development.
5. It is mandatory for the plot holders who plots were allotted before 21/06/2019 and whose development period has ended after 21/06/2019 (Excluding Sr.No.4) to go into production by obtaining building completion certificate utilising at least 20% FSI within the development period. It is also mandatory for the plot holders to go into production by obtaining building completion certificate utilising at least 40% within 2 years of ending their development period. Also the procedure should be carried out to take back the plot and recover the non-utilisation charges as per Sr.No. 2 to 4 of above referred circular no.1.
6. Non utilisation charges should be recovered by the regional office for the remaining vacant plots excluding the FSI utilised as per the building completion. The concerned special management authority should only issue the building completion certificate (BCC) to the plot holder after they have verified that the Non Utilisation Charges have been recovered from the plot holder.

7. It is mandatory that 40% FSI is used as per MIDC circular no.1. the ploy holder who has 1000 square meter area out of which 500 square meter area is utilised by the plot holders utilising 20% FSI obtaining the building completion certificate, the Non-Utilisation charges should be levied only on the remaining 500 square meter.
8. If the plot holder whose plot was allotted after 21/06/2019 has obtained the building completion certificate utilising less than 40% FSI and it's gone into production yet then the permission for sub-rent, sub-lease, division, change of use should not be given.
9. The terms and condition in the circular dated 21/06/2019 will remain applicable.

All the concerned parties should take a note of the said revised policy and take further appropriate action.

midccconsultants.in



## Priya Translation Service

### Certification of Translation Accuracy

Translation of **MIDC circular No.MIDC/Land/MV(Land)/D22549 dated 02/08/2021** from Marathi to English

We, Priya Translation Service, a professional translation services agency having no relation to the client, hereby certify that the above mentioned document has been translated by an experienced, qualified and competent professional translator, fluent in the above-mentioned language pair and that, in our best judgement, the translated text truly reflects the content, meaning and style of the original text and constitutes in every respect a complete and accurate translation of the original document.

This is to certify the correctness of the translation only. We do not guarantee that the original document, or that the statements contained in the original document are true. Further, Priya Translation Service assumes no liability for the way in which the translation is used by the customer or any third party, including end-users of the translation.

A copy of the translation is attached to this certification.

**(Priya Translation Services)**

Navagaon, Dahisar West,  
Infant Jesus school lane,  
L.M.Road, Mumbai 400 068.  
Phone # +91 70457 52807  
Email # [support@priyatranslation.com](mailto:support@priyatranslation.com)

**Certificate issue date: 16/03/2022**



Priya Translation Service

Justdial: <http://www.jsdl.in/DT-432Y2QYQIUQ>

Twitter: <https://twitter.com/PriyaTranslati1?s=08>

Website: <http://www.priyatranslation.com>

**For any requirements related to MIDC, please call us at +91 98338 32485 or email us at [info@midcconsultants.in](mailto:info@midcconsultants.in)**