

In various industrial areas of the Corporation, plots of land have been allocated by the Corporation for different industries. However, due to reasons such as judicial matters, closure of industries, economic recession, etc., some of the plots allocated in MMR, PMR, Aurangabad, Nashik, and Nagpur industrial areas have been affected, leading to the closure of industries on those plots. As a result, a significant portion of land belonging to these closed industries, as well as undeveloped plots, remain unused, causing financial losses to the Corporation and the Maharashtra Government, and halting job creation.

Considering the impact of the COVID-19 pandemic, in order to attract large investors, it is suggested to extend the period for utilizing Floor Space Index (FSI) and to provide relief in the transfer fees for those companies whose investment in the transferred plots exceeds ₹5000 crore, allowing them to transfer plots with relief based on the utilized FSI. Despite the demand for new industrial land, the Corporation is unable to provide such land.

In this context, it is proposed to transfer industries on 20,000 sq. meters of land, which are either closed or not operational for various reasons, to entrepreneurs willing to invest ₹500 crore for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Centers, and other important projects. This will encourage economic investment and job creation in Maharashtra.

To streamline this process, it is advisable for the Corporation to approve the transfer of land from these closed industries by recovering transfer fees as per the current land allocation policy. Furthermore, for plot holders who have not yet obtained the building completion certificate, have partially completed construction, or where the plot remains vacant or has completed construction but the production has ceased, it is suggested that the transfer of these plots for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Centers, and other important projects be done with concessions on the extension fees applicable to these plots.

Additionally, as per the Corporation's circular dated 20.11.2019, following the framework of the Information Technology and Information Technology Enabled Services (ITES) Policy 2015, it is recommended to provide free permission for micro and small entrepreneurs to build flatted galas. Moreover, to attract large investors, considering the impact of COVID-19, it is suggested to allow them to use FSI and provide concessions in transfer fees. These matters were thoroughly discussed in the 387th meeting of the Board of Directors held on 16.10.2020, where Resolution No. 6126 was passed.

As per Resolution No. 6126 passed in the meeting of the Corporation's Board of Directors (Meeting No. 387 dated 16.10.2020), Circular No. D-26605 dated 10.12.2020 was issued to implement the policy. However, while ratifying the minutes of Meeting No. 387, an amendment was made via Resolution No. 6138, and accordingly, Circular No. MAUVIM/MA.VYA (Land)/A89019, dated 16.03.2021, was issued with the revised changes. Additionally, the duration of the said scheme was extended as per Resolution No. 6219 passed in the 389th meeting held on 29.04.2021.

In accordance with the above resolutions, and considering the backdrop of COVID-19, judicial matters, industry closures, economic recession, and other reasons causing industries to shut down in Maharashtra, or where entrepreneurs were unable to start their industries, it is proposed that landholders with plots of 20,000 sq. meters or more, whose industries have been closed, may transfer their plots to entrepreneurs willing to invest ₹500 crore or more for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries 4.0, IIT Township, Data Center, and other important projects.

Given the time required for entrepreneurs to become aware of the circular, submit documents, and undergo the scrutiny process, and considering the impact of the COVID-19 pandemic on the industry, the matter of extending the scheme's duration was presented in the Board of Directors' 390th meeting held on 09.08.2021. After detailed discussions, Resolution No. 6324 was passed. Consequently, the previously issued circulars related to this matter are canceled, and the following amended Revival Scheme is issued as per the passed resolution:

1. For the transfer of plots meant for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries 4.0, IIT Township, Data Center, and other important projects, if any extension fee is applicable to the plot, then 30% of the total extension fee should be charged.
2. After the transfer of such plots, a 2-year development period will be allowed as per the prevailing policy of the Corporation. During this development period, the transferee must complete 20% of the construction and begin production.
3. The remaining 20% of the Floor Space Index (FSI) must be utilized within the next two years. As per the circular dated 21.06.2019, it is mandatory for the entrepreneur to use at least 40% of the FSI.
4. For plots with an area of more than 20,000 sq. meters and for industries that require environmental clearance or mega projects, the Chief Executive Officer will have the authority to grant an extended development period after considering the terms of the transfer
5. The above-mentioned scheme will remain operational until 31st December 2021 for those plot holders in MMR, PMR, Aurangabad, Nashik, and Nagpur divisions who have not yet obtained the building completion certificate. This includes plots where incomplete construction exists, vacant plots, or where construction is complete but production is halted.
6. As per the Corporation's circular dated 27.11.2019, micro and small entrepreneurs are allowed to build Flatted Galas (industrial sheds) based on the 2015 Information Technology and Information Technology Enabled Services (IT/ITES) policy. Subsequently, 20% of the galas under the ancillary services category may be converted for commercial use free of charge.
7. Entrepreneurs investing ₹500 crore or more must utilize 20% of the floor space index (FSI) within the first two years of plot transfer. The remaining 20% FSI should be utilized within the respective division's prescribed timeline or within three years, whichever is longer. This scheme will also be in effect until 31st December 2021.

8. For companies investing ₹2500 crore or more, the transfer fees for plots should be 3% instead of 10% and 15% instead of 30%, based on the utilized FSI in the case of formal plot transfers. The company should submit a certificate from a chartered accountant (CA) confirming the investment in the project. If the mentioned investment of ₹2500 crore or more is not made within the specified timeframe, the concession provided during the transfer must be recovered with interest. This scheme will remain in effect until 31st December 2021 and will not be extended under any circumstances.

9. For Data Centers or similar projects where the investment exceeds ₹500 crore, but the plot area is less than 20,000 sq. m, the Chief Executive Officer (CEO) has the authority to extend the period for additional development post plot transfer. The CEO will also have the authority to approve or grant benefits under the schemes issued through this circular

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