

Maharashtra Industrial Development MIDC

(A Government of Maharashtra undertaking)

"Udyog Sarathi", Marol Industrial Area, Mahakali Cave Road, Andheri (East), Mumbai- 400093

OW No./MIDC/M.V.(land)/E91623

Date: 27/12/2021

Circular

Subject: Industrial Redevelopment Policy 2021

References: Circular No. MIDC/Land Department/Office-1/B57165 Dated 27/05/2015

As per the circular dated 27/05/2015 of the MIDC, the ward-wise development period of the industrial area will apply to the unit from the date of obtaining permission from the competent authority to demolish the old building while redeveloping the plot. It should be clearly stated in the Demolition Order by the competent authority. However, it has been observed that in some cases, the Demolition Order does not specify the development period, so the plot holders do not carry out re-development within the prescribed development period and request for free extension. In a largely urbanized industrial area of the state, it takes a long time for large plot holders to fully develop their plots, and they adapt their industry to the changing modern technologies hence there is a need for rehabilitation policy. Also, as per the MIDC circular dated 27/05/2015, the due development period has come to an end hence and the proposal was submitted in the said matter before 391st meeting of the Board of Directors held on 30/11/2021 for their decision.

The said proposal was discussed in detail in the meeting of the Board of Directors and Resolution No. 6348 was passed. As per the said resolution, the reference circular is being amended as follows.

- 1) The prevailing policy will remain applicable for extension in cases where a demolition order has been issued and the development period has been specified. Extension provisions in this policy will not apply to such cases.
- 2) In all cases where a demolition order has been issued but the development period has not been specified, the following revised development period will be applicable from 27/05/2015 onwards.

Index No.	Plot area (in square meters)	Development period
1	Area less than 50 thousand	3 years
2	Area of 50 thousand and more	4 years
3	Are of 1 lakh and more	5 years

- 3) Extension charges should be levied per annum as per the lease period which is a balance period of the plot on the date on which the revised development period mentioned in the above point No. 2 has expired.

Serial No.	The remaining lease period of the plot	Of prevailing rates in the industrial zone
1	75 years and more	7.5%
2	50 years and more	5%
3	Less than 50 years	2.5%

- 4) In this case, the extension of the development period as per above mentioned point no. 3 should be given up to a maximum of the period mentioned in the table below.

Serial No.	Plot area (in square meters)	Development period
1	Area less than 50 thousand	31/12/2023
2	Area of 50 thousand and more	31/12/2024
3	1 lakh and more	31/12/2025

- 5) In case the period of extension is less than one year, the extension fee should be calculated quarterly.
- For example:** If the development period of an entrepreneur is 3 years and 7 months, then the first 3 years should be calculated annually, and for the remaining 7 months, the extension fee should be calculated for 9 months (3 quarters) without charging for a full year.
- 6) Due to the epidemic of Covid-19, the MIDC has given a free development period/extended development period from 01/03/2020 to 30/06/2021 to the plot holders free of cost, and the same period should also be applied in the case of this circular. In case the plot holders who have started the construction of the building as per the sanctioned building maps, the period should be given to them free of cost for the affected period between 01/03/2020 to 30/06/2021. The affected development period should not be extended beyond the period mentioned in paragraph no.4.
- 7) If the demolition order has been issued to the Entrepreneur and for some reason, the Entrepreneur wants to revoke the demolition order and if they make the request the MIDC to do so, then in such case, permission should be given to revoke the demolition order after getting SPA report.
- 8) In case the entrepreneur has been issued a complete demolition order, and the entrepreneur has requested for a partial demolition, a revised permission for demolition order should be given within the limits of the Floor Space Index (FSI) applicable to that industry unit and taking SPA report in case if the industrial unit needs to remain operational.
- 9) Building Completion Certificate (BCC) previously issued by the MIDC for the rest of the construction, which is currently in existence on the plot, will remain valid for the existing construction on the plot and this certificate will be valid for reuse of that construction.
- 10) In all cases where the development period is mentioned in the demolition order, the development period should be given as per the prevailing policy. However, if the development period is not mentioned, then the development period should be given as per paragraph nos. 2, 3, 4 of this circular.
- 11) In cases where partial demolition is allowed and if the plot holder does not want to construct a new building, then the extension fee will not be applicable.
- 12) As per the circular dated 26/09/2016 of the MIDC, the right to allot the said development period will remain with the concerned Regional Officer/Deputy CEO/Co-CEO as per the right of allotment/transfer of industrial, commercial, residential, preferential plots.

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

END OF DOCUMENT



Priya Translation Service

Certification of Translation Accuracy

Translation of **Circular bearing OW No./MIDC/M.V.(land)/E91623 dated 27/12/2021** 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

Certificate issue date: 13/03/2022



Priya Translation Service

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

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

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

midccconsultants.in