

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

No./MIDC/CP/A12451/2022
Date :- 17/03/22

CIRCULAR

Subject : Policy regarding various support activity uses permissible in the industrial areas of MIDC as per DCR-2009

- Reference :** 1) Circular No. MIDC/CP/503/2012 dt. 03/05/2012
2) Circular No. MIDC/CP/17921/2013 dt. 05/09/2013
3) Circular No. MIDC/CP/D07717/2013 dt. 04/10/2013
4) Circular No. MIDC/CP/E 33609/2020 dt. 24/08/2020
5) Board Resolution no. 6333 dt. 30/11/2021
6) Circular No. MIDC/CP/A12451/2022 dt. 10/01/2022
7) Board Resolution no. 6333(Revised 6359) dt.31/01/2022

As per provisions of clause no. 17.3.2 of MIDC DCR-2009. Land uses viz. residential, educational, institutional, assembly; business and mercantile are permitted as supporting MIDC DCR-2009 does not mention specific distribution of percentage amongst different land uses allowed under support activities. The extent of commercial use (business and mercantile) is restricted upto 5% as directed vide circular dt. 03/05/2012. While allowing conversion of industrial plots into commercial use as per the present policy, difference between prevailing commercial rate and prevailing industrial rate is recovered. However, many applications are being received with a request to allow more than 5% of plotted area for commercial use for all the industrial areas in 'D' and 'D+' category across the state. Applications are also received for conversion from industrial to educational use. In view of increasing demand for such conversions. It is also necessary to relook at the policy regarding conversion from industrial to other use and levy of differential premium amount for the same.

The issue was discussed in MIDC Board Meeting no. 392 dt. 31/01/2022 and it was decided to allow support activities as contemplated in the DCR-2009 without limiting the percentage for commercial use (business and mercantile) to 5% for the all the industrial areas in 'D' and 'D+' category across the state in addition to the list of industrial areas specified in annexure of circular no. MIDC/CP/A12451/2022 dated 10/01/2022. In industrial areas other than those specified in the said Annexure, the limitation for commercial use to the extent of 5% of plotted are shall continue. It is also decided to levy differential premium for conversion from industrial use to other uses as mentioned in the table below-



Sr. No.	Type of conversion	Industrial Areas	Formula for levy of premium
1	Industrial to commercial use.	All industrial areas in 'D' and 'D+' category	(Difference between prevailing commercial rate and prevailing industrial rate) X 1.25
		All industrial areas in 'A;', 'B' and 'C' category	(Difference between prevailing commercial rate and prevailing industrial rate) X 1.50
2	Industrial to educational use.	All industrial areas of MIDC.	Difference between prevailing commercial rate and prevailing industrial rate

In order to have the equitable distribution of the commercial landuse/facility in the entire industrial area, the Minor Modification Committee shall follow a uniform policy based on the plot area and percentage of area as mentioned in the table below-

Sr. No.	Plot Area	% of the plot area permissible for commercial use.
1	Up to 5,000 Sq.m	100% of the plot area (subject to availability)
2	5,001 Sq.m - 20,000 Sq.m	Up to 50% of the plot area (subject to availability)
3	More than 20,000 Sq.m	Up to 30 % of the plot area (subject to availability)

This conversion in commercial use shall be allowed subject to recovery of premium as circular no. MIDC/CP/A12451/2022 dated 10/01/2022 w.r.t; depending on the type of category of the industrial area.

All concerned officers are hereby directed to take a note of the same and further necessary action shall be taken accordingly.

This circular is issued with approval of C.E.O. MIDC.


13/3/22
(Ajit Patil)

Encl :- Annexure

Joint Chief Executive Officer
MIDC. Mumbai-93

Copy submitted to Hon. CEO MIDC for information

Copy FWCs to Jt. CEO (IT)/ Jt. CEO (K) for information

Copy to all HODs for information

Copy to all ROs/EEs/SPAs for information and necessary action

Annexure

List of Industrial Areas

1. Nagpur (Hingna)
2. Butibori
3. Amravati
4. Yavatmal
5. Chikalthana
6. Waluj
7. Shendra
8. Latur
9. Nanded
10. Jalna (Estate)
11. Addl. Jalna Ph-I, II & III
- 12. All the industrial areas in D and D+ category across the state**

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