

OW.No. MIDC/G.M. (Land)/B00192
12/05/23

Date:

CIRCULAR

Subject: Regarding revision in development period for plot allotted enhancement of plots affected in various industrial areas of MIDC

As per the current norms of the corporation, plot owners are required to go in to the production after development of plots and obtaining building completion certificate ~~their plots~~ within the designated timeframe ~~and obtain a certificate of completion to ensure the successful execution of construction activities and subsequent production~~. However, it has come to our attention that several plot owners, due to various reasons, ~~not develop the plots have failed to initiate or complete the development of their plots~~ within the specified period mention in Agreement to Lease, or even within the extended timeframe granted. Some plot owners keep the plots undeveloped for years with assumption that they will get the extension of time limit. Furthermore, some entrepreneurs commenced production activities after doing some construction as per approved plans but does not take the building completion certificate ~~have commenced production activities without obtaining the necessary certificate of completion, or they continue to operate based on an existing certificate, failing to comply with the complete building certification process~~. Additionally, acquiring approvals from multiple authorities and seeking financial support from ~~diverse~~ financial institutions or banks for plot development and associated formalities often consume a significant amount of time. Moreover, technical challenges further contribute to substantial delays in initiating their projects. The current global industrial economic slowdown and its impact on the industrial sector underscore the need to revision in the guidelines for development of plot and obtaining the Building Completion

~~Certificate. address these challenges and expedite the development process for plot owners, enabling them to obtain the complete building certificate for their respective plots.~~

In light of this matter, a proposal was presented during the 395th meeting of the corporation's members on 23.03.2023. Following a comprehensive discussion, resolution number 6577 was passed, ~~it was unanimously agreed to refer the proposal to the 6577th session for further deliberation and decision making.~~

Following changes in guidelines has been made for obtaining Building Completion

Certificate after development of plot:

~~Considering the upcoming development period, our primary objective is to facilitate the timely development of plots by implementing enhancement measures. These measures aim to enable plot owners to obtain the complete building certificate, thereby ensuring compliance with all necessary regulations and fostering a conducive environment for successful plot development. Hence, in the context of the forthcoming development period, we propose the following measures to improve the situation and expedite the development process for affected plots.~~

(1) The below circulars issued by the corporation stand cancelled herewith:

- Letter number MIDC/KA-3/Time Extension/389, dated 17.08.2004
- Letter number MIDC/Land Division/C05008, dated 21.06.2019 and,
- Letter number MIDC/Land Division/G.M.(Land)/D26425, dated 10.12.2020.

(2) ~~The following changes in development period (completion of construction as per approved plans, obtaining the Building Completion Certificate (BCC), and commencing production) has been made by MIDC. The Industrial Development Department of the corporation has decided to make the following improvements within the specified period for industrial plot development (completion of construction as per approved drawings, obtaining the Building Completion Certificate (BCC), and commencing production):~~

Sr. No.	Category	Development Period	Utilization of necessary Use of Floor Space Index in necessary
(A) Online direct allotment and E-bidding allotment			
1	“A” and “B”	First 3 years Next 2 years (Total 5 years)	20 percent 20 percent
2	“C”	First 4 years Next 2 years (Total 6 years)	20 percent 20 percent
3	“D” and “D+”	First 5 years Next 2 years (Total 7 years)	20 percent 20 percent
(B)	For plots allotted <u>under priority category and for industrial expansion under priority header.</u>	First 2 years Next 2 years (Total 4 years for all categories)	20 percent 20 percent
(C) For plots allotted on a priority for projects with foreign investments (FDI).			
1	“A” and “B”	First 3 years Next 2 years (Total 5 years)	20 percent 20 percent
2	“C”, “D” and “D+”	First 4 years Next 2 years (Total 6 years)	20 percent 20 percent

(3) ~~Plot holder should obtain BCC after utilising 20% FSI as per the first development period mentioned in the above table. As per the prescribed guidelines mentioned in the land documents, it is mandatory to obtain the completion certificate by utilizing 20% of the Floor Space Index during the initial development phase. If the plot holder fails to~~

obtain the BCC completion certificate in first development period by utilizing the initiate process of granting extension of time by payment of required charges, of the additional development period beyond mentioned in above table the specified timeframe land parcels as indicated in the aforementioned guidelines plots.

- (4) The plots allotted after MIDC circular The plot owners who have complied with the prescribed development period mentioned in the Maharashtra Authority's letter bearing reference number MIDC/GM (Land)/C-05579, dated 21.06.2019, whose development period is expired and if they have utilized a minimum of 20% of the Floor Space Index FSI. Additional period of 2 years from the issuance of this -circular is applicable for utilization of additional 20% FSI. as per the specified guidelines, are permitted to utilize an additional 20% of the Floor Space Index as per the issued current letter for a development period of 2 years.
- (5) Entrepreneurs require to go in to the production after obtaining of BCC within applicable development period. who have implemented the development of their land within the aforementioned development period applicable to their respective plots are authorised to obtain the completion certificate for their buildings and proceed with production.
- (6) The final agreement should only be executed after the regional office ensures that the investment made in the project by the entrepreneur aligns with the project report.

(7) Except for changes related to the development period mentioned in the letter dated 22.01.2013, no other amendments have been made.

The current letter is being issued under the authority of the honourable Chief Executive Officer, MIDC.