

CIRCULAR**Subject: Regarding development enhancement of plots affected in various industrial areas of MIDC**

As per the current norms of the corporation, plot owners are required to develop 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, have failed to initiate or complete the development of their plots within the specified period, or even within the extended timeframe granted. Furthermore, some entrepreneurs 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 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, it was unanimously agreed to refer the proposal to the 6577th session for further deliberation and decision-making.

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 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	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 for industrial expansion under priority header.	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.		
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) 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 completion certificate by utilizing the stipulated 20% of the designated area during the initial development phase, the authority may initiate the process of extending the deadline by imposing applicable fees as per the prevailing norms. However, additional development period beyond the specified timeframe will not be applicable to such land parcels as indicated in the aforementioned guidelines.

- (4) 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, and have utilized a minimum of 20% of the Floor Space Index 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 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.