

Circular

Circular No:- E28833

Date:-23/01/2023

Subject:- Regarding the implementation of a special extension plan for granting an extension period to develop plots in the industrial areas of the Corporation.

Industrial areas developed by the Corporation is carried out by the plot holders within the stipulated time. However, it has been observed that some plot holders do not develop the plots within the stipulated time mentioned in the agreement or even within the extended period. Some plot holders start production by doing minimal construction as per the approved plan without obtaining a completion certificate for the building. To address the mind set and misconceptions of the plot holders regarding plot development and to ensure that the purpose for which the Corporation has allotted the plots is fulfilled, the first and second extensions under the special extension plan, as per the circular dated 06.03.2013, and the third and fourth extensions as per the circular dated 03.11.2017, have been granted after the expiry of the development period applicable to the plot holders. According to the Corporation's circulars dated 21.10.2015, 23.10.2015, 14.03.2016, and 06.09.2016, the 'Udyog Sanjeevani' scheme was implemented for the plot holders. Additionally, as per the circular dated 03.11.2017, it is the Corporation's policy to grant the third and fourth extensions.

However, despite granting an extension for the development of the plot, obtaining a building completion certificate, and starting production as per the above policy, it has been observed that some plot holders have not fully developed the plots. Therefore, to encourage such entrepreneurs for industrial growth, it has become necessary to implement an extension plan as a final opportunity. This proposal was presented in the 394th meeting of the Corporation's Board of Members held on 27.12.2022. After detailed discussion on the proposal during the Board meeting, Resolution No. 6506 was passed. Accordingly, for all types of allotted plots where plot holders have either completed construction with approved plans or without approval and have commenced production, or where production has started but is currently halted, an extension plan is being implemented to obtain the building completion certificate. Additionally, since the Chairman of the Board of Members has approved the implementation of this plan without waiting for the finalization of the minutes of the meeting, this circular is being issued.

Under this scheme, the extension should be granted based on the following terms and conditions.

1. As per the Corporation's circulars dated 06.03.2013 and 29.04.2014, the policy of approving the first extension at a non-refundable additional charge of 10% (for D and D+ regions) and 25% (for A, B, and C regions), and the second extension at 10% (for D and D+ regions) and 40% (for A, B, and C regions) will continue to remain in effect.
2. As per the Corporation's circular dated 22.01.2013, the policy of granting two extensions, after the stipulated period of two years, for plots allotted under the

priority category and for industrial expansion, by charging a non-refundable additional amount of 25% and 50% respectively, will continue to remain in effect (for all regions).

3. As per the Corporation's circular dated 10.06.2013, for transferred plots, the first extension after the permissible development period will be 25%, and the second extension will be 50%, and this policy will remain in effect (for all regions).
4. After granting the above-mentioned extensions to the plot holder, a 5% non-refundable extension fee should be charged for all subsequent extensions.
5. When collecting extension fees from the plot holder, if the fee required for the extension is higher than the current value of the plot, then the lesser amount between the plot's current value and the extension fee should be charged. When calculating the plot's value, the fee should be based on the current rate of plot distribution plus 10%, and, if applicable, road width charges should be added as extension fees to be collected from the plot holder.
6. If the plot holders are fulfilling the terms and conditions specified in the circular issued in connection with COVID-19, they should be granted the benefits outlined in the COVID-19 circular.
7. To avail the benefits of the scheme mentioned above, it is necessary for the plot holders to have obtained approval for the plans. Similarly, all plot holders who have either completed construction and started production with approved plans, or completed construction and started production or have ceased production but are currently not producing, or have completed construction on the plot but have not started production, will be eligible under this scheme. (A report from the relevant development control authority, including photographs, should be obtained to confirm that the construction complies with the Corporation's development control regulations.)
8. For plot holders who were granted a 90-day free extension as per the circular dated 08.09.2015, and if the plot holder has not obtained a completion certificate for construction within that period, they should be charged the extension fee at the rate of 5% of the prevailing rate for further extensions.
9. Plot holders who have not obtained approval for their plans, have not completed construction and started production, and whose development period and extended development period have expired before 31.08.2013, will not be eligible to avail the benefits of the scheme. Additionally, all such plots should be reviewed by the regional offices, and the respective regional office and the relevant development control authority should take immediate possession of the plots as per the Corporation's regulations.
10. The final deadline for accepting complete applications under this scheme will be until 30.06.2023, and the scheme will be applicable to all types of plots under the Corporation. The respective regional offices and the relevant special planning authority should inform the plot holders in writing about this scheme. Additionally, the scheme should be publicized in industrial organizations and local newspapers.
11. For plot holders who will not avail the benefits of this scheme, the regional offices should undertake a special campaign to ensure that the plots are taken back as per the Corporation's regulations by 31.08.2023.

12. As per the Corporation's circular dated 06.12.2022, the authority to approve extensions under this scheme is being granted to the relevant competent level according to the rights for plot allotment.

This circular is being issued with the approval of the Honorable Chief Executive Officer, M. A. W. I. M.

Copy:-

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2. Additional Chief Engineer, M. A. W. I. M., Pune / Nanded / Nagpur.
3. General Manager (Land / Legal / Land Acquisition / Administration and Training / Public Relations / M. B. V. / DMIC / Marketing)
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