

Circular

Circular - A 76928

Date - 23/01/2023

Subject - Regarding the implementation of plans for the revitalization of IT/ITES, Nano Technology, Bio-Tech, Pharma, Robotics, Industries 4.0, IIT Township, Data Center, and other important projects, etc.

The Corporation, through circulars dated 10.12.2020, 24.05.2021, 26.11.2021, and 29.12.2021, has noted that due to the backdrop of COVID-19, judicial matters, industrial slowdowns, economic recession, etc., industries in Maharashtra have either shut down or some entrepreneurs have been unable to start their businesses for various reasons. Plans were issued for the revitalization of 20,000 sq. m. and the plots above that area for plot holders whose entrepreneurs wish to invest ₹500 crores or more in IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries 4.0, IIT Township, Data Center, and other important projects, etc.

In light of the above background, the Corporation has stated that the scheme implemented for the revitalization of the subject industries as per the circular dated 29.12.2011, based on the circular dated 21.03.2022, was effective until 31.03.2022. Since the entrepreneurs were given only a 10-day period from the issuance of the circular, many were unable to benefit from the scheme due to a lack of awareness. Therefore, the duration of the said scheme should be extended. Additionally, according to point 2 of the circular dated 29.12.2021, a five-year period has been granted to entrepreneurs investing ₹500 crores. This duration is applicable to plot holders who will develop IT/ITES, Nano Technology, Bio-Tech on their plots themselves. Entrepreneurs are requesting that the same be applicable to those who will develop Robotics, Industries 4.0, IIT Township, Data Center, and other important projects. Additionally, it is requested that the revitalization scheme should also be made applicable to Pharma projects.

Currently, there is a resurgence of the COVID-19 pandemic in China, Europe, and America, and the situation is worsening day by day. Additionally, the Corporation issued a circular on 21.03.2022, which allowed entrepreneurs only a 10-day period from the issuance of the circular. Considering the time required for understanding the circular, submitting documents, and their scrutiny, it is necessary to extend the duration of the said scheme. Furthermore, according to point 2 of the circular dated 29.12.2021, a five-year period has been granted to entrepreneurs investing ₹500 crores, which is applicable to plot holders who will develop IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries 4.0, IIT Township, and Data Center on their plots themselves, provided the investment in the project is ₹500 crores or more. It is also essential to grant a period for using the floor area index according to point 2 of the circular dated 29.12.2021. Moreover, since it is necessary to apply the said scheme to Pharma projects as well, a detailed discussion was held on this proposal in the meeting of the member board, and Resolution No. 6489 was passed.

In this regard, an extension of the provisions in Circular No. MOWIM/Land Division/M.V. (Land)/E-55105, dated 26.11.2021, is being granted, and amendments are being made to Circular No. A-97361, dated 21.03.2022, as follows. Additionally, without waiting for the finalization of the minutes of the said meeting, the Honorable Chairperson of the member board has approved the implementation of the present scheme, and therefore, this circular is being issued.

1. The said scheme will remain in effect only until 31 March 2023, and under no.
2. For those plot holders who will develop IT/ITES, Nano Technology, Bio-Tech, Pharma, Robotics, Industries 4.0, IIT Township, Data Center, and other important projects on their plots, and whose investment in the project is ₹500 crores or more, if the extension fee is applicable to the said plot, a total of 30% of the total extension fee due for the extension should be charged in such cases. Additionally, for the next extension, an additional amount of 5% should be charged.
3. If the investment in the project is ₹500 crores or more, they are required to utilize 20% of the floor area index (FAI) in the first two years, and the remaining 20% of the floor area index must be used according to the department in the remaining duration or in a period exceeding three years.
4. If the investment of the transferring company in the plot is ₹2,500 crores or more, then the company transferring the plot shall be charged the revised transfer fee as per the floor area index (FSI) used in the informal transfer case, as follows.

| Sr.No. | Floor area index (FSI) | The transfer fee to be charged |
|--------|-----------------------------------|--------------------------------|
| 1 | 7.50% or less | 15% |
| 2 | More than 7.50% and less than 10% | 7.50% |
| 3 | 10% or more | 3% |

The company shall obtain a certificate from a Chartered Accountant (CA Certificate) regarding its investment in the project. If the transferring company does not make the specified investment (₹2,500 crores or more) within the mentioned timeframe, the concessions granted to the transferring company shall be recovered along with interest.

This circular is being issued with the approval of the Honorable Chief Executive Officer, MOWIM.

For,-

1. All Department Heads, MOWIM, Headquarters, Mumbai.
2. Chief Engineer (Pune/ Chhatrapati Sambhajanagar/ Nagpur).
3. General Manager (Land/ Legal/ Land Acquisition/ MA and T/ Public Relations/ MABVI/ DMIC/ Marketing).
4. All Superintending Engineers, MOWIM.
5. All Regional Officers, MOWIM.
6. All Executive Engineers, MOWIM.

7. Assistant/Deputy Chief Accounts Officer, MOWIM, Mumbai / Pune / Chhatrapati Sambhajanagar / Nagpur.
8. All General Managers, District Industries Centres.
9. All Industrial Associations.
10. Chief Central Circular Officer / Chief Executive Officer, MOWIM, Marol Office, Mumbai / World Trade Center, Mumbai.

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