

## Circular

**Circular No – P205932**

**Date 15.03.2024**

**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.**

**Reference:** 1) Circular No. MOWIM/MVY(Land)/E94483, dated 29.12.2021  
2) Circular No. MOWIM/MVY(Land)/A76928, dated 23.01.2023

The Corporation, through circulars dated 10.12.2020, 24.05.2021, 26.11.2021, 29.12.2021, and 21.03.2022, 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. mtr. 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.

According to the circular issued by the Corporation on 21.03.2022, the entrepreneurs have only been given a period of 10 days since 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. Additionally, as per point 2 of the circular dated 29.12.2021, the five-year period granted to entrepreneurs investing ₹500 crores should also be applicable to plot holders who will develop the plots themselves in IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries 4.0, IIT Township, and Data Center, provided that the investment in the project is ₹500 crores or more. It is also necessary to grant an extension for using the floor area index as mentioned in point 2 of the circular dated 29.12.2021. Furthermore, there has been a demand from entrepreneurs to apply the said scheme for Pharma projects as well. Therefore, the subject mentioned is being amended as per Resolution No. 6489 from the 394th meeting of the esteemed members of the Corporation held on 27.12.2022, regarding the circular dated 21.03.2022. The amendment is made through Circular No. MOWIM/MVY(Land)/A76928, dated 23.01.2023. The said scheme was in effect until 31.03.2023.

In this circular, clarification is needed regarding points 2 and 3 related to the extension fee and development period. Additionally, if the investment of the transferring company in the plot is ₹2,500 crores or more, the circular provides guidance in point 4 regarding

the revised transfer fee based on the floor area index (FSI) used in the informal transfer of the plot. It is also essential to include mega projects in this context.

Similarly, regarding the extension of the duration of the this scheme, it is necessary to amend the circulars dated 29.12.2021 and 23.01.2023, in accordance with the minutes of the meeting held under the chairmanship of the Honorable Minister (Industries) on 28.02.2024. Accordingly, the following amendments are being made as per Resolution No. 6786 from the 399th meeting of the esteemed members of the Corporation held on 06.03.2024.

1. The said scheme will remain in effect only until 30 June 2024, and under no circumstances will an extension be granted to the said scheme..
2. For 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 such plots, then a total of 30% of the total extension fee due for the extension should be charged in such cases.
3. Such plot holders are required to utilize 20% of the floor area index (FSI) in the first two years and the remaining 20% of the FSI should be utilized according to departmental regulations in the remaining period or, if the duration exceeds three years, within that timeframe.
4. After the development period mentioned above has concluded, any further extensions should be granted in accordance with the Corporation's prevailing policies at that time.
5. If the investment of the transferring company in the plot is ₹2,500 crores or more, or if the transferring company qualifies as a "mega project or ultra mega project," then the following revised transfer fee should be charged based on the floor area index (FSI) used in the informal transfer of the plot.

| 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 said circular is being issued with the approval of the Honorable Chief Executive Officer of MOWIM.

**For,-**

1. All Department Heads, MOWIM, Headquarters, Mumbai.
2. Chief Engineer (Pune/ Chhatrapati Sambhajinagar/ 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 Sambhajinagar / 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.

midccconsultants.in