

Subject: Streamlining the powers related to the allocation and transfer of plots/sheds/gala, etc.

Reference: 1. Circular No. MAOVIM/BhuVibhag/D14502 dated 26.09.2016

2. Circular No. MAOVIM/BhuVibhag/E03211 dated 06.12.2022

3. Circular No. MAOVIM/BhuVibhag/E09623 dated 20.06.2023

4. Amendment Circular No. MAOVIM/BhuVibhag/P34439 dated 21.06.2023

5. Amendment Circular No. MAOVIM/BhuVibhag/P88860 dated 26.09.2023

6. Circular No. MAOVIM/BhuVibhag/P55674 dated 01.12.2023

The allocation of plotted land in the industrial areas developed by the Corporation is carried out in accordance with the provisions of the **MIDC Disposal of Land Regulations, 1975**, as well as the decisions taken through resolutions passed during the meetings of the Corporation's Board of Members and the administrative decisions, based on the guidelines published from time to time.

As per the referenced circulars/amendment circulars, powers have been granted to the plot allocation committees at the levels of Regional Officer/Deputy Chief Executive Officer/Assistant Chief Executive Officer, who are authorized by the Chief Executive Officer to make decisions on proposals related to the allocation, transfer, and other aspects of the land, sheds, and gala. However, as it has become necessary to amend these powers, the following changes have been made to point number 5 of the plot allocation committee's powers as mentioned in **Circular No. 1**:

Amendments have been made. Also, the circulars referenced at points 2, 3, 4, 5, and 6 (dated 06.12.2023, 20.06.2023, 21.06.2023, 26.09.2023, and 01.12.2023) are being superseded/cancelled through this circular.

5. Powers of the Plot Allocation Committee

The following powers are granted to the plot allocation committees for the allocation of plots/sheds/gala:

Sr. No.	Subject Matter	Committee/Officer Empowered
5.1	Allocation of Plots/Sheds/Gala	
1	Allocation of industrial plots (excluding Thane, Raigad, and Pune districts)	

Sr. No.	Subject Matter	Committee/Officer Empowered
a	up to 8,000 sq. meters. Additionally, for plots up to 2,500 sq. meters, the allocation committee under the chairmanship of the MSME can allocate plots to entrepreneurs.	Regional Officers are empowered to allocate plots
b	For plots ranging from 8,001 sq. meters to 20,000 sq. meters, allocation will be done by the allocation committee chaired by the	Deputy Chief Executive Officer
c	For plots above 20,001 sq. meters, the allocation will be done by the committee chaired by the	Associate Chief Executive Officer.
d	Allocation of built-up galas in Information Technology/Biotechnology parks will be done by the allocation committee chaired by the.	Respective Associate Chief Executive Officer
For the allocation of plots within industrial areas in Thane, Raigad, and Pune districts:		
a	up to 2,500 sq. meters. Additionally, for plots up to 2,500 sq. meters, MSME can allocate plots to entrepreneurs	Regional Officers
b	For plots ranging from 2,501 sq. meters to 4,000 sq. meters,.	Deputy Chief Executive Officer
C	For plots with an area of 4,001 sq. meters and above	Chief Executive Officer
d	Allocation of built-up galas in Information Technology/Biotechnology parks	Chief Executive Officer

Sr. No.	Subject Matter	Committee/Officer Empowered
e		
3 Allocation of commercial plots/commercial galas		Allocation of commercial plots and galas will be done through the e-tendering process
4	Allocation of residential plots	All residential plots (except for those requested by Corporation employees) will be allocated through the e-tendering process.
5	Allocation of built-up sheds/galas	
a	For built-up sheds with an area of up to 1,000 sq. meters, allocation will be done. Similarly, for built-up galas with an area of up to 1,000 sq. meters,.	allocation will be done by the respective committee chaired by the Regional Officer
b	For built-up sheds with an area between 1,001 sq. meters and 2,000 sq. meters, allocation will be done. Similarly, for built-up galas with an area between 1,001 sq. meters and 2,000 sq. meters,	Allocation will be done by the committee chaired by the Deputy Chief Executive Officer.

Sr. No.	Subject Matter	Committee/Officer Empowered
c	For built-up sheds with an area above 2,001 sq. meters, allocation will be done. Similarly, for built-up galas with an area above 2,001 sq. meters,	Allocation will be done by the committee chaired by the Joint Chief Executive Officer.
6	.	
7		
8	Allocation of plotted land for industrial expansion as per the plan:	
1	For plots with an area of up to 2,000 sq. meters (excluding industrial areas in Group A, B, and PMR regions),	The allocation will be done with prior approval from the concerned Joint Chief Executive Officer. Allocation will be handled by the committee chaired by the Regional Officer.
2	For plots with an area between 2,001 sq. meters and 5,000 sq. meters (excluding industrial areas in Group A, B, and PMR regions),.	Allocation will be done with prior approval from the concerned Joint Chief Executive Officer. Allocation will be handled by the committee chaired by the Deputy Chief Executive Officer
3	For plots with an area above 5,001 sq. meters in industrial areas in Group C, D, and D+ regions,	allocation will be handled by the committee chaired by the Joint Chief Executive Officer
4	For industrial areas in Group A, B, and PMR regions, the Chief Executive Officer will handle the allocation of all plots, regardless of size	Chief Executive Officer

Sr. No.	Subject Matter	Committee/Officer Empowered
a	Conversion of Open Space/Amenity/Plottable Land for industrial use and allocation for industrial expansion. The is responsible for the allocation of such converted land	Chief Executive Officer
7	Facilities: According to circulars dated 09.02.2010, 15.03.2024, and 13.08.2024, the allocation of plots at concessional rates is delegated to.	the Joint Chief Executive Officer based on their respective duties
8	Allocation of plots under the Project Affected/Disabled category: plots up to 100 sq. meters. Additionally, 15% of the land will be allocated to project-affected individuals as a land return	. Regional Officers

Sr. No.	Subject Matter	Committee/Officer Empowered
b	Allocation of plots to Joint Venture Companies (JVC) or Partnership Firms established by groups of project-affected individuals will be handled by	The Deputy Chief Executive Officer.
9	Priority allocation of various types of plots: This includes government-approved large, mega, and super-mega projects, entrepreneurs bringing in foreign investments, entrepreneurs supplying machinery to the defense sector, Fortune Global 500/2000 companies, Economic Times 200/500 companies, entrepreneurs involved in the transportation, pressurization, storage, and distribution of natural gas (both liquefied (LNG) and piped (PNG)), Public Sector Undertakings (PSU) of the Maharashtra and Central Governments, government undertakings of other states, Common Facility Centres (CFC) under Micro and Small Enterprises-Cluster Development Programme (MSE-CDP), entrepreneurs manufacturing equipment for space research, small entrepreneurs from economically backward regions, and farmer companies.	
a	Allocation of plots up to 8,000 sq. meters will be handled.	as per the responsibilities assigned to the Joint Chief Executive Officer
b	Allocation of plots above 8,001 sq. meters will be handled by the.	Chief Executive Officer
10)	Allocation of plots through tendering (for industrial, residential, commercial, etc.,	Tenders will be issued by the Land Department. These tenders will be opened by the committee chaired by the Deputy Chief Executive Officer, and their report will be submitted for approval by the Chief Executive Officer. Upon approval, the plots will be allocated at the regional level

Sr. No.	Subject Matter	Committee/Officer Empowered
11	Allocation of land for tree plantation/gardens/beautification	
b	For plots up to 4,000 sq. meters, the allocation will be handled by the.	Regional Officer
c	For plots between 4,001 sq. meters and 6,000 sq. meters, the allocation will be handled by.	the committee chaired by the Joint Chief Executive Officer
	For plots over 6,001 sq. meters, the allocation will be handled by the.	Chief Executive Officer

Sr. No.	Subject Matter	Committee/Officer Empowered
5.2	Authorization for transfer of plots/sheds/galas:	
1	Transfer of industrial plots:	
a	For plots up to 5,000 sq. meters, the transfer will be handled by.	the Regional Officer
b	For plots between 5,001 sq. meters and 10,000 sq. meters, the transfer will be handled by.	the Deputy Chief Executive Officer
c	For plots above 10,001 sq. meters, the transfer will be handled by.	the Chief Executive Officer
d	For all types and sizes of plots allocated under priority categories or at concessional rates (e.g., government-approved large, mega, and super-mega projects, foreign investment entrepreneurs, defense suppliers, Fortune Global 500/2000 companies, Economic Times 200/500 companies, entrepreneurs involved in natural gas transportation, pressurization, storage, distribution, etc.), Increasing/Storage/Distribution Entrepreneurs , Maharashtra and Central Government undertakings (PSUs), as well as other state government undertakings, entrepreneurs involved in common facility centres (CFC) under the Micro, Small Enterprises Cluster Development Programme (MSE-CDP), equipment manufacturers for space research, small entrepreneurs in economically backward areas, and farmers' companies, etc. the transfer will be handled by.	the Chief Executive Officer

2) Transfer of all types of built-up spaces in IT/Biotechnology parks:

Sr. No.	Subject Matter	Committee/Officer Empowered
a	For built-up area spaces up to 500 sq. meters, the transfer will be handled by.	the Joint Chief Executive Officer
b	For built-up area spaces above 501 sq. meters, the transfer will be handled by the.	Chief Executive Officer

3) Transfer of commercial plots/commercial built-up spaces:

Sr. No.	Subject Matter	Committee/Officer Empowered
a	For commercial plots up to 500 sq. meters and built-up areas up to 500 sq. meters, the transfer will be handled by the.	Regional Officer
b	For commercial plots between 501 sq. meters and 1,000 sq. meters and built-up areas between 501 sq. meters and 1,000 sq. meters, the transfer will be handled by the	Deputy Chief Executive Officer.

Sr. No.	Subject Matter	Committee/Officer Empowered
c	For commercial plots above 1,001 sq. meters and built-up areas above 1,001 sq. meters, the transfer will be handled by the.	Chief Executive Officer

4) Transfer of residential plots:

Sr. No.	Subject Matter	Committee/Officer Empowered
a	For residential plots up to 500 sq. meters, the transfer will be handled by the Regional Officer, including the transfer of flats in housing societies.	Regional Officer
	For residential plots between 501 sq. meters and 1,000 sq. meters, the transfer will be handled by the	Deputy Chief Executive Officer
	For residential plots above 1,000 sq. meters, the transfer will be handled by the	Joint Chief Executive Officer

5) Transfer of Built-up Sheds/Units:

Sr. No.	Subject Matter	Committee/Officer Empowered
a	For built-up sheds up to 1,000 sq. meters and built-up units up to 1,000 sq. meters, the transfer will be handled by the.	Regional Officer
b	For built-up sheds between 1,001 sq. meters and 2,000 sq. meters, and built-up units between 1,001 sq. meters and 2,000 sq. meters, the transfer will be handled by the	Deputy Chief Executive Officer.
c	For built-up sheds above 2,001 sq. meters, and built-up units above 2,001 sq. meters, the transfer will be handled by the.	Joint Chief Executive Officer
	Approval of Shed/Unit Transfer Proposals with Changes in Production:	For proposals involving changes in production in industrial units (excluding IT/Biotechnology parks) leading to the inclusion of the unit in the red category of the Maharashtra Pollution Control Board (MPCB) or other changes under the red category, the Deputy Chief

Sr. No.	Subject Matter	Committee/Officer Empowered
		Executive Officer (Environment) must provide feedback, and the Chief Executive Officer must grant prior approval before transferring the plot as per the authority granted under clause 5.2.1.
	Division and Transfer of Allotted Plots:	Dividing allotted plots and transferring/sub-leasing the divided plot after obtaining feedback from the Chief Planner
	Other proposals	
	Division of large plots and allocation of demarcated plots from sub-divided or plottable land	
	For plots up to 5,000 sq. meters	Regional Officer.
	For plots between 5,001 and 10,000 sq. meters	Deputy Chief Executive Officer
	For plots above 10,001 sq. meters	Chief Executive Officer
	Consolidation and allocation of consolidated plots, including post-allocation consolidation for construction purposes	
	For plots up to 4,000 sq. meters requiring consolidation	Regional Officer
	For plots between 4,001 and 8,000 sq. meters requiring consolidation	as per the duties assigned to the Deputy Chief Executive Officer.
	For plots above 8,001 sq. meters requiring consolidation	Chief Executive Officer
	Company Name Changes and Plot Transfers	
	Name changes for partnership firms or proprietary firm	plots or built-up sheds/units of a company will be recorded as per the authority granted based on the area (with necessary feedback from the Regional Legal Advisor or General Manager (Legal), if required).
	Regarding the transfer of plots, sheds, and units through competent courts, DRT (Debt Recovery Tribunal), banks, or financial institutions:	Transfer of plots, sheds, and units will be carried out as per the area-based authority granted. (In such cases, the Regional Officers should immediately contact the concerned authority with the assistance of the local panel of lawyers to ensure the recovery of all dues owed to the Corporation and take necessary action accordingly.)

Apart from the above-mentioned change in point 5, no other changes or modifications have been made in the reference circular number 1. All concerned parties should take note of the revised policy, division of duties, and changes in authority and implement them immediately

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