

Circular

Circular No: - P292441

Subject: Regarding the extension of the duration of the scheme for the revival of IT / ITES, Nano Technology, Bio-Tech, Pharma, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects.

Reference: (1) Circular No. Mauvim/Mavya(Bhoomi)/ E55105, dated 26.11.2021,
(2) Circular No. Mauvim/Mavya(Land) / E94483. Dated 29.12.2021,
(3) Circular No. Mauvim/Mavya(Land) / A97361, Dated 21.03.2022
(4) Circular No. Mauvim/Mavya(Land) / A76928, Dated 23.01.2023
(5) Circular No. Mauvim / Mavya(Land) / P205932. Dated 15.03.2024

The Corporation, through circulars dated 10.12.2020, 24.05.2021, 26.11.2021, 29.12.2021, and also dated 21.03.2022, in the wake of Covid-19, has observed that industries in Maharashtra have closed due to legal matters, industries going bankrupt, economic recession, etc., or entrepreneurs who could not start their businesses for some reason. For such plot holders with plots over 20,000 sq. m. who are entrepreneurs and wish to invest 500 crores or more, a Revival Scheme was issued for the revival of IT / ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects. Additionally, the deadline for the Sardhu Yojana was extended under the Corporation's circular dated 23.01.2023 and 15.03.2024.

As per the circular issued by the Corporation on 21.03.2022, entrepreneurs were given only 10 days from the date of issuance of the said circular. Additionally, after the issuance of the circular dated 15.03.2024, due to the implementation of the Model Code of Conduct from 16.03.2024 to 05.07.2024 for the Lok Sabha General Elections and the Graduate and Teacher Constituencies Legislative Council Elections, considering the time required for making the circular known, submitting documents, and conducting their scrutiny, it is necessary to extend the period of the said scheme. Furthermore, as per point no. 2 of the circular dated 29.12.2021, the five-year period granted to entrepreneurs investing 500 crores, who will themselves develop their plots for IT / ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Centre, and the investment in the project will be 500 crores or more, should also be given an extension for utilizing the Floor Space Index (FSI) as per point no. 2 of the circular dated 29.12.2021. Similarly, as entrepreneurs have requested that the said scheme be applied to Pharma projects as well, the subject matter has been amended in the circular dated 21.03.2022, as per Resolution No. 6489 of the 394th meeting of the Corporation's Hon'ble Board of Members held on 27.12.2022, under circular number MOUVIM/MAVY (Land)/A76928, dated 23.01.2023.

Accordingly, the scheme for the revival of IT / ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center, Pharma, and other important projects was operational until 31.03.2023. Thereafter, the scheme was extended until 30.06.2024 as per the circular dated 15.03.2024. However, after the issuance of the circular dated 15.03.2024, due to the implementation

of the Model Code of Conduct from 16.03.2024 to 05.07.2024 for the Lok Sabha General Elections and the Graduate and Teacher Constituencies Legislative Council Elections, the period of the said scheme was extended In the 400th meeting of the Corporation's Board of Members held on 29.07.2024, Resolution No. 6812 was passed, and accordingly, amendments were made to Circular No. MAUVIM/MAVY (Land)/E94483, dated 29.12.2021, Circular No. MAUVIM/ MAVY (Land)/A97361, dated 21.03.2022, Circular No. MAUVIM/MAVY (Land)/A76928, dated 23.01.2023, and Circular No. MAUVIM/MAVY (Land)/P205932, dated 15.03.2024 as follows.

1. For plots that are to be transferred (including to a joint venture company) for the development of IT/ITES, Nano Technology, Bio-Tech, Pharma, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects, if the said plot is subject to an extension fee, then 30% of the total extension fee due should be charged. However, the transfer should be carried out in accordance with the Corporation's prevailing policies. (Circular dated 26.11.2021, Point No. 1, and Circular dated 29.12.2021, Point No. 4)
2. For plot holders who will themselves develop their plots for IT / ITES, Nano Technology, Bio-Tech, Pharma, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects, and whose investment in the project is 500 crores or more, if the plot is subject to an extension fee, then 30% of the total extension fee due should be charged for the extension. (Circular dated 21.03.2022, Point No. 1)
3. For plot holders benefiting from the said scheme, it is mandatory to use 20% of the Floor Space Index (FSI) in the first two years and the remaining 20% of the FSI in the remaining period or within an additional 3 years, whichever is applicable, and to enter production. Additionally, according to the circulars dated 21.06.2019 and 12.05.2023, it is mandatory for entrepreneurs to use at least 40% of the FSI. (Circular dated 26.11.2021, Point No. 2, 3 and Circular dated 29.12.2021, Point No. 2)
4. For cases where the investment is more than 500 crores for Data Centers, but the plot area is less than 20,000 sq. m., the Chief Executive Officer will have the authority to grant an extended development period after the transfer of the plot, or if the plot holder is developing the plot themselves, beyond the prescribed development period. (Circular dated 26.11.2021, Point No. 9)
5. After the development period as mentioned above has expired, any further extension should be granted according to the Corporation's prevailing policies at that time. (Circular dated 15.03.2024, Point No. 4)
6. For plots with an area greater than 20,000 sq. m., and for industries and mega projects requiring environmental department approval, the authority to grant an extended development period is being provided to the Chief Executive Officer, taking into account the conditions of the projects. (Circular dated 26.11.2021, Point No. 4)
7. According to the Corporation's circular dated 27.11.2019, after granting permission to micro and small enterprises to build Flatted Galas under the Information Technology and Information Technology Enabled Services Policy 2015, a free-of-cost permission should be granted for converting 20% of these galas to commercial use under the supportive services category. (Circular dated 26.11.2021, Point No. 6)
8. For plots where the investing company's investment is 2,500 crores or more, or if the transferring company is a "mega project or ultra-mega project," then the revised

transfer fee should be calculated based on the Floor Space Index (FSI) used in the informal transfer process as follows

Sr.No.	Use of Floor Space Index	Transfer charges
1	7.50 percent and below	15 %
2	More than 7.50 percent and less than 10 percent	7.50%
3	10 percent and above	3 %

A CA Certificate should be obtained for the company investing in its project If the transferee company does not make the specified investment in its project (2500 crores and above) within the specified prescribed period The discount given to the transferee company in the transfer should be recovered with interest. (Circular dated 21.03.2022 Issue No. 2)

9. The scheme will remain in effect only until December 31, 2024, and under no circumstances will the scheme be extended. Additionally, the authority to grant or approve the benefits of the said scheme will remain with the Chief Executive Officer. This circular is issued with the approval of the Hon'ble Chief Executive Officer, MAUVIM.

Copy:

- 1 All Heads of Departments, Mauvim, Headquarters, Mumbai
- 2 Chief Engineer (Pune/Chhatrapati Sambhajinagar/Nagpur)
- 3 General Manager (Lands/Legal, Land Acquisition / M&T/Public Relations/MBV/DMIC/ Marketing)
- 4 All Superintending Engineers, Mauvim
- 5 All Regional Officers, Mauvim
- 6 All Executive Engineers, Mauvim
- 7 Co / Deputy Chief Accounts Officer, Mauvim, Mumbai/ Pune/ Chhatrapati Sambhajinagar/ Nagpur
- 8 All General Managers, District Industries Centre
- 9 All industrial associations
- 10 Chief Central Circular Nasti / Chief Executive Officer, Mauvim, Office
- 11 Marol, Mumbai / World Trade Centre, Mumbai.

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