

Circular

Circular no – P-155850

Date – 07/01/2025

Subject: Approval of Extension in Exceptional Circumstances

Reference: 1. Circular No. Mowim/Bhuvibhag/Karyasan-1/971222, dated 06.03.2013

2. Circular No. Mowim/Bhuvibhag/Mavya (Bhoomi)/B43425, dated 21.04.2017

As per the revised extension policy issued under the reference circular of the Corporation, an additional extension or a revised or new free-of-cost period for land development may be granted with the approval of the Chief Executive Officer in unavoidable circumstances beyond the landholder's control.

In addition to the exceptional circumstances mentioned in the reference circulars, it is necessary to include the situation arising due to COVID-19 and the resulting global industrial economic recession, which has impacted industries in the Corporation's industrial sector. Similarly, it is important to include situations such as serious illnesses (from the list of 11 critical diseases defined by the Maharashtra State Public Health Department) affecting the entrepreneur or their family members, as well as natural disasters (such as floods, storms, earthquakes, etc.). Accordingly, revisions are being made in the Corporation's Circular No. Mowim/Bhuvibhag/Mavya Bhumi/B43425, dated 21.04.2017, to include such unavoidable circumstances beyond the landholder's control.

In such circumstances (unavoidable circumstances / beyond the control of allottee), the following factors are being included:

1. The Corporation has not provided the minimum basic facilities for land development (minimum basic facilities include access road to the plot, electricity supply, and water supply for industries that have an extreme need for water).
2. The Corporation's inability to hand over the possession of a burden-free plot.
3. Due to certain reasons, if the original landholder farmer has created an obstacle, making it impossible for the entrepreneur to access and develop the said plot, it is necessary for the concerned regional officer to certify this, and for the concerned Deputy Chief Executive Officer to confirm the same.
4. The possession of the land allotted by the Corporation being with other government departments.
5. Natural disasters (such as floods, storms, earthquakes, etc.), for which certification from the competent authority is required.
6. The adverse impact of state/central government policies on the industry.
7. Delay caused due to special directions, stay orders, or status quo orders issued by the Hon'ble Court / National Green Tribunal regarding the concerned areas.

8. For industries that require an Environment Clearance, the delay caused by the government in issuing the no-objection certificate from the Environmental Department. However, it is necessary that such entrepreneurs have submitted their complete application to the Environmental Department on time, and have addressed any errors communicated by the department within the given time frame.
9. The critical illness (as defined in the family definition under the Corporation's circulars no. Mowim/Bhuvibhag/Kar-2/305, dated 19.09.2002, No. Mowim/MukA/Bhuvibhag/Kar-3/62, dated 23.09.2005, No. Mowim/Kar-2/Vidhi and Kamakaj/11, dated 17.04.2007, and No. Mowim/Bhuvibhag/Kar-1/B76408, dated 16.06.2014) affecting the entrepreneur or a family member, as per the family definition outlined in these circulars, and listed in the Government Resolutions No. MAG 2005/9/Pr.Kr.1/Health 3, dated 19.03.2005, and No. Vaikhpr-2019/Pr.Kr.236/Rakavi-2, dated 27.03.2020, which mentions the 11 critical diseases in the list.
10. In addition, in exceptional circumstances, based on the facts presented in certain special situations, the authority to approve a free-of-cost extension under exceptional circumstances will lie with the Hon'ble Chief Executive Officer.
11. If the landholder requests an extension of time to develop the plot and proceed with production due to the above-mentioned reasons, the proposal should be approved with the prior approval of the Hon'ble Chief Executive Officer, and a free-of-cost period should be granted.

This circular is being issued with the approval of the Hon'ble Chief Executive Officer, Mowim.

Copy:

1. All Department Heads, Mowim, Mumbai.
2. Additional Chief Engineer, Mowim, Pune / Nanded / Nagpur
3. General Manager (Land / Law / Land Acquisition / Ma and Tan / Public Relations / M.B.V. / DMIC / Marketing).
4. All Chief Engineers, Mowim.
5. All Chief Engineers, Mowim.
6. All Executive Engineers, Mowim.
7. Deputy / Assistant Chief Accounts Officer, Mowim, Mumbai / Pune / Aurangabad / Nagpur.
8. All General Managers, District Industrial Centers.

9. Chief Central Circular Desk / Chief Executive Officer, Mowim, Marol Office / World Trade Center, Mumbai.

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