

# Circular

Circular No – P209217/2025

Date - 04/07/2025

Subject: Amendment in the powers related to plot / shed / gala allotment, transfer, amalgamation, division, sublease, and extension of period, etc.

## Reference:

1. Circular No. MAUVIM/Bhoovibhag/D14502 dated 26.09.2016
2. Circular No. MAUVIM/Bhoovibhag/P160713 dated 01.01.2025
3. Corrigendum No. MAUVIM/Bhoovibhag/P163772 dated 10.01.2025
4. Corrigendum No. MAUVIM/Bhoovibhag/P417902 dated 08.04.2025
5. Corrigendum No. MAUVIM/Bhoovibhag/P189392 dated 16.04.2025

The allotment of demarcated plots 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 guidelines published based on the resolutions passed from time to time in the meetings of the Corporation's Board of Members and administrative decisions. As per the referenced circulars/corrigenda, powers were delegated to the Plot Allotment Committees at the level of Regional Officers / Deputy Chief Executive Officers / Joint Chief Executive Officers, authorized by the Chief Executive Officer, to take decisions on allotment, transfer, and other related proposals regarding plots/sheds/gala units. However, since it has become necessary to revise these powers, the powers of the Plot Allotment Committee mentioned in Point No. 5 of Reference Circular No. 1 are hereby amended as follows. Furthermore, Circulars/Corrigenda listed in References 2 to 5 are hereby superseded/cancelled by this circular.

## 5. Powers of the Plot Allotment Committee

The powers of the Hon'ble Chief Executive Officer for approving the allotment, transfer, amalgamation, division, sublease, and extension of period related to plots/sheds/gala units are hereby delegated (decentralized) as follows.

<b>Sr. No.</b>	<b>Subject of Business / Agenda Item</b>	<b>Authorized Committee / Officer</b>
<b>1</b>	<b>2</b>	<b>3</b>
<b>5.1</b>	<b>5.1 Transfer of Industrial Plot (BCC not taken/ Not in production)</b>	

	<b>1)</b>	Transfer of industrial plots ( (including MSME plots) excluding MMR and PMR areas	
		<b>A.</b>	Up to 8,000 sq. m. area Regional Officer
		<b>B.</b>	From 8,001 sq.m. to 20,000 sq. m. Deputy Chief Executive Officer
		<b>C.</b>	20,001 sq.m. and above Joint Chief Executive Officer
	<b>2)</b>	Transfer of industrial plots (including MSME plots) in MMR and PMR areas	
		A	Up to 4,000 sq. area Regional Officer
		B	From 4,001 sq.m. to 8,000 sq.m. Deputy Chief Executive Officer
		C	From 8,001 sq.m. to 20,000 sq.m. Joint Chief Executive Officer
		D	20,001 sq.m. and above Chief Executive Officer
	<b>3)</b>	Transfer of industrial plots under production after obtaining the BCC / sub-lease of plots with BCC, or sub-lease of plots without BCC, within the development period or the extended development period	
		<b>A</b>	up to 20,000 sq.mtrs. Regional Officer
		<b>B</b>	Above 20,000 sq.mtrs Dy. CEO.
	<b>4)</b>	1. Amalgamation of industrial plots.	
		<b>A</b>	up to 1,000 Sq. mtrs. Regional Officer
		<b>B</b>	above 1,000 Sq. Mtrs. Dy. CEO
	<b>5)</b>	Amalgamation of commercial Plots and in IT Park/ IT Purpose plots.	

		<b>A.</b>	Up to 1,000 sq. m.	Regional Officer
		<b>B.</b>	1000 sq.m. and above	Deputy Chief Executive Officer
	<b>6.</b>	Transfer, amalgamation, division, sublease, and extension of period for residential plots.		
		<b>A</b>	Up to 1,000 sq.m. area	Regional Officer.
		<b>B</b>	From 1,001 sq.m. to 10,000 sq.m.	Deputy Chief Executive Officer
		<b>C</b>	10,001 sq.m. and above	Joint Chief Executive Officer.
	<b>6.</b>	sublease of built-up sheds/units		
		<b>A.</b>	Built-up sheds/units in Information Technology/Biotechnology Parks (excluding MMR area) as well as built-up sheds/units in industrial areas	Regional Officer.
		<b>B.</b>	<b>Built-up sheds/units (IT/BT) in Information Technology/Biotechnology Parks and industrial areas within the MMR region</b>	
		<b>A.</b>	Up to 1,000 sq. m.	Regional Officer (Technical and Administrative)
		<b>B.</b>	1,001 sq. m. and above	Through Regional Officer (Technical and Administrative) to the concerned Joint Chief Executive Officer
	<b>7.</b>		Allotment of plots at concessional rates for amenities/facilities as per the circulars dated 09.02.2010, 15.03.2024, and 13.08.2024.	Joint Chief Executive Officer
	<b>8.</b>	Allotment of land under the category of project-affected / disabled persons		
		<b>A.</b>	Allotment of plots up to 100 sq.mtr area under the category of project-affected /	Regional Officer.

			disabled persons by the Regional Officer, as well as allotment of 15% returnable land to project-affected persons. (Excluding industrial areas in MMR)	
		<b><u>B</u></b>	Allotment of plots up to 100 sq. m. area under the category of project-affected / disabled persons in industrial areas within MMR, as well as allotment of 15% returnable land to project-affected persons.	Regional Officer.
		<b><u>C</u></b>	Allotment of plots to a JVC/Partnership Firm established by a group of project-affected persons – Deputy Chief Executive Officer.	Regional Officer.
	<b><u>9)</u></b>		<b>Sub-Division of Industrial Plot</b>	
		<b><u>A</u></b>	1. up to 8000 Sq. Mtrs. 2. 8,000 Sq. Mtrs. to 20,000 Sq. Mtrs.	Regional Officer Dy. CEO.
	<b><u>10)</u></b>		<b>Sub-Division of Commercial Plot</b>	
		<b><u>B</u></b>	1. up to 4000 Sq. Mtrs. 2. 4000 Sq. Mtrs. to 10,000 Sq. Mtrs.	Regional Officer Dy. CEO
	<b><u>11)</u></b>		<b>MIDC Industrial Land Application and Allocation Portal – MILAAP Industrial Plot Allotment</b>	
		<b><u>A.</u></b>	<ol style="list-style-type: none"> <li>1. Mega and Ultra Mega Projects</li> <li>2. Companies that have signed Memorandums of Understanding (MoUs) under Davos, Magnetic Maharashtra, or at the Government level</li> <li>3. Central Government, State Government, or</li> </ol>	

			Government undertakings (PSUs)	
			4. Allotment of Resumed / Surrendered Plots	Plot Allotment Committee under the chairmanship of the Chief Executive Officer.
		<b>B</b>	Except 5.1.9(a)	Plot Allotment Committee under the chairmanship of the concerned Joint Chief Executive Officer.
Note: All plot allocation committee meetings will be conducted online. For this purpose, the MILAAP (MIDC Industrial Land Application and Allocation Portal) system should be used. No offline plot demand application should be submitted before the Plot Allocation Committee				
	<b>12</b>	Allocation of plots/sheds/units through e-Bidding/e-Tender (industrial, residential (excluding the demands of Corporation employees), commercial, built-up units in Information Technology/Biotechnology parks, Plug & Play units/sheds, etc.		
		<b>A.</b>	Industrial plots and sheds up to 8,000 sq. m. area (excluding MSME reserved plots)	Plot Allocation Committee under the chairmanship of the Regional Officer. Technical scrutiny should be carried out and prior approval must be obtained from the concerned Deputy CEO. Only thereafter, the process of opening the financial envelope should be undertaken. (e-Tender Inviting Authority – Regional Officer)
		<b>B</b>	Industrial plots and sheds from 8,001 sq. m. to 20,000 sq. m., and all commercial and residential plots	Plot Allocation Committee under the chairmanship of the Deputy Chief Executive Officer. Technical scrutiny (including opinions from the Technical Advisor and the

				<p>Environment Department) should be carried out by the concerned Deputy CEO, and prior approval must be obtained from the Joint CEO.</p> <p>Only thereafter should the process of opening the financial envelope be undertaken.</p> <p>(e-Tender Inviting Authority – DyCEO)</p>
		<u>C</u>	Industrial plots with an area of 20,001 sq. m. and above	<p>Plot Allocation Committee under the chairmanship of the Joint Chief Executive Officer.</p> <p>Technical scrutiny (including opinions from the Technical Advisor and the Environment Department) should be carried out by the concerned Deputy CEO, and prior approval must be obtained from the Joint CEO.</p> <p>Only thereafter should the process of opening the financial envelope be undertaken.</p> <p>(e-Tender Inviting Authority – JtCEO)</p>
<p>Note: 1. All e-tenders should be published/issued by the concerned Regional Officer and Deputy Chief Executive Officer with the prior approval of the Chief Executive Officer. The draft of the advertisement to be published in the newspaper in connection with the e-tender should be forwarded to the General Manager (Land). The General Manager (Land) should get the advertisement published in the newspaper through the Public Relations Department.</p> <p>2. All types of work on the MahaTenders Portal should be carried out by the concerned Regional Officer and Deputy Chief Executive Officer (as per the jurisdiction mentioned in clause 5.1.10).</p> <p>3. After technical scrutiny, the financial envelopes of eligible bidders should be opened, and further proceedings for plot allocation should be conducted online for the eligible highest bidder (H1).</p> <p>4. The report of the plot allocated through e-tender should be promptly submitted through the concerned Deputy CEO for the observation of the Joint CEO (concerned).</p>				

	<b>13)</b>	<b>Providing space for tree plantation / gardening / beautification purposes.</b>	
	<b>A.</b>	Up to 8,000 sq. m. area (excluding industrial areas in MMR and PMR)	Regional Officer
	<b>B.</b>	From 8,001 sq. m. to 20,000 sq. m. area, excluding industrial areas in MMR and PMR.	Deputy Chief Executive Officer
	<b>C.</b>	Land in industrial areas within MMR and PMR, as well as land of 20,001 sq. m. and above in other industrial areas.	Joint Chief Executive Officer
	<b>12)</b>	Approval of proposals for transfer of plots/sheds/units with changes in production. Except for units in Information Technology/Biotechnology parks, if there is a change in the production of industrial units resulting in classification under the Red category by the Maharashtra Pollution Control Board, or if there is a change within the Red category, the prior approval of the Joint Chief Executive Officer should be obtained after taking the opinion of the Deputy Chief Executive Officer (Environment)	
	<b>(C)</b>	Approval of proposals for transfer of plots/sheds/units with changes in production in areas other than MMR, PMR & NMR (Nagpur) regions	
	<b>A.</b>	Up to 8,000 sq. m. area	Regional Officer
	<b>B.</b>	From 8,001 sq. m. to 20,000 sq. m	Deputy Chief Executive Officer
	<b>C.</b>	20,001 sq. m. and above	Joint Chief Executive Officer
	<b>5.2</b>	Other proposals received	
		<b>1. Recording the change in the name of a company</b>	
	<b>A</b>		<b>Regional Officer</b>
	<b>2)</b>	<b>Recording the change in the name of a partnership firm, proprietary firm,</b>	
	<b>A.</b>		<b>Regional Officer</b>
	<b>3)</b>	Regarding all types of transfers of plots, sheds, and units through competent courts, DRT, banks/financial institutions, etc. (In such cases, the Regional Officers should promptly coordinate with the local panel lawyers to recover all dues of the Corporation and immediately contact the concerned authority for appropriate action.)	
	<b>A.</b>	Up to 8,000 sq. m. area	Regional Officer
	<b>B.</b>	From 8,001 sq. m. to 20,000 sq. m.	Deputy Chief Executive Office
	<b>C.</b>	20,001 sq. m. and above	Joint Chief Executive Officer

	<b><u>5.3</u></b>	Proposals received for the conversion of all industrial plots to other uses (e.g., commercial/residential, etc.) (and vice versa) as per Circular No. MIDC/CP/P356028 dated 26.11.2024	MMC (Minor Modification Committee) chaired by the Chief Executive Officer
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A report regarding the allotment, transfer, amalgamation, extension of time, and other proposals finalized at the level of Regional Officers and Deputy Chief Executive Officers, as per the delegated powers in various industrial areas of the Corporation, shall be submitted by the Regional Officers to the concerned Deputy Chief Executive Officer, and by the Deputy Chief Executive Officer to the concerned Joint Chief Executive Officer, on the last day of each month.

The Deputy Chief Executive Officer shall conduct a re-examination of at least 10% of the total proposals finalized at the level of the Regional Officers. Similarly, the Joint Chief Executive Officer shall re-examine at least 5% of the total proposals finalized at the level of the Deputy Chief Executive Officers. If any irregularities are found in the final decision-making process, responsibility shall be fixed on the concerned individuals.

Except for the changes mentioned in Point No. 5 above, no other amendments or modifications have been made to the referred Circular No. 1. All concerned are instructed to take note of the above-revised policy, division of work, and changes in authority, etc., and to take necessary action with immediate effect.