Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

MIDC/ATP/P-777118/2026
DATE 06/10/2026

CIRCULAR

Sub:Policy regarding various support activities/services permissible in the designated Industrial Areas of MIDC as per CDCPR-2023

Ref 1.CircularNo.MIDC/CP/503/2012,dt.03/05/2012
2. CircularNo.MIDC/CP/1792/2013,dt05/09/2013
3. CircularNo.MIDC/CP/D07717/2013,dt04/10/2013
4. CircularNo.MIDC/Land/C87036/2018,dt27/08/2018
5. CircularNo.MIDC/CP/E33609/2020,dt24/08/2020
6. MIDCBoardResolutionNo.6333,dt30/11/2020
7. CircularNo.MIDC/CP/A12451/2022,dt10/01/2022
8. CircularNo.MIDC/CP/B77799/2022,dt26/05/2022
9. CircularNo.MIDC/CP/B-384314/2022,dt24/02/2025

As per the above-referred circulars, the policy regarding various support activities and services permissible in the notified Industrial Areas of MIDC has been defined. The proposal regarding modification of RegulationNo. 4.2.1 of CDCPR-2023 for increase in support services area upto40% has been submitted to the Government and which is presently under consideration of State Government.

It has been observed tha tthe demand for commercial and residential uses in industrial areas is increasing in and around urban areas. Accordingly, it is proposed to modify the table under Point A) of the above-referred Circular No. 9 regarding the percentage of different support service uses permissible within the stipulated limits under CDCPR-2023.

Accordingly,the proposed table under Point A)of the Circulardated 24.02.202 is as follows:

Sr.No.	Activity as per CDCPR-2023	Maximum Permissible Percentage of Use
1	Amenity* Amenity for MIDC use and Support Amenities (Public Utilities)	5% As per Clause 4.2.1(iv) of CDCPR-2023, Various public utility-oriented uses are permissible in the Industrial Zone. Therefore, it is proposed that public utility uses falling under the Amenity land use category may be excluded while calculating the Permissible percentage of support activities.
2	Residential	7.00%
3	Educational	1.00%
4	Institutional	1.00%
5	Assembly	1.00%
6	Business & Mercantile**	5.00%to10%
	Total	**20.00%**

Note:-

1. *Area allotted to PAP shall be counted into Amenity use.
2. **The percentage remained after Excluding Area under Amenity for MIDC use and Support Amenities (Public Utilities) may be considered for business and Mercantile use.
3. **SavingClause -** In the absence of adequate demand coupled with availability of unutilized land under residential/ business/mercantile categories, the Chief Executive Officer with proper justification will havethepowertoallocatemorelandinanyoneofthecategoriesamongresidential/business/mercantile. However, the total combined percentage of these three categoriesshall not exceed 15%.

Further, Circular No. 09 provides that, in order to ensure equitable distribution of such facilities throughout the industrial areas, theMinor Modification Committee shall follow a uniform policy based on the plot size and the percentage of area specified in the table for such changes in land use. However, it has been observed that where a specific commercial or support zone to be developed at a particular location within an industrial area, with all the required facilities to cater to the needs of that area, there may not be a need to ensure equitable distribution of such facilities throughout the entire industrial area. Hence the table showing percentage of area permissible for different support activities according to plot areais proposed to be deleted.

Except for the above proposed modifications, all other provisions contained in the Circular dated 24.02.2025 shall remain unchanged.

This circular is issued with the prior approval of Hon.CEO MIDC.

RAJENDRA MAHADEO PAWAR
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Copy submitted to Hon.CEO,MIDC for favor of information please.
Copy to all Hon. Jt. CEO (I, II,III) for information.
Copy to all Dy.CEO(I,II,III,IV)for information
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