

Ref. No. MCHI/PRES/19-20/585

July 20, 2020

To,  
**Dr. P. Anbalagan,**  
Chief Executive Officer,  
MIDC, Udyog Sarathi,  
Andheri (E), Mumbai

**Sub: To simplify guidelines / regulation of policies applicable for Development of Integrated Industrial Area and Logistic park in MMR region of Maharashtra State.**

**Ref: 1) Guidelines for Development of Integrated Industrial Area vide No. IDC/2015/CR-93/Industries - 14 dated 27/12/2016 and 17.02.2018.**

**2) Logistics Park Policy no. MIDC/2016/sr.no.221/Udyog-2 dated 14.2.2018**

Hon'ble Sir,

MIDC is premier industrial infrastructure development agency of Govt. Of Maharashtra. It's prime objective is to set up industrial area and logistic park for planned and systematic development. To achieve this objective many steps are taken by Government of Maharashtra and MIDC, from time to time, to boost the confidence of various stakeholders. However, due to complicated and time consuming approval process many international investors have shifted their focus outside Maharashtra. We also should take advantage of the current international situation whereby many investors are looking for alternative option other than China to set up industries.

It is learnt that state government announced a new plan called 'Maha Parwana', which will offer several incentives and offer a single-window clearance system for project execution. Under the Maha Parwana system, industries which qualify would get all the required statutory permissions and clearances from other state departments within a prescribed time limit of 30 days.

We support the vision of Government of Maharashtra and MIDC and to ensure that their vision is achieved, however we would like to highlight the following facts:

1. Currently there are two policies which guide the integrated industrial area approval:-

- Industrial Policy dated 27.12.2016 and 17.02.2018
- Logistic Park policy dated 14.02.2018

Complicated and time consuming procedure for approval of Integrated Industrial Area in Maharashtra has not only brought frustration to stake holders but has also made it difficult for MIDC to achieve its vision.

As on today, more than 60 signs and 36 months are required for issue of Master Plan and building plan. Whereas as per Notification by the Industry Dept., such approval should be granted in 45 days. However, the time limit for Steering Committee, High Power Committee is not provided, even if it takes another month i.e. 30 days, it should be 75 days as per provision of the law.

We have explained in annexure how the approval of IIA which currently takes approximately 36 months i.e. 1095 can be revised / modified and the same approval can be granted in 105 days.

Sir, since the Industrial Policy is currently under review, we request you to give necessary directions to ensure that above hardships are taken into consideration and necessary measures are taken for smooth / faster implementation of IIA / Logistic Park Policy.

Thanking You,

Yours Sincerely,  
For CREDAI-MCHI



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary

**Annexure**

Current approval process of Integrated Industrial Area along with the proposed modified procedure with time line:

| Sr.No | IIA Procedure                                                                                                | Concerned Responsible Department                                                                                                                                                                   | Proposed time period for modified procedure                                                                             |
|-------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1     | Application of IIA                                                                                           | Developer to MIDC & P.S. Industry deptt.                                                                                                                                                           |                                                                                                                         |
| 2     | Verification of Documents                                                                                    | GM ( Land Acquisition), MIDC with Area Manager, Architect.                                                                                                                                         | 30 days                                                                                                                 |
| 3     | Site Selection Committee Visit                                                                               | RO, Thane , planner & Surveyor. Dy. CEO-1 , CP ,SE, Engg Dombivali, MIDC                                                                                                                           | -GM(LA) & CP to visit the site within 15 days.                                                                          |
| 4     | Presentation before Steering Committee                                                                       | GM ( LA ) , Architect , Area Manager & Dy. CEO-1), CP , Che. Engr, MIDC.                                                                                                                           | - Steering Committee meeting to be held at MIDC CEO's office every 2 <sup>nd</sup> & 4 <sup>th</sup> Monday.            |
| 5     | Proposal to be forwarded to HPC                                                                              | GM (LA) , Architect & Area Manager, Dy. CEO-1 to CEO for Govt. Approval of HPC.                                                                                                                    | 30 days                                                                                                                 |
| 6     | Presentation before HPC                                                                                      |                                                                                                                                                                                                    | - HPC meeting will have to be scheduled every 1 <sup>st</sup> and 3 <sup>rd</sup> Tuesday at Mantralaya, Industry Dept. |
| 7     | Approval of HPC and issue of minutes of HPC                                                                  | Govt. Industry Deptt. co ordination with GM( LA ) & Dy. CEO-1                                                                                                                                      | - Minutes of HPC meeting to be prepared at Mantralay level.                                                             |
| 8     | Payment of Zone Conversion charges                                                                           | Developer/MIDC ( Total Zone Conversion premium payable 15% out of which 20% at the time of location clearance { HPC } )- 1 <sup>st</sup> Installment. To be dealt by CP upto Master plan approval. | - For 2g notification file to be put up to Hon'ble Minister by Industry Dept., Mantralay.                               |
| 9     | Notification of 2(g) Declaration of industrial area and issue of directive MIDC by Govt ( Industrial deptt.) | Proposal sent by GM( LA) , Architect & Area Manager thro' Dy. CEO-1                                                                                                                                |                                                                                                                         |
| 10    | Payment of Zone Conversion charges                                                                           | Developer/MIDC ( 20% Zone Conversion premium at the time of Letter of Intent ) 2 <sup>nd</sup> Installment                                                                                         | 30 days                                                                                                                 |
| 11    | Notification of 43 ( 1B )                                                                                    | Proposal sent by GM( LA) , Architect & Area Manager to CEO,MIDC.                                                                                                                                   | - Since HPC has already approved the proposal, there is no need to take HPC approval again for Master Plan approval.    |
| 12    | Submission of Master Plan of IIA to MIDC                                                                     | Developer                                                                                                                                                                                          | - Suggestion / objection period to be reduced to 15 days.                                                               |
| 13    | Scrutiny of Master Plan                                                                                      | CP, MIDC                                                                                                                                                                                           |                                                                                                                         |
| 14    | Publication of Master Plan                                                                                   | CP, MIDC                                                                                                                                                                                           |                                                                                                                         |

|    |                                                                                                                               |                                                                                                                         |                 |
|----|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------|
| 15 | Hearing to suggestion & objection                                                                                             | CP, MIDC- Ass. Planner , Architect, CP                                                                                  |                 |
| 16 | Submission of Master Plan to HPC for approval.                                                                                | CP, MIDC- Ass. Planner , Architect, CP                                                                                  |                 |
| 17 | Presentation of Master Plan before HPC                                                                                        | Govt.                                                                                                                   |                 |
| 18 | Payment of Zone conversion charges                                                                                            | Developer/MIDC ( 20% Zone Conversion premium at the time of sanctioning of Master Plan )<br>3 <sup>rd</sup> Installment |                 |
| 19 | Approval of Master Plan and issue Notification under MRTP Act.                                                                | Govt.                                                                                                                   |                 |
| 20 | Issue of Master Plan and issue Notification under MRTP Act. And issue SPA order to Developer for submission of building Plans | CP, MIDC- Ass. Planner , Architect, CP                                                                                  |                 |
| 21 | Submission of building plan to MIDC                                                                                           | Developer                                                                                                               |                 |
| 22 | Scrutiny of building plans                                                                                                    | MIDC                                                                                                                    |                 |
| 23 | Payment of Zone conversion charges & other charges eg. Development charges, Labour Cess, Fire Protection Fund                 | Developer/MIDC                                                                                                          | 15 days         |
| 24 | Issue of building permission with condition to pay remaining Zone Conversion charges within 4 years of equally installments.  | MIDC (Rest 40% Zone Conversion charges to be paid in four annual equal installments).                                   |                 |
|    |                                                                                                                               | <b>Total duration</b>                                                                                                   | <b>105 days</b> |