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Ref. No. MCHI/PRES/19-20/642

August 24, 2020

To,
Dr. Anbalagan P (I.A.S.)
CEO
MIDC
Andheri East, 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

Respected 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 75 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.	Current procedure	Concerned department	Proposed procedure	Concerned department	Days
1	Application without Master Plan	Developer to CEO & Principal Secretary (Industry)	Application with Master Plan	Developer to CEO	16 days
2	Verification of documents	GM (Land acquisition department) , MIDC, Area Manager & Regional Officer, RO -Planner	Verification of documents	GM (Land acquisition department) & Chief Planner/Planner	
3	Site Selection Committee visit	RO, RO - Planner & Dy. CEO, CP, SE, SPA Engg.	Site Selection Committee visit	GM (Land acquisition department) & Chief Planner/Planner	
4	Presentation before Steering Committee meeting and the minutes is forward to each and every officer and then it is signed one by one.	GM (Land acquisition department) , Chief Planner, Dy. CEO, Area Manager, SPA Engineer MIDC	Steering Committee meeting to be held at MIDC Head office every 1st and 3rd Monday (If Monday is holiday on next working day) and signature of the concerned member shall be done on same day	GM (Land acquisition department) , Chief Planner, Dy. CEO.	7 days
5	Proposal to be forward to High Power Committee	Chief Planner	After Scrutiny of Master Plan proposal to be forward to High Power Committee	Chief Planner	
6	Presentation before High Power Committee.	Minister of Industries, MIDC CEO, Principal Secretary (Industry), Dy. Secretary, Upper Secretary, Chief Planner MIDC	High Power Committee meeting to be held at Mantralaya on every 2nd and 4th Monday (If Monday is holiday on next working day) and signature of the concerned member shall be done on same day	Hon'ble Minister of Industries, MIDC CEO, Principal Secretary (Industry) and Chief Planner	7 days
7	Approval of Proposal HPC and issue of minute and the minute is forwarded to each and every officer and then it is signed one by one.	Industry Department, GM (LA) and Dy. CEO	Approval of Proposal and Master Plan by HPC and issue of minute and the minute is forwarded to each and every officer and then it is signed on same day.	Industry Department, GM (LA) and Dy. CEO	

8	1st payment of Zone Conversion premium (20 %)	Chief Planner	1st Payment of Zone conversion premium(40%)	Chief Planner	15 days
9	2(g) notification (Declaration of Industrial Area)	GM (Land), Dy. CEO, CEO	2(g) notification (Declaration of Industrial Area) and Publication of Master Plan and inviting suggestion and objections	GM (Land), Chief Planner, Dy. CEO, CEO	
10	2nd payment of Zone Conversion premium (20 %)	Chief Planner	2nd Payment of Zone conversion premium(20%)	Already done in step 8	15 days
11	43 (1B) notification process	Proposal to be sent by GM (Land acquisition), Chief Planner to CEO	43 (1B) notification process and approval of Master Plan and issue under MRTTP Act	Proposal to be sent by GM (Land acquisition), Chief Planner to CEO	
12	Submission of Master Plan	Developer to CEO, MIDC	Submission of Master Plan	Already done in step 1	NA
13	Scrutiny of Master Plan	Chief Planner, MIDC	Scrutiny of Master Plan	Already done in step 5	
14	Publication of Master Plan	Chief Planner, MIDC	Publication of Master Plan	Already done in step 8	
15	Suggestion and objection	Chief Planner MIDC	Suggestion and objection	Already done in step 8	
16	Submission of Master Plan to HPC	Chief Planner	Submission of Master Plan to HPC	Already done in step 5	
17	Presentation of Master Plan before HPC	CEO, Chief Planner	Presentation of Master Plan before HPC	Already done in step 6	
18	3rd payment of Zone Conversion premium (20 %)	Chief Planner	3rd payment of Zone Conversion premium (20 %)	To be done in step 24	
19	Approval of Master Plan by HPC	Government Industry Department	Approval of Master Plan by HPC	Already done in step 7	
20	Issue of Master Plan under MRTTP Act and declaration of MIDC as SPA	Government	Issue of Master Plan under MRTTP Act and declaration of MIDC as SPA	Already done in step 9	
21	Submission of Building Plan	Developer	Submission of Building Plan	Developer	15 days
22	Scrutiny of Building Plan	MIDC, SPA	Scrutiny of Building Plan	MIDC, SPA	
23	4th payment of Zone Conversion premium (20 %)	Chief Planner	4th payment of Zone Conversion premium (20 %)	To be done in step 24	
24	Sanction of Building Plan with condition of payment of remaining Zone conversion premium (40%) within 4 years in equal installment	MIDC, SPA	Sanction of Building Plan with condition of payment of remaining Zone conversion premium (60%) within 4 years in equal installment	MIDC, SPA	
			Total duration		75 days