

Minutes of MAITRI Investor Meeting dated October 28, 2020

Sr. no.	Name of the Company	Location	Department	Name of the Service	Application Date	Issue description and chronology	Decision taken in MAITRI meeting 28-10-2020	Issue Status
1	Mahindra Vehicle Manufacturers Ltd (Expansion)	Chakan Industrial Area, Phase-4, Tal. Khed, Dist. Pune	Revenue Department	Possession of Land	14-03-2016	<p>The investor has already paid the entire EMD amount has obtained the possession of land from MIDC on 03-01-2008 even than certain portion of land (plot no. 885/886,888,889,890,891) is not in possession of the unit. The said land owners are not willing to give it to the investor. With regards to this the investor has already informed RO MIDC, Pune.</p> <p>18-04-2017- IM decision: Due to some errors in land records during land acquisition, the farmers have not received the compensation.</p> <p>25-06-2019-Department Update: MIDC has resolved 2 plot holder's issue, however 1 is still encroaching and is not willing to vacant the land.</p> <p>26-06-2019 -RM decision : MIDC to look into the matter and update MAITRI on the same.</p> <p>11-12-2019 -IM decision : MIDC has carried out the demarcations of the 3rd plot as well</p> <p>24-01-2020 -RM decision : MIDC has carried out the demarcations of the 3rd plot as well. Awaiting the measurement document from SLR.</p> <p>18-07-2020- Investor Update: The measurement were carried out by SLR, however the issue still remains unresolved as the plot owner is not allowing the vehicles on the investors plot</p> <p>21-10-2020 -RM Decision : Joint CEO, MIDC to intervene on the case and take up the matter with IGR to expedite from local authority.</p>	DC (Industries) to update investor in next 7days. Another case of approach road was discussed. MAITRI to call for documents & co-ordinate with MIDC	Open

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2	Shrioum Chemicals	K-2/3/2/3, Addl Mahad Industrial Area, Tal. Mahad, Dist Raigad	MIDC	Land Encroachment	29-01-2019	<p>The said unit has been allotted a plot at Addl Mahad MIDC, as per the investor update the local villagers have built an illegal road on the said plot. The investor had applied for building plan approval on 04-04-2018 which was received by the investor on 13-01-2019, but due to road constructed by the local villagers the investor is unable to start the construction activity.</p> <p>10-07-2019 -IM decision : The investor has been suggested to put a wire fencing instead of a boundary wall in order to understand if the villagers would obstruct the construction activity or not. If the encroachment persists. For relaxation in paying the penalty for time limit extension, investor has been informed to make an application to MIDC.</p> <p>02-01-2019 - Int Update : The fenceing work for the said unit has been started as per the assurance given by the Ro Panel that the locals would not intervene in the construction started by said unit. and also the unit has paid the extension charges and has take the time limit extension from MIDC.</p> <p>27-02-2020- Investor Update: The villagers are not allowing the contractor to carry out the boundary wall work</p> <p>22-07-2020 -IM Decision : The said unit has received the time limit extension till September 2020.</p> <p>10-08-2020 -Invnt Update : Even though the case cannot be considered for Satara allotment, the said unit still unable to start the fenceing work due to villagers not allowing the carry out the work.</p> <p>21-10-2020 -RM Decision : As per Joint CEO, MIDC will offer an alternate plot to the investor in Mahad area within next 10-12 days and resolve the matter.</p>	MIDC has agreed to provide a new plot to the said unit at Mahad. New lease will be signed and time limit will be provided in order to develop the land.	Open

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3	Khed City	Khed City, Tal. Khed, Dist. Pune	MSETCL	33kv Power Supply Erection	27-07-2019	<p>The above company is a joint venture company of MIDC and Kalyani group which is in to development of industrial plot in khed city. As per power requirement at the said plots are going to increase in near future as more industries are expected to set up the units. As per the current demand in this area is 24 MVA against the available capacity at Markal sub-station as of now is 25 MVA. The units situated in this area are facing frequent power fluctuations and power quality of power supply. The above company has already approached MSETCL and requesting to enhance the load capacity to 50 MVA. The unit has also requested to create 220/33 KV sub-station and has also leased a 40 acres land to MSETCL on 16-02-2018, but till date no work of sub-station has been started. The proposal of sub-station was already sanctioned in STU plan of 2014-2015 to 2018-2019, but as per the investor the said pan of sun-station has been cancelled. Now the unit is requesting the department to start the work of sub-station at the earliest, so as the power requirement demand can be met. Also the investor is requesting for augmentation of power transformer capacities at 132/33 KV substation at Markal (Pune District) for catering immediate power demand of Khed city industrial clients.</p> <p>25-09-2020 -Inv Update : A joint meeting was held between investor and MD MSETCL on 24-09-2020 and it was concluded that</p> <ol style="list-style-type: none"> 1.The DPR of new 220/33 KV EHV substation is recently approved by MERC will take at least 2-3 years for completion 2. During this period, the new connections and additional demand from Markal substation. Augmentation required 3. CE Pune Zone has placed the work order for labour contract for the work of augmentation of transformers at Markal. . 4. C E Pune Zone has also submitted a proposal for shifting of 50 MVA under loaded transformer from Pimpalgaon to Markal, and requested the MD MSETCL to accord approval to the proposal of shifting of 50 MVA transformer from Pimpalgaon to Markal. 5. However, the procurement of new 50 MVA transformers is under progress. <p>21-10-2020 -RM Decision : Augmentation of substation capacity at 132 kV Markal: MESTCL board has approved the proposal of procurement of power transformer and BR is received recently. Order on the agency will be placed shortly. Delivery of power transformer will be 6 months Scheduled/expected commissioning of transformer by APRIL 2021</p>	<p>Tendered is procured and is it is approved by the board. Order will be placed and it will take 6 months for delivery. The request for augmentation will be considered in the order placed and the investor will receive augmented 50 MVA.</p>	Open

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4	Nikunj Enterprises	F-27, Satpur Industrial Area, Dist. Nashik	MIDC	Transfer of Plot	26-08-2015	<p>The said unit has purchased the plot no. F-27, Satpur Industrial Area, Dist. Nashik in the DRAT auction form ICICI bank Ltd on 06-08-2015 and have obtained the NOC from the bank of no dues pending. The said plot is currently in the name of Ms Encon Automotive Pvt Ltd and now the investor had approached the MIDC department requesting the department for change of name on from current name i.e M/s Econ Automotive to M/s Nikunj Enterprises for which the investor has already submitted an application vide letter dated 26-08-2015.</p> <p>Now the said unit has received a letter dated 05-12-2019 to pay the transfer charges of Rs. 17,18,000 as well as BCC extension charges of Rs. 1,60,16800. As per the investor the previous owner of the plot had not obtained the BCC on the said plot, hence for which the new owner of the plot has to obtain the BCC, but as per the investor the said charges cannot be borne by the investor and is now requesting the department to waive off the BCC charges.</p> <p>12-06-2020 - Inv't Update : A hearing has been organised by RO MIDC on 22-06-2020 in regards to the appeal made by the investor.</p> <p>22-07-2020 -RM decision : As per MIDC policy, BCC charges cannot be waived off. MIDC to inform the same to the investor.</p> <p>sent the file outward No : A-86047 to HO MIDC on 16-09-2020.</p> <p>28-09-2020-Dept Update : The file is with DyCeo3 MIDC.</p> <p>21-10-2020 -RM Decision : As per MIDC policy, the investor has to pay the BCC extension charges and the waiver cannot be considered. Letter received from MIDC.</p>	MAITRI to arrange a separate meeting under the Chairmanship of PS (Industries).	Open

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5	Cadbury India Ltd (Mondelez India Foods P Ltd)	Survey no. 532, 533, Talegaon, Induri village, Taluka Maval	UDD	Amendment in Building plan approval	16-01-2019	<p>The zone conversion of the said land was completed in 2017 and the investor made an application for regularization of the plan approval, in the meanwhile the planning body changed from Town planning to PMRDA and since than the application is under process with the department.</p> <p>21-07-2020- Department Update: The file is under process with PMRD</p> <p>22-07-2020 -RM decision : MATRI to arrange a meeting between PMRDA & the investor under the chairmanship of DC (Industries) in order to resolve the matter</p> <p>01-09-2020- Department Update: To regularise the building plan the investor has to get 12 mtrs road to the unit. Currently the unit has 9 mtrs access road to the project.</p> <p>22-09-2020 -Department Update : The said proposal was rejected by the department, due reason that the plan submitted by the investor and it cannot be considered. The said rejection was communicated to the unit vide letter dated 16-06-2017 and 16-01-2019.</p>	A joint meeting between the investor and PMRDA to be scheduled on November 03, 2020 under the chairmanship of DC (Industries)	Open

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6	Cadbury India Ltd (Mondelez India Foods P Ltd) -	Survey no. 532, 533, Talegaon, Induri village, Taluka Maval	Water Resources Department	Change of Name	9-03-2020	<p>The investor have availed the water bill on the name of "Induri Farms" however the name of the unit has been changed to "Mondelez Foods Pvt. Ltd" for which the unit has already made an application for change of name on the water bill.</p> <p>11-06-2020 - Dept Update : As per department update the said unit has to sign an new agreement for change of name from Induri Farms to Mondelez foods Pvt Ltd for which the the unit has to submit the documents.</p> <p>11-06-2020 - Invt Update : As per the unit the said documents whcih are required by the department for change of name have already been re-submitted on 09-03-2020 and the department has confirmed the same that they have received the documents. Now the unit is awaiting the approval from the department</p> <p>13-07-2020 -Invt Update : The said unit has to submit some documents required by the department, which according to the investor will be submitted to the department.06-08-2020</p> <p>22-07-2020 -RM decision : MATRI to arrange a meeting between PMRDA & the investor under the chairmanship of DC (Industries) in order to resolve the matter</p> <p>06-08-2020 -Invt Update : The unit has submitted the documents required documents to EE office and the office has confirmed that the documents have been received and will be sent to circle office for further processing.</p> <p>17-09-2020 -Dep Update : The file is under process with CE office.</p>	MAITRI to share the draft DO letter to be sent to PS (Irrigation) from PS (Industries)	Open
8	Transtrak	Survey No. 454/3, Saswad, Tal. Purandar , Dist. Pune	Revenue Department	NA Permission	15-10-2020	<p>The said unit has approached the registrar office for getting their lease deed register with all the documents. The said application was sent for scrutiny and the unit was informed that the stamp duty would be higher as they have already built the factory. But as per investor the said land has been brought from MIDC and not the factory. The department has given a form to be filled in, so that the department can start the adjudication process/scrutiny which will take 40 days.</p>	Addl. Collector, MAITRI to guide the investor to complete the application for NA permission and building plan approval. Also expedite the matter	Open

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9	Capital Foods Pvt Ltd.	624/2, 621, 624/1, 622, 759/2 Village Kolvihire, Taluka Purandar District Pune	Revenue Department	Waiver of penalty		<p>The said land was purchased in 1995 by M/s Cross land and than it was later in 1997 the company was acquired and merged with M/s RANBAXY LABORATORIES LTD. In 2010, the same land was purchased by M/s Adinath Agro Processed Foods Pvt. Ltd and put to industrial use in a phased manner by obtaining the NA orders. In 2018, the son of the Mahadeo Bhalchandra Khaladkar from whom M/s. Cross land had purchased has filed the compliant not started the industrial use of the land within a period of 5/15 years and therefore as per the provisions mentioned in Section 63 1A the said lands be re-conveyed back to the Owners.</p> <p>The following order were passed on the compliant: Additional Collector, Pune rejected the complaint application of Mr. Kamlakar Bhalchandra Khaladkar concluding that the land has been put to bona-fide industrial use Another Order dated 13th January 2020 was passed imposing penalty of Rs. 13,29,06,000/- for transferring the land after a period of 15 years and the said penalty was levied under section 84 cc (4) (ii) (b) and section 63 (1) of the MTAL, 2016.</p> <p>Now, Capital Foods Private Limited in the process of purchasing the mentioned land for expansion purpose and has understands that the land was put to Industrial and hence needs intervention from MAITRI to remove the penalty levied on mentioned land</p>	<p>MAITRI to take up the matter with PS (Revenue) through PS (Industries). as it requires policy level intervention. Investor asked to send copy of stay order to MAITRI DC (Industries) to revert in 2 weeks on the progress of the issue</p>	Open

Development Commissioner (Industries)
& Chairman MAITRI