



## Incentive for Development of Integrated Industrial Area – 2018

### INTRODUCTION:

To promote and make Integrated Industrial Area (IIA) in the State competitive and at par with special township Projects. Certain incentives and changes in existing policy were under consideration of this Government.

#### 1. Relaxation in Minimum Area Required for integrated industrial area: -

As per Development Control Rule of IIA the minimum area required for "Integrated Industrial Area" is 40 hectares (100 acres). However depending on location, difficulties in acquisition of land, availability of continuously available area, etc. Relaxation for area requirement not less than 20 hectares (50 acres) shall be considered. Power to approve this relaxation is hereby given to the High Power Committee under the chairmanship of Secretary (Industry).

#### 2. Relaxation in Minimum width Approach Road :-

As per Development Control Rule of IIA the minimum 24 meter width entry road should be available for declaration of an "Integrated Industrial Area". However if the approach road width is not available due to difficulty in acquisition of land, availability of land, etc. Relaxation for width of approach road not less than 12 meter shall be considered. Power to approve this relaxation is hereby given to the High Power Committee under the chairmanship of Secretary (Industry).

#### 3. Concession in Stamp Duty :-

To established IIA, a concession to the extent of 50% of stamp duty , shall be granted, for purchase land to Project Proponent/s . As and when any change is made w.r.to Concession in Stamp Duty under Special Township Policy same will be applicable to the integrated industrial area mutatis mutandis.

#### 4. Grant of Government Land: -

For establishment of Integrated Industrial Area if the Government land is required for maintaining contiguity, and if such land is free from all encumbrances then such land can be transferred to MIDC as per the prevailing policy of Revenue and Forest Department, Government of Maharashtra, Then such land can be allotted to developer by MIDC for the development of IIA at the market rates. This area will be part of the integrated industrial area.

#### 5. Permissible Floor Space Index (FSI): -

In the Notification dated 26.12.2016 of the Urban Development Department, for special township project additional FSI is allowed, on similar ground the floor space index and additional floor space index (FSI) will be allowed for Integrated Industrial Area. As and when any change is made w.r.to grant of additional FSI under Special Township Policy same will be applicable to the integrated industrial area mutatis mutandis.

#### 6. Electricity supply:

In case power requirement of all units in an IIA or few units is more than 1 MW, then the developer of the IIA can erect its infrastructure and supply electricity to concern units after obtaining the same via open access. Also, captive power generation will be allowed.

#### 7. Exemption In Payment Of Development Charges: -

As per notification dt. 26.12.2016 of Urban Development Department Special Township Projects are levied 50 % of Development Charges. On similar line MIDC shall levy 50 % of development charges to Integrated Industrial Area Projects. As and when any change is made w.r.to grant of Exemption in Payment of Development Charges under Special Township Policy same will be applicable to the integrated industrial area mutatis mutandis.