

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

Maharashtra Industrial Development Corporation (MIDC) supplies water to its industrial areas and issues monthly water bills to its consumers. The applicable tariffs industrial area wise are as follows:

Sr. No.	Name of Industrial Area/ Location	Within Industrial Area		Outside Industrial Area (Following rates applicable, subject to payment of capital contributions or monthly charges)		Local Bodies Outside Area (in INR)	Land Affected & Pollution Affected Grampanchayat s		Other Grampanchayat s (in INR)
		Rate for Industrial Use (in INR)	Rate for Domestic Use (in INR)	Rate for Industrial use (in INR)	Rate for Domestic Use (in INR)		First 10 Years (in INR)	After 10 Years (in INR)	
1	Wagle Estate Thane (Excluding Ghodbandar Road)	23.25	8.25	23.25	10.25	--	2.5	3	4.5
2	Wagle Estate (Only Ghodbandar Road)	23.25	8.25	23.25	10.25	--	--	--	--
3	TTC, Dombivali, Ambernath, Addl Ambernath, Badalapur, Taloja, Kalyan-Bhivandi, Patalganga, Addl. Patalganga	22.5	8.25	22.5	10.25	--	2.5	3	4.5
4	Pimpri-Chinchwad, Chakan, Talvade, Hinjevadi (All Phase)	21.5	8.25	21.5	10.25	8.5	2.5	3	4.5
5	Kharadi Knowledge Park	38	--	38	--	--	--	--	--
6	Talegaon Floriculture Park	5.25	--	5.25	--	--	--	--	--
7	Roha	20	7	20	9.75	8.5	2.5	3	4.5
8	Tarapur	19	7	19	9.75	8.5	2.5	3	4.5
9	Shirur (Ranjangaon), Nashik, Satpur, Ambad, Ahamadnagar, Shrirampur, Talegaon (Excluding Floriculture Park)	18	7	18	9.75	8.5	2.5	3	4.5
10	Mahad, Addl Mahad, Mahad (Five Star), Kurkumbh	17	7	17	9.25	8.5	2.5	3	4.5

11	Vile Bhagad (Mangaon), Jejuri, Addl Jejuri, Satara, Addl Satara, Kolhapur, (Gokul Shirgaon, Shirol), Solapur, Sinnar, Murbad, Addl Murbad, Vita, Nanore, Wai, Pandare, Karad, Koregaon, Sangli Miraj, Kadegaon, Vinchur, Rahuri, Lonand, Faltan, Kesurdi	16	7	16	9.25	8.5	2.5	3	4.5
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12	Ratnagiri	18	10	18	10.5	9.5	2.5	3	4.5
13	Hingana upto 30/06/2013	16	7	16	9.25	8.5	2.5	3	4.5
14	Higna from 01/07/2013	17	7	17	9.25	8.5	2.5	3	4.5
15	Baramati	17	7	17	9.25	8.5	2.5	3	4.5
16	Beed	30	30	30	--	--	--	--	--
17	Lote Parshuram	17	7.75	17	8.75	8.5	2.5	3	4.5
18	Chincholi	22.25	6	22.25	8.75	--	2.5	3	4.5
19	Bhusaval, Navapur, Chikhali, Umaraga, Vaijapur, Murtijapur, Warora, Gadchiroli, Mul, Pusad, Dharva, Sangmeshwar, Ajara, Gadhinglaj, Kurduvadi, Tembhurni, Mangalvedha, Surgana, Pent, Dindori, Nevasa, Supa Parner, Partur, Ambad (Marathwada), Bhokardan, Jafarabad, Jintur, Ashti, Deglur, Ausa, Ahamedpur, Washim, Achalpur, Dhamangaon, Devali, Katol, Umred, Saoner, Deori, Rajura, Aheri, Tiroda.	13	6	13	8.25	8.5	2.5	3	4.5
20	Thane Municipal Corporation, Navi Mumbai Municipal Corporation, Mira Bhaindar Municipal Corporation.	--	--	--	--	9	--	--	--
21	Kalyan-Dombivali & Ulhasnagar Municipal Corporation	--	--	--	--	8	--	--	--

22	Other Municipal Corporations, Municipalities, Municipal Councils within Mumbai Metropolitan Region excluding above Municipal Corporation					8.5			
23	Bhum	20.25	8.25	20.25	9.75	8.5	2.5	3	4.5
24	Aurangabad, Chikhalthana	19	7	19	9.75	8.5	2.5	3	4.5
25	Parabhani	39.5	--	39.5	--	--	--	--	--
26	Waluj, Paithan, Shendra, Jalana, Bidkin	16	6	16	8.75	8.5	2.5	3	4.25
27	CIDCO	--	--	--	11.00 for Aurangabad only	--	--	--	--

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28	Kagal Hathkanangale (Kolhapur), Jalgaon. Addl. Jalgaon, Dhule, Addl. Dhule, Nanded, Latur, Addl. Latur, Usmanabad, Akola, Amaravati, Addl. Amravati, (Nandgaon Peth), Kalamb (Amaravati), Yavatmal, Addl. Yavatmal, Chandrapur, Addl. Chandrapur, Wardha, Bhandara, Gondiya, Chiplun (Khedhi & Gane, Khadpoli) Dapoli, Devrukhi, Kudal, Vaibhavwadi, Mhasvad, Patan, Islampur, Palus, Jat, Kavathemahakal, Shirala, Halkarni, Shalgaon, Bomblevadi, Nardhana, Shahada, khuladabad, Hingoli, Kalamnuri, Vasmal, Gangakhed, Krushnoor, Kandhar, Nilanga, Kalamb, Malkapur, Khamgaon, Buldhana, Mehkar, Deulgaon- Raja, Balapur, Manglurpir, Patur, Barshi-Takali, Akot, Telhara, Manora, Morshi, Daryapur, Varud, Tivasa, Dharani (Melghat), Chandur Railway, Bhatkuli, Anjangaon, Nandgaon-	15	6	15	8.75	8. 5	2. 5	3	4. 5

Khandeshwar, Moregaon, Vani, Digras, Ghatanji, Mahagaon, Umarked, Hinganghat, Samudrapur, Karanja, Nagpur (Butibori), Nagpur (Five Star), Kalmeshwar, Kamti-Kanhan, Narkhed, Parshivani Kuhi, Shivapur, Tumsar, Mohadi, Ghuggus, nagbhir, Bhadravati, Shindevadi, Chimur, Chalisgaon.								
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Service Charges for Land Department Services

Maharashtra Industrial Development Corporation (MIDC) provides various services to its investors and customers pre and post allocation of land.

A) For applications received for allotment of plots, sheds etc the following non-refundable processing fees is charged (GST extra)

Plot Area	Processing Fee for Allocation
Upto 10,000 sq. m.	Rs. 2,000/-
10,000 to 20,000 sq. m.	Rs. 4,000/-
20,000 to 40,000 sq. m.	Rs. 5,000/-
More than 40,001 sq. m.	Rs. 10,000/-

Road width is set for all plots and road width rate is applicable for calculating additional charges based upon road width slab as shown in table below.

Road-Width Slab	Road Width Rate in Percentage
0-20	0
20-30	5
30-45	10
45 and above	15

If road width rate is applicable for plot, road width rate charges are added to fees amount in all modules. (i.e. rate = rate + road width rate)

B) For applications received for transfer of plots, sheds etc., transfer fees charged is as follows:

Formal Transfer

In formal transfer MIDC charges minimum transfer fee or either STF (Standard Transfer Fee) to the Customer, whichever is more and some types of formal transfers are done without charging any transfer fees.

Following types of transfer comes under the category of formal transfer:

- Blood Relation Transfer (minimum transfer fees or STF)
- Heirship Transfer (no transfer fees)
- Transfer including amalgamation, de-merger
- Transfer from Promoter of the Proposed private limited company to private limited company (no transfer fees)

- Transfer of Promoter of Co-operative Society to the Co-operative Society (no transfer fees)
- Change in the name of the proprietary concern / partnership firm without change in individual proprietor / partners (no transfer fees)
- Change in the name of the limited company (no transfer fees)

Transfer fee is calculated using the following formula:

$$\text{Transfer Fee} = \text{Plot Size} * \text{min charges (Processing Fee)}$$

If calculated transfer fee is less than the minimum transfer fee then minimum transfer fee (STF) is consider as transfer fee

Else, calculated transfer charges are considered as transfer fee.

Grade is set for every Industrial Area. Zone/Grade wise minimum charges and minimum transfer fee is as mentioned below (Table A).

Category	Transfer Fee
A	Rs. 25 per sq. m. (Minimum Rs. 25,000/-)
B	Rs. 20 per sq. m. (Minimum Rs. 20,000/-)
C	Rs. 15 per sq. m. (Minimum Rs. 15,000/-)
D	Rs. 10 per sq. m. (Minimum Rs. 10,000/-)
D+	Rs. 5 per sq. m. (Minimum Rs. 5,000/-)

Table A

Non-Formal Transfer

Following types of transfers come under the category of Non - Formal Transfer:

- Proprietor to Proprietor
- Partnership to Proprietor
- Private Limited to Proprietor
- Proprietor to Partnership
- Change in Partnership of firm
- Private Limited to Partnership
- Proprietor/Partner wants to admit Pvt. Ltd. Co. as Partner
- Proprietor to Private Limited Company

- Partnership to Private/Public Ltd Company
- Change in the Name/Firm of the Company
- Private/Public Ltd Company to Another Private/Public Ltd Company
- Promoter of Pvt. /Public Ltd Co. to Pvt./Public Ltd Co
- Transfer through Financial Institution
- Transfer through Court Order
- Amalgamation by Court Order
- Change in Trustees

Note: In case of non-formal transfers MIDC charges differential premium as transfer fees. If the differential premium is less than the Standard Transfer Fees (STF) then STF will be charged.

Fees Calculation for Non-Formal Transfer:

For the first transfer, allotment rate will be used and for every next transfer, prevailing rate is used.

If FSI consumed is more than 10% then

Transfer fee (Differential Premium) = 10% of (Plot Size*(current rate (-) previous rate (+) Road width charges , if applicable)

Else

Transfer fee (Differential Premium) =30% of (Plot Size * (current rate (-) previous rate (+) Road width charges , if applicable))

Current Rate: It is the current rate for property type, plot type.

Previous Rate: If there is any transfer entry, rate at the time of allotment /last transfer is considered as previous rate.

If no transfer entry is there, rate for allotment is considered as previous rate.

If Transfer fees is less than the Minimum Transfer Charges shown in Table A, then in this case minimum transfer fees will be charged.

C) Extension Charges

After Possession customer has to obtain OC, for which definite time limit is given by MIDC.

If customer does not get OC in that given period, then customer can take Extension. MIDC gives two type of extensions:

- Extension without recovery
- Extension with recovery

Extension Fees Calculation Rules:

Request from customer comes to MIDC official asking for OC extension after due period is over.

if company is not in production then he may get extension with recovery.

If company is in production and OC due date is lapsed, then customer has to first take extension for lapsed duration and further apply for extension without recovery.

If company is in production before the OC due date, then he has to apply for extension without recovery.

Additional premium for extension is calculated as follows:

Extension Fees = 5% of (Area * Allotment Rate of Respective Year)

5% is rate of extension calculation but it varies for extension after 1/09/2013 depending upon grade code of the Industrial Area as mentioned below-

First Extension after 1/09/2013 to be given with a rate of 25% (for A,B,C Grade)

Second Extension after 1/09/2013 to be given with a rate of 40% (for A,B,C Grade)

First Extension after 1/09/2013 to be given with a rate of 10% (for D,D+ Grade)

Second Extension after 1/09/2013 to be given with a rate of 10% (for D,D+ Grade)

Third Extension after 1/09/2013 to be given with a rate of 5% (for A,B,C,D,D+ Grade)

D) Subletting Charges

Proportionate Area = $\left(\frac{\text{Total Area of Plot} \times \text{applicable FSI}}{\text{Total Built-up Area}}\right) \times \text{built up area to be sub-letted}$

Rule	Rate for authorized subletting (%)	Rate for unauthorized subletting (%)
Subletting for IT	0.5	5
Subletting for industrial plots	3	5

E) Amalgamation Charges

Amalgamation charges are fixed based upon the category of industrial area and if it is authorized amalgamation or unauthorized amalgamation.

Area	Amalgamation Charges	Administrative Charges for unauthorized Amalgamation for Industrial Areas in categories A,B,C	Administrative Charges for unauthorized Amalgamation for Industrial Areas in categories D,D+
Below 5000 sq mt	Rs. 2000/-	Rs. 400000/-	Rs. 25000/-
Between 5001 and 10000	Rs. 3500/-	Rs. 700000/-	Rs. 50000/-
Above 10001	Rs. 5000/-	Rs. 1000000/-	Rs. 75000/-

Administrative Charges for authorized amalgamation are Rs. 0/-

Total Amalgamation Fees = Amalgamation Charges+ Administrative Charges

F) Lease Charges

- **Service Charge** = Allotted Area * Service Charge Rate (currently Service Charge Rate is 3)
- **Lease Rent**:-Lease Rent is taken as Rs. 1 per year per plot
- **Lease Draft Legal Charges**: Rs. 2000 + GST

G) Sublease: Sublease charges are calculated in the same way as Transfer Charges are calculated. So, same formulas are applied for sublease fees calculation.

H) Change in activity (no charges)

I) Refund for Surrender

1. If allottee requests to return his plot back to MIDC then its Surrender.
2. If the customer has not developed the plot as per the agreement to lease, MIDC issues notices and gets back the plot (resumption)by Panchanama.
3. Land Premium will be refunded to customer with deduction of service charges dues.

Refund Amount = Land Premium paid- (Land Premium Paid * 5% for surrender or 10% for resumption)- Lease rent to be paid- other deductions(if any)

J) Processing fee for change in company name, transfer of plots/ sheds/galas etc) (GST extra)

Category	Processing Fee for Incident Change
A	Rs. 2,000/-
B	Rs. 1500/-
C	Rs. 1000/-
D	Rs. 500/-
D+	Rs. 500/-

Charges and Penalties for Building Plan Approval

- **Development Charges:** Development Charges are calculated based on plot area and other parameters as mentioned below

Calculation of Development Charges = x*y

x= Total proposed built-up area in sq.m. considered in FSI – (minus) total proposed built up area under extra height / notional area in sq.m.

y=it is calculated as under for different type of land uses as;

- Residential: $0.01 \times [(\text{RR Land Rate}) \text{ or MIDC Land Rate (whichever is higher)}]$
- Industrial: $0.01 \times [1.5^* \text{ RR Land Rate or MIDC Land Rate (whichever is higher)}]$
- Commercial: $0.01 \times [2^* \text{ RR Land Rate or MIDC Land Rate (whichever is higher)}]$

Formulas:

Residential: $0.01 \times \{[(\text{RR Land Rate}) \text{ or MIDC Land Rate (whichever is higher)}]\}^* \text{ Proposed BUA}$

Industrial: $0.01 \times \{[1.5^* \text{ RR Land Rate or MIDC Land Rate (whichever is higher)}]\}^* \text{ Proposed BUA}$

Commercial: $0.01 \times \{[2^* \text{ RR Land Rate or MIDC Land Rate (whichever is higher)}]\}^* \text{ Proposed BUA}$

- **Calculation of Labour Cess = x*y**

(Different Calculations are done for RCC built up and Shed Built up and summation is made)

Gross BUA i.e x = Total proposed built-up area considered in FSI (RCC/SHED) + Area considered for free of FSI (e.g. staircases, lifts, lobbies etc as mentioned in 18.6(I) & 18.6 (II) of DCR-2009)

y= it may be calculated as under based on type of construction

RCC: $0.01 \times [\text{RR Construction Rate}]$

Shed: $0.01 \times [0.75^* \text{ RR Construction Rate}]$

Formula: $\{[0.01 \times [\text{RR Construction Rate}] \times (\text{RCC Gross BUA})] + 0.01 \times [0.75^* \text{ RR Construction Rate}] \times \text{Shed Gross BUA}\}$

- **Calculation of Delay Payment Charge (DPC):**

DPC for one year (i.e., 12 months) = Plot Area (in sq m.) * MIDC Land Rate *(5/100)

DPC for one month = (Plot Area (in sq m.) * MIDC Land Rate *(5/100))/12

Abbreviations:

- BUA: Built Up Area
- DPC: Delay Payment Charge
- FSI: Floor Space Index
- RR: Ready Reckoner
- RCC: Reinforced Cement Concrete