



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.



Government of Maharashtra

Maharashtra Industrial Policy-2013 Schedule-A Modifications for development of Integrated Industrial Area

INTRODUCTION:

The Government of India enacted the Special Economic Zone Act, 2005 and made the Special Economic Zone Rules, 2006 thereunder. A number of SEZs were notified under this Act in Maharashtra. However quite a few notified SEZs have been either denotified or withdrawn on account of unfavorable market conditions as well as reduced incentive regime for the SEZs and there is every possibility of more SEZs, opting to be de-notified or withdrawn in future. The State Government is of the opinion that under these circumstances an appropriate exit policy must be introduced which would facilitate both industrialization and planned development of such areas. Looking to this aspect, the Government vide Resolution No II Policy -2010/CR-768/2010/IND-2, Dated 20/7/2012 appointed Committee under the Chairmanship of the Director of Town Planning, Maharashtra State, Pune to look into the above matter and draft policy to utilize the lands under the de-notified /withdrawn SEZ's. The Committee, after considerable deliberation and meetings with the concerned, submitted its reports to the Government on 23/11/2012. The recommendation made by the said Committee have been duly examined and have been accepted with certain modifications.

The use and returns of the area provided for industrialization depend on the global trade fluctuations / acceleration / speed / slowdown. Moreover, the value of land in the production process cannot be increased beyond a particular amount. Therefore, the developers can maintain financial balance through the creation of residential and commercial spaces. In order to develop an integrated industrial area on a joint venture special economic zone, use of land as 60 percent for the 'industrial uses' and 40 percent for the use of supplementary items should be changed to 80:20 as permissible for the regular industrial estates of Maharashtra Industrial Development Corporation. Also, some of eligibility criteria were set out regarding the policy of developing integrated industrial areas as mentioned in "Schedule-A" of Maharashtra Industrial Policy-2013.

The Special Economic Zones (SEZs), that stand withdrawn or de-notified on the date of Notification u/s 37(IAA) of the MRTP Act 1966 that shall be published by the Govt. to incorporate the elements of this policy into the DCRs of the concerned Special Planning Authority, (hereinafter called the Appointed Date) and the SEZs that are de-notified or withdrawn after formal approval within a period of 6 months from the Appointed Date, shall be eligible to be developed as "Integrated Industrial Areas".

Due to above provisions, some de-notified or withdrawn Special Economic Zones likely to be disqualified due to non-completion of the process till the appointment date. Therefore in order to achieve inherent intent of this policy, the matter of removing the relevant criteria for the said "Appointed date", was under consideration of the Government.