



Government of Maharashtra



MAGNETIC MAHARASHTRA

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MAHARASHTRA INDUSTRIAL POLICY-2013 SCHEDULE-A MODIFICATIONS FOR DEVELOPMENT OF INTEGRATED INDUSTRIAL AREA



सत्यमेव जयते

GOVERNMENT OF MAHARASHTRA
DEPARTMENT OF INDUSTRIES

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 However quite a few notified SEZs have been either de-notified or withdrawn on account of unfavorable market conditions as well as reduced incentive regime for the SEZs and there is every possibility of more SEZs, opting to be de-notified or withdrawn in future.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Maharashtra State, Pune to look into the above matter and draft policy to utilize the lands under the de-notified /withdrawn SEZ's. The Committee, after considerable deliberation and meetings with the concerned, submitted its reports to the Government on 23/11/2012.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.



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Government Resolution:-

Government is pleased to announce the policy to develop an integrated industrial area on the special economic zone established on the lands of state government or its Undertaking/ Maharashtra Industrial Development Corporation / CIDCO as follows:-

1. On the lands of State government or its undertakings/ MIDC/ CIDCO where Special Economic Zone (SEZ) is established land used pattern for development of Integrated Industrial Area was 60% for Industrial development and 40% for development of support activities.
Based on DCR's of MIDC this will be changed for such lands for development of Integrated Industrial Area as minimum 80% for industrial development and maximum 20% for development of support activities.
- 2.
- A. Some of eligibility criteria have been set out regarding the policy of developing integrated industrial areas as mentioned in "Schedule-A" of Maharashtra Industrial Policy-2013.
- B. 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".
- C. 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 the inherent intent of this policy, the relevant criteria of "Appointed Date" is removed.
3. Stamp duty waiver is sanctioned in public interest as per section (9) of Bombay Stamp Act for 15% developed the lands to be transferred from Khed Economic Infrastructure Pvt. Ltd. (KEIPL) to the company of project affected farmer i.e. Khed Development Limited (KDL).
4. In-principle approval is accorded for formation of Integrated Industrial Area on parcel of de-notified land of Khed Economic Infrastructure Pvt. Ltd. (KEIPL). The committee for Navi Mumbai Special Economic Zone (NMSEZ) under the chairmanship of the Hon'ble Chief Secretary will finalize the modalities for formation of Integrated Industrial Area for Khed Economic Infrastructure Pvt. Ltd. (KEIPL) also.
5. Based on this Government resolution all concerned departments will issue necessary order / GRs / Notifications in this regard.



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