

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra undertaking)**

No. MIDC / CEO (IT) / 1518 / 2004

Udyog Sarathi
Mahakali caves road,
Andheri (E),
Mumbai-400 093
Date: 28 / 6 / 2004

C I R C U L A R

**Subject: Development of land in Information Technology Parks
through private developers**

Considering the changing scenario in Information Technology sector and keeping a view the need to give an opportunity to the investors to develop the lands through private developers, the Corporation has passed a resolution in its Board Meeting No. 289 dt. 9/6/2004. Accordingly, lands will be made available to the private investors for development of IT Parks on certain conditions. The developers, who have carried out development of atleast 2 lakh sq.ft. of construction under the IT sector will be considered eligible for this scheme on the following terms and conditions :-

1. After allotting the plot to the developer, internal roads, drainage system, water supply, electricity supply and all the services related to IT & maintenance will be made available by the developer himself and the Corporation will not provide these internal facilities.
2. Corporation's development control rules will be applicable for the construction on the allotted land.

3. As per the policy of the Corporation, 10% of the total area and 5% of the total area allotted should be reserved for open space and amenity area respectively, and it is mandatory to use these space for the said purpose only.
4. 80% of the space will be reserved for actual IT units and maximum 20% of space can be used for IT related services in such IT Parks.
5. MIDC will grant the lease to the plot to the Developer and the Developer may sublease the same to the gala holder.
6. If the Developer allots / subleases the unit / gala, no transfer fee / charges will be charged by the Corporation on first such occasion but such a transaction will be noted. However, if the said gala is subsequently transferred by such Gala / unit holder to another entity, then as per the policy of the Corporation, transfer fee will be applicable. Similarly, if the gala is given on rent, then the subletting charges are payable to the Corporation as per the policy of the Corporation.
7. No unit / gala can be transferred or can be mortgaged with any financial institution without prior permission of the Corporation.
8. Allotted Galas should be used for IT related activities only and cannot be used for any other activity. The

lease agreement executed with the Developer will be cancelled if violation of this condition is observed.

These instructions come into effect from the date of issue of this circular.

Sd/-
(Vidyadhar Kanade)
Chief Executive Officer
MIDC, Mumbai-93

Copy to:

1. All HODs, MIDC, Mumbai
2. Addl. Chief Engineer, MIDC, Nagpur
3. All Superintendent Engineers, MIDC
4. All Regional Officers, MIDC
5. All Executive Engineers, MIDC
6. Jt.Chief Accounts Officer, MIDC, Mumbai / Nagpur / Aurangabad / Pune
7. All General Managers, District Industry Centres
8. All Regional Officers, MIDC
9. Guard file

Note : Translated copy from marathi to english