



Government of Maharashtra

Policy of Industrial Parks comprising of flatted galas of Readymade Garment manufacturing, Gems & Jewelry, Micro-Electronics and Engineering units-2018

The policy seeks to make Maharashtra globally favored place for production of readymade garments, gems & jewelry & electronics. It aims to address major challenges related to availability of affordable spaces by way of flatted galas. The policy lays special emphasis on promotion of manufacturing of ready-made garments.

Under this policy, "Unit" means those production units which convert cloth into usable readymade garment, mattresses, carpets, covers, curtains, embroidery cloth etc. this will also include ready cloth for packing and for all intermediate processes. Units holding valid Udyog Aadhar Memorandum (UAM), manufacturing jewelry, cutting and polishing of gems, packaging production units and will be designed as gems & jewelry units.

1. Industrial Parks

- A. Industrial building having a minimum built up area of 20,000 sq. ft. can be established as Industrial Park under this policy. Out of the total built up space, minimum 80% area will have to be used for readymade garment production, gems & jewelry, registered eligible MSME production units under micro electronics sector. A Maximum, 20% area can be used for admissible support services.
- B. For Industrial Parks across the State, up to 200% additional floor space index will be admissible on 1 or basic admissible floor space index (FSI) which is higher, depending upon availability of road width. For development of public and private parks approved and registered by Directorate of Industries, 200% additional floor space index will be admissible with or without premium of prevailing ready reckoner rate & depending upon availability of road width as below:

Location of Park (as defined in PSI-2013)	Premium
No industry District & Naxalism affected area	Nil
Areas other than Pune, Thane, Greater Mumbai, Kalyan-Dombivali, Mira Bhayander, Panvel, Ulhasnagar, Ambernath, Navi Mumbai, Municipal Corporation Areas, No industry District & Naxalism affected areas.	10%
Pune, Thane, Greater Mumbai, Kalyan-Dombivali, Mira Bhayander, Panvel, Ulhasnagar, AMbernath, Navi Mumbai, Municipal Corporation Areas	15%

Under this policy, Maharashtra Industrial Development Corporation (MIDC) will be the special planning authority for parks coming up in MIDC and rural areas of the state.



2. Fiscal Incentives (Only for Garment Units)

- A. For eligible Micro, Small, Medium & Large Readymade garments Production Enterprises, incentives at one step higher will be admissible under package scheme of incentives. Garment projects will be granted Mega and Ultra Mega status on the basis of investment & employment criteria mentioned below:

	A & B Zone		No Industry district & Naxalism affected areas		Other Areas	
	Investment (Rs. In Crores)	Employment	Investment (Rs. In Crores)	Employment	Investment (Rs. In Crore)	Employment
Mega	250	1500	50	250	100	250
Ultra Mega	Rs. 500 Crores investment & 3000 direct employment					

- B. The incentive package to Mega projects will be customized.
- C. If an eligible unit in MIDC area obtains Building Completion Certificate (BCC) within the admissible development period and starts commercial production, the unit will be entitled to following concessions from MIDC for the balance development period.

Building Completion Certificate	Type of Concession
Minimum 50% and within 75%	100% exemption in service charges and firefighting cess+20% concession in water charges
Minimum 75% and within 100%	100% exemption in service charges and firefighting cess+30% concession in water charges,
100%	100% exemption in service charges and firefighting cess + 40% concession in water charges.

3. Stamp Duty Refund

Stamp duty refund/concession will be admissible to the eligible Garment units as per the Industrial Policy of the States- 2013, during their investment period for purchase of land or gala or; land or gala taken on lease and documents for bank loan.

4. Common Facility Center

Incentives equal to 75% of the expenditure incurred for credit rating, subject to a ceiling of (to be given one time) of Rs. 40, 000 will be given to eligible units for credit rating from SIDBI/Government Accredited Credit Rating Agency.

