

Industries Department, Government of Maharashtra

Submitted

5th July 2024

Sub: - Minutes – MAITRI Investor Meeting

MAITRI a Single Window Cell (SWC) is set up with an objective to attract investment and employment in the State. The cell marks a paradigm shift in role of the Government from being a regulator to that of facilitator. It provides G2B services, one-stop-shop for existing and prospective investors to get consolidated information about the investment process with regards to expanding their existing units or to set up a new business unit in the State. MAITRI has been established with the mandate to provide investor facilitation and to guide the investors in obtaining the required approvals for setting up any unit in the state.

As on date, a total of 119 services spread across 15 departments are accessible through the MAITRI-Single Window System. A meeting was organized under the chairmanship of Hon'ble Additional Development Commissioner (Industries) to review the MAITRI cases.

Towards this end, minutes of the meetings are annexed with this Note.

Submitted for your kind approval.

Development Commissioner (Industries)

Addl. Development Commissioner (Industries)

Superintending Industries Officer (MAITRI)

Encl.: as stated

Minutes of the Meeting – MAITRI Investor Meeting

Meeting Information:			
Date	5th July 2024	Venue	DI Office
Time	12:00 pm – 1:00 pm	Agenda	Minutes – MAITRI Investor Meeting

Attendees:	
Department/ Organization	Name & Designation
In-chair	<ul style="list-style-type: none"> Shri Deependra Singh Kushwah (IAS), Development Commissioner (Industries)
In-chair	<ul style="list-style-type: none"> Shri Pradip Chandren (IAS), Additional Development Commissioner (Industries)
Industries	<ul style="list-style-type: none"> Smt. Mrunalini Devraj, Superintending Industries Officer (MAITRI)
Revenue	<ul style="list-style-type: none"> Shri. Unmesh Mahajan, Additional Collector, Revenue
Boilers	<ul style="list-style-type: none"> Shri. Umesh Patil, Jt. Director
MSEDCL	<ul style="list-style-type: none"> Shri. Kishor Chavan, Nodal Officer, MAITRI
UD 1	<ul style="list-style-type: none"> Shri Kishor D. Girolla, Assistant Director Town Planner
GST	<ul style="list-style-type: none"> Shri Lalbahadur R Katare
MPCB	<ul style="list-style-type: none"> Shri. Sagar Auti
Labour	<ul style="list-style-type: none"> Shri. Bhaskar Morade
PWD	<ul style="list-style-type: none"> Shri Pradeep Dalvi
MSEDCL & MIDC	<ul style="list-style-type: none"> Regional Officers
EY	<ul style="list-style-type: none"> EY team

Meeting Proceedings

Sr. No.	Company Name, district	Department	Issue description and chronology	Discussion Points and Action Items on 5 th July 2024	Concerned Officer and Department
1.	Universal Forces Industries	MIDC	<p>The said company was allotted a plot admeasuring 8000 sqm by MIDC in September 2020. The company made a payment of 5 Cr. for the same. At the time of possession, the neighbouring plot holder raised an objection due to which MIDC had to shift the allotted plot.</p> <p>As per the investor, the possession of the new plot has a 20-meter drain passing through the plot because of which they are unable to develop the plot as per their requirement.</p> <p>The company has requested MIDC to provide a land close to the allotted plot (Preferably adjacent to the allotted plot (East Side) that doesn't have any infrastructural issues or make necessary changes such closure of draining in the existing allotted plot.</p>	<p>Discussion Point</p> <p>As per the department official, RO Pune, the issue of drainage closure has been submitted for remarks to the EE (civil), and the file will be forwarded to the Planning division for further approval.</p> <p>Departmental Update: Measurement which was pending is completed, C Copy is received. Issue to be closed within a month.</p> <p>Issue Status (03rd July 2024)</p> <p>The measurement is completed by the Land Record Department.After measurement, around 12000 sq.m. area is available for Investor.A natural drain of the width of 15-20 m is flowing through this area.Requirement of the investor is 8000 sq.m.As per the requirement of the invsetor, the proposal for modified planning is submitted to MIDC HQ on June,24,2024</p>	MIDC Nodal officer
2.	M/s. Echaar Equipment Pvt. Ltd	MIDC	<p>The said unit had applied for the allotment of land and paid the full amount but they have yet not received possession of land.</p>	<p>Discussion Point</p> <p>No Updates received in the meeting.</p> <p>Departmental Update: Land allotment issues likely after MCC.</p> <p>Issue Status (03rd July 2024)</p> <p>Will be taken up in coming LAC</p>	MIDC Nodal officer

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3.	ABB	MIDC	<p>The said unit has requested for below two things, 1. Getting enhanced water supply line to factory at Plot No. 34, MIDC, Satpur, Nashik 2. Updating name change (from ABB Ltd to ABB India Ltd) for factory at Plot No. 34, MIDC, Satpur , Nashik.</p> <p>Issue with respect to water supply is resolved. The change of name issue is still pending.</p>	<p>Discussion Point</p> <p>As per the department official, the issue related to water supply has been resolved. The change of name issue is pending at the headquarters.</p> <p>Action Items</p> <p>As per the directives of the Hon'ble Additional Development Commissioner, the said issue is to be addressed in a separate meeting with the Hon'ble Jt CEO MIDC.</p> <p>Issue Status</p> <p>Open</p>	MIDC Nodal officer
4.	Sandvik	MIDC	<p>Water connection related to MIDC: The said unit has submitted the application for giving effect to demerger order and name change in July 2023 at the MIDC office but have received two demand notes from MIDC in August 2023, as they are treating this request as a 'new connection'. But since there is no change in the business nor there is any additional requirement for water, there</p>	<p>Discussion Point</p> <p>As per the department official, the said issue is currently in progress and will be decided at the headquarters.</p>	MIDC Nodal officer

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			<p>should be no charges payable to give effect to the NCLT demerger order.</p>	<p>Action Items</p> <p>As per the directives of the Hon'ble Additional Development Commissioner, the said issue is to be discussed in a separate meeting with the Hon'ble Jt CEO MIDC.</p> <p>Issue Status(03rd July 2024)</p> <p>Presently MIDC is paying royalty to the irrigation department for lifting water @ Rs.24.20 per cum (for industrial use). Considering establishment, chemical, energy M & R and other charges, water rate for industrial supply arrives to Rs. 33.35 per cum. The water is supplied by MIDC @ Rs. 32.25 per cum for M/S Sandvik Asia Pvt. Ltd. (Outside industrial consumer) means MIDC is bearing loss of Rs.1.10 per cum at present for supply of water to M/S Sandvik Asia Pvt. Ltd. MIDC supplies water to M/S Sandvik Asia Pvt. Ltd. to the tune of 250 cum to 300 cum per day.</p> <p>The demand for payment of capital contribution and differential security deposit by MIDC is as per MIDC rules & regulations and solely in the interest of corporation.</p>	

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5.	Supriya Lifescience Ltd.	MIDC	<p>Supriya Lifescience Ltd., a pharmaceutical company with an annual turnover of Rs. 650 Crs., intended to embark on a joint venture with an Italian company for expansion in Isambe Village Patalganga. Despite purchasing an industrial plot and paying Rs. 55,73,60,000, the anticipated Environment Clearance for Isambe Industrial Area by MIDC has not materialized, creating uncertainty. Consequently, the joint venture with M/s. Bado Italy has been suspended, resulting in significant missed opportunities and damage to Supriya Lifescience Ltd.'s international standing. The communication underscores the corporation's failure to meet timelines, potentially exposing the company to penalties, and stresses the crucial need for improved coordination among government departments for industrial growth. A personal meeting with Dr. Satish Wagh is requested to address the delayed Environment Clearance, with an urgent response sought to address the concerns raised by Supriya Lifescience Ltd.</p> <p>16-02-2024- Internal Meeting Update- As per the MIDC official, department has deployed an agency and the EC is expected to be issued by August 24.</p>	<p>Discussion Point</p> <p>As per the MIDC official, department has deployed an agency to get the EC.</p> <p>Action Items</p> <p>As per the directives of the Hon'ble Additional Development Commissioner, the department to obtain an update from the agency regarding the status of the issue and the steps taken till date.</p> <p>Issue Status (03rd July 2024)</p> <p>(1) ToR for the project..Isambe industrial area was received on 25/09/2023.</p> <p>(2) In compliance with ToR, the consultant appointed by MIDC has completed the EIA studies & prepared & submitted the detailed report.</p> <p>(3) However, MIDC is waiting for the State Environment Appraisal Committee, GoM for presentation before the Committee.</p>	MIDC Nodal officer
6.	Bakery Cluster Jalna	MIDC	The Said unit had applied for land allotment to MIDC and the allotment is still pending with the department	<p>Discussion Point</p> <p>As per the department official, the comfort letter has been issued, and the DSR has been cleared by the government.</p>	MIDC Nodal officer

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				<p>Land allotment is likely after the abolition of the Model Code of Conduct.</p> <p>Issue Status (03rd July 2024)</p> <p>Investor has deposited 5% amount Rs.42120/- ,but not yet submitted the Sanctioned DPR so further process is awaited.</p>	
7.	Flamingo Pharmaceuticals Ltd.	MIDC	<p>The said unit has raised grievance related to the service charges in respect of plot no. NPH-1, Krushnoor MIDC, SEZ zone, Nanded.</p> <p>Investor Meeting Update: As per the Flamingo Pharmaceutical, SEEPZ office has raised a demand of Rs. 2,27,85,857/- as a Cost Recovery charges to MIDC, as against that MIDC regional office has demanded Rs. 2,90,03,039/- towards SEZ service charges and Request of Demand of Rs. 3,16,39,673/- towards annual SEZ service charges.</p> <p>The said unit has requested to reconsider levying additional service charges as the unit pays annual services charges to MIDC.</p>	<p>Discussion Point</p> <p>As per the department official, the above-mentioned charges are statutory, and considering a waiver requires policy-level consideration.</p> <p>Issue Status</p> <p>Open</p>	MIDC Nodal officer
8.	Eternis Chemical Pvt Ltd	MIDC	<p>Eternis faces significant infrastructure challenges at their industrial plot in Patas, MIDC, with unresolved issues despite promises made by authorities. The key problems include the lack of a proper access road—Eternis temporarily repaired a local road for their operations—and the need for an additional power supply of 3,000 KVA for the second phase of their project.</p>	<p>Discussion Point</p> <p>As per the department official, administrative approval for the said approach road has been received. However, the land acquisition process is still underway and is delayed due to opposition from local inhabitants. The RO office is</p>	MIDC Nodal officer

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			<p>There has been no progress in constructing the promised access road or in the approval for a necessary electricity substation, affecting the transportation of materials and ongoing production expansion.</p>	<p>actively following this issue and will initiate the acquisition process under police protection if necessary.</p> <p>Action Items</p> <p>As per the directives of the Hon'ble Additional Development Commissioner, RO Pune is to update the status of the case to MAITRI.</p> <p>Issue Status (3rd July 2024)</p> <p>44.43 Ha.R of additional Kurkumbh (Patas) industrial area in the subject matter. It is planned to widen the existing access road at Kurkumbh Patas Shive and make a 30 meter road from Pune-Solapur highway.</p> <p>The said area is notified under Chapter 6(D) of MIDC Act 1961 . It came into effect on 10/04/2023. Land Surveyor of Deputy Superintendent Land Records, Daund, Pune has completed joint measurement proceedings on 03/05/2024 and JM report and map will be received by 10th July 2024</p>	
9.	Pesh Technology Park	MIDC	<p>A plot previously allocated to Sopra Steria Ltd and now intended for Pesh Technology Park is facing transfer complications. Despite completing an agreement and obtaining the necessary Occupancy Certificates in 2004 and 2006, the lease deed execution is held up due to the lack of a Building Construction Certificate and updated</p>	<p>Discussion Point</p> <p>As per the department official, the letter addressing this issue was submitted to LMA in February 2024, but we are yet to receive a reply.</p>	MIDC Nodal officer

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			<p>government regulations. Pesh Technology Park has paid a differential premium amount to MIDC and received a transfer order, but MIDC requires permission from the Local Military Authority (LMA) for lease deeds because the area is now designated as a red zone. An application for a Pre-Determined Lease was submitted to MIDC, which stated that LMA permission is needed. Efforts to secure LMA permission have been challenging and assistance from MIDC is crucial to expedite this process without additional conditions. The issue is of high importance for the future business expansion of Pesh Technology Park, and their request is for MIDC to help facilitate the lease deed execution promptly.</p>	<p>Action Items</p> <p>As per the directives of the Hon'ble Additional Development Commissioner, the department to update the current status of the issue to MAITRI.</p> <p>Issue Status (3rd July 2024) MIDC Headquarter has instructed that "In this case construction should be done as per the limits of BCC. But currently NOC from LMA / DE is required if the construction is to be done in Red Zone. If the department ensures that the above conditions are met, it can be considered to take a proper decision. Without it, the Final Lease Agreement cannot be done." Accordingly, the Regional Office office has sent a letter vide letter No. 311 dated 09.02.2024 to LMA (Local Military Authority) / DE (Defense Establishment) for their reply. Reply is still awaited.</p>	
10.	Atlas Copco	MIDC	<p>Atlas Copco (India) Private Limited, a Swedish multinational company, has leased MIDC land in Talegaon phase 2, Pune, with plans to invest INR 160 Cr and create employment for 200 individuals by July 2024. However, the company faces two critical issues hindering the operationalization of its factory:</p>	<p>Discussion Point:</p> <p>As per the departmental official , the said unit has access to motorable road. The said demand to be looked into.</p>	MIDC Nodal officer

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			<p>1. Atlas Copco delay in getting promised access road on Plot D26 as it is halted due to a local farmer's dispute 2. Delay in road carriage width increase, despite MIDC's confirmation.</p>	<p>Action items; As per the directives of Hon'ble Additional Development Commissioner the said issue to be taken up in a separate meeting with Jt CEO MIDC</p> <p>Issue Status (3rd July 2024)</p> <p>MIDC has provided approach roads of 7.50 m wide (2 nos.) ,water supply lines & street lights to plot no. D-26,M/s. Atlas Copco. The proposal of third proposed approach road to M/s. Atlas Copco has been submitted by R.O.(1) Pune office for approval from Planning department ,MIDC,Mumbai. Additionally new location of proposed road has been submitted to R.O.Pune office for approval of competent authority.</p>	
11	Detox India Pvt Ltd	MIDC	<p>Detox India Pvt Ltd, a subsidiary of a notable French company, has begun the construction of a Common Effluent Treatment Plant (CETP) at MIDC, Patalganga. they had applied for building plan approval following the established guidelines. However, they have been levied a penalty of INR 1,97,14,993 by SPA MIDC, Patalganga, due to an alleged delay in the approval process, as per MIDC Circular No. B88123 dated 7th June 2019. The approval for the building plan by MIDC is subject to the acquisition of an Environmental Clearance Certificate. Without this certificate,</p>	<p>The said unit to meet Hon. Jt CEO separately The decision to be taken in the joint meeting with Hon. Joint CEO and Hon. CEO</p>	MIDC Nodal officer

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			<p>development activities on the designated plot are strictly prohibited.</p> <p>The company is advocating for the below provisions:</p> <p>1.a revision of the aforementioned circular, proposing that the submission and approval of the building plan should only be required from the date the Environmental Clearance is issued, rather than from the date of possession or agreement to lease the land.</p> <p>2.assistance in urging SPA, Patalganga to grant approval for building plans without imposing an additional premium.</p>		
12	M/S Ram enterprises	MIDC	<p>[6/20 2:38 PM] Varad Deshpande</p> <p>The plot, originally allotted to M/s. Ram Enterprises, faced measurement disputes and subsequent legal actions initiated by MIDC (Maharashtra Industrial Development Corporation) due to encroachment issues from Plot No. 30.</p> <p>Late Shri. M.P. Shrivastava, the Power of Attorney holder for legal heirs, filed a civil suit against MIDC challenging their repossession order on Plot No. 29. A compromise was reached later, extending the possession period.</p> <p>Despite attempts by M/s. Ram Enterprises to rectify issues and seek approvals for construction and sub-leasing, MIDC rejected their requests citing non-compliance with regulations, leading to further legal complications.</p> <p>The legal heirs now contend that MIDC's recent decision to repossess a portion of the plot violates procedural fairness, constitutional rights, and earlier agreements. They seek an extension and NOC (No</p>	<p>As per the Nodal officer, the MIDC head office has already rejected the request and has asked RO Nagpur to take the possession of the plot as BCC was not taken by concerned holder.1) The said plot was allotted and given possession on 01/12/1981</p> <p>2) Since no development was carried out by the allottee , MIDC had cancelled the said allotment on 05/08/1985</p> <p>3) Allottee filed a civil suit against MIDC, so MIDC granted the extension for development till 01/06/1992 for total area of 5651 Sq.m. Of allotted</p> <p>4) Allottee constructed only 162.44 sq.m. , but failed to produce any evidence of actual production so completion certificate was not given</p>	MIDC Nodal officer

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			<p>Objection Certificate) for transferring rights to another entity, M/s. Rishab Enterprises, appealing for relief under amnesty schemes and regulatory compliance.</p>	<p>5) MIDC allowed to retain Allottee area of 1850 sq.m. Corresponding to area constructed. MIDC had directed allottee to handover the possession of balance area.</p> <p>6) Possession of balance area is not given by Allottee</p> <p>7) Allottee had applied for extension of building construction and completion (BCC) as per the extension policy dated 24/11/2023 of MIDC</p> <p>8) MIDC has rejected Allottee application as the BCC limit for him was till 01/06/1992</p> <p>9) The extension policy mandates that only application after 31/08/2013 should be considered, hence MIDC head office Andheri has rejected Allottee application.</p>	
13.	Araymonds	MIDC	<p>ARaymond was allotted MIDC land on 27.02.2024 but couldn't take possession on 27.03.2024 due to unresolved compensation issues between local farmers and MIDC. Despite ARaymond's efforts to resolve the matter, the dispute persists, delaying their construction project and incurring significant losses. ARaymond seeks urgent assistance to obtain possession and commence their project.</p>	<p>Compensation issues are being looked after.</p>	<p>MIDC Nodal officer</p>
14.	Cyfuture	MIDC	<p>The said unit requests the update of ownership details for Plot No. EL – 03 in Mahape, Navi Mumbai, on the Single Window/MIDC/Maitri Portal. The plot was acquired through an IDBI Bank e-auction, and all related formalities, including transfer charges, have been completed. The update is urgently needed to finalize mortgage-related formalities.</p>	<p>Completed</p>	<p>MIDC Nodal officer</p>

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15.	Umed Sizars	MIDC	Umed Sizars in consortium have purchased 18000 SqMtr land (PLOT NUMBER E-5 MIDC Kupwad Dist Sangli) in the name of Dandekar Brother in a bank auction in April 2023. They have completed the paperwork for plot transfer and submitted to Mumbai office in May 2023 and the file is still pending for process with Jt CEO MIDC, Mumbai. As the file is not yet processed and not received by Sangli office it is not possible to commence the construction work. Umed Sizars seeks assistance in getting the plot transferred to commence construction work.	After taking the opinion of Legal Wing (Due to SARFAESI Act) ,Planning Wing (Due to sub Division required by the company) and Environment Wing (due to RED zone),the matter is pending for final decision at MIDC Headquarter.	MIDC Nodal officer

Meeting ended with vote of thanks to and from the chair.