



Maharashtra Industrial Development Corporation
(A Government of Maharashtra Undertaking)

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Regional Office, Amravati
Badnera Bye-Pass Road

Amravati 444601

Letter No.: MIDC/RO AMRAVATI/Dharni (Mini)/LMS 19/Submission-ID 1036606

Date: 17/03/2025

Subject: Allotment of Land for Industrial Plot No.A-7 admeasuring 800 Sq.Mtr in Dharni (Mini) Industrial Area.

Reference: 1) e-Tender ID: 2024_MIDC_1127535_1 ; Bidder ID: 6402599

2) Preliminary Intimation (AOC) Dated : 17/02/2025

3) Offer Letter dated: 12/03/2025

Read : All Rules & Regulations, Circulars of MIDC.

:ORDER:

Sanction is hereby accorded to the allotment of land admeasuring **800 Sq. Mts. at the quoted rate of Rs. 375.00/- per Sq. Mts.** Comprising of Plot No. **A-7** in **Dharni (Mini)** to **M/s SG Udyog** and having his/her office at **W/O Santoshrao Ganjare, Badnera Road, Near Gupta Kirana, Mahavir Nagar, Sai Nagar, Amravati Maharashtra** for setting up your unit for **Manufacturing** activity to the payment of the total land premium of **300000.00/- (Rs.Three Lakh)** and subject to the following conditions.

1. The amount of earnest money **Rs.8800.00/- (Rs. Eight Thousand Eight Hundred)** received dated **18/02/2025** with the application and **Rs. 66200.00/- (Rs. Sixty-Six Thousand Two Hundred)** received on dated **17/03/2025** will be appropriated towards the amount of premium. The allottee shall pay the sum of **Rs. 225000.00/- (Rs. Two Lakh Twenty-Five Thousand Only)** balance amount of the premium within a period of 30 days from the date of receipt of this order, by only online payment at <https://land.midcindia.org>.
2. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be Liabe to be cancelled without further notice.
3. In the event of the allotment being cancelled as fore-said the corporation shall forfeit the whole of the paid earnest money deposited.
4. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease, and the lease annexed thereto & in substance are as follows.
 - a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety-five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and

conditions as may be determined by the Corporation at the time of renewal.

b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.

c) The allottee shall get the plan and specification of the proposed *Industrial* building duly approved from the Special Planning Authority (SPA) of the said Industrial area and complete the said building in accordance with approved plans and shall obtain an Occupancy Certificate from the Special Planning Authority (SPA) of the said industrial area within a prescribed period.

d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with possession of the land or any part thereof without previous consent of the Corporation who may refuse or grant it subject to such condition as the Corporation may think fit including a condition for payment of additional premium.

e) The allottee shall be entitled to use land for the purpose of mentioned in DPR but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in for any other purpose and not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.

f) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease and the Lease.

g) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication as also the Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) If there any encroachment on the plot the same should be removed by you, at your own risk and cost.

i) Please note that if electric line is passing through your plot, you will have to shift the line at your own cost and risk, also concern with MSEDCL and Telephone Department (Concern competent authority).

j) In case any changes after final measurement of plot area and if the area is found to be increased the charges towards excess area, shall be recovered as per prevailing rate at that time.

k) The infrastructure of water supply is provided by MIDC, considering the water requirement of your plot at the rate of the 25 m³ per hect. Per day. For the requirement in excess of 25 m³ per Hect. Per day of your plot, you will be required to pay the capital contribution at rate of Rs.15,000/- per m³ or the actual rate of capital contribution of water supply scheme of the industrial area whichever in more.

l) MIDC has no objection to grant power connection for 67 KW applied load as per your project report.

m) The allottee may submit his application to the concern telephone & electricity authority immediately, after taking over the possession of the plot. This will enable the concern authorities to build up a waiting list & ensure proper planning to provide timely telephone & electric connection to the industrial units in the area. Please note that, MIDC is not responsible for supplying electricity. Hence, you should ensure the availability of such infrastructure with concerned MSEDCL authorities/(Concern competent authority).

- n) Natural flow of Nalla should not be obstructed by the allottee. The allottee have to make a planning of construction of factory building as per CDCPR of MIDC without disturbing the Nalla. Diversion of Nalla may be done with the prior approval of Executive Engineer/Special Planning Authority (SPA)
- o) The Allotment Order is issued subject to obtain MPCB consent to establish prior to commencement of proposed activity or any other consent /approval of MOEF, Govt. of India and E.C. from state level export appraisal Committee before starting Production. (if applicable)
- p) The allottee of plots shall be required to observe and perform all obligations and shall also be required to abide by rules, regulations and bye-laws in force for the time being framed by the State Government or any other authority as regards pollution of water, air, sound/noise. Failing which the allottee shall solely responsible for the consequences of any breach or non-compliance of any such provision or condition of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time and the rules and regulations made there under.
- q) You should become member of C.E.T.P. after construction by M.I.D.C. (if applicable).
- r) Subject to condition to demarcate the space for pollution control system (ETP/STP/APC & SW/HW Storage), green belt development and 100% recycle/reuse of treated effluent/sewage so as to achieve ZLD
- s) MIDC can consider the cases of allotment, subject to the production of an undertaking stating that Industries having zero discharge and or/using cleaner technologies, subject to the achievement of stringent standards laid down in the consent order, which will be confirmed to the stream standards unless the disposal of treated effluent is on land for irrigation purpose or gardening and tree plantation or otherwise recycled/reused in the process itself and in case of violation, the MIDC reserves its right to cancel the allotment and to take back the possession of the plot without any compensation.
- t) The allottee shall construct & complete the construction of building having consumption of minimum 40% FSI and obtain Building Completion Certificate & start the production activity on the said plot within 5 (Five) years. (i.e. development period). Failing to obtain Building Completion Certificate and commence of production, extension charges applicable and if the plot is not developed within the extended period, the plot will be taken back as it is and the Corporation will not refund the expenditure on construction and development of the plot including 100% land premium paid towards allotment of the plot, (as per circular No. B00192 dated 12/05/2023)
- u) After obtaining Occupancy Certificate, it is mandatory to the allottee to start/commence production and shall remain in production during entire term of the Lease.
- v) If there are any trees on the allotted plot, you shall remove the trees with prior permission of tree authority and then you shall re-plant the tree at its own cost & risk in the open space with consultation and permission of competent Authority.
- w) The allotment of plot of land on 'As is where is' basis.
- x) Please also note that Agreement to Lease will be signed with you within 30 days from the date of handing over of possession of plot.

y) All Rules, Regulations & prevailing policy of MIDC are applicable to you.

Yours faithfully,

***Regional Officer
MIDC, Amravati***

To,

Mrs Manjusha Ganjare

M/s SG Udyog

**W/O Santoshrao Ganjare, Badnera Road, Near Gupta Kirana, Mahavir Nagar, Sai Nagar, Amravati
Maharashtra**

Copy submitted to :

- 1) The Chief Account Officer,MIDC,Mumbai - 400 093**
- 2) The Chief Planner, MIDC,Mumbai- 400 093**
- 3) The Technical Adviser , MIDC,Mumbai- 400 093**
- 4) The Executive Engineer (Amravati),MIDC.**
- 5) The Executive Engineer, MSEDCL,AMRAVATI.**

Copies to: :

- 1. The Deputy Engineer (Amarvati E and M) MIDC.**
- 2. The Head Surveyor/Surveyor, RO AMRAVATI.**

**This is a system-generated Allotment letter and does not require a signature. MIDC does not dispatch any hard copy of this Allotment letter.*