

Modification of Industrial Location Policy
in Mumbai Metropolitan Region

GOVERNMENT OF MAHARASHTRA
INDUSTRIES, ENERGY AND LABOUR DEPARTMENT

Government Resolution No. ILP.1098/4789/IND-2

Mantralaya, Mumbai 400 032, dated the 7th November, 1998.

Read:

1. Government Resolution, Industries, Energy and Labour Department, No. ILP.1082/ (1786) /IND-2, dated 3rd February, 1984.
2. Government Resolution, Industries, Energy and Labour Department, No. ILP.1091/ (3616)/IND-2, dated 29th October, 1991.
3. Government Resolution, Industries, Energy and Labour Department, No. ILP.1092/ (3681)/IND-2, dated 2nd May, 1992.
4. Government Resolution, Industries, Energy and Labour Department, No. ILP.1092/3410/IND-2, dated 4th May, 1993.
5. Government Resolution, Industries, Energy and Labour Department, No. ILP.1095/ (4410)/IND-2, dated 25th May, 1998.

PREAMBLE

1. The Mumbai Metropolitan Regional Plan (1970-91) came into effect from August 16, 1973. This plan indicated the policy to be followed for location of industries in the region and provided for review of this policy. The Industrial Location Policy was first laid down in a Circular Memorandum, Industries, Energy and Labour Department No. IDM 1074/933982/Planning, dated 26th December, 1974. During implementation, as and when difficulties arose or when change in policy was necessitated, it was revised from time to time.
2. The Industrial Location Policy has now been in force for about 24 years. In the wake of the liberalized policy announced by the Government of India, the State Government has also formulated its Industrial Policy in 1993 and accordingly a comprehensive Industrial Location Policy for Mumbai Metropolitan Region came

into force *vide* Government Resolution No. ILB 1092/3410/IND 2 dated 4th May, 1993. The basic approach of this policy has been to address the issues of declining employment in Mumbai and its suburbs, need of modernisation, diversification and expansion of existing industries without sacrificing the objectives of decongestion and ensuring pollution free environment.

3. Subsequently the State Government enumerated its Industry, Trade and Commerce Policy, in 1995. Accordingly and having regard to the implementation of the Industrial Location Policy over the past years, certain modifications were made in it.

3.1 Expansion, modernization, diversification or change of manufacturing process has been allowed for industries in Schedule II, in Zone I, provided the overall source pollution decreases and does not require additional power and additional built-up area for manufacturing purpose, *vide* Government Resolution, Industries, Energy and Labour Department, No. ILP-1095/(4410)/IND-2, dated 25th May, 1998.

3.2 In the recent meeting of the Committee of Secretaries for Industrial Development (COSID), it was decided to include certain items in Schedule I which do not cause any pollution. These items now appear at Sr. No.11 to 14 in the Schedule I, annexed hereto.

3.3 Certain sections of Industries which were not listed in Schedule I and II, pointed out that especially small scale industries (SSI) have been facing hardships. This sector felt that, mostly engineering units outside Greater Mumbai Municipal Corporation limits, especially in Thane Municipal Corporation area and Mira-Bhayander Municipal area, be allowed to operate provided they do not pose any pollution problems. Having regard to all the above developments, the Government has, after careful consideration, decided to further revise the Industrial Location Policy, as indicated below.

RESOLUTION

4. This policy is applicable to all industries in Mumbai Metropolitan Region (MMR) excluding Cotton Textile Industries, go-downs, service industries and service industrial estates. Wherever necessary, the locational clearance under this policy is subject to approvals from Ministry of Environment and Forest, Government of India and the Environment Department of the State Government under the Environment Protection Act, 1986; approval from the Maharashtra Pollution Control Board and the strict enforcement of pollution control measures specified by the Maharashtra Pollution Control Board. The locational clearance is also subject to the provisions of the Regional plan for Mumbai Metropolitan Region, the development plan and development control regulations applicable to the land to which industrial proposal relates.
5. *Zoning and Classification of Industries.*
- 5.1. For the purpose of the revised industrial location policy, the Mumbai Metropolitan Region shall be divided into the following zones :-
- Zone I:-* consisting of Greater Mumbai and areas of Thane Municipal Corporation and Mira-Bhayander Municipal Council.
- Zone II:-* consisting areas of Kalyan and Navi Mumbai Municipal corporations; Ulhasnagar, Ambernath, Kulgaon-Badlapur Municipal councils; Bhivandi and Uran sub-regions as described in Schedule III and Vasai-Virar sub-region as per Notification No. TPS 1287/2753/CR-228-81/UD-12, dated 14th May, 1990. (Schedule IV)
- Zone III:-* consisting of the remaining areas of the Mumbai Metropolitan Region, excluding the areas covered under Zones I and II above.
- 5.2. Industry shall be classified into four categories, viz.:-
- (a) non-polluting, high-tech or high value added units as listed in Schedule I;
 - (b) engineering units as listed in Schedule I-A
 - (c) highly polluting, hazardous or obnoxious units as listed in Schedule II;
 - (d) Residuary industries : The Industries not covered in Schedule I, IA and II
- 5.3. For all categories of industry in all three zones, built up area and / or additional connected load shall be permitted for the following purposes :-

- (a) For goods manufacturing practices as certified by FDA required for compliance of Drugs and Cosmetics Act, 1940
 - (b) For Research and Development, as certified by Department of Science and Technology, provided the activity does not add to pollution and is an integral part of the unit. For independent R & D, no NOC would be necessary.
 - (c) For anti-pollution equipment certified by the Maharashtra Pollution Control Board.
6. In supersession of all the previous orders, the industrial location policy for Mumbai Metropolitan Region, with reference to each of the three zones shall be as stated hereinafter. However, existing Industrial Estates without final NOC (of the Directorate of Industries), will be allowed to apply for final NOCs to the Directorate. They will continue to be governed by the provisions of the Government Resolution dated 3rd February, 1984.
7. The eleven (11) categories of industries mentioned in Schedule IA will be permitted in Zone I of Mumbai Metropolitan area excluding Greater Mumbai Municipal Corporation area i.e. these industries will be permitted in the area within Thane Municipal Corporation limits and also within Mira-Bhayander Municipal Council limits subject to the following conditions:
- a) These should be existing or industries proposed to be located within the Thane Municipal Corporation area and Mira-Bhayander Municipal Council area of Zone I of Mumbai Metropolitan Region.
 - b) These industries should be non-hazardous and the industrial process does not cause any chemical, air and water pollution from these units. For this purpose such industries will have to obtain proper certificate from Maharashtra Pollution Control Board and the concerned competent authority.
 - c) Such industrial units should be in the MIDC areas or in co-operative industrial estates and industrial estates approved by the Directorate of Industries.
 - d) If necessary, the concerned industrial unit will initially install proper system for pollution control.
 - e) The industries in the above category viz; Schedule IA which are in existence on the date of this resolution but established after 4th May, 1993, will be

regularized after payment of penalty. The amount of penalty will be decided by the Directorate of Industries and by MIDC for units in MIDC Area.

8. Restrictions will apply as set out in the appended Table for the three zones.
9. A committee will be constituted comprising Secretary (Industries), Principal Secretary (Urban Development), Secretary (Environment), Metropolitan Commissioner (MMRDA), Municipal Commissioner (BMC) and Development Commissioner (Industries) for interpretation of any point arising from this Resolution.

By order and in the name of the
Governor of Maharashtra,

V.K.WANKHEDE,
Deputy Secretary to Government.

TABLE
Locational Restrictions in the Mumbai Metropolitan Region

Item	Zone I	Zone II
1. New unit, substitute unit for one that has closed down or relocation of a unit from elsewhere	(a) will be allowed freely for Schedule I industry.	(a) Other than units of Schedule II industries will be freely allowed.
	(b) will be allowed for Schedule I-A Industries in Thane Municipal Corporation area and Mira-Bhayander Municipal Council area subject to conditions mentioned in Para 7 of this GR.	(b) Schedule II industries will be allowed only in MIDC area. In other areas, they may be allowed only after approval of Committee mentioned under para 9 of this GR.
	(c) will not be allowed for others.	(c) In Uran sub-region as defined in Schedule III no new/substitute unit will be allowed.
2. Expansion, modernisation or diversification of an existing unit	(a) will be allowed for Schedule I Industries.	(a) Expansion etc. Other than Schedule II industries will be allowed.
	(b) will be allowed for Schedule IA industries in Thane Municipal Corporation Area and Mira-Bhayander Municipal Council Area, subject to the conditions in para 7 of this GR.	(b) Expansion etc. of Schedule II industries will be allowed only in MIDC areas. In other areas, it may be allowed only after approval of Committee mentioned under Para 9 of this G.R.
	(c) will be allowed for Schedule II industries provided the overall source pollution decreases and does not require additional power and additional built up area for manufacturing purpose.	
	(d) not covered under Schedule I, IA and II will be allowed upto permissible FSI, provided additional power is limited to 25 per cent of authorised connected load on 4.5.93.	

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| 3. | Proposed industrial estate construction on an open plot | (a) will be allowed for housing Schedule I industries only.

b) will be allowed for schedule IA Industries in Thane Municipal Corporation Area and Mira-Bhayander Municipal Council Area subject to condition in Para 7 of this GR.

(c) will not be allowed for housing other than (a) and (b) above. | (a) Construction will be allowed for housing other than Schedule II industry

(b) In MIDC areas, construction will be allowed even for housing Schedule II industry. |
| 4. | Expansion of approved industrial estates (having final NOC)/division of gala or structure | Will be allowed to house only Schedule I industries and Schedule IA Industries in Thane Municipal Corporation Area and Mira-Bhayander Municipal Council Area subject to condition in Para 7 of this GR. | (a) will be allowed for housing other than Schedule II industry.

(b) In MIDC areas, expansion/division will be allowed even for housing Schedule II industry. |

No NOC will be needed for units in Zone III

SCHEDULE I

Non-Polluting, High Tech of High value added Industries

1. *Electronics* –

Manufacture of consumer and entertainment electronics.

Manufacture of computer and peripherals

Manufacture of electronic control, measuring, recording instruments.

Manufacture of electronic telecommunication and broadcasting equipment

Manufacture of electronic components and accessories

Computer data procession, software and production.

Manufacture electronic medical equipment.

2. *White Goods* –

Domestic refrigerator, freezer, washing machine, dish washer, microwave oven, air conditioner, reprographic equipment, laser equipment etc.

3. *Plastic Products* –

All products from moulded, extruded, thermoset process

Manufacture of acrylic sheets and acrylic products.

Manufacture of re-inforced/laminated sheets.

Manufacture of mono filaments products.

4. *Watches and Clocks of all kinds.*

5. *Gems and Jewellery –*

Jewellery of all types including costume jewellery.

Manufacture of gold and silver articles

Diamond cutting and polishing.

6 *Textile Products (Excluding dyeing and processing of cloth).*

7 *Food, Food Products and non-alcoholic beverages.*

8 *Paper products, printing and Publishing (Excluding manufacture of paper).*

Manufacture of paper board products

Printing, publishing and allied activities.

9. *Leather and fur products (excluding tanning, curing and Processing of hides).*

10. *Wood Products (excluding manufacture of plywood, blockwood and saw milling.*

11. *Pharmaceutical Formulations (313)*

12. *Vehicle Repairing and Battery Charging Services.*

13 *Repairs of road construction machinery owned by the unit.*

14. *Manufacturing of corrugated boxes from purchased papers.*

SCHEDULE - IA

Engineering Industries Etc.

(The figure in bracket refer to National Industrial Classification)

1. Industrial Springs (343.6)
2. Fabrications (340)
3. Electric Motors (360.4)
4. Utensils Manufacturing (346)
5. Steel Metal Press parts (344)
6. Electric Coil Winding (360.8)
7. Special Purpose Machinery (359)
8. Moulding of Rubber Parts (302.9)
9. Automobile Parts Manufacturing (374.8)
10. Engineering Job Work and Machinery of Parts (345)
11. Mixing of Chemicals with Zero Effluent Discharge.

SCHEDULE - II

List of Industries (Polluting and Hazardous)

1. Manufacture and refining of sugar (206)
2. Manufacture of hydrogenated oils, vanaspati ghee and edible oils (210,211)
3. Distilling, rectifying and blending of spirits (220)
4. Manufacture of pulp, paper and paper board including newsprint (280)
5. Tanning, curing and finishing of leather or furskins (290, 294)
6. Manufacture of petroleum and coal products (304 to 307)
7. Manufacture of chemical and chemical products (except pharmaceutical products) (310 to 319 except 313)
8. Manufacture of cement (3241)
9. Basic metals and alloys industries (330 to 339)
10. Thermal power plants
11. Asbestos and asbestos products.

SCHEDULE - III

1. Bhiwandi Sub-Region

Bhiwandi-Nizampur Municipal Council and the following villages

Sr. No.	Name of village	Sr. No.	Name of village
1	2	1	2
1.	Alimdhari	30.	Mankoli
2.	Anjur	31.	Nimbavoli
3.	Bharodi	32.	Ovali
4.	Bhinar	33.	Pimpalgaon
5.	Dapode	34.	Pimpalghar
6.	Davyale	35.	Pimpalnar
7.	Dhamagaon	36.	Purne
8.	Dive	37.	Rahanal
9.	Dive (Anjur)	38.	Ranjandi
10.	Dunyc	39.	Sainagar
11.	Eikunde	40.	Sarang
12.	Gorsai	41.	Saravali
13.	Gove	42.	Savandhe
14.	Gundevali	43.	Shelar
15.	Vadghar	44.	Shivnagar
16.	Junavdurki	45.	Sonale
17.	Kalhe	46.	Sontaka
18.	Kalwar	47.	Surai
19.	Kambe	48.	Tembavali
20.	Kasheli	49.	Vadpe
21.	Kashivali	50.	Vadunavghar
22.	Katai	51.	Vafale
23.	Kawad Kh.	52.	Vaghivali
24.	Kevani	53.	Val
25.	Khoni	54.	Valshid
26.	Kiravali	55.	Vehele
27.	Kolivali	56.	Yava
28.	Kon	57.	
29.	Kopar		

2. Uran Sub-Region

Uran Municipal Council area and the following villages

Sr. No.	Name of village	Sr. No.	Name of village
1	2	1	2
1.	Boripakhadi	3.	Mhatwali
2.	Kegaon		

SCHEDULE IV

Areas covered under Vasai-Virar Sub-Region forming part of Mumbai Metropolitan

Region

Sr. No.	Name of village Being the area comprised in the villages and municipal limits mentioned below	Sr. No.	Name of village Being the area comprised in the villages and municipal limits mentioned below
1	2	1	2
1.	Achole	34.	Mandavi
2.	Agashi	35.	Manikpur
3.	Bapne	36.	Merdes
4.	Barampur	37.	More
5.	Bhuigaon-Budruk	38.	Mulgaon
6.	Dhuigaon-Khurd	39.	Naiganon
	Bilalpada	40.	Nale
7.	Boling	41.	Nabghar
8.	Chandansar	42.	Nawale
9.	Chandip	43.	Nilemore
10.	Chikhal-dongri	44.	Nirmal
11.	Chincholi	45.	Pelhar
12.	Chulne	46.	Rajivli
13.	Dahisar	47.	Rajodi
14.	Deodal	48.	Saloli
15.	Dhaniv	49.	Sandor
16.	Diwanman	50.	Samel
17.	Gas	51.	Sassunavghar
18.	Gas-Kopri	52.	Sativali
19.	Girij	53.	Shirgaon
20.	Gokhivare	54.	Shirsad
21.	Juchandra	55.	Sopara
22.	Kaman	56.	Tulinj
23.	Kaner	57.	Umele
24.	Karadi	58.	Umelman
25.	Karmale	59.	Umbrale
26.	Kashid-Kopar	60.	Vadavali
27.	Kaular-Budruk	61.	Vagholi
28.	Kaular-Khurd	62.	Vasai Municipal area
29.	Kiravali	63.	Vathar
30.	Kolhi	64.	Virar Municipal Area
31.	Kofrod	65.	Waliv.
32.	Koshimbe		

To

- The Secretary to the Governor of Maharashtra, Mumbai
- The Additional Chief Secretary to the Chief Minister
- The Chief Secretary
- The Private Secretaries to all Ministers
- The Personnel Assistants to all Ministers of State
- The Principal Secretary to the Government, Planning Department
 - ┌ The Principal Secretary to the Government, Urban Development Department
 - └ The Secretary to the Government, Environment Department
- The Principal Secretary to the Government, Law and Judiciary Department
- All other Departments of Mantralaya
- The Metropolitan Commissioner, Mumbai Metropolitan Region and Development Authority, Mumbai
- The Development Commissioner (Industries), Mumbai
- The Municipal Commissioner, Mumbai Municipal Corporation of Greater Mumbai
- The Managing Director, Maharashtra State Financial Corporation, Mumbai
- The Chairman, Maharashtra State Electricity Board, Mumbai
- The Secretary, Maharashtra State Electricity Board, Mumbai
- The Chief Engineer (Electrical), Mumbai.
- The Member Secretary, Maharashtra Pollution Control Board, Mumbai
- The Commissioner of Labour, Mumbai
- The City Engineer, Mumbai Municipal Corporation, Mumbai
- The General Manager, Bombay Electric Supply and Transport Undertaking, Mumbai
- The Divisional Commissioner, Konkan, Navi Mumbai.
- The Managing Director, SICOM Ltd
- ┌ The Managing Director, City and Industrial Development Corporation, Mumbai
- └ The Chief Executive Officer, Maharashtra Industrial Development Corporation, Mumbai
- ┌ The Director of Town Planning, Konkan Division, Konkan Bhavan
- └ The Deputy Director of Town Planning, Mumbai
- The Assistant Director of Town Planning District, Raigad, Alibag,

- The Secretary, Mumbai Port Trust, Mumbai
- The Collectors of Mumbai, Mumbai Suburban District, Thane and Raigad
- The Municipal Commissioner, Kalyan Municipal Corporation, Kalyan
- The Municipal Commissioner, Thane Municipal Corporation, Thane
- The Municipal Commissioner, Navi Mumbai Municipal Corporation, Navi Mumbai
- Chief Officer, Mira Bhayander Municipal Council.
- The Managing Director, Development Corporation of Konkan Limited, Mumbai
- The Managing Director, Leather Industries Development Corporation of Maharashtra Limited, Mumbai
- The Director of Employment, New Mumbai
- The Chief Engineer (Supply), Bombay Electric Supply and Transport Undertakings, Mumbai
- The Secretary, Bombay Suburban Electric Supply Company Limited, Mumbai
- The Textile Commissioner, Mumbai
- The Director General of Information and Public Relations, Mantralaya, Mumbai
- The Joint Director of Industries (MMR), Mumbai
- The Convenor Udyog Mitra, Mumbai.
- The Suprintending Industries Officer, Konkan Region, Thane
- The General Manager, District Industries Centre, Thane.
- All Officers and Desk Officers of Industries, Energy and Labour Department,
- Select File, Ind .2, Industries, Energy and Labour Department, Mantralaya, Mumbai.

**Documents required for " NOC " as per Industrial Location Policy applicable
in " MMR area " only.**

1. Application form in prescribed Performa, which is available in T.A. Section, MIDC, Andheri (E), Mumbai- 400 093, at Rs. 110/- for SSI Units & at Rs. 275/- for Medium & Large Scale units. (SSI means Investment in Plant & Machinery upto Rs. 100.00 lakhs).

2. Copy of Possession Receipt
OR
Copy of the Transfer order with copy of the B.C.C. (if applicable)

3. If the allottee has not taken the B.C.C. within 3 years from the date of possession of the plot, then the copy of the time limit extension granted by Regional Office, MIDC, is required.

4. If the allottee has not started production within one year from the date of possession of the shed, then copy of the time limit extension granted by Regional Office, MIDC, is required.

5. For expansion NOC (i.e. expansion of the existing unit) the following additional documents will be required.(a) Copy of Previous NOC(b) Copy of SSI/IEM/Industrial Licence