

**Expansion of User Policy for the land outside Processing SEZ in the MIHAN notified area, Nagpur.**

1. This policy may be called the Expansion of User Policy for the MIHAN notified area, Nagpur and comes into effect from that date of approval of the Board of Directors of MADC.
2. The applicant has to submit the request for Expansion of User citing the reason for the same. A committee comprising the various officers from the Department of Marketing, Engineering, Planning and Finance shall examine the request of such type of expansion of user considering the factors like adequacy of existing infrastructure to carry the load, effect on surrounding area etc. post expansion of user and recommend to VC&MD for final decision. If any infrastructure requires upgradation to cater the additional load due to expansion of user then the applicant has to share the charges/cost for the same on pro rata basis as arrived by MADC.
3. **Rate of Additional Premium for expansion of user:-** The applicant, if permitted expansion of user has to pay the additional premium for expansion of user at the rate as given below:

Sr. No.	Expansion of user	Rate (Rs. Per sq.mtr.)
1	<b>Change of category of land uses:</b> like Residential to Commercial, Industrial to Commercial, etc. as the case may be,	Difference of present prevailing lease premium rate and lease premium rate at which plot was originally allotted, considering the pro rata FSI or Rs. 1000/- per sq.mtr., whichever is higher
2	<b>Change of purpose in same category of land uses:</b>	50% of the difference of prevailing lease premium rate and lease premium rate at which plot was originally allotted pro rata FSI or Rs. 500/- per sq.mtr., whichever is higher

Note:- For calculation of difference, the present prevailing highest lease premium rate of specified user shall be taken and will be decreased or increased on pro rata basis as per initially permitted FSI.

4. The permission for expansion of user shall be at the sole discretion of MADC considering the MIHAN and the non-conforming uses like industry in residential area etc. shall not be permitted under expansion of user.
5. **Authority to grant Expansion of User:-**The Vice Chairman and Managing Director of MADC is empowered permit expansion of user for upto 1.0 ha. area. For area more than 1.0 ha. Board of Directors of MADC is empowered to grant.

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