महाराष्ट्र लॉजिस्टीक धोरण-२०२४ अंतर्गत कार्यपध्दती/ मार्गदर्शक तत्त्वे निश्चित करण्याबाबत.

महाराष्ट्र शासन

शासन निर्णय, क्र. मऔधो-२०२५/प्र.क्र.११३/उद्योग-२

उद्योग, गुंतवणूक, सेवा व खनिकर्म विभाग,

मादाम कामा रोड, हुतात्मा राजगुरु चौक,

मंत्रालय, मुंबई ४०० ०३२

दिनांक : १५ ऑक्टोबर, २०२६.

वाचा :- १. शासन निर्णय, उद्योग,ऊर्जा, कामगार व खनिकर्म विभाग, क्र. मऔधो-२०२३/प्र.क्र.२२३/उद्योग-२, दिनांक २६.०८.२०२४.

२. उद्योग संचालनालय, मुंबई या कार्यालयाचे पत्र क्र. उसं/लॉजिस्टीक धोरण-२०२४/कार्यपध्दती/ २०२५/अे-११५१, दि.२६.११.२०२५.

३. उद्योग संचालनालय, मुंबई या कार्यालयाचे पत्र क्र. उसं/लॉजिस्टीक धोरण-२०२४/सुधारित कार्यपध्दती/ २०२६/अे-२८, दि.०९.०१.२०२६.

४. उद्योग संचालनालय, मुंबई या कार्यालयाचे पत्र क्र. उसं/लॉजिस्टीक धोरण-२०२४/सुधारित कार्यपध्दती/ २०२६/अे-१०१०, दि.२४.०६.२०२६.

५. उद्योग संचालनालय, मुंबई या कार्यालयाचे पत्र क्र. उसं/लॉजिस्टीक धोरण-२०२४/सुधारित कार्यपध्दती/ २०२६/अे-११३५, दि.२७.०७.२०२६.

प्रस्तावना :-

महाराष्ट्र राज्याचे लॉजिस्टीक धोरण-२०२४ हे दि.२६.०८.२०२४ रोजीच्या शासन निर्णयान्वये जाहीर करण्यात आले आहे. महाराष्ट्र लॉजिस्टीक धोरण-२०२४ अंतर्गत येणाऱ्या पात्र लॉजिस्टीक घटकांना धोरणांतर्गत वित्तीय तसेच बिगर वित्तीय प्रोत्साहने देय करण्यात आलेली आहेत.

सदर प्रोत्साहनांच्या अनुषंगाने महाराष्ट्र लॉजिस्टीक धोरण-२०२४ अंतर्गत कार्यपध्दती/ मार्गदर्शक तत्त्वे निश्चित करण्याची बाब शासनाच्या विचाराधीन होती.

शासन निर्णय :-

महाराष्ट्र लॉजिस्टीक धोरण-२०२४ अंतर्गत येणाऱ्या पात्र लॉजिस्टीक घटकांना धोरणांतर्गत वित्तीय तसेच बिगर वित्तीय प्रोत्साहने देय करण्यात आलेली आहेत. त्यासंदर्भाची कार्यपध्दती/मार्गदर्शक तत्त्वे यासोबत जोडलेल्या परिशिष्टानुसार निश्चित करण्यात येत आहेत. सदर कार्यपध्दती/मार्गदर्शक तत्त्वे यास याद्वारे शासनाची मान्यता प्रदान करण्यात येत आहे.

२. सदर शासन निर्णय महाराष्ट्र शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर उपलब्ध करुन देण्यात आला असून, त्याचा संकेताक २०२६१०१५१६०६५५४१५२ असा आहे. हा शासन निर्णय डिजीटल स्वाक्षरीने सांक्षाकित करुन निर्गमित करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

P ANBALAGAN

Digitally signed by P ANBALAGAN
DN: c=IN, o=MAHARASHTRA STATE POWER GENERATION COMPANY LIMITED, ou=ENERGY DEPARTMENT, 2.5.4.20=b28340eff8e689064772c656aa812537f110f54d37abfcbe605d21377051c2b7, postalCode=400051, st=Maharashtra, serialNumber=D93E69377FB5CE5335B5C8A7B68974934A85881110C37C2421A2CFAB0207E6C0, cn=P ANBALAGAN
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(डॉ. पी. अन्बलगन)

प्रधान सचिव, महाराष्ट्र शासन

सोबत: परिशिष्ट.

प्रति,

१. मा. सभापती, विधानपरिषद यांचे खाजगी सचिव, महाराष्ट्र विधानमंडळ सचिवालय, विधानभवन, मुंबई.

२. मा. अध्यक्ष, विधानसभा यांचे खाजगी सचिव, महाराष्ट्र विधानमंडळ सचिवालय, विधानभवन, मुंबई.

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३. मा. उपसभापती, विधान परिषद यांचे खाजगी सचिव, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
४. मा. उपाध्यक्ष, विधानसभा यांचे खाजगी सचिव, महाराष्ट्र विधानमंडळ सचिवालय, विधानभवन, मुंबई.
५. मा.मुख्यमंत्री यांचे अपर मुख्य सचिव, मुख्यमंत्री सचिवालय, मंत्रालय, मुंबई.
६. मा.उप मुख्यमंत्री तथा मंत्री (नगर विकास गृहनिर्माण, सार्वजनिक बांधकाम (सार्वजनिक उपक्रम)) यांचे प्रधान सचिव, उप मुख्यमंत्री सचिवालय, मंत्रालय, मुंबई.
७. मा.उप मुख्यमंत्री तथा मंत्री (राज्य उत्पादन शुल्क, क्रीडा व युवक कल्याण अल्पसंख्याक विकास आणि औकाफ) यांचे सचिव, उप मुख्यमंत्री सचिवालय, मंत्रालय, मुंबई.
८. मा. मंत्री (उद्योग) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
९. मा. राज्य मंत्री (उद्योग) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
१०. मा. मंत्री (सर्व) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
११. मा. राज्य मंत्री (सर्व) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
१२. मा. विरोधी पक्षनेता, महाराष्ट्र विधान परिषद यांचे खाजगी सचिव, महाराष्ट्र विधान मंडळ सचिवालय, विधानभवन, मुंबई.
१३. मा. विरोधी पक्षनेता, महाराष्ट्र विधानसभा यांचे खाजगी सचिव, महाराष्ट्र विधानमंडळ सचिवालय, विधानभवन, मुंबई.
१४. मा. मुख्य सचिव, महाराष्ट्र शासन, मंत्रालय, मुंबई.
१५. सर्व अपर मुख्य सचिव/प्रधान सचिव/ सचिव, सर्व मंत्रालयीन विभाग.
१६. मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी (पूर्व), मुंबई.
१७. आयुक्त (उद्योग), उद्योग आयुक्तालय, मुंबई.
१८. आयुक्त (सेवा), सेवा आयुक्तालय, मुंबई.
१९. आयुक्त (सूक्ष्म, लघु व मध्यम उपक्रम), सूक्ष्म, लघु व मध्यम उपक्रम आयुक्तालय, मुंबई.
२०. सर्व महानगरपालिका आयुक्त.
२१. सर्व जिल्हाधिकारी.
२२. व्यवस्थापकीय संचालक, महाराष्ट्र राज्य वीज वितरण कंपनी लिमिटेड, मुंबई.
२३. व्यवस्थापकीय संचालक, सिडको, मुंबई.
२४. विभागीय आयुक्त, कोकण/पुणे/नाशिक/नागपूर/छत्रपती संभाजीनगर/अमरावती.
२५. महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, मुंबई.
२६. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.
२७. व्यवस्थापकीय संचालक, महाराष्ट्र औद्योगिक वसाहत मर्यादित, मुंबई.
२८. अध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी मर्यादित, मुंबई.
२९. अध्यक्ष तथा व्यवस्थापकीय संचालक, मिहान इंडिया लि., नागपूर.
३०. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे.
३१. सर्व सह सचिव/अवर सचिव/ कक्ष अधिकारी, उद्योग, गुंतवणूक, सेवा व खनिकर्म विभाग, मंत्रालय, मुंबई.
३२. निवड नस्ती (उद्योग-२)

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शासन निर्णय, उद्योग, गुंतवणूक, सेवा व खनिकर्म विभाग, क्र. मऔधो-२०२५/प्र.क्र.११३/उद्योग-२, दि. १५ ऑक्टोबर, २०२६
सोबतचे परिशिष्ट

Operational Guidelines/ Modalities for the Implementation of Maharashtra State Logistics Policy 2024

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Section 1 - Background

In order to strengthen Maharashtra's position as a leading logistics and supply-chain hub, improve multimodal connectivity, reduce logistics costs, enhance ease of doing business, and promote planned development of logistics infrastructure across the State, the Government of Maharashtra has notified the ***Maharashtra Logistics Policy, 2024*** *vide Government Resolution, dated 26 August, 2024*. The Policy envisages development of world-class logistics parks, integrated truck terminals, and modern logistics facilities, while encouraging private investment, adoption of technology, sustainability, and balanced regional growth.

With a view to ensure effective, transparent, and uniform implementation of the said Policy, it has become necessary to lay down detailed operational procedures, eligibility criteria, incentive administration mechanisms, compliance requirements, and monitoring frameworks. Accordingly, these Operational Guidelines / Modalities are being issued to translate the objectives of the Maharashtra Logistics Policy, 2024 into implementable actions and to provide clarity to all stakeholders involved in development and operation of logistics infrastructure and logistics units in the State.

These Operational Guidelines, titled ***Operational Guidelines / Modalities for Implementation of the Maharashtra Logistics Policy, 2024***, are issued to operationalise the provisions of the Policy as notified and as amended from time to time. In the event of any inconsistency between these Modalities and the Maharashtra Logistics Policy, 2024 or any applicable Government Resolution, the provisions of the Policy and such Government Resolutions shall prevail.

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Section 2 - Definitions and Eligibility

Definitions

Definitions of Logistics Park, Integrated Truck Terminal (ITT), Logistics Unit, Fixed Capital Investment (FCI), Commissioning, Commencement and Eligible First Principle shall be as provided in the Maharashtra Logistics Policy, 2024.

2.1 Logistics Park

"Logistics Park" means a planned and integrated facility developed on a contiguous land parcel, to enable the efficient movement and handling of goods. This includes open/closed storage of goods, consolidation/segregation of goods, distribution, transfer of goods and containers between different modes, controlled temperature / ambient storage, custom bonded warehouses, material handling equipment, parking, efficient handling of products and value addition as required for delivery.

As decided by the State High Power Committee in its meeting dated 19.05.2025, Logistics Parks shall be classified on the basis of minimum land area **or** Fixed Capital Investment (FCI), excluding land cost as follows –

(a) Small Logistics Park-

"Small Logistics Park" means a logistics park developed for eligible logistics infrastructure on contiguous land between 5 acres or less than 50 acres, or with a Fixed Capital Investment between ₹10 crore and less than ₹100 crore, excluding the cost of land, and having a minimum access road width of 15 metres.

(b) Large Logistics Park

"Large Logistics Park" means a logistics park developed for eligible logistics infrastructure on contiguous land between 50 acres or less than 100 acres, or with a Fixed Capital Investment between ₹100 crore and less than ₹200 crore, excluding the cost of land.

(c) Mega Logistics Park

"Mega Logistics Park" means a logistics park developed for eligible logistics infrastructure on contiguous land between 100 acres or less than 200 acres, or with a Fixed Capital Investment between ₹200 crore and less than ₹400 crore, excluding the cost of land.

(d) Ultra Mega Logistics Park

"Ultra-Mega Logistics Park" means a logistics park developed for eligible logistics infrastructure on contiguous land of 200 acres or more, or with a Fixed Capital Investment of ₹400 crore or more, excluding the cost of land.

(e) Multi-Storeyed Logistics Park

"Multi-Storeyed Logistics Park" means a logistics park developed with vertical warehousing and/or stacking infrastructure, having a minimum built-up area of 20,000 square feet, or a Fixed Capital Investment of ₹5 crore or more, excluding the cost of land.

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2.2 To promote sustainability of logistics sector "Green Logistics Park" also defined as follows

A Green Logistics Park is a Logistics Park that focuses on the adoption of green concepts and techniques aimed at addressing socio-economic and environmental issues and improving sustainability across warehouse management and overall supply chain management. Such parks emphasize water conservation, energy efficiency, and reduction in fossil fuel use.

2.3 Integrated Truck Terminals (ITT)

A designated facility with minimum 5 acres (3 acres if adjacent to a National Highway) and fixed capital investment minimum ₹5 Cr, (For ITTs – Up to 25% of land cost admissible in FCI) designed to provide truck parking, driver facilities, loading/unloading bays, fuel, repair, warehousing and compliance with mandatory checklist.

2.4 Logistics Units

"Logistics Unit" means an independent or standalone unit engaged in logistics activities such as warehousing, silos, cold storage and operating in accordance with the provisions of this Policy and applicable laws.

The units under these categories eligible for the incentives are defined as below:

A. Warehousing and Cargo Handling Units:
   Logistics Storage Units means open/closed area developed over a with a minimum of 20,000 sq. feet Built up Area with base FSI will be designated as Logistics Storage Units. Warehouses shall provide facilities for handling the cargo, storage of cargo in bulk/ break bulk form and loading and unloading facilities. It may also include services- Picking, Sorting, Grading and Packaging.

B. Silo:
   Silos are structures developed over a minimum of 1 acre used for storing bulk cargo in both solid and liquid form having a storage capacity of at least 1,000 metric tonnes and can be constructed of various materials such as concrete/ steel depending on the cargo type to be stored.

C. Cold Storage:
   Cold storage facilities are facilities for storage and minimal processing of perishable/temperature sensitive goods such as agricultural, horticulture, dairy, fish and marine, poultry and meat products, medicines etc. Minimum built-up area of 20,000 sq. ft. is required to be eligible for incentives under the policy. A cold storage facility shall consist of the following main components such as Controlled Atmosphere (CA)/ Modified Atmosphere (MA) chambers, Variable Humidity Chambers, Ambient Storage, Individual Quick Freezing (IQF), blast freezing, etc.

   For the purpose of availing fiscal incentives, only above MSME Logistic units with fixed capital investments (excluding land cost) up to ₹ 50 Crores are eligible.

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2.5 Eligible Organisations

Any legal entity registered as Proprietary, Partnership firm, Cooperative Society, Registered Company under the Companies Act, 2013, Farmer Producer Companies, Public Sector Undertakings, Other state organizations, Limited Liability Partnership (LLP), Trusts & Alternate Investment Funds (AIF)* Public Private Partnership (PPP) based projects, Joint Ventures (JVs) or consortium of companies created for the purpose of developing the Small, Large, Mega, Ultra Mega, Multi-storey Logistics parks, and Integrated Truck Terminals.

* AIF refers to any privately pooled investment fund, (whether from Indian or foreign sources), in the form of a trust or a company or a body corporate or a Limited Liability Partnership (LLP)

2.6 Transition from Earlier Policy

(1) Projects with Letter of Intent but No Physical Progress: Any Logistics Park or Logistics Unit that has been issued a Letter of Intent (LoI) under an earlier Logistics Policy, but has not undertaken any physical progress as on the date of commencement of the Maharashtra Logistics Policy, 2024, may apply for and avail a fresh LoI under the Maharashtra Logistics Policy, 2024, subject to submission of a detailed explanation and supporting particulars to the satisfaction of the competent authority.

(2) Projects with Letter of Intent but without Occupancy Certificate: Any Logistics Park or Logistics Unit that has been issued a LoI under an earlier Logistics Policy and has undertaken physical progress and incurred investment before the commencement of Maharashtra Logistics Policy, 2024, but has not received an Occupancy Certificate, may be considered for grant of Registration under the Maharashtra Logistics Policy, 2024.

In respect of projects covered above, the investment incurred prior to Maharashtra Logistics Policy, 2024 may be examined for the admissibility and quantum of incentives shall and will be considered for incentives on a case-to-case basis by the State Level Monitoring Committee (SLMC) headed by the Principal Secretary/ Secretary (Industries, Investment and Services) in accordance with the provisions of the Policy.

Above criterion for transition from earlier policy is included as per decision taken in State Level Empowered Committee dated 19.05.2025.

2.7 Commissioning / Commencement:

Commissioning (Parks/ITTs): Completion of common infrastructure and readiness with Occupancy/Commissioning certificates from competent authority for the completed portion of the park/ITT.

In respect of Large, Mega, and Ultra-Mega Logistics Parks developed in phases within the permissible development period, phased Occupation Certificates issued by the Competent Authority for completed phases, including common infrastructure facilities, shall be considered valid.

Commencement (Units): Start of commercial operations at the registered location.

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Section 3 - Land Use and Logistics Services Norms

3.1 Classification of Logistics Services

In accordance with Section 3.3 of the Maharashtra Logistics Policy, 2024, and for the purpose of uniform interpretation and implementation of land-use norms, incentive eligibility and compliance assessment, services within Logistics Parks and Integrated Truck Terminals (ITTs) shall be classified under the following three categories:

3.1.1 Common Infrastructure and last mile connectivity for Road & Water

"Common Infrastructure and last mile connectivity for Road & Water" refers to basic physical infrastructure required for the functional development and operation and efficient connectivity of Logistics Parks and Integrated Truck Terminals, irrespective of size or category.

Common Infrastructure includes:

I. Internal circulation roads and dedicated access roads connecting the facility to the nearest public road network;
II. Assured water supply, sewerage, and drainage systems;
III. Reliable power supply along with internal power distribution infrastructure;
IV. water drainage arrangements;
V. Adequate common parking facilities for trucks, commercial vehicles, and staff;
VI. Boundary wall, internal lighting, wayfinding systems, and safety signage;
VII. Employee welfare and support amenities including washrooms, rest rooms, canteens, and first-aid facilities; and
VIII. Solid waste management and disposal systems in accordance with applicable norms.

Common Infrastructure and last mile connectivity Road & Water shall be provided by Developer of Logistics Park/ Integrated Truck Terminals as per policy, and prevailing norms under DCPR of the planning authority. As per policy clause 3.1.3, the Developer can avail financial support with the cap of Rs. 5 crores for the connected infrastructure of road and water.

3.1.2 Core Logistics Services

"Core Logistics services" refers to services directly engaged in logistics operations involving storage, handling, movement, processing and distribution of goods, as envisaged under the Policy. –

The list may be indicative, addition or changes in said services shall be decided by Principal Secretary (Industries, Investment and Services) in consultation with Commissioner (Industries). Core Logistics services includes:-

I. Warehousing

Warehousing shall mean dedicated buildings or structures used for the systematic storage of raw materials, semi-finished goods, and finished goods, including modular warehouses, multi-storey or vertical warehouses, automated and high-bay warehouses, and specialized warehouses designed for specific commodities. Such facilities shall be equipped with appropriate racking systems, material-handling equipment, safety and fire-protection systems, and all necessary operational and support infrastructure required for efficient, safe, and compliant logistics operations.

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II. Cold Storage, Controlled Atmosphere and Dry Storage

These shall mean specialized storage designed to preserve goods by maintaining low or controlled temperatures, regulated humidity levels, and/or specific atmospheric conditions, for the storage of perishable, pharmaceutical, agricultural, and other temperature-sensitive commodities, and shall include both mechanized and technology-enabled storage systems.

III. Cargo Handling and Material Handling Systems

Cargo and Material Handling Systems shall mean mechanical, automated, or manual systems used for movement, lifting, stacking, transfer, and handling of goods within the logistics facility, including forklifts, conveyors, cranes, pallet movers, robotic systems, and similar equipment.

IV. Loading and Unloading Bays

Loading and Unloading Bays shall mean designated and engineered platforms or docks provided for safe and efficient transfer of goods between transport vehicles and storage or processing areas, including dock levellers, ramps, and safety arrangements.

V. Container Yards and Truck Terminals

Container Yards and Truck Terminals shall mean designated logistics areas used for the parking, staging, and movement of freight vehicles, the storage, handling, and transfer of containers, and the facilitation of freight aggregation and dispatch, and shall include terminal operations, internal circulation spaces, and all associated handling and support infrastructure required for efficient logistics operations.

VI. Silo Storage

Silo Storage Facilities shall mean vertical or horizontal bulk storage structures designed for storage of agricultural produce, food grains, cement, minerals, or other bulk commodities, including mechanized loading, unloading, aeration, and monitoring systems.

VII. Packaging, Repackaging, Sorting, Grading and Consolidation Facilities

These facilities shall mean value-added logistics infrastructure used for packaging or repackaging of goods, sorting and grading based on quality, size, or destination, and the consolidation or de-consolidation of consignments, provided that such activities are incidental and integral to logistics, warehousing, and distribution operations.

VIII. Temperature and Humidity Control Systems

These shall mean monitoring and control systems installed to maintain prescribed temperature and humidity conditions within storage or processing areas, including sensors, automation systems, alarms, and real-time monitoring tools essential for quality assurance of stored goods.

IX. Digital Warehouses and Warehouse Management Systems (WMS)

Digital Warehouses and Warehouse Management Systems (WMS) shall mean technology-enabled logistics operations involving inventory management, real-time tracking and visibility of goods, barcode- or RFID-based identification systems, and the use of automation, analytics,

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and integration with transport management systems or enterprise resource planning platforms, for efficient warehouse operations, control, and logistics decision-making.

X. Fleet Management Systems

Fleet Management Systems shall mean digital and operational systems used for managing logistics vehicles, including vehicle tracking, routing, fuel management, scheduling, maintenance monitoring, and compliance management for freight and logistics operations.

XI. Weighbridges

Weighbridges shall mean fixed or movable weight-measurement systems installed within logistics facilities for accurate measurement of vehicle or cargo weight, used for compliance, billing, safety, and operational control.

3.1.3 Support Logistics Services

"Support Logistics Services" refers to ancillary and auxiliary services which supports logistics operations but are not directly involved in core logistics services. The list may be indicative, addition or changes in said services shall be decided by Principal Secretary (Industries, Investment and Services) in consultation with Commissioner (Industries).

Support Logistic services includes:

a. Administrative and office buildings
b. Training and skill development centres
c. Dormitories and worker accommodation
d. Banking, insurance and financial service offices
e. Fuel stations (including EV charging infrastructure)
f. Vehicle servicing and repair facilities not integral to logistics operations
g. Other allied commercial amenities

3.1.4 Treatment of Fixed Capital Investment (FCI)

Logistics Parks - For the purpose of calculating the Fixed Capital Investment (FCI) of a Logistics Park, investment in core facilities shall be considered at 100% of the eligible value, and investment in support services shall be considered at 100% of the eligible value.

Integrated Truck Terminals - For the purpose of calculating the Fixed Capital Investment (FCI) of a Integrated Truck Terminals, investment in core facilities shall be considered at 100% of the eligible value, and investment in support services shall be considered at 100% of the eligible value.

3.2 Land Use Allocation Norms

I. Minimum Core Logistics services Requirement: A minimum of 60% of the total notified land area / built-up area of a Logistics Park or Integrated Truck Terminal shall be mandatorily utilized for Core Logistics services as referred in 3.1.2.

II. Support Logistic Services Limit: Support Logistics Services as referred in 3.1.3 shall not exceed 40% of the total notified land area / built-up area.

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III. Flexibility for Higher Core Share: Any increase in Core Logistics services beyond 60% shall be permitted automatically, without requiring separate departmental approval.

IV. Additional FSI Condition: Even where additional FSI is granted by the competent authority, the minimum 60% Core Logistics services requirement shall be maintained at all times, including on the additional FSI area.

V. Last-Mile Connectivity Treatment: Last-mile connectivity for Road & Water, shall not be considered or counted independently for the purposes of the 60:40 computation.

3.3 Land Use Allocation – Special Provision for Mega and Ultra-Mega Logistics Parks

In the case of Mega and Ultra-Mega Logistics Parks, the following additional land-use provisions shall apply:

I. Out of the maximum 40% area permitted for Support Services Infrastructure, up to 20% of such balance area may be utilized for manufacturing or industrial activities, subject to the following conditions:

   a. Such activities shall be logistics related sectors; and

   b. Such activities shall fall exclusively within the Green or White category industries, as classified by the competent authority.

II. Under no circumstances shall manufacturing or industrial activities reduce the minimum 60% area requirement for Core Logistics Services as referred in 3.1.2.

3.4 Authority for Interpretation and Rationalization of Logistics Services

In case of classification, interpretation, and rationalization of logistic services shall be decided by Principal Secretary (Industries, Investment and Services) in consultation with Commissioner (Industries) for the purpose of effective implementation of the Policy.

3.5 Eligibility Criteria for Green Logistics Parks

In addition to the land-use and logistic services norms specified above, all Logistics Parks seeking recognition as Green Logistics Parks under the Maharashtra Logistics Policy, 2024 shall comply with the following conditions:

a. Green Energy Usage

At least 10% of the total power consumption of the Logistics Park shall be met through Green/ Renewable Energy sources that should be traceable, including solar, wind, hybrid renewable systems and procurement through green power arrangements.

b. Recycling Infrastructure

The Logistics Park shall provide dedicated recycling facilities or services for handling solid waste, packaging waste and other recyclable materials generated within the park.

c. Bio-waste and Water Recycling

I. Adequate systems shall be established for bio-waste management, including composting or scientific processing.

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II. Water recycling and reuse systems, including sewage treatment plants (STPs) and treated water reuse for non-potable purposes, shall be mandatory.

Compliance with the above conditions shall be verified at the time of admissibility of green incentives and during periodic inspections.

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Section 4 - Institutional Framework and Competent Authorities

4.1 Nodal /Implementing Agency

Commissionerate of Industries, Government of Maharashtra shall act as the nodal/implementing agency.

4.2 Competent Authorities

Sr. No.	Document/ Incentive	Parks & ITT (Developers) - Competent Authority	Units — Competent Authority	
			For Logistics Units with fixed capital investments up to Rs.10 Cr excluding land cost	For Logistics Units with fixed capital investments between Rs.10 Cr to 50 Cr excluding land cost
1	Issuance of Letter of Intent (LoI)	Commissioner (Industries)	1. For Mumbai and Mumbai Suburban District – Joint Commissioner, MMR 2.For all Other Districts – GM, DIC	Concerned Regional Joint Commissioner of Industries.
2	LoI Extension	Commissioner (Industries)	Same as original LoI issuing authority (as described in Point No.1)	
3	Further Extension of LoI–Case-to-Case Basis	Commissioner (Industries)	Commissioner (Industries)	
4	Issuance of Registration cum Incentive Eligibility Certificate	Commissioner (Industries)	Same as original LoI issuing authority (as described in Point No.1) post commencement and verification.	
5	Incentive (claim) Sanction	Commissioner (Industries)	Same as original LoI issuing authority (as described in Point No.1)	
6	Disbursement Order	Government issues Disbursement Order as per Sanction	Government issues Disbursement Order as per Sanction	
7	Disbursement Authority (fund release)	Commissioner (Industries) e-payment directly to beneficiary's bank account.	Commissioner (Industries) e-payment directly to Unit's bank account.	

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4.3 Offer letter for Mega and Ultra Mega Logistics Parks

For Mega and ultra-mega parks, the offer letter shall be issued by Principal Secretary (Industries, Investment and Services). The mega and ultra-mega projects may be provided customised incentives, on a case-to-case basis depending on their strategic importance and alignment with state priorities. The Cabinet Sub-Committee, constituted under the chairmanship of the Hon'ble Chief Minister of Maharashtra, shall have the power to sanction such customized incentive packages after recommendations of the State Level Empowered Committee constituted under clause 8(A) of the policy.

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Section 5 - Letter of Intent (LoI) and Registration cum Incentive Eligibility Certificate (RC)

5.1 Letter of Intent (LoI)

A. Eligibility

As per the eligibility criteria for Logistics Parks, ITTs and Units specified under Clauses 2.2, 2.3, and 2.4 of the Operational Guidelines.

B. Definition

Letter of Intent (LoI) means a preliminary approval issued by the Competent Authority, indicating that the proposed Logistic Park/Logistic Unit /Integrated Truck Terminals in conformity with the eligibility criteria prescribed under the Logistics Policy and Operational Guidelines.

Note: Issuance of a Letter of Intent (LoI) shall not, by itself, confer any right to claim incentives under the Policy.

C. Requirement

All Logistics Parks, ITTs and Units shall obtain a Letter of Intent prior to commencement of operations.

D. Validity and Extensions

Validity periods shall be category wise as prescribed as a development period in the Policy.

- Small Parks – 2 years
- Large Parks – 3 years
- Mega Parks – 4 years
- Ultra Mega Parks – 5 years
- ITTs – 1 year
- Units – 3 years

Extensions to Parks & ITT may be granted by letter of intent issuing authority for an initial period of one year based on progress further extensions may be granted on a case-to-case basis. Such extensions shall not be claimed as a matter of right.

The development period shall be the same as the validity period of LoI. The developer must complete the development within this period and commence its operations. If the LoI validity expires the development period shall also expires, unless the LoI is extended by concerned Competent Authority.

5.2 Registration cum Incentive Eligibility Certificate (REC)

A. Eligibility

Logistics Parks, ITTs and Units shall be eligible provided that it holds a valid Letter of Intent (LOI) within its prescribed validity period and has commenced operations at the location specified in the LOI.

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B. Requirement

Registration cum Incentive Eligibility Certificate shall be issued by competent authority only after commissioning for Parks/ITTs or post-commencement of operations for Units

Issuance of the Registration cum Incentive Eligibility Certificate shall be a mandatory pre-qualification requirement for availing incentives (except Stamp Duty Exemption) under the Policy.

5.3 Application Process for Letter of Intent (LoI) and Registration cum Incentive Eligibility Certificate

a. The applicant shall submit an application for issuance of the Letter of Intent (LoI) OR Registration cum Incentive Eligibility Certificate as applicable in the prescribed format in Annexures to the Competent Authority, along with all required enclosures.

b. The Competent Authority shall scrutinise the application and verify compliance with the eligibility criteria and other requirements prescribed under the Policy and these Operational Modalities.
Note - For Logistics Parks, an inspection shall be conducted by the concerned Regional General Manager under the supervision of the Joint Commissioner to verify operational compliance and based on the Inspection Report and satisfaction of the Commissionerate of Industries, the Commissioner (Industries) shall issue the Registration cum Incentive Eligibility Certificate.

c. Upon satisfaction that all applicable conditions have been fulfilled, the Competent Authority shall issue Letter of Intent (LoI) OR Registration cum Incentive Eligibility Certificate as applicable.

d. Upon issuance of the Letter of Intent (LoI) and Registration cum Incentive Eligibility Certificate, the applicant shall submit 6 monthly reports to the Department in the prescribed format, until the completion of the project and commencement of commercial operations, or for such period as may be specified by the competent authority.

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Section 6 - Fiscal Incentives

6.1 Classification of the Zones for Incentives

Sr. No.	Zones	Areas
1	Zone 1	Vidarbha Region & Marathwada Region (19 Districts)
		Vidarbha - Akola, Amravati, Bhandara, Buldhana, Chandrapur, Gadchiroli, Gondia, Nagpur, Wardha, Washim, and Yavatmal.
		Marathwada - Chhatrapati Sambhaji Nagar, Jalna, Beed, Dharashiv, Nanded, Parbhani, Hingoli, Latur.
2	Zone 2	Ratnagiri – Sindhudurg, Dhule – Nandurbar and Remaining D & D+ Areas in Maharashtra as per prevailing PSI and industrial policy.
3	Zone 3	This includes area other than Zone 1 and Zone 2 areas.

6.2 Fiscal Incentives for Parks/ ITTs:

A. Special Capital Incentive–

Following Logistics Parks and ITTs located in Zone-I and Zone-II, area are eligible for incentives as detailed below as per Policy Section 3.1.

Sr. No.	Category	Min Area (Acres)	Min FCI excluding Land Cost (₹ Cr)	Capital Subsidy (%)	Cap (₹ Cr)	No. of Parks cap as per policy	Development Period
1	Small	5	10	20%	2	First 50 (maximum two per district)	2 years
2	Large	50	100	15%	15	9	3 years
3	Mega	100	200	15%	30	6	4 years
4	Ultra-Mega	200	400	10%	40	3	5 years
5	ITT	5 (3 if NH-adjacent)	5	20%	1	First 100 (maximum four per district)	1 year

The above defined Special Capital Incentive (Grant in aid) will be calculated based on Fixed Capital Investment. Fixed Capital Investment will not include the cost of land and development of land for Logistic Parks. However, in case of Integrated Truck Terminals, only 25 % of the cost of land shall be treated as FCI.

Eligibility:

A Logistics Park and ITTs shall be eligible for availing fiscal incentives under this Policy upon fulfillment of the following conditions:

(a) Possession of a valid Registration cum Incentive Eligibility Certificate issued by the competent authority;
(b) Completion of the core logistics built-up area and receipt of a valid Occupancy Certificate for such area; and

(c) Occupation and commencement of operations by eligible units in at least fifty per cent (50%) of the approved logistics-related built-up area, along with availability and functionality of the prescribed common infrastructure.

The above eligibility shall be applicable only to Logistics Parks located in Zone-I and Zone-II, as defined under the Policy.

Sanction and Disbursement process of Special Capital Incentives

The Special Capital Incentive sanctioned to eligible Logistics Parks shall be disbursed in annual instalments after the commencement of commercial operations of the eligible project and subject to compliance with the provisions of the policy and operational guidelines.

The disbursement schedule shall be as follows:

- Integrated Truck Terminals (ITT) and Small Logistics Parks: Incentive shall be disbursed in 2 annual instalments
- Large, Mega and Ultra Mega Logistics Park: Incentive shall be disbursed in 4 annual instalments.

B. Green Incentive

Eligibility and Quantum of Additional Incentive for Green Logistics Parks

An additional incentive equivalent to 10% of the Special Capital Incentive subject to a maximum cap of 4 Cr., whichever is lower shall be admissible to Logistics Parks adopting recognized green technologies and facilities, in accordance with Paragraph 2.2.4 of the Maharashtra Logistics Policy, 2024.

For this purpose, as per section 2.2.5 of the Maharashtra Logistics Policy-2024, at least 10% of the total power consumption shall be met through Green / Renewable Energy sources. Additionally, recycling centres and Bio waste and water recycling measures shall be operationalized

C. Critical Infrastructure Fund

Eligible projects may avail support under the Critical Industrial Infrastructure Fund of the Government of Maharashtra for development of last mile connectivity for Road & Water as per clause 3.1.1 of the modalities. The eligibility, admissible components, extend of assistance and other conditions shall be governed by the prevailing Critical Industrial Infrastructure Fund Scheme, as amended from time to time. All proposals shall be placed before the Committee on Industrial Infrastructure Development for Maharashtra for the approval and financial assistance.

6.3 Fiscal Incentives for Unit -

A. Incentives at a Glance

These incentives shall be admissible only to MSME units with investment up to ₹50 crore, excluding land cost, and any expenditure incurred towards rent or rental payments shall be ineligible and shall not be considered

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Sr. No.	Incentive	Inside Approved Park	Outside Park	Tenure and Caps	Other Conditions
1	Stamp Duty Exemption	75% on purchase or long-term lease agreement for minimum 15 years	50% on purchase or long-term lease agreement for minimum 15 years	At time of deed registration	This benefit shall be availed as an exemption and not as a reimbursement.
2	Interest Subsidy	3% p.a.; cap ₹75 lakh p.a.	2% p.a.; cap ₹50 lakh p.a.	Up to 5 years from commence ment	Eligible first 100 inside park+ eligible first 100 outside park units
3	Technology Adoption Assistance	25% of fixed capital investment in eligible Technologies; cap ₹100 lakh (one-time)	25% of fixed capital investment in eligible Technologies; cap ₹100 lakh (one-time)	One-time during Policy period	Eligible first 50 Units

B. Eligibility

I. Stamp Duty Exemption

Stamp Duty Exemption shall be admissible to MSME units with fixed capital investment up to ₹50 Crores (excluding land cost), at the rate of 75% for units located inside approved Parks and 50% for units located outside Parks, in respect of purchase deeds or long-term lease deeds of fifteen (15) years or more.

Such exemption shall be availed at the time of deed registration on the basis of a valid Unit Letter of Intent and, where applicable, the Park Letter of Intent.

II. Interest Subsidy

Interest Subsidy shall be admissible to MSME units having Fixed Capital Investment up to fifty Crore (₹50 crore) (excluding land cost), which have obtained a valid Registration cum Incentive Eligibility Certificate and have commenced commercial operations. The subsidy shall be computed on the interest actually paid during the claim period to Banks and Financial Institutions on term loans availed for acquisition of new fixed assets required for the project and accepted by the Implementing Agency, subject to the condition that the unit bears a minimum effective interest rate of five per cent (5%) per annum. The eligible interest amount shall be arrived at after deducting any interest subsidy or interest subvention received under any scheme of the Government of Maharashtra or the Government of India, and shall exclude penal interest, compound interest or any other charges.

The Interest Subsidy shall be available at the rate of 3% per annum subject to a maximum of ₹75 lakh per annum for the first 100 eligible units located inside approved Parks, and at the rate of 2% per annum subject to a maximum of ₹50 lakh per annum for the first 100 eligible

units located outside Parks, for a maximum tenure of five (5) years from the date of commencement of operations.

III. Technology Adoption Assistance

Technology Adoption Assistance shall be admissible to eligible MSME units having fixed capital investment up to ₹50 crore (excluding land cost), limited to the first 50 eligible units located either within or outside approved Logistics Parks.

The assistance shall be provided for adoption of advanced and emerging technologies aimed at improving efficiency, productivity, traceability, and overall competitiveness in logistics operations.

Eligible technology domains shall include, but not be limited to:

a. Artificial Intelligence (AI) and Machine Learning (ML) applications for demand forecasting, route optimization, and inventory management;
b. Block chain-based systems for secure and transparent supply chain management;
c. Robotics and automation for warehousing, sorting, packaging, and cargo handling;
d. Internet of Things (IoT) enabled systems for real-time asset tracking and monitoring;
e. Warehouse Management Systems (WMS), Transport Management Systems (TMS), and other digital logistics platforms;
f. Smart logistics solutions, including automated storage and retrieval systems (ASRS), drone-based inventory management, and digital twin technologies.

The assistance shall be admissible only for expenditure incurred on procurement, installation, and commissioning of such eligible technologies and systems. Expenditure towards land, civil construction, and non-technology components shall not be considered for assistance.

Eligible MSME units shall be required to submit necessary documentary proof of technology adoption, including invoices, payment proofs, and commissioning certificates, along with a self-certification or third-party validation, as may be prescribed.

C. Procedure for availing incentives

1. Logistics Parks, Integrated Truck Terminals (ITTs) and Units holding a valid Registration cum Incentive Eligibility Certificate, shall submit a complete application, in the prescribed format set out in the Annexures, to the Competent Authority specified in Section D for availing the applicable incentives, except Stamp Duty Exemption, which may be availed at the initial stage on the basis of a valid Letter of Intent (LoI).

2. A valid incentive claim shall be filed within eleven (11) months from the close of the relevant financial year. The first such claim shall be filed within eleven (11) months from the close of the financial year in which the Registration cum Incentive Eligibility Certificate has been issued.

3. Any delay in submission of a valid incentive claim beyond the stipulated period shall attract a penalty by way of deduction from the admissible incentive amount, as under:

a) For a delay up to six (6) months: deduction of ten per cent (10%) of the admissible incentive amount;

b) For a delay exceeding six (6) months and up to twelve (12) months: an additional ten per cent (10%) deduction of the admissible incentive amount, in addition to the deduction at clause (a); and
c) For a delay beyond twelve (12) months: the claim shall be treated as lapsed and no incentive shall be admissible.

4. The Competent Authority shall scrutinize the application and verify compliance with the eligibility criteria and other requirements prescribed under the Policy and these Operational Modalities.

5. Upon being satisfied after due scrutiny, the Competent Authority shall issue the sanction order for the admissible incentive.

6. The sanctioned claim shall thereafter be forwarded to the State Government for issuance of the Disbursement Order.

7. Upon receipt of Government funds and completion of all prescribed pre-disbursement formalities, the Commissioner (Industries), acting as the Disbursing Authority, shall release the sanctioned fiscal incentive directly to the unit's bank account through electronic bank transfer.

6.4 Other Fiscal Incentive - Power at Industrial Rate:

For availing electricity at Industrial Tariff Category, the eligible logistics unit shall submit the requisite policy-based approval (Registration cum Incentive Eligibility Certificate) to the concerned DISCOM (e.g., MSEDCL) and apply for classification under the Industrial consumer category. The DISCOM shall verify the unit's eligibility as per the notified Logistics Policy and process the tariff-category change accordingly.

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Section 7 - Non – Financial incentives:

7.1. FSI for Multi-story Logistics Park, Small, Large, Mega, Ultra Mega Logistics Park:

Additional FSI will be permissible over base FSI for development of all classified Parks as follows -

Sr. No.	Minimum Road Width	Maximum Permissible FSI in MMR region	Maximum Permissible FSI in Rest of Maharashtra
1	12 meters	Up to 3	Up to 3
2	18 meters	Up to 4	Up to 3.5
3	27 meters	Up to 5	Up to 4

The amount of premium for additional FSI shall be as below:

Sr. No.	Zones	Areas	Premium
1	Zone 1	Vidarbha Region & Marathwada Region	None
2	Zone 2	Ratnagiri – Sindhudurg, Dhule – Nandurbar and Remaining D & D+ Areas in Maharashtra as per PSI -2019	10%
3	Zone 3	This includes areas other than zone 1 and zone 2 areas	15%

Additional FSI for projects approved under Maharashtra Logistics Policy -2024 shall be processed by the Competent Planning Authority as per the applicable DCPR norms.

The Developer of logistic park shall submit the LoI and NOC issued by the Commissionerate of Industries along with the revised BUA statement, layout plan and statutory documents to the Planning Authority while seeking additional FSI/modified CC.

The Planning Authority shall verify eligibility under logistic land-use provisions, permissible logistic park FSI, and applicable premiums, and thereafter issue the sanction/CC for the additional area.

Upon receipt of such approval, the Developer shall submit the revised CC/FSI sanction and updated BUA details to the Commissionerate of Industries for record updating and, where required, amendment of the LoI .

The additional FSI shall become operational only after compliance with all conditions stipulated by the Planning Authority and alignment of BUA particulars with Commissionerate of Industries records.

7.2. Ease of Doing Business (EoDB) relaxation for MSME units

MSME Logistics Units undertaking eligible logistics activities with investment up to ₹50 crore and classified under the Green or White Category of MPCB shall be permitted to commence development activities from the date of possession of land/premises and, in case of ready-built premises, commence operations without obtaining prior approvals or permissions. These provisions shall be applicable in agriculture, industrial, and commercial zones, subject to compliance with applicable laws.

To avail this relaxation, the unit shall obtain a Letter of Intent (LoI) from the Commissionerate of Industries. Based on the LoI, the Commissionerate of Industries shall issue a No Objection Certificate (NOC) permitting commencement of development or operations under the EoDB framework. The unit shall obtain all statutory approvals, clearances, registrations, and permissions from the concerned authorities within one year from the date of possession of land/premises or commencement of operations, as applicable. Failure to obtain the requisite approvals within the stipulated period shall result in automatic cancellation of the LoI and NOC.

For implementation of this provision, the Urban Development Department (UDD) and Maharashtra Pollution Control Board (MPCB) shall issue the necessary Government Resolutions, Circulars, and Guidelines prescribing the operational framework and compliance mechanism for eligible units.

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Section 8 - General Principle

8.1 Digital Single-Window Facilitation

For Logistics Parks, Integrated Truck Terminals and eligible Units availing fiscal incentives under the Maharashtra Logistics Policy, 2024, all applications, approvals, incentive claims, monitoring, reporting and other related services shall be processed exclusively through the MAITRI (Maharashtra Industry, Trade and Investment Facilitation) portal, as notified by the Government from time to time.

8.2 Sequencing of Approvals:

Issue of a Letter of Intent (LoI) and a Registration cum Incentive Eligibility Certificate (RC) shall be mandatory and sequential for all Logistics Parks, Integrated Truck Terminals (ITTs), and Units.

8.3 Incentive Eligibility:

Only projects which obtain the required approvals (e.g. Registration cum Incentive Eligibility Certificate) and comply with the stipulated eligibility norms and timelines are only eligible for incentives under this. All incentives are subject to prescribed limits, availability of funds, and compliance with applicable laws, and shall not confer any vested right.

8.4 Operative Period and Annual Reporting:

Logistics Parks and Integrated Truck Terminals (ITTs) shall remain under an operative period of five (5) years from the date of disbursement of the last incentive, during which submission of annual reports in the prescribed formats shall be mandatory. Incentives to Units shall be admissible for a maximum period of five (5) years or the policy period, as applicable, and such Units shall remain subject to compliance and reporting obligations for five (5) years from the date of disbursement of the last incentive, with mandatory annual reporting throughout the operative period.

8.5 Eligible-First Principle:

Incentives shall be governed by the Eligible-First principle, within the applicable district/zone caps as prescribed. Eligible-First refers to beneficiaries meeting all conditions, not first-come-first-serve.

8.6 General Compliance:

The beneficiaries must also comply with all other laws and regulations applicable to their projects (environmental norms, labour laws for 24x7 operations, fire safety regulations for warehouses, etc.). The incentives do not exempt them from statutory requirements. In case a regulatory violation leads to closure of the unit/park (e.g. by Pollution Control Board orders), the incentive may be withdrawn and recovered as it defeats the purpose of the policy.

8.7 Monitoring

The implementation shall be monitored by the Commissionerate of Industries and the concerned Competent Authorities through periodic scrutiny of annual reports, beneficiary counters, and CA-certified statements submitted by beneficiaries. Risk-based inspections may

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be conducted to verify compliance with approved conditions, utilization of incentives, and operational status of Parks, ITTs and Units.

8.8 Consequences of Breach: Cancellation and Recovery

In the event that a beneficiary fails to comply with the obligations during the operative period, breaches any condition prescribed under the Policy, or is found to have furnished false, misleading or suppressed information at any stage, the Government shall reserve the right to cancel or withdraw the Letter of Intent (LoI), Registration cum Incentive Eligibility Certificate and/or any other approvals granted under the Policy. In such cases, the Government shall be entitled to recover the incentives disbursed, together with applicable interest and penalty, and to initiate such further action as may be deemed appropriate under applicable laws, after issuing due notice and providing a reasonable opportunity of being heard.

8.9 Appeal Mechanism:

Orders of recovery or adverse decisions may be appealed before the Principal Secretary (Industries, Investment and Services) within 30 days of communication.

8.10 Interpretation and Clarification:

In case of any doubt in interpretation of these provisions or any matter not explicitly covered herein, the issue shall be referred to the Industries, Investment and Services Department (Industries-2 branch) for clarification. The decision of the Department, with approval of competent authority, shall be final and binding for the implementation of this policy.

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Section 9 - Data and Beneficiary Counter Maintenance

9.1 Establishment of Beneficiary Counter-

The Commissionerate of Industries shall develop an online portal to maintain the whole database and to provide a real-time Beneficiary Counter for Parks, Integrated Truck Terminals and Units availing fiscal incentives under the Maharashtra Logistics Policy 2024. Until such portal is operational, a Beneficiary Counter may be maintained through an Excel/Google Sheet in the reference formats given below.

9.2 Operation

a. Commissionerate of Industries shall maintain the Beneficiary Counter for Logistic Parks/Integrated Truck Terminals (Capital Subsidy) and for Units (Interest Subsidy/Technology Assistance) concerned competent authority DIC/ROs shall maintain the same.
b. Commissionerate of Industries and each concerned competent authority DIC/ROs shall enter details of each sanction order in the Beneficiary Counter Sheet within 3 working days after sanction order is issued.
c. The Beneficiary Counter shall display both number of beneficiaries sanctioned and remaining slots vis-à-vis district caps.
d. Commissionerate of Industries Head office shall conduct periodic checks and may lock district/category slots once the cap is reached.

9.3 Reference Formats for Beneficiary Counter

Table 1 – Capital Subsidy (category wise parks and ITT)

Sr. No.	Category of Park/ ITT	Total Spots	Sanctioned	Available
1.	Small Park (District Cap Max 2 Applies)	50		
2.	Large Park	9		
3.	Mega Park	6		
4.	Ultra-Mega Park	3		
5.	ITT (District cap max 4 applies)	100		

Table 2 – Units level Incentives

Sr. No.	Inside/ Outside Park	Total Spots*	Sanctioned	Available (Total spots– Sanctioned)	Last Updated – Name of RO/ DIC, Date & Time
1.	Interest Subsidy				
	Inside the Park	100			
	Outside the Park	100			
2.	Technology Assistance				
	Inside & Outside	50			

*Spot indicates total number of parks/ITTs/units that may be sanctioned under policy limits.

9.4 Beneficiary Count Revision Mechanism -

The Beneficiary Count for Logistics Parks and Integrated Truck Terminals in respect of Capital Subsidy, and for eligible Units in respect of Interest Subsidy and Technology Assistance, shall be as prescribed under this Policy. Any proposal for enhancement or revision of the prescribed Beneficiary Count shall be examined and decided by the State Level Empowered Committee (SLEC) on a case-to-case basis.

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Forwarding Letter

From:
Full Name:
(Proprietor/Partner/ Director/ Chairman)
Name of the firm:
Address:
Phone No.:
Fax No.:
E-mail Id:
Date:

To,
Commissioner (Industries),
Commissionerate of Industries,
New Administrative Building,
Opp. Mantralaya, Mumbai 400 032.

Subject: - Application for Letter of Intent for proposed Private Logistic Park/Integrated Truck Terminal LOI / Extension to LOI under Maharashtra Logistics Policy-2024
(Tick whichever is applicable)

Sir,

With reference to above cited subject, we hereby wish to inform you that we are Developing Logistic park/Integrated Truck Terminal namely ----------located at----------.

We are enclosing following self-certified copies of documents for the same.

Sr. No.	List of documents	Page No.
1	Application form duly filled up in prescribed format (Ann. - I to V)	
2	Original copy of challan of Rs. 5000/- paid through RBI	
3	Partnership constitution deed with firm Registration Certificate or certified Copy of Certificate of Incorporation Memorandum & Article of Association, Board Resolution	
4	Documents regarding Land 1) 7/12 Extract 2) Property card 3) Sale deed/Conveyance deed.	
5	Copy of the Registered Lease Agreement with owner in case where applicant is not an owner of the land. (Mentioned in the Title Certificate), Power of Attorney.	
6	Zone confirmation certificate from concerned Asst. Director, Town Planning.	
7	Approved Building plan from the competent authority for Logistic Park	
8	Permission for commencement of building construction issued by the competent authority.	
9	Certificate from registered Architect indicating distribution of BUA to be used/utilized for core Logistic Service/ support service sector with name of the developer and location of Logistic Park with Architect registration no. & seal.	

11	Exemption certificate under ULC Act from the competent Authority where applicable.	
12	Supporting documents like letters from concerned agencies for supply of electric power, dedicated feeder line, last mile internet connectivity, stand-by power by DG set, etc.	
13	Affidavit as per prescribed format duly notarized on Rs. 500/- Stamp paper regarding various compliances for IT Park.	
14	Other relevant documents for support of above, if any.	
15	For Registration, Building completion Certificate/ OC from competent authority	

You are requested to accept our proposal for Logistic Park LOI / Integrated truck terminal LOI / Extension to LOI / Registration to Private Logistics Park under Logistics Policy-2024 in favor of us.

Thanking You.

Yours faithfully,

Authorized Signatory

for M/s.

Name, Sign & Seal

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ANNEXURE – I

Application form For Logistic Park LOI

1	Name and Address of Applicant	:	
2	Constitution of the Applicant (Please enclosed registration certificate i.e. registration of firm, Certificate of Incorporation and Article of Association & Memorandum of Articles, etc.)	:	
3	Name of Park	:	
4	**Location** i] Survey Nos./Plot Nos.	:	
	ii] Village/Town/ City		
	iii] Taluka/District		
	iv] Total Plot Area		
	v] Area under ownership		
	vi] Area under Lease		
	Please enclose copies of Conveyance / title deed / 7/12 Extract / property card/ lease deed etc)	:	
5	Details of N.A. permission is issued by the concerned collector for the Information Technology Park	:	
6	Details of Zone conformation certificate issued by the competent authority from the Municipal Council/ Town Planning Department /Other concerned local authority)	:	
7	Whether Letter of Intent/Registration as Private Park obtained previous from the Commissionerate of Industries. (If so, please enclosed copy)	:	
8	Details of building plan approved by the competent authority OR Details of Intimation of disapproval(IOD)/ Commencement Certificate/ Occupation Certificate issued by the competent authority	:	
9	Details of proposed utilization of the built up area. (As certified by Chartered Architect		

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Total Area of Plot in Sq. meter	Total Built up Area approved in Sq. meter	Built up area reserve for Logistic Activity in Sq. meter	Built up area reserve for support services in Sq. meter	in Sq. meter No. of Parking slots	

10	Details of arrangements in respect connectivity provided/ proposed to be provided	:	
11	Details of arrangements for supply of power an independent sub-station in the premises of the Park and a dedicated power feeder from the nearest source of the power supplying Company.	:	
12	Details of arrangement in respect of standby power generation of 30% of the total requirement of power at point No. 11 above.	:	
13	Details of the modality and plans for availing the benefit of 100%& up to 200% additional FSI on this proposed Park, if envisaged	:	
14	Details in respect of management of the Park after completion of construction and allotment of space to units and Support services, and developer's responsibility towards in day to day management of the Park	:	

15. Declaration:

I hereby declare that the documentary evidence in support of the information/ particulars given by me in this application from is true and correct to the best of my knowledge and belief. I further undertake to use and ensure the use of the premises (including land and built up area) this Park exclusively for Logistic Park and support services and infrastructure.

Name & Signature of Applicant

Place:
Date:

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ANNEXURE – II

FORMAT OF THE AFFIDAVIT TO BE SUBMITTED BY PROMOTER FOR OBTAINING LOI/EXTENSION/ /REGISTRATION OF LOGISTIC PARK

AFFIDAVIT

(On Rs. 500/- Non Judicial Stamp Paper) (Notarized)

I/We son/daughter/wife/widow of ----------

Resident of ----------

authorized to do hereby solemnly affirm and declare as under;

1. That I/We hereby apply for Logistic Park viz. _____(Name of the Park)
2. That I/We am/are the developer of Logistic Park whose details are given below Name: Permanent Address:
3. That I/we am/are establishing the private Logistic Park as per Maharashtra Logistic Park Policy 2024
4. That I/We am/are aware of all the criteria, norms and compliances required for private Logistic parks as finalized by State Government vide GR. No. MIP- 2023/C.R.No.223/ Udyog-2 dtd. 26th August. 2024 as amended further from time to time.
5. That I/We will/have obtain/ already obtained all the statutory clearances/No Objection Certificates/Permissions/location clearances required for Logistic Park under the prevalent laws, regulations and rules in force.
6. That I/We shall be responsible for providing the infrastructure facilities as indicated at Point No. 6, 7 and 8 in Letter of Intent, which have been claimed to be offered by the developer in this proposed Logistic Park.
7. That I/We have submitted the relevant documents *(Undertaking)* to this office, in support of this claim. In case in the parameters of these infrastructure facilities seeks any deviation, I/We shall get them specifically approved by the competent authority.
8. That I/we undertake that we know the provisions use of BUA for Logistic and support services. I/We will maintain the BUA for Logistic and support services as per the norms of Govt. Resolutions and further amended from time to time by Government.
9. That I/We shall always follows the provision of DC rules of respective Local development Authority/Municipal Corporation/ Council etc.
10. That I/We will submit periodical self-certified progress report every six month to

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Commissionerate of Industries as well as to Local development authority in the prescribed format about use of BUA for Logistic and support services. It is our responsibility to maintain those BUA for Logistic and support services as per norms, failing which suitable action to withdraw LOI/Registration to Logistic Park would be initiated.

11. That I/We am/are aware about the provisions of Government Resolution dated 26.0.2024 whereby Local development authority would initiate penal action as per MRTP Act against developer as well as occupants for not using the built up area of Logistic Park for permissible activities as per norms.
12. I/We agree to pay a penalty equal to 0.3% of the prevailing ready reckoner rate per day charged for the built up area which is being used for purpose other than the permissible activity.
13. That I/We will obtain the necessary registration/license, wherever required, under the relevant laws rules or orders for the time being in force, for carrying out activity undertaken.
14. I/We understand that in case of failure to maintain BUA for Logistic and support services and also fulfill other provisions as per norms of Govt. resolutions issued from time to time, shall liable for penal action as per Logistic Park Policy-2024.
15. That all particulars furnished in the application form are true, factual and correct.

Signature DEPONENT

VERIFICATION

Verified and singed on this---------- day of----------

That the contents of the affidavit are true to the best of my knowledge and belief.

Date :

Place :

I know the deponent.

Advocate

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ANNEXURE – III

FORMAT OF THE DETAILS OF PROJECT REPORT TO BE FURNISHED BY PROMOTER FOR OBTAINING LOI / EXTENSION / OF LOGISTIC PARK

Details to be furnished by the Developer Company with Application

	Details of Logistic Park Developer Co.	
01	Name	
02	Address. Office.	
	Tel. No Fax No.	
	• Date of Application	
	• Is the proposal for Letter of Intent/Registration of Logistic Park?	
03.	• Name of Directors.	
04.	• Name of key Person.	
05.	• **Project Location Details.**	
	3) City survey number	
	2. Village	
	3. Taluka	
	4. District	
06	• **Status of Land**	
	i. Whether land is owned / leased & is it in Possession?	
	ii. Whether proposed land has existing structures or is it under construction?	
	iii. Whether land redevelopment proposal has been approved by competent authority?	
	iv. Whether NOC from Labour Department for redevelopment of land has been obtained? (If applicable)	
07	• **Built up area Planned** for (In square Meters)	
	i. Logistic Park	
	ii. Support-services facility	
	iii. Air handling	
	iv. Electrical substation	
	v. Parking for vehicles	
	vi. for any specific purpose	
	TOTAL	

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08.	• Existing Zoning/ reservations, if any, on land use.	
09.	**a. Infrastructural Requirement**	
	i. Road Connectivity.	
	ii. Power in MW	
	iii. Water in cubic meters	
	b. Proposed arrangement	
	i. Road connectivity	
	ii Water in cubic meters	
	iii. Power in MW	
10	• **Total Investment** in lacs.	
	i. Land Cost	
	ii. Building inclusive of all infrastructure	
	TOTAL	
11.	• **Developer Company Net Worth** (Rs. In lacs) Please provide certificate issued by C.A.	
12.	• **Source of funds for the project** (Rs. In Lacs)	
	i. Own resource	
	ii. Borrowing / Loan	
	iii. Any other	
	TOTAL	
13.	Economic Benefits (Proposed)	
	Employment (Proposed)	

Sign and Seal

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ANNEXURE – IV

FORMAT OF CHARTERED ARCHITECTURE
TO BE SUBMITTED BY THE APPLICANT
(On the Letter Head of Chartered Architecture Firm)

Area Certificate for Logistic Park

I, Mr ---------- hereby certify that, the utilization of BUA in the proposed Logistic Park Viz ---------- located at ---------- as per approved building plan having No.----------, dtd. / / is as under

Total Area Of Plot/Sub Plot In Sq. Meter	**Built up Area in Sq. meter**	**Built Up Area For Logistic Services In Sq. Meter**	**Built Up Area For Support Services In Sq. Meter**	**No. Of Parking Slots**

Seal

Signature
Registration No.

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ANNEXURE – V

FORMAT OF UNDERTAKING TO BE SUBMITTED BY APPLICANT ALONG WITH LOI UNDERTAKING

Sub: Permission to develop Private Logistic Park namely " -------" in property bearing --------

I the undersigned authorized signatory of M/s.----------, hereby state that we will have power supply from the ---------- on the basis of --------- Watt. per sq.ft. for total built up area of ---------- meters, and that is---------watt approximately by single feeder line.

We hereby undertake to say that, we would provide "Diesel Generator Set"/ Solar Energy Sources of---------- capacity for standby Power Arrangement *for* Electricity supply for subject project.

I hereby undertake to say that, we will abide by the terms and conditions of Logistic Park Policy-2024 for development of Logistic Park.

Whatsoever stated above is true to be the best of our knowledge and belief.

Authorized Signatory

Place:

Date:

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SPECIMEN FORWARDING LETTER

From:
Full Name:_____
(Proprietor/Partner/ Director/ Chairman)
Name of the firm:_____
Address:_____
Phone No.: _____
Fax No.:_____
E-mail Id:_____
Date:_____

To,

Commissioner (Industries),
Commissionerate of Industries,
New Administrative Building,
Opp. Mantralaya, Mumbai 400 032.

Subject: - Application for Registration for Private Logistic Park under Maharashtra Logistics Policy-2024 **(Tick whichever is applicable)**

Sir,

With reference to above cited subject, we hereby wish to inform you that we are Developing Logistic park/Integrated Truck Terminal namely --------located at---------.

We are enclosing following self-certified copies of documents for the same.

Sr. No.	List of documents	Page No.
1	Application form duly filled up in prescribed format (Ann. - I to V)	
2	Original copy of challan of Rs. 5000/- paid through RBI	
3	Partnership constitution deed with firm Registration Certificate or certified Copy of Certificate of Incorporation Memorandum & Article of Association, Board Resolution	
4	Documents regarding Land 1) 7/12 Extract 2) Property card 3) Sale deed/ Conveyance deed.	
5	Copy of the Registered Lease Agreement with owner in case where applicant is not an owner of the land. (Mentioned in the Title Certificate), Power of Attorney.	
6	Zone confirmation certificate from concerned Asst. Director, Town Planning.	
7	Approved Building plan from the competent authority for Logistic Park	
8	Permission for commencement of building construction issued by the competent authority.	

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9	Certificate from registered Architect indicating distribution of BUA to be used/utilized for core Logistic Service/ support service sector with name of the developer and location of Logistic Park with Architect registration no. & seal.	
11	Exemption certificate under ULC Act from the competent Authority where applicable.	
12	Supporting documents like letters from concerned agencies for supply of electric power, dedicated feeder line, last mile internet connectivity, stand-by power by DG set, etc.	
13	Affidavit as per prescribed format duly notarized on Rs. 500/- Stamp paper regarding various compliances for IT Park.	
14	Other relevant documents for support of above, if any.	
15	For Registration, Building completion Certificate /OC from competent authority	

You are requested to accept our proposal for Logistic Park LOI / Integrated truck terminal LOI / Extension to LOI / Registration to Private Logistics Park under Logistics Policy-2024 in favor of us.

Thanking You.

Yours faithfully,

Authorized Signatory

for M/s.

Name, sign & seal

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Application Form for Logistic Park Registration

Part-A

1	Name and Address of Applicant	:	
2	Constitution of the Applicant (Please enclosed registration certificate i.e. registration of firm, Certificate of Incorporation and Article of Association & Memorandum of Articles, etc.)	:	
3	Name of Park	:	
4	**Location** i] Survey Nos./Plot Nos.	:	
	ii] Village/Town/ City		
	iii] Taluka/District		
	iv] Total Plot Area		
	v] Area under ownership		
	vi] Area under Lease		
	Please enclose copies of Conveyance/title deed/ 7/12 Extract / property card/ lease deed etc.)	:	
5	Detailed Project Report Approvals	:	
6	Photographs and Geo-tag Evidence	:	
7	Whether Letter of Intent as Private Park obtained previous from Commissionerate of Industries. (If so, please enclose a copy)	:	
8	Details of building plan approved by the competent authority and Occupation Certificate issued by the competent authority (If so, please enclose a copy)	:	
9	Details of proposed utilization of the built up area. (As certified by Chartered Architect		

Total Area of Plot in Sq. meter	**Total Built up Area approved in Sq. meter**	**Built up area reserve for Logistic Activity in Sq. meter**	**Built up area reserve for support Services in Sq. meter**	**No. of Parking slots**

10	Details of arrangements in respect internet connectivity to be provided	:	

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11	Details of arrangement made for supply of power of independent sub-station in the premises of the Park and a dedicated power feeder from the nearest source of the power supplying Company.	:	
12	Details of arrangement in respect of standby power generation of 30% of the total requirement of power at point No. 11 above.	:	

Part-B

1	• Built up area (In square Meters)	
	i. Logistic Park	
	ii. Support.-services facility.	
	iii. Air handling	
	iv. Electrical substation	
	v. Parking for vehicles	
	vi . for any specific purpose	
2	**a. Infrastructural Requirement.**	
	i. Road Connectivity.	
	ii. Power in MW	
	iii. Water in cubic meters	
	b. Other Arrangement.	
	i Road connectivity	
	ii Water in cubic meters	
	iii. Power in MW	
3	• **Total Investment** in lacs.	
	i. Land Cost.	
	ii. Building inclusive of all infrastructure	
	TOTAL	
4	• Developer Company Net Worth (Rs. In lacs) Please provide certificate issued by C.A.	
5	• **Source of funds for the project.** (Rs. In Cr)	
	i. Own resource	
	ii. Borrowing / Loan	
	iii. Any other	
	TOTAL	
6	Economic Benefits.	
	Total Employment	

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Part-C

1	Common Infrastructure Readiness	Roads/Drainage/STP-ETP/Power-Distribution/Fire/Security/CCTV/Signage
2	Electricity Consumer Number, Meter Number, DG set Bill etc.	
3	Impact of Project	Employment (direct/indirect), MSMEs supported, logistics cost/time improvement, other outcomes
4	Compliance with BUA utilization	Core Logistics ≥60%; balance support/common/ commercial; Mega/Ultra: up to 20% allied green/white within the balance — Attach Chartered Architect certificate
5	Details in respect of management of the Park after completion of construction and allotment of space to units and Support services, and developer's responsibility towards in day to day management of the Park	

Declaration:

I hereby declare that the documentary evidence in support of the information/ particulars given by me in this application from is true and correct to the best of my knowledge and belief. I further undertake to use and ensure the use of the premises (including land and built up area) this Park exclusively for Logistic Park and support services and infrastructure.

Seal

Name & Signature of applicant

Place:

Date:

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Affidavit — Park Developers

AFFIDAVIT
(To be executed on ₹500 Non-Judicial Stamp Paper and duly notarized)

I/We, the undersigned, being the authorized signatory of M/s.----------, do hereby solemnly affirm and state as under:

1. That the information, particulars, and documents submitted by the Developer in support of our application for incentives under the Maharashtra Logistics Policy 2024 are true, correct, and complete in all respects.
2. That the Developer shall abide by all the terms, conditions, and provisions of the Maharashtra Logistics Policy 2024, relevant Government Resolutions, Guidelines, and any instructions issued by the Government / Commissionerate of Industries / District Industries Centre.
3. That the subsidy/incentive sanctioned and released will be utilized strictly for the sanctioned purpose, and the assets created with such subsidy will not be shifted, sold, mortgaged, or diverted during the **operative period** (5 years for Parks/ITTs and Units).
4. That the Unit/Developer shall submit **annual reports** in the prescribed formats during the operative period, covering operations, employment, and compliance status, and shall cooperate with inspections and monitoring by competent authorities.
5. That in case of misrepresentation, suppression of facts, non-compliance with operative period obligations, or misuse/diversion of subsidy, the Unit/Developer undertakes to repay the entire subsidy/incentive amount with applicable interest and penalty immediately on demand. The liability shall be **joint and several** in case of partnership firms or LLPs.
6. That this affidavit shall be binding on the Unit/Developer, its successors, assigns, and legal representatives.

Verification

I verify that the contents of this affidavit are true and correct to the best of my knowledge and belief.

Place: _____
Date: _____

Signature & Seal of Authorized Signatory
Name: _____
Designation: _____
For M/s. _____

Witnesses

1. _____
2. _____

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Format of Chartered Architecture to be submitted by the Applicant

(On the Letter Head of Chartered Architecture Firm)

Area Certificate for Logistics Park Registration

I, Mr./ Mrs./ Ms. _____hereby clarify that, the utilization of BUA in the proposed Logistics Park viz._____located at _____ as per approved building plan having No. _____, dated ----------is as under

Total Area of Plot/ Sub Plot/ Net Plot area (sq. mt.)	Total Built up Area (sq. mt.)	Fungible/ Ancillary area (sq. mt.)	Built up area for Logistics unit (sq. mt.)	Built up area for Allied/ Support Services (sq. mt.)	No. of parking slots

Seal **Signature**

Registration No.

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Format of Six-monthly progress report of Logistics Park to be submitted by applicant along with application

SIX MONTHLY PROGRESS REPORT – LOGISTICS PARK

A. General Information

No.	Item	Description
1.	Name of the firm/ developer	
a)	Name of Proprietor/ Partner/ Managing Director	
b)	Office Address	
c)	Name of Key Person	
d)	Telephone/ Fax/ Mobile	
e)	E-mail of Key Person	
2.	Status of Undertaking (Company/ Partnership/ Proprietorship)	
3.	Name of Logistics Park	
4.	LOI/ Registration: Ref No._____, dtd.	
5.	First Extension of LOI: Ref No._____, dtd.	
6.	Second Extension of LOI: Ref No._____, dtd.	
7.	Amendment of LOI: Ref No._____, dtd.	
8.	Project Location Details	
	i. City survey number	
	ii. Village	
	iii. Taluka	
	iv. District	
9.	Total Investment (Rs. In lacs)	
	i. Land Cost	
	ii. Building inclusive of all infrastructure	
10.	Sources of funds for the project (Rs. In lacs)	
	i. Own resource	
	ii. Borrowing/ Loan	
	iii. Any other	
11.	Developer Company Net Worth (Rs. In lacs) Please provide certificate issued by CA	
12.	Number of buildings planned & percentage of area developed	
13.	Area of Logistics Park duly approved by Corporation (in sq. mtr.)	
14.	Additional area approved by Corporation	
15.	Total approved area of the Logistics Park	
16.	Total Built up area (in sq. mtr.)	
	Built up area occupied by Logistics units	
	Built up area occupied by allied services	
17.	Additional FSI availed – Y/N	
18.	Premium paid for additional FSI to corporation (Rs. In lakhs)	
19.	Tentative date of completion of the Logistics Park (If logistics park registered indicate date of receiving Occupation Certificate by Corporation)	
20.	i. Details of installed capacity of electrical sub- station KVA	
	ii. Nos. of DG set and capacity KVA	

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21.	Whether operation & maintenance is managed by owned or society	
22.	Specific problems, if any, being faced in implementation & the reasons thereof	
23.	Employment generated	

B. Units Information

(I) Status of Occupants (Logistics Units)

No.	Name of the unit	Area allotted in sqm tr	Sale or lease	Date of occupation	LOI obtained from DIC	Investment in P&M	Amount of stamp duty benefit (Rs crs)	Amount of Interest Subsidy benefit (Rs crs)	Amount of Technology Adoption benefit (Rs crs)	No. of employment & % of local employment	
										Total	%

(I) Status of Occupants (Allied/ Support Services)

No.	Name Of The Unit	Area Allotted In Sq. Mtr	Sale Or Lease	Date Of Occupation	LOI Obtained From DIC	Investment In P&M	No. Of Employment & % Of Local Employment	
							Total	%

Signature, Stamp and Date

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Application for Claim for *Capital Subsidy* for Logistic Park

Part A: General Information

1	Name of the logistic Park	
2	Registered Office of Park	
3	Constitution (Proprietorship/Partnership/LLP/Pvt Ltd/Public Ltd)	
4	Authorized Person (Name, Mobile, Email)	
5	**Name of Logistic Park**	
6	Location of Logistic Park	
	i. Survey No/Plot No	
	ii. Village/Town/City	
	iii. Taluka/District	
7	Udyam/IEM Registration No. and date of Registration	
8	Category as per Udyam/EM Registration	
9	Details of Registration Certificate issued for Logistic Park Issuing Authority and date of issue	
10	Date of Commence of Activity	
11	Details of offer letter for customized package	

Part –B Investment and Subsidy Details

1	Fixed Capital Investment (Rs. In Lacs)	FCI	
		Land Cost including site development	
		Building	
		Plant & Machineries	
		Others (power, water, ETP etc)	
		Total	
2	Eligible FCI for Capital Subsidy		
3	Eligible Capital Subsidy as per MLP-2024		
4	Amount of Capital Subsidy claimed @ 10% on eligible fixed capital investment		

Part –C Term Loan Details

1	**Name of Bank & Branch**	
2	TL Account No	
3	Term Loan Amount	

Part D: Compliance & Commencement of Activity

1	Statutory Approvals/ Compliances	a. Factory License	
		b. GST Registration	
		c. MPCB Consents	
		d. Other Approvals	
2	Date of Start of Activity		
3	First Sale Invoice No. & Date		
4	First Electricity Bill/s from		

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	commencement of activity	

Checklist of Enclosures

Enclosure	Attached (✓/✗)
Land Documents (Sale deed / Lease deed/ 7-12)	[ ]
Building Plan & Layout Approval / NA Order / Occupancy/Completion Certificate	[ ]
CA Certificate for FCI	[ ]
CE Certificate on machinery installation	[ ]
First Sale Invoice / GST Returns	[ ]
Statutory approvals: Factory License, Pollution Control Board CTE/CTO, GST registration, PAN etc.,	[ ]
Copy of Offer Letter and Registration Certificate of the Park	[ ]

Signature
Name and Designation

Date :
Place :

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AFFIDAVIT

I, _____, son/daughter of _____, aged ___ years, resident of _____, and authorized signatory of M/s. _____ (Name of the Developer), having its registered office at _____, do hereby solemnly affirm and state as under:

1. That the information, particulars, and documents submitted by the Developer in support of our application for incentives under the Maharashtra Logistics Policy, 2024 are true, correct, and complete in all respects.
2. That the Developer shall abide by all the terms, conditions, and provisions of the Maharashtra Logistics Policy, Government Resolutions, Guidelines, and any instructions issued by the Government of Maharashtra.
3. That in case of misrepresentation, suppression of facts, or misuse, the Developer undertakes to repay the entire subsidy amount with applicable interest/penalty immediately on demand. The liability shall be joint and several in case of partnership/LLP companies.
4. That this affidavit shall be binding on the Developer, its successors, assigns, and legal representatives.

Verification:

I verify that the contents of this affidavit are true and correct to the best of my knowledge and belief.

Place: _____ Date: _____

Signature & Seal of Authorized Signatory
Name: _____
Designation: _____
For M/s. _____

Witnesses:
1. _____
2. _____
Attestation:

Sworn before me on this ___ day of _____ at _____.
(Signature & Seal of Notary / Magistrate)

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CHARTERED ACCOUNTANT'S CERTIFICATE FOR CAPITAL SUBSIDY UNDER MAHARASHTRA LOGISTIC POLICY, 2024

I hereby Certify that from the examination of records and other relevant documents the total Investment made for setting up the Logistic Park for the period form _____ to _____ by M/s. _____ (Logistic Park Developer) located at _____ (Park Address) is as follows ;

Sr. No.	Particulars	Amount (Rs in Lakhs)
1	Land including stamp duty and registration fees	
2	Building Constructions	
3	Electrical Installation	
4	Fire Fighting Installations	
5	Preliminary & pre-operative Expenses	
6	Interest during construction	
7	Others	
	Total Investment	
	Source of Funds	
1	Equity	
2	Loans	
	From Financial Institution	
	Others	
	Total Source	

Designation and Seal of Auditor
Registration No.

Date :
Place :

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Undertaking in Prescribed Format

I/We certify that all the above information is true and that I/We have been authorized by the applicant unit to sign the application as per partnership deed/ company / board resolution/ trust deed/ co-operative society bye-laws/registered power of attorney.

I//We certify that for this applicant entity, apart from the registration mentioned in the application, no registration of any kind has ever been done with the Commissionerate of Industries, Mumbai or Maharashtra or the Central Government system or any stamp duty exemption has been availed on that basis. Exemption/waiver of stamp duty/registration fee is for starting a new business. It is my/our responsibility to return the exemption/waiver along with the penalty as per rules if the industry is not started or if it is found that the exemption has been obtained by misrepresentation and I have informed the Commissionerate of Industries, Mumbai and concerned Stamp Duty Officer accordingly.

sd/-
(Full Name & Designation)
Proprietor/Partner/Director/Trustee
(Rubber Seal of Unit)

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Format for Stamp Duty Exemption Certificate for New Unit as per Stamp Duty Act, 1958 (Mumbai 1956 & 60)

(Rs. 500/-Judicial Stamp Paper)

AFFIDAVIT

I/We ---------- M/s. ----------

Address of the Park ----------

Proprietor/Partner/Director undertakes that the certificate sought by me/we for our new unit / expansion of park shall be used only for starting the unit. Based on the certificate, if I/we am/are exempted from stamp duty and do not start business at the premises within the prescribed period under Maharashtra Logistics Policy-2024 and if the park violates any of the terms and conditions under Maharashtra Logistics Policy-2024, I/We will be eligible for repayment of stamp duty as if there was no reduction / remission of Stamp Duty from the beginning along with the penalty, so we are bound to return the exemption enjoyed to the government along with the penalty.

I/We also undertake that, except the registration mentioned in the application, we have not taken any type of registration from Commissionerate of Industries or any other authority of Central and State Government and not taken Stamp Duty exemption based on it.

Proprietor/Partner/Director/Trustee

Full Name & Designation

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Enclosures for Logistics Park LOI

1. Annexure -I - Application
2. Annexure -II - Affidavit (500/- stamp paper)
3. Annexure -III - Project Details
4. Annexure -IV-Area Certificate (Architect)
5. Annexure -V-Undertaking (Company Letter Head)
6. Land Documents-Sale Deed /Lease Deed/ 7/12
7. Site Plan
8. DPR
9. Net worth Certificate (Approved By CA)
10. 5000 /- Challan
11. Constitution-(LLP/PVT./Partnership)
12. ELP-II
13. Zone Confirmation letter
14. KYC Documents
15. Board Resolution Letter
16. N. A. Order (Permission)

Enclosures for Logistics Park Registration

1. Copy of Park Letter of Intent
2. As-built drawings (approved) and site layout
3. Occupancy Certificate (OC) issued by Competent Authority for completed portion of the Park/ITT including common infrastructure. For phased projects, phased OC may be accepted.
4. Utility connection letters (power/DG Set/water/drainage)
5. CA-certified annual summary of electricity & water consumption for the reporting year + copies of at least two bills (first or last month)
6. Chartered Accountant–certified Fixed Capital Investment statement (Parks: exclude land; ITT: include 25% land)
7. Photographs and geo-tagged evidence
8. Inspection report (by GM, DIC)
9. Affidavit : Annexure I
10. Chartered Architect certificate for Readiness of Common Infrastructure
11. Statutory compliances: MPCB CTE/CTO (as applicable), Fire NOC, other applicable approvals (labour, environment, building)

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For Green Incentives for Logistic Park

Green Investment Details

SN	Particulars	Details to be filled by Applicant
1.	Type of Green Investment (Renewable / ZLD / Recycling / Energy Efficiency / Green Building)	
2.	Technical Specifications / Capacity	
3.	Date of Commissioning	
4.	Certification details – Certification Agency, No. and date	
5.	CA certified Investment details in Green Technology	

Enclosures

Sr. No.	Enclosure
1.	Copy of Letter of Intent and Registration Certificate of the Park
2.	Green Park Certification issued by the competent agency (IGBC etc.)
3.	Photographs of installation
4.	Affidavit of sustainable operation & maintenance
5.	Technical Verification Report by the competent agencies as below
6.	CA certificate for investment in Green Technology
7.	Affidavit: Annexure I
8.	Annexure K
9.	Bank details (cancelled cheque)

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Application for Letter of Intent — Unit

Sr. No.	Field	Details / Data to be filled
1.	Entity Name and Udyam Registration Number	
2.	Micro/Small/Medium Category	☐ Micro ☐ Small ☐ Medium
3.	Investment (excluding land)	₹ _____
4.	Inside Approved Park?	☐ Yes (Park name/Letter of Intent) ☐ No (Outside Park)
5.	Agreement with Developer / Sale Deed / Lease Deed (Inside Park)	To determine built-up area; attach copy
6.	Built-up area threshold (Inside or Outside Park)	Built-up area ≥ 20,000 sq.ft. (base Floor Space Index): ☐ Yes
7.	Land documents + Layout/Building Plan approval/CC/IoD (Outside Park Units)	Attach copies; mandatory at LoI for Outside Park Units
8.	Activity and Eligibility mapping (Policy 2024)	
9.	Detailed Project Report (Unit)	Attach summary + financials relevant to unit operations
10.	Projected Investment and Employment	
11.	Utilities Required	☐ Power ☐ Water ☐ Others
12.	Proposed Deed for Stamp Duty Exemption	☐ Purchase ☐ Lease (≥15 years)
13.	Requesting Stamp Duty Exemption at Deed?	☐ Yes ☐ No
14.	Authorized Signatory	
15.	Declaration	All details are true; we shall obtain the Registration Certificate post commencement.

Enclosures

1) KYC (CIN/LLPIN, PAN, GSTIN) and Signatory Proof
2) Udyam Registration + Chartered Accountant certificate of investment (excluding land ≤ ₹50 crore)
3) Space allotment/Agreement in principle (if inside Park)
4) Activity note and eligibility mapping
5) Affidavit Annexure -I
6) Agreement with Developer / Sale Deed / Lease Deed (Inside Park) — copy
7) Land ownership documents (Outside Park) — 7/12, sale deed/lease; and Layout/Building Plan approval/CC/IoD (Outside Park Units)
8) Detailed Project Report (Unit)

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Application for Registration Certificate — Unit (Post Commencement; MSME)

Sr. No.	Field	Details / Data to be filled
1.	Unit Letter of Intent No./Date	
2.	(If Inside Park) Park Letter of Intent details	
3.	Date of Commencement	
4.	Proofs (attach any two)	☐ First Sale Invoice ☐ GST Return ☐ Electricity Bill ☐ Inspection Report
5.	Lease/Sale Deed details	
6.	Plant and Machinery list	
7.	Investment proof; Chartered Accountant certificate	
8.	Photographs of operations	

Enclosures

1. Letter of Intent (LoI) of the Unit, if located inside a Park, also attach Park LoI details/reference.
2. Proofs of commencement of Activity (any two) e.g., first sale invoice; first GST return (GSTR-1 / GSTR-3B); post-commissioning electricity bill;
3. Lease / Sale Deed for the premises, for inside-Park units: Agreement/Sale/Lease with Park Developer indicating BUA.
4. Layout / Building Plan approval / IoD / CC (if outside Park)
5. Chartered Accountant certificate of investment (excluding land) with supporting proofs
6. Udyam Registration (MSME), if applicable
7. Electricity connection letters; post-commissioning 1st month bill and last month bill.
8. Statutory compliances: Labour registrations, Shops & Establishment/Factory License, Pollution Control (CTE/CTO if applicable), Fire NOC, any other applicable approvals.
9. Operations photographs (geotagged where feasible); Show plant, machinery, production/operations area, signage.
10. Affidavit.

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Interest Subsidy (Units — Inside / Outside Park; MSME)

Sr. No.	Field	Details / Data to be filled
1.	Unit LoI Reference	LoI No./Date
2.	Registration Certificate Reference	RC No./Date
3.	Category	☐ Inside Park (3%, cap ₹75 lakh p.a., 5 yrs, first-100) ☐ Outside Park (2%, cap ₹50 lakh p.a., 5 yrs, min 20,000 sq.ft., first-100)
4.	Eligible First Counter Status	☐ Within first-100 (Inside/Outside) ☐ Waitlist no. ____
5.	Claim Period (From–To)	FY ____-____ or period From __ / __ / ____ To __ / __ / ____
6.	Bank certification for interest actually paid (claim period)	Interest actually paid for the claim period (refer bank certificate in Enclosures) — Amount: ₹_____
7.	MSME Limit	Investment ≤ ₹50 crore (excluding land): ☐ Yes
8.	Loan Sanction and Schedule	
9.	Prior Utilization Certificates	UC/Bank UC for all prior years attached: ☐ Yes
10.	Bank-Verified Interest Paid (Financial Year)	₹ _____
11.	Eligible Fixed Capital Investment Linkage (Chartered Accountant certificate)	
12.	Claim Computation	Rate × Eligible Interest, subject to annual cap
13.	Tenure Tracking	Remaining years (≤5 from commencement): ____
14.	Utilization Certificate & Prior Compliance	Utilization Certificate / Bank-Utilization Certificate for prior claims attached

Enclosures

1. Unit LoI & Registration Certificate
2. Udyam Registration (MSME)
3. CA certificate: investment ≤ ₹50 crore (excl. land)
4. Loan sanction letter & repayment schedule
5. Bank-verified certificate of interest actually paid (claim period)
6. Interest computation sheet (CA-signed)
7. Bank statement(s) for the claim period
8. Claim-period proof of operations (optional)
9. Declaration of non-duplication
10. Prior Utilization Certificates / Bank UCs
11. No-default / NOC from bank (if applicable)
12. Affidavit
13. Bank details (cancelled cheque)

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Stamp Duty Exemption (Units; MSME)

Sr. No.	Field	Details / Data to be filled
1.	Inside/Outside Rate	☐ Inside (75%) ☐ Outside (50%)
2.	Deed Type and Tenure	☐ Purchase ☐ Lease (≥15 years)
3.	Unit Letter of Intent Reference	
4.	(If Inside Park) Park Letter of Intent Reference	
5.	Sub-Registrar Office / Deed Registration Details	
6.	Undertaking	Registration Certificate will be obtained post-commencement within ___ days
7.	MSME Limit	Investment ≤ ₹50 crore (excluding land): ☐ Yes
8.	Recovery Clause	Accepted: diversion/breach → recovery with interest/penalty

Enclosures

1. Unit LoI & Registration Certificate
2. Udyam Registration (MSME)
3. Location basis
4. Draft deed to be registered (or executed deed, if refund route)
5. Stamp Duty computation sheet
6. Ready-Reckoner / valuation extract (if applicable)
7. Eligible First Counter Status
8. Non-duplication declaration
9. Past benefit status
10. KYC & authorization
11. Statutory compliances (basic)
12. Affidavit

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Technology Adoption Assistance (Units; MSME)

Sr. No.	Field	Details / Data to be filled
1	Unit LoI Reference	LoI No./Date
2	Registration Certificate Reference	RC No./Date
3	MSME Check	Udyam No. _____ ; Investment (excluding land) ≤ ₹50 crore (as per CA certificate in Enclosures): ☐ Yes
4	Inside Approved Park?	☐ Yes ☐ No
5	Eligible First Counter Status	☐ Within first-50 ☐ Wait-list no. ____
6	Prior technology adoption assistance taken earlier?	☐ No ☐ Yes — Details (scheme/year/amount)
7	Chartered Engineer/Competent Agency certificate	Technology deployed — date/specs/performance (to be certified by CE/Competent Agency; see Enclosures)
8	Technology Description	Artificial Intelligence / Block chain/ Robotics / Automation etc.
9	Invoices and Commissioning Proof	
10	Eligible Technology Investment (₹)	
11	Claim (25% up to ₹100 lakh)	₹ _____
12	Chartered Accountant Certificate and Bank Proofs	

Enclosures

1. Unit LoI & Registration Certificate
2. Udyam Registration (MSME)
3. CA Certificate: Investment ≤ ₹50 crore (excl. land)
4. Technology description note
5. Original invoices & proofs of payment
6. Installation/commissioning certificate & logs
7. Chartered Engineer / Competent Agency certificate
8. OEM Datasheet / Warranty & AMC (if applicable)
9. Bank statement(s) for technology payments
10. Declaration of non-duplication
11. Prior technology-adoption assistance status
12. Location documents
13. Photographs (geo-tagged where feasible)
14. Affidavit
15. Bank details (cancelled cheque)

UNCOMPLY GATE
Simplifying Compliance

Affidavit - Units

AFFIDAVIT (To be executed on ₹500 Non-Judicial Stamp Paper and duly notarized)

I/We, the undersigned, being the authorized signatory of M/s. _____, do hereby solemnly affirm and state as under:

1. That the information, particulars, and documents submitted by the Unit in support of our application for incentives under the Maharashtra Logistics Policy 2024 are true, correct, and complete in all respects.
2. That the Unit shall abide by all the terms, conditions, and provisions of the Maharashtra Logistics Policy 2024, relevant Government Resolutions, Guidelines, and any instructions issued by the Government / Commissionerate of Industries / District Industries Centre.
3. That the subsidy/incentive sanctioned and released will be utilized strictly for the sanctioned purpose, and the assets created with such subsidy will not be shifted, sold, mortgaged, or diverted during the **operative period** (5 years for Parks/ITTs and Units).
4. That the Unit shall submit **annual reports** in the prescribed formats during the operative period, covering operations, employment, and compliance status, and shall cooperate with inspections and monitoring by competent authorities.
5. That in case of misrepresentation, suppression of facts, non-compliance with operative period obligations, or misuse/diversion of subsidy, the Unit undertakes to repay the entire subsidy/incentive amount with applicable interest and penalty immediately on demand. The liability shall be **joint and several** in case of partnership firms or LLPs.
6. That this affidavit shall be binding on the Unit, its successors, assigns, and legal representatives.

Verification

I verify that the contents of this affidavit are true and correct to the best of my knowledge and belief.

Place: _____
Date: _____

Signature & Seal of Authorized Signatory
Name: _____
Designation: _____
For M/s. _____

Witnesses

1. _____
2. _____

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