



MIDC CIRCULAR ALERT

🚧 Non-Utilization Charges (NUC) on Undeveloped Industrial Plots

🚧 Plot Underutilized? MIDC's 40% Rule Could Cost You

Understand the New Norms Before It's Too Late

📄 Latest Directive: Ref. P467399 | Date: 30.05.2025

MIDC has clarified and enforced a critical compliance condition:

If your industrial plot has **less than 40% FSI (Floor Space Index) utilized, you are now liable to pay Non-Utilization Charges (NUC).**

This applies even if you've obtained a **Building Completion Certificate (BCC).**

📌 What's the 40% Rule?

- If you've constructed **less than 40% of the permissible FSI**, you must:
- **Utilize at least 40% FSI within 2 years** from the date of the circular.
- If not, you'll be charged **10% of the prevailing land rate per year** on the unutilized portion.
- This applies to all plots where:
- BCC is obtained **after 21.06.2019**
- Construction is **below 40% of FSI**
- Remaining land is lying vacant

KDPL/25-26/023.1



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FORMERLY KNOWN AS M R KASHELKAR & CO SINCE 1980

🌐 kashelkardesigns.com/ ✉ info@archkdpl.com



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⚠️ Non-Utilization Charges (NUC) on Undeveloped Industrial Plots

🕒 Timeline & Charges

Period	Action Required	Charges Applicable
Within 2 years of circular	Achieve 40% FSI utilization	No charges
After 2 years (till 30.06.2025)	Still below 40% FSI	10% of land rate per year (NUC)
Post 30.06.2025	Still non-compliant	Action as per original circular (C05579)

⚠️ What Happens If You Ignore This?

- **NUC will be levied annually** on the unutilized portion.
- **Double financial burden:** You may also have to pay extension premiums.
- **No exemptions** if your original or extended development period is still valid.
- **Legal clarity:** This policy is backed by a High Court directive (Writ Petition No. 316/2024).

KDPL/25-26/023.2



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What You Should Do Now

1. **Check your FSI usage** – Are you above or below 40%?
2. **Review your BCC date** – Was it issued after 21.06.2019?
3. **Plan your development** – Complete the 40% usage before 30.06.2025.
4. **Consult experts** – For compliance, waiver eligibility, or legal support.

Don't Let Idle Land Drain Your Finances

This is your chance to:

- Avoid recurring penalties
- Secure your investment
- Stay compliant with MIDC norms

 **Got questions? Need clarity on how this applies to your plot?**

 **Let's simplify the circular for you – message us today!**

KDPL/25-26/023.3



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