

Maharashtra Ease of Doing Business

With special focus on Lifesciences and Pharma Industry



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This report aims to provide a comprehensive view of the business-friendly environment prevalent in the State, with a focus on Lifesciences sector. It aspires to help new businesses understand and evaluate their choice of business location in India.

Maharashtra is the most industrialized state in India and contributes ~13% to India's GDP with its capital Mumbai regarded as the financial and trade capital of India. With a GDP of USD ~444 Bn in FY22, the state had the highest GDP in India and the highest foreign direct investment (FDI) inflow in the country between 2000-2020. Maharashtra has emerged as the preferred destination for investment and a start-up hub. This can be attributed to increasing government support, business-friendly policies, availability of vast and skilled talent pool, and existence of conducive business environment.



Section 1

Maharashtra Overview

I

- 1.1 Maharashtra economic profile
- 1.2 Key districts in Maharashtra for economic activity
- 1.3 Lifesciences sector overview: Continues to spearhead growth of the state
- 1.4 Investments during pandemic in Maharashtra

“With Mumbai being India’s commercial and financial capital and home to the biggest industrialists, Maharashtra continues to attract the largest FDI despite other states competing aggressively with attractive incentives.”^[19]

Sushil Jiwrajka

Former chairman, Western region chapter of the Federation of India Chambers of Commerce and Industry

1.1 Maharashtra economic profile


Maharashtra is the financial and trade capital of India. The state continues to top in attracting Foreign Direct Investment (FDI) in India.





Map 1: Location- Maharashtra

Strong Growth Trajectory


- 

12.1%
growth expected in Maharashtra's economy in 2021-2022^[1]
- 

29.7%
of the FDI inflow in India in first half of the year till September 2022 is received by Maharashtra^[2]
- 

22.7%
of total exports in India is contributed by Maharashtra^[3]
- 

4th
in Innovation Index ranking 2022 by Niti Aayog^[4]
- 

2nd
rank in export preparedness index 2021^[5]
- 

Mumbai is ranked **17th**
in global startup ecosystem ranking in 2022^[6]
- 

Major Urban Centers
Mumbai-Thane, Pune, Ahmednagar, Nashik, Solapur, Aurangabad, Nagpur, Amravati^[7]
- 

Prominent Thrust areas
Pharmaceutical, Auto & Auto Component Ecosystem, Food Processing, Electronics, Defense^[8]

Business environment : Rankings

According to Niti Aayog's Export Preparedness Index Report Maharashtra is one of the top performers in business ecosystem category amongst coastal states. The state has performed well on ease of doing business and is benefitted by higher investment inflows. The state offers investment friendly services for obtaining infrastructure related utilities such as power availability, industrial land, etc.^[9]

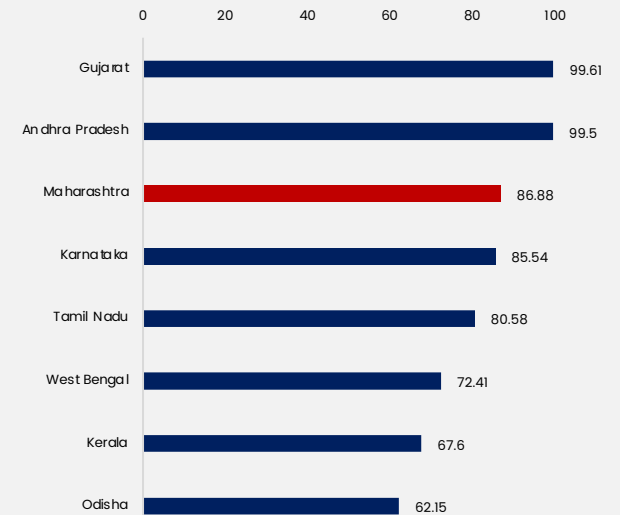
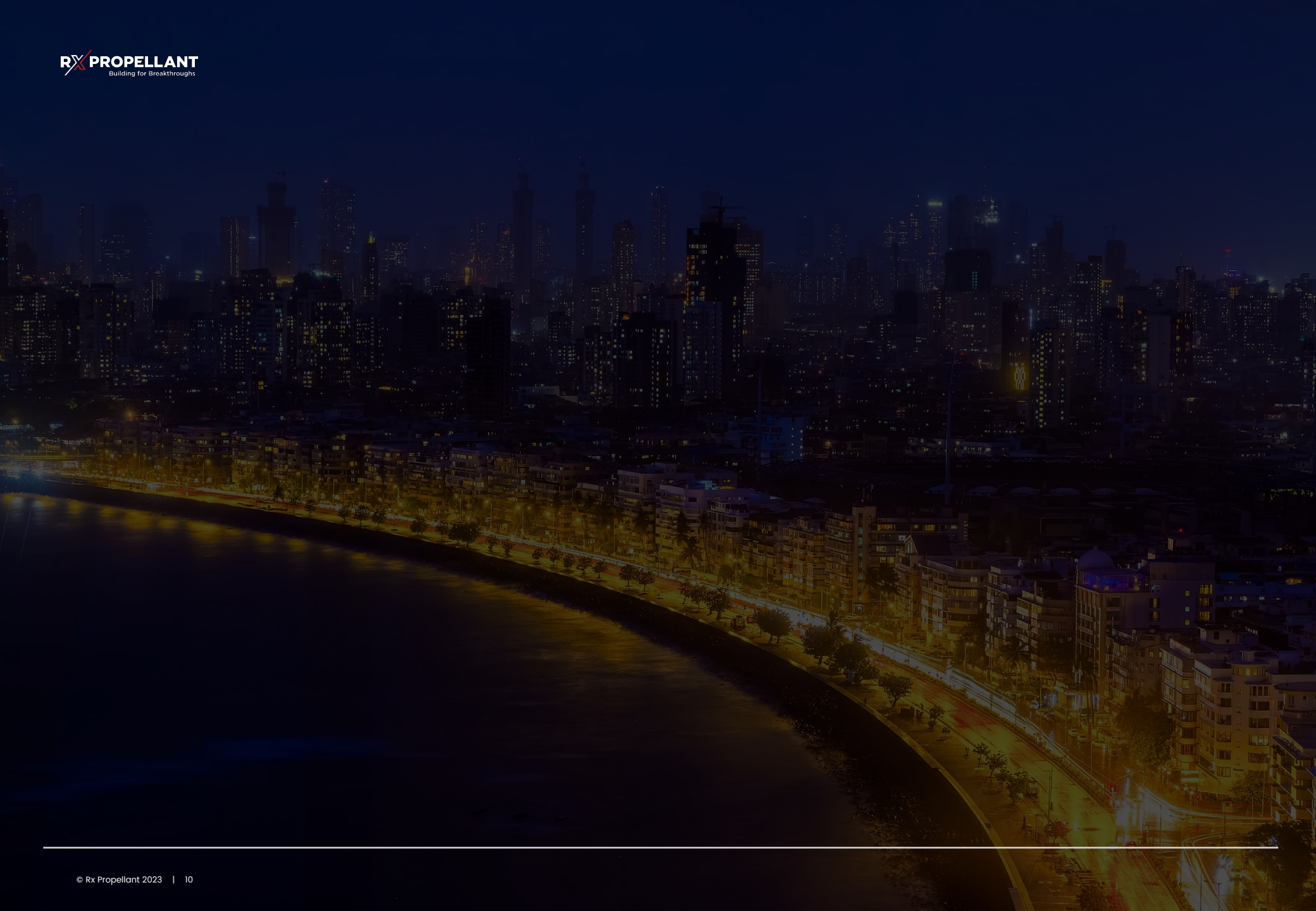
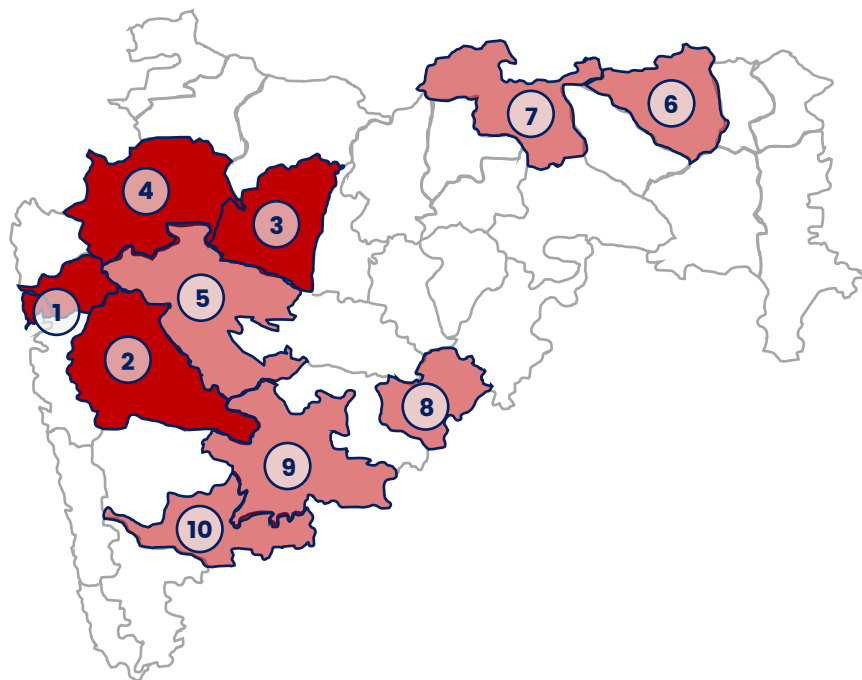


Fig. 2 Business environment rankings^[5]



1.2 Key districts in Maharashtra for economic activity



Map 2 : District map of Maharashtra

Legend

- District with the **highest** economic activity and presence of Lifesciences companies – Mumbai
- Districts with major economic activity and presence of Lifesciences companies

S. No.	Major Clusters	Industry classification	Industry concentration	Operations
1	Mumbai – Thane ^[10]	Pharmaceutical , IT/ITeS, Electronics, Financial services, Media, Auto & Auto Component, Tourism ^[10]	24,628 ^[11]	Research and Manufacturing ^[11]
2	Pune ^[10]	Pharmaceutical , Textile, Food Processing, Defense, IT/ITeS, Electronics, Tourism, Auto & Auto Component ^[10]	93,723 ^[12]	Research and Manufacturing ^[12]
3	Aurangabad ^[10]	Pharmaceutical , Chemicals, Auto & Auto Component, IT/ITeS, Food Processing, Electronics & Tourism ^[10]	19,289 ^[13]	Manufacturing ^[13]
4	Nashik ^[10]	Auto & Auto component, Food Processing, Defense, Textile, Pharmaceutical & Tourism ^[10]	28,123 ^[14]	Manufacturing ^[14]
5	Ahmednagar ^[10]	Food Processing, Defense, Electronics & Tourism ^[10]	4,555 ^[15]	Manufacturing ^[15]
6	Nagpur ^[10]	Auto & Auto Component, Food Processing, Electronics & Tourism ^[10]	27,255 ^[16]	Manufacturing ^[16]
7	Amravati ^[10]	Textile, IT/ITeS ^[10]	14,658 ^[17]	Manufacturing ^[17]
8	Latur ^[10]	Food Processing, IT/ ITeS ^[10]	2,072 ^[18]	Manufacturing ^[18]
9	Solapur ^[10]	Textile, Engineering, IT/ ITeS ^[10]	12,196 ^[19]	Manufacturing ^[19]
10	Sangli ^[10]	Engineering, IT/ ITeS ^[10]	5,224 ^[20]	Manufacturing ^[20]

Table 1: Major districts for economic activity in Maharashtra

“Cluster manufacturing concept for auto, textile, chemical has greatly helped in building the ecosystem which ensures good supply chain management in the background of the pandemic crisis. The state has brought about a conducive start up culture to meet aspirations of the young India.^[21]”

Anant Singhania
President, IMC Chamber of Commerce and Industry

1.3 Lifesciences sector overview: Continues to spearhead growth of the state

Maharashtra is a hub of Indian pharmaceutical industry due to well-developed infrastructure; favorable government policies and easy availability makes is lucrative for domestic as well as global pharma market players.

Leading Lifesciences hub



3000+

Lifesciences companies in Maharashtra with corporate offices in and around the state^[22]



20-25%

of India's total Pharma exports accounted by Maharashtra^[22]



22%

of India's total medical devices exports are accounted by Maharashtra^[23]



6.5%

Contribution to Gross State Domestic Product (GSDP) ^[22]



14.5%

Share in industrial Gross State Domestic Product (GSDP) ^[22]



145

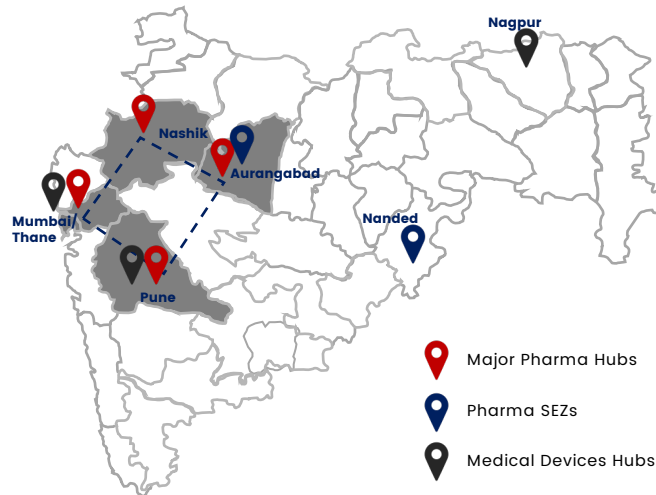
Start-ups registered in Maharashtra in 2021; largest number of registrations witnessed by any state ^[24]



966

Lifesciences start-ups in Maharashtra by June 2022^[24]

Major Pharmaceutical Hubs



Map 3 : Major pharmaceutical hubs in Maharashtra^[23]

Maharashtra has the second-highest number of combined infrastructural facilities, with the highest number of high & medium-tech manufacturing entities, making it one of the strongest, industrially developed states. In addition, the state receives the highest number of projects under the National Bio-Pharma Mission.

Maharashtra Industrial Development Corporation (MIDC) has also planned to set up dedicated Biotechnology Parks at suitable locations in the state (Nashik, Pune, Aurangabad and Nagpur, among others).^[25]

“We are the pharmacy of the world. We also want to make India the research hub in pharma sector.”

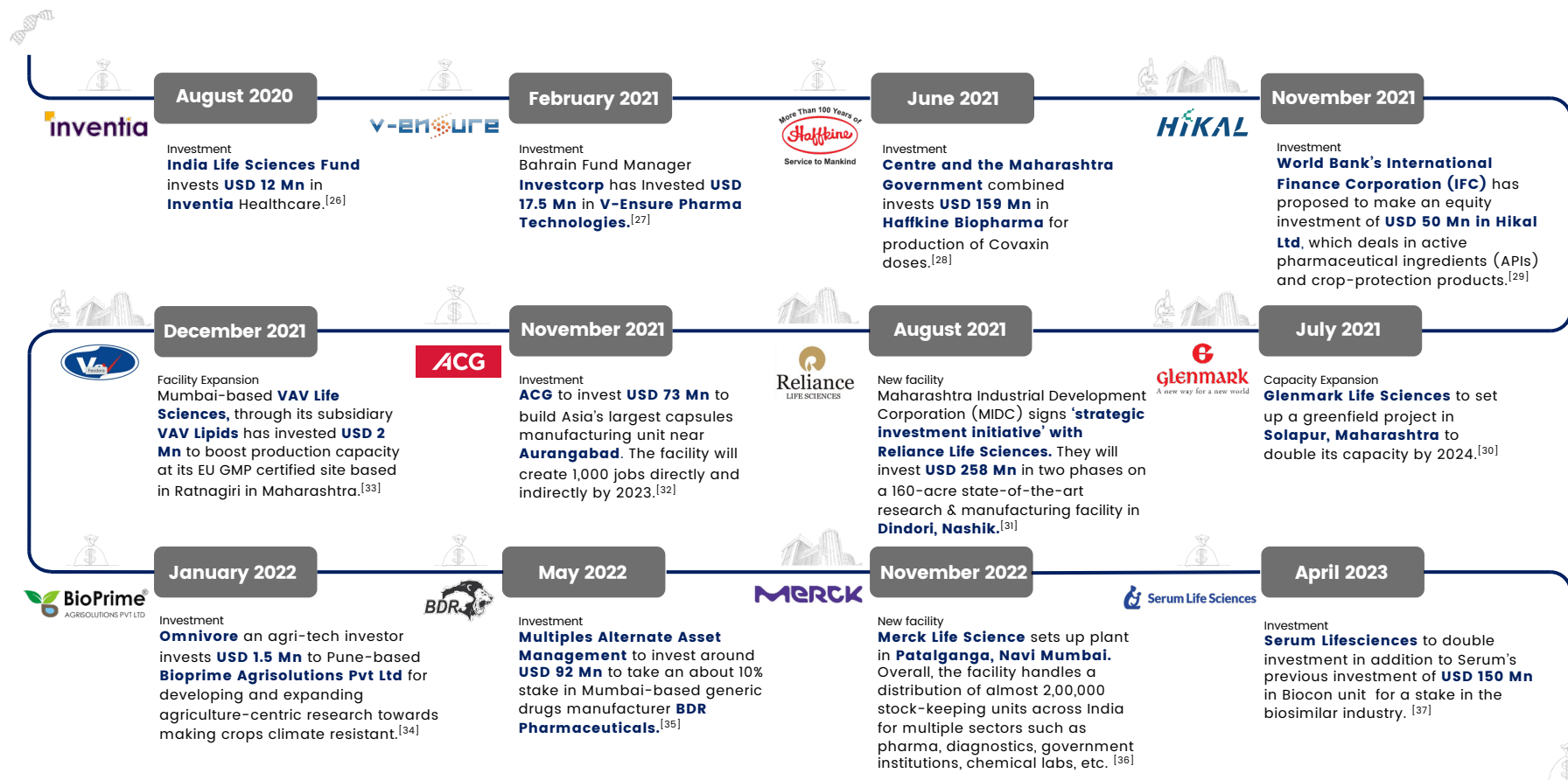
Mansukh Mandaviya
Union Health Minister, Government of India





1.4 Investments during pandemic in Maharashtra

Maharashtra's capital, Mumbai and other cities have seen significant capacity and facility expansion along with investments in the Lifesciences sector during the pandemic.



Maharashtra has been a robust performer in biotechnology framework and India Innovation Index 2020, implying that the state capacity to innovate and promote business opportunities are the strongest in the nation. Thus, from an investment standpoint, Maharashtra emerges as the undisputed destination and thus could expect a generation of the next batch of novel products and processes under the biotechnology industry. ^[25]



Section 2

Enabling Infrastructure for Lifesciences Industry



- 2.1 Networking environment
- 2.2 Transport infrastructure
- 2.3 Logistic support infrastructure
- 2.4 Industrial corridor
- 2.5 Air connectivity
- 2.6 Seaport connectivity



2.1 Networking environment

Industry and Government partnerships towards promoting a collaborative environment in the State have led to the creation of strong networking platforms.

NRI Business Support Centre | Established in 2013

NRI Business Support Centre (NBSC) is initiated by MIDA to connect with Global Indian Entrepreneurs (NRI / PIOs) and NRI Maharashtrians, who are involved in the various businesses in different countries, to establish business contacts, to explore business opportunities in Maharashtra and in their respective countries, to support Maharashtrian businessmen to brand and market their unique products and services in various countries.^[38]

NRI Maharashtrians will be given opportunities to identify local partners for investment, to introduce advanced, affordable and patented technology for the improvement of productivity and quality, identify partners from their countries to invest in the industries, infrastructure, technology transfers, contract manufacturing and other business alliances.^[38]

The Centre will also provide support to the local businesses for identifying business opportunities in other countries. The Centre will act as a "Single Point Contact Support Centre" for all kinds of business needs of NRIs and PIOs and Indian Entrepreneurs, who are eager to set up their businesses in the State of Maharashtra.^[38]

Maharashtra State Innovation Society | Established in 2017

A Government of Maharashtra initiative to boost innovation-driven entrepreneurial ecosystem in the state. The society provides mentorship, financial support and incubator networks to start-ups.^[41]

Key Initiatives

Maharashtra start-up week

A unique platform for Start-ups to implement innovative solutions with the Government^[41]

Incubators supported

17 incubators supported, 85 cr grants committed^[41]

Financial support to start-ups

Providing financial assistance to start-ups by reimbursing a major fraction of their costs spent on filing patents and lab testing for product launches.^[41]

Mumbai Business Forum | Established in 2010

Mumbai Business Forum is an initiative of Maharashtra Industry Development Association to facilitate networking and collaboration amongst the stakeholders.^[39]

The platform provides a unique opportunity to establish and enhance business contacts and connections amongst entrepreneurs, keynote and special addresses by eminent industrialists, policy makers, visiting foreign ministers and business leaders, high ranking government officials, technocrats, scientists, thought leaders from business, environment, pharmaceuticals, science, education, technology and other important spheres.^[39]

Objectives

Networking & collaboration^[39]

Mentoring, knowledge and education

Access to multiple events and cloud credits^[39]

Exchange of new business ideas and concepts

Connect with ecosystem players such as mentors, investors etc^[39]

Maharashtra Startup week | Established in 2017

The Maharashtra Startup Week is an effort to encourage, engage and enable the state's entrepreneurial ecosystem. It provides startups with a platform to showcase their innovative solutions to the Government of Maharashtra.^[42]

Benefits

Up to INR 15 lakh

Worth work orders to the best 24 selected as winners.^[42]

Network

Access to multiple events and cloud credits^[42]

Ecosystem

Connect with ecosystem players such as mentors, investors etc.^[42]

Marathi Chamber of Business & Industries | Established in 2010

Marathi Chamber of Business and Industries (MCBI) is an exclusive platform for Marathi Entrepreneurs, Industrialist, Start-ups, Young & Women Entrepreneurs to connect with each other to establish & enhance business contacts, exchange new business ideas, develop business partnership, identify business partners and investors as well as explore emerging business opportunities in India and other countries.^[40]

The Chamber will be integrating highly successful entrepreneurs and industrialists to guide and mentor Marathi entrepreneurs to achieve the success in their respective fields. The Chamber has been also putting efforts for creating new entrepreneurship and supporting start-ups to convert their business ideas into commercial benefits.^[40]

Start-up Yatra | Maharashtra State Innovation Society | Established in 2018

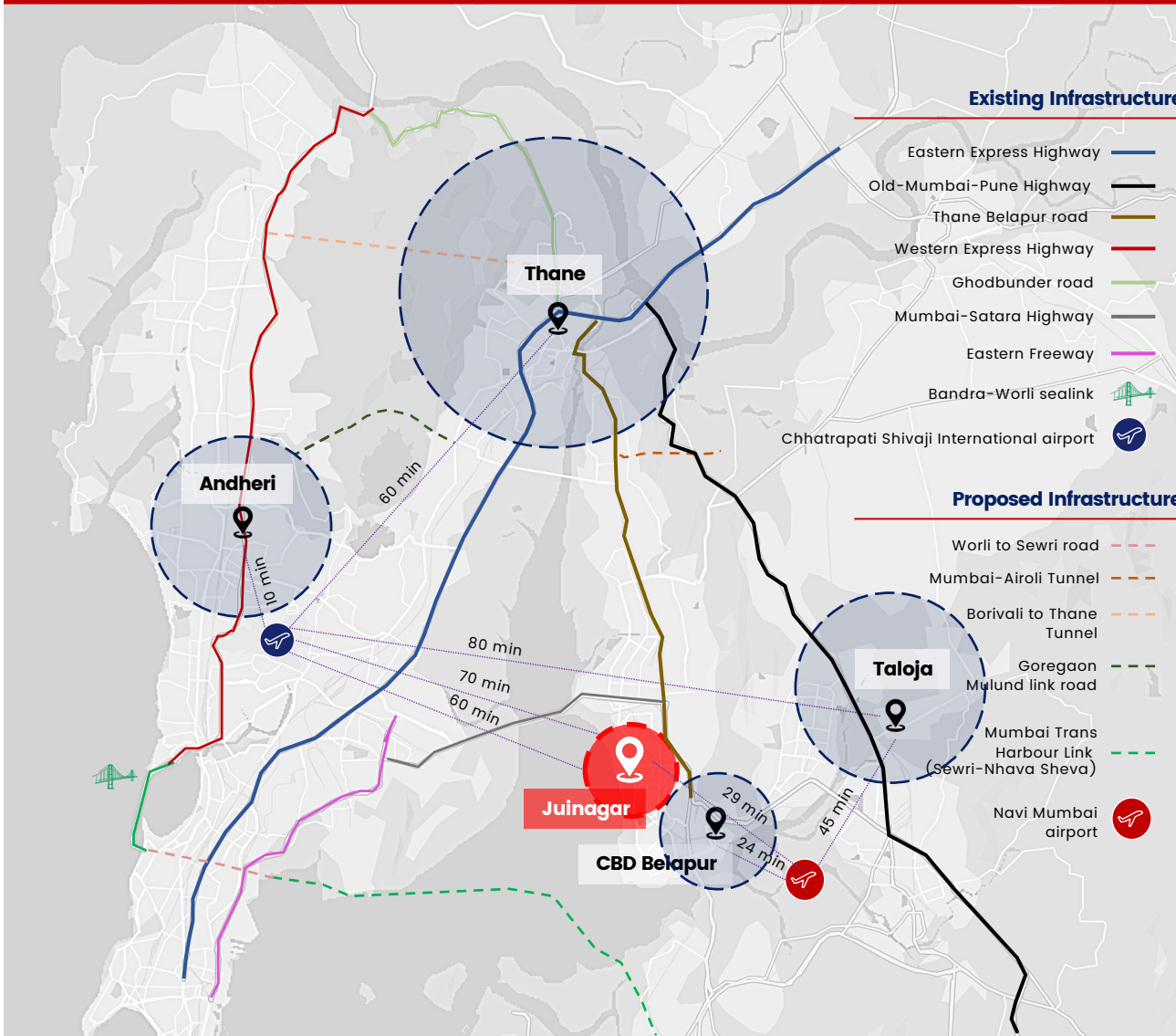
Start-up Yatra is an initiative of Maharashtra Innovation Society. It is a unique platform for innovators, students and startups across Maharashtra to pitch their ideas. Participate in the nearest boot camp and win exciting prizes and pre-incubation offers.^[43]

“Over the decades, Maharashtra has developed the most advanced industrial infrastructure and skilled manpower.”^[21]

Sushil Jiwrajka

Former chairman, Western region chapter of the Federation of India Chambers of Commerce and Industry

2.2 Transport infrastructure (1/2)



Map 4: Existing and upcoming infrastructure in Mumbai
Source: (MMRDA)

Upcoming infrastructure projects

The Navi Mumbai International Airport

Navi Mumbai airport is one of the largest greenfield international airports in the country, planned to meet the anticipated air traffic demand of 100 million passengers per annum (MPPA) in MMR region by 2030.^[44]

Mumbai Trans Harbour Sea link

The Mumbai Trans-Harbour Sea link is a 21.8 km long bridge connecting Mumbai with Navi Mumbai. It will boost connectivity between Nhava Sheva and South Mumbai. It will provide direct connectivity to the Nhava sea port, the Mumbai-Pune expressway & the Mumbai-Goa Highway.^[44]

Mumbai – Ahmedabad Bullet Train Corridor

The Mumbai-Ahmedabad High-Speed Rail (MAHSR) project is a 508.17 km high speed rail line under development that would connect Mumbai, Maharashtra, with Ahmedabad, Gujarat, via 12 stops at a cost of USD 15 Bn.^[44]

Coastal road

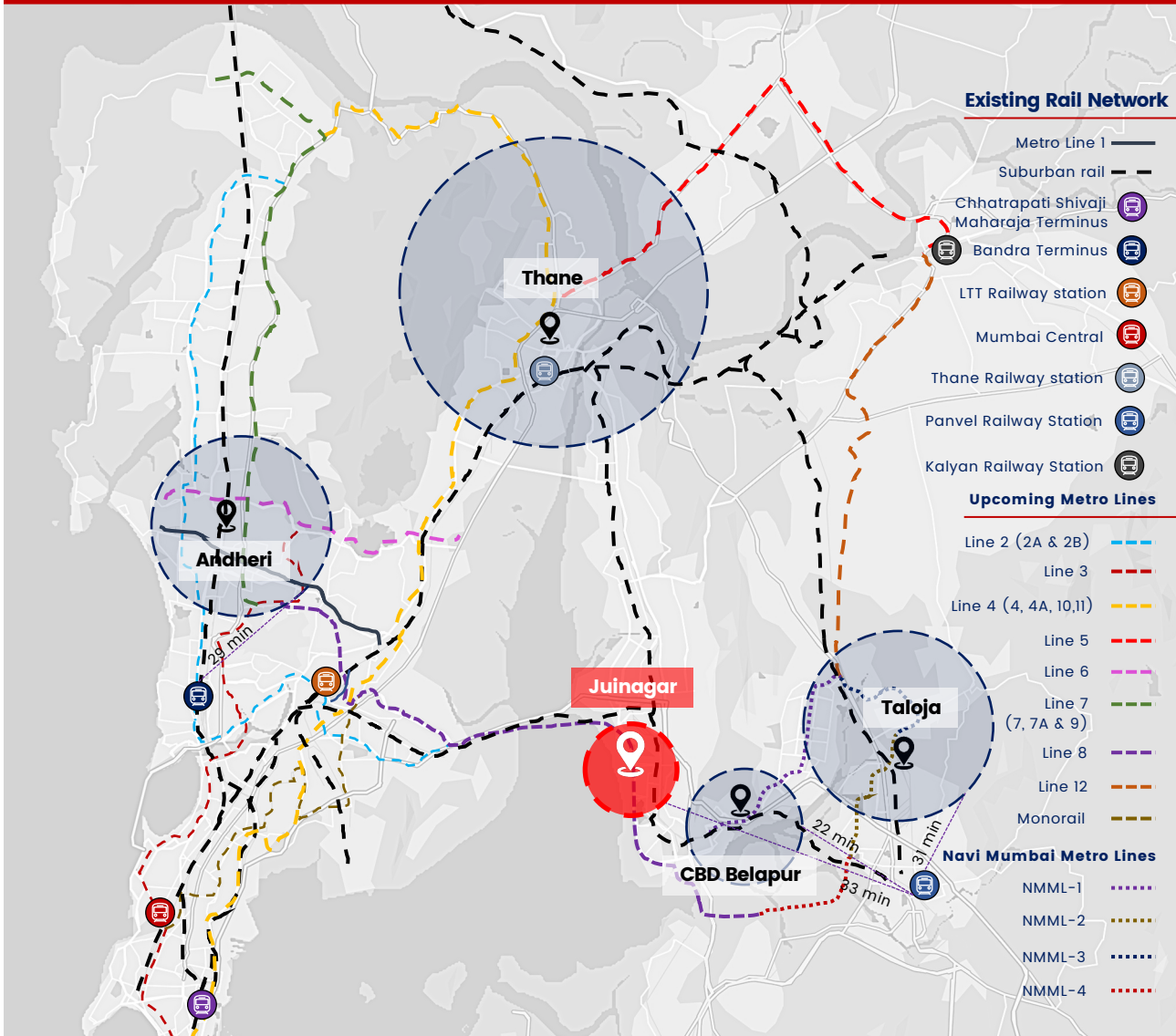
The coastal road is a 22-km long freeway connecting Marine Lines in the South to Kandivli in the north. Currently, it takes around 2 hours to travel from western suburbs to South Mumbai. The operation of this road project will reduce this travelling time to 40 minutes.^[44]

Goregaon Mulund Link road

Goregaon-Mulund Link Road (GMLR) is a 12-km long road infrastructure project that will connect Mulund directly to Goregaon. It will reduce the traffic congestion and cut down the travelling time. As of now, it takes 80 minutes to travel from Mulund to Goregaon. Once the new road of GMLR is operational, this travel time will be reduced to as quick as 20 minutes.^[44]



2.2 Transport infrastructure (2/2)



Map 5: Metro network in Mumbai
Source: (MMRDA)

Upcoming rail infrastructure projects

Mumbai Urban Transport Project Phase 3 (MUTP 3)

The project aims to expand rail infrastructure in the Mumbai, Thane, Palghar, and Raigad districts of the western state of Maharashtra.^[45]

The Project will provide sustainable, high-capacity and safe cross-regional connectivity in Mumbai Metropolitan Region (MMR). Through providing better and more efficient connection among various districts, it will improve mobility and safety of the suburban population of MMR.^[45]

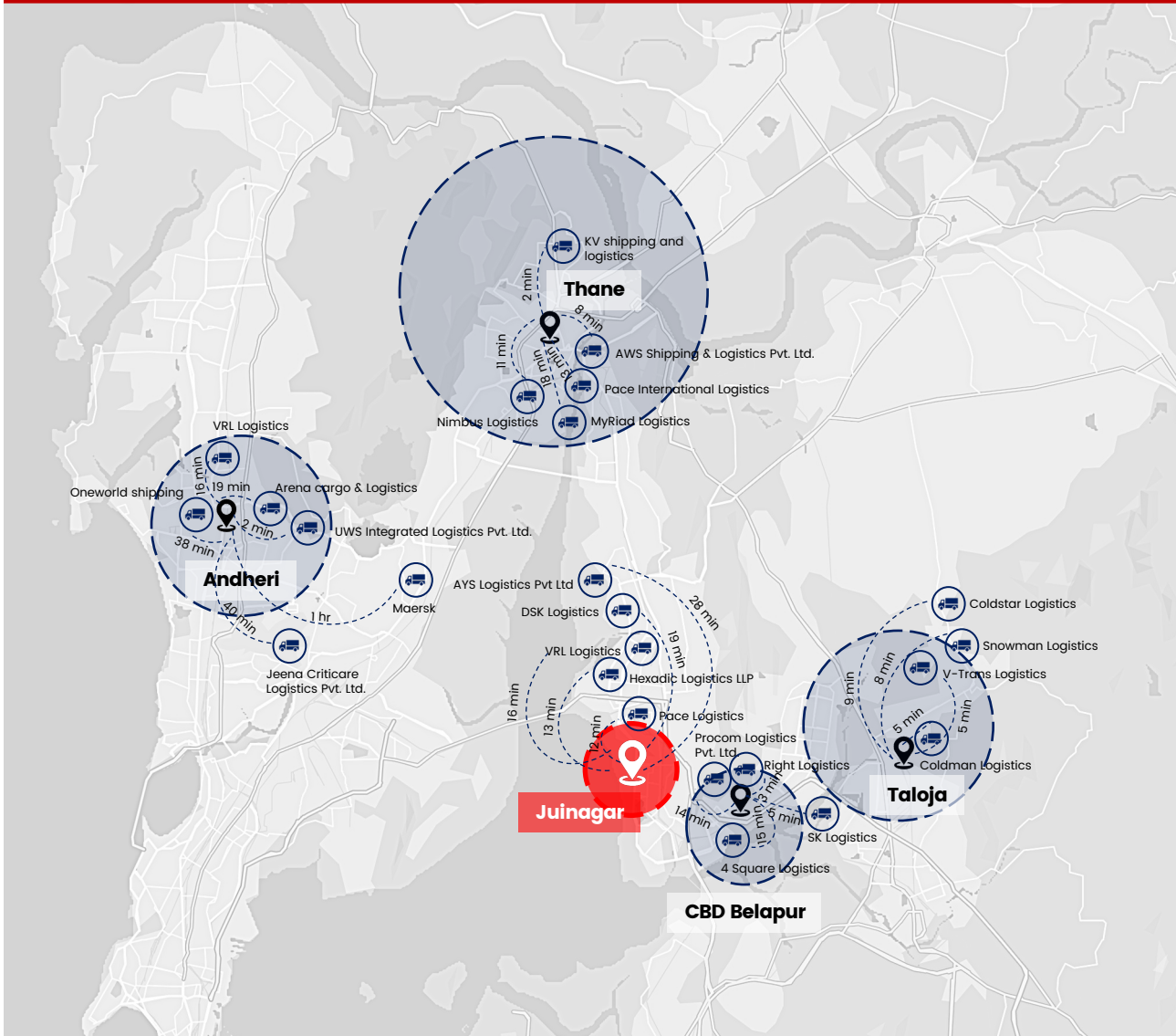
Upcoming metro rail infrastructure project

The Mumbai metro is designed to reduce the traffic in the city and supplement the over burdened suburban railway network.^[44]

The Mumbai metro will have **14** metro lines spanning across **350 km**.^[44]



2.3 Logistic support infrastructure



Map 6: Logistic infrastructure in Mumbai

Existing projects

Welspun One Logistic Park^[46]

Location	Bhiwandi
Plot area	110.7 acres
Built-up area	~2.5 mn sft

ESR Bhiwandi 1^[47]

Location	Bhiwandi
Plot area	43 acres
Built-up area	1.3 mn sft

ESR Lodha^[47]

Location	Palava next to Talaja Maharashtra Industrial Development Corporation (MIDC)
Plot area	43 acres
Built-up area	1.9 mn sft

Upcoming projects

Multi-modal logistic park

Government of India and Maharashtra Government signed MoUs to set up 5 multi-modal parks in **Mumbai Metropolitan Region, Pune, Aurangabad, Nashik, and Dighi Port Industrial Estate.** ^[48]

8 new multi-modal logistic parks to be established by Government of India in **Ratnagiri, Jalana, Bhiwandi, Akola, Sangli, Jalgaon, Solapur and Nasik.** ^[49]

Fulfilment centre

Adani logistics and Walmart-backed Flipkart entered a strategic parentship for developing a logistic hub in Mumbai. Adani logistics will construct 534,000 sft fulfilment center in its existing logistic hub in Mumbai, that will be leased to Flipkart. ^[50]



2.4 Industrial corridor

Government of India is developing Peninsular Region Industrial Development (PRIDE) corridor to accelerate economic regional integration, creation of employment and overall socio-economic growth.

	Delhi-Mumbai Industrial Corridor	Bengaluru-Mumbai Industrial Corridor
Description	Delhi-Mumbai industrial corridor between Delhi and Mumbai, covering an overall length of 1504 km. Passes through the states of Uttar Pradesh, Delhi, NCR, Haryana, Rajasthan, Gujarat and Maharashtra with end terminals at Dadri in the Delhi NCR and Jawaharlal Nehru Port (JNPT) in Mumbai. ^[51]	Bengaluru-Mumbai Industrial Corridor is proposed economic corridor covering the states of Maharashtra and Karnataka. Passes through major cities such as Davangere, Chitradurga, Hubballi -Dharwad, Belagavi, Solapur, Sangli, Satara and Pune. ^[52]
Industrial nodes	<p>Dholera Special Investment Region (DSIR), Gujarat (5560 acres)^[51]</p> <p>ShendraBidkin Industrial Area (SBIA), near Aurangabad, Maharashtra (4584 acres)^[51]</p> <p>Dighi Port Industrial Area, Maharashtra (5935 acres)^[51]</p>	<p>Target period: 2017-2041^[52]</p> <p>Increase growth rate by around 1.5 times more from existing levels^[52]</p>
Key features	<p>The Corridor is estimated to create 2.3 million jobs, industrial output worth Rs 20 trillion along with efficient logistical network.^[51]</p> <p>Key sectors: Computer engineering, Optical products, Automobile, Machinery/ Electrical machinery, Pharmaceutical, Food processing and Textile & Apparels^[51]</p>	<p>Target period: 2017-2041^[52]</p> <p>Increase growth rate by around 1.5 times more from existing levels^[52]</p> <p>Share of the secondary sector is expected to be around 28% (from existing rate of 19% of BMEC Districts)^[52]</p> <p>Expected to create around 32 million jobs^[52]</p> <p>Key sectors: Heavy Engineering, Precision Engineering, Automobile, Aerospace, Pharmaceuticals & Nutraceuticals, Electronics, Aerospace & Defense, Cement, Robotics, Solar PV, Base metals, Gas based, Agro-processing and Textiles^[52]</p> <p>Expected to increase region's export by USD 96 Bn^[52]</p>



Map 7: Industrial Corridor forming part of National Infrastructure Pipeline^[54]

Legend

- Delhi-Mumbai Industrial Corridor (DMIC)
- Bengaluru-Mumbai Industrial Corridor (BMIC)

“Japanese government considers Maharashtra as a powerhouse of the Indian economy and was working for development of certain projects which would create efficient and environment-friendly transport infrastructure in the state.”^[53]

Toshihiro Kaniko,
Chief Consul, Consulate of Japan in Mumbai



2.5 Air connectivity

Mumbai is strategically located to offer excellent connectivity to major international and domestic business hubs of the world.



118

Destinations are directly connected to Chhatrapati Shivaji International Airport. 64 domestic and 54 international.^[55]



#1

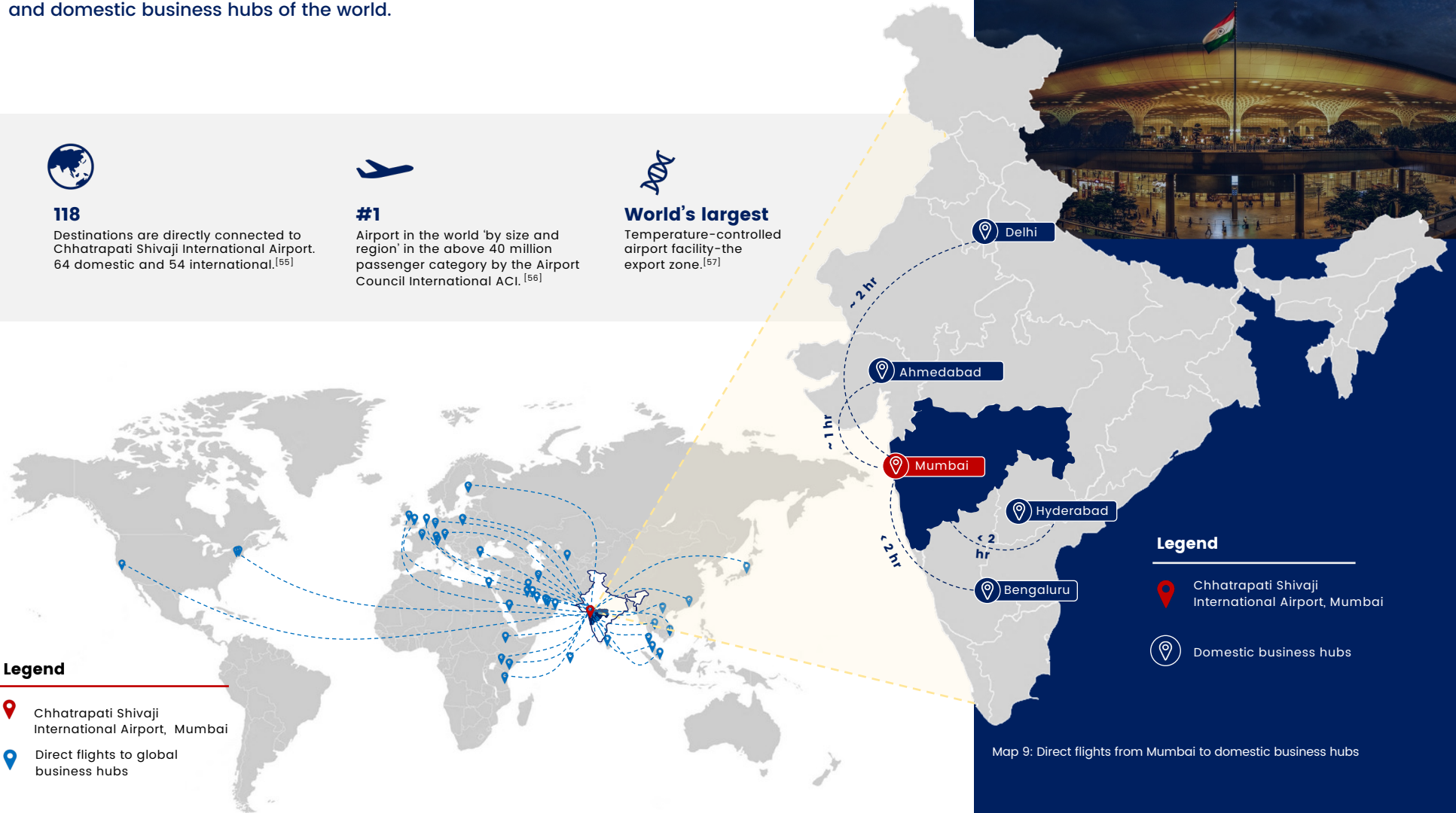
Airport in the world 'by size and region' in the above 40 million passenger category by the Airport Council International ACI.^[56]



World's largest

Temperature-controlled airport facility—the export zone.^[57]

Chhatrapati Shivaji International Airport



Legend

- Chhatrapati Shivaji International Airport, Mumbai
- Direct flights to global business hubs

Legend

- Chhatrapati Shivaji International Airport, Mumbai
- Domestic business hubs

Map 8: Direct flights from Mumbai to global business hubs

Map 9: Direct flights from Mumbai to domestic business hubs



2.6 Seaport connectivity

Maharashtra has excellent port infrastructure with 48 intermediate and non-minor ports and 2 major seaport in Mumbai. Maharashtra is directly connected with major seaports through JNTP and Mumbai seaport.

The Jawaharlal Nehru Port Trust (JNPT) is India's largest container handling port in India, also known as Nhava Sheva Port. The port's hinterland connectivity by rail and road will soon be strengthened by ongoing projects, such as the Dedicated Freight Corridor (DFC), the Multi-Modal Logistics Park (MMLP), and widening port-to-road connectivity.^[58]



50% +

Cargo volume accounted by Jawaharlal Nehru Port Trust (JNPT)^[59]

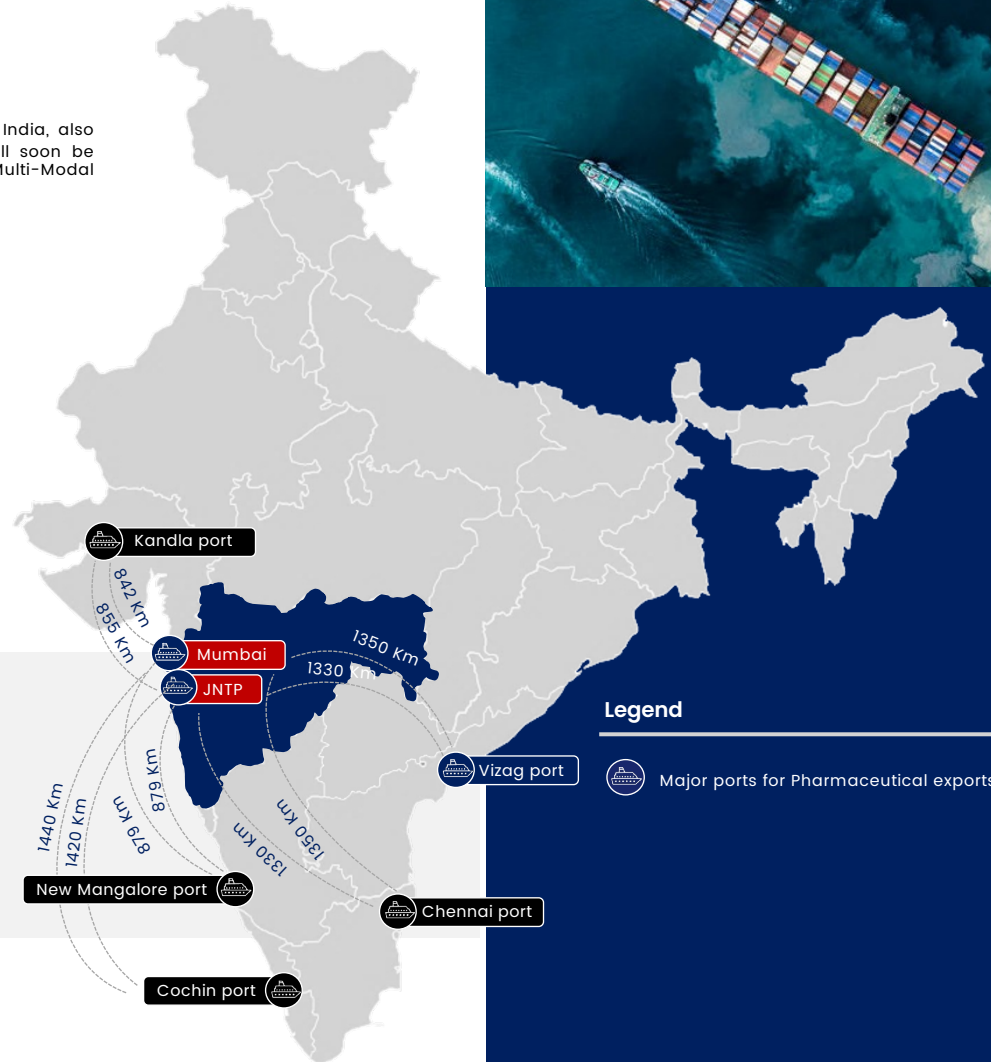


60%

Of pharma exports and import take place from JNPT^[60]

Upcoming Projects

The Government granted in-principal approval for development of major port in Vadhavan in Maharashtra at a total cost of INR 65,544. 54 crore with the government holding 51% stake.^[61]



Map 10: Major seaports in India



Section 3

Policy and Business Environment













- 3.1 Policy environment
- 3.2 Time saver incentives
- 3.3 Average time taken for approvals
- 3.4 Cost saver incentives to promote new industrial enterprises
- 3.5 Cost of doing business in Lifesciences industry
- 3.6 Key contacts for doing business in Maharashtra

“Maharashtra’s various initiatives towards ease of doing business among single window clearance and policies to attract FDI and continue to create a good industrial climate has brought in a number of investments into the state.”^[21]

Anant Singhania
President, IMC Chamber of Commerce and Industry

3.1 Policy environment

The Maharashtra state government unveiled an industrial policy in 2019 to augment manufacturing ecosystem of Maharashtra through fiscal and non-fiscal incentives and enhancing ease of doing business. Significant benefits and incentives can be summarised below:

Time Saver Incentives		Cost Saver Incentives	
The government of Maharashtra has created the Maharashtra Industry, Trade and Investment Cell (MAITRI) for quick processing of applications and to provide clearance from various departments through a single-window mechanism. ^[62]		Maharashtra Industrial Policy 2019 unveiled by Maharashtra Government aims at regionally balanced, environmentally sustainable, & inclusive industrial growth and to create gainful employment opportunities in the state of Maharashtra ^[63]	
	Save time		Conserve finances
	Reduce hassle		Streamline investments
	Graft free approval process		Boost development in industrially backward areas
	-		Focus on development & promotion of MSME sector
	Simplify system		Generate employment

UK businesses in India have rated Maharashtra the foremost amongst states in terms of the operating environment, followed by Gujarat, Chandigarh, Haryana, Himachal Pradesh, Andhra Pradesh and Uttar Pradesh.^[64]

UK India Business Council's annual 'Doing Business in India' report 2022

“The state has developed a complete ecosystem for industrial development and that is the reason it is the preferred destination for investors.”^[65]




Subhash Desai
Former industries minister, Government of Maharashtra





3.2 Time saver incentives

Maharashtra Industry, Trade and Investment Facilitation Cell (MAITRI) is a one-stop-shop for existing and prospective investors to get consolidated information regarding investment process with regards to expanding their existing units or to set up a new business unit in the state. The portal facilitates ease of doing business by providing single-window clearances for setting up a new unit.

-  All clearances at one place to the investors.^[66]
-  Time bound and online approvals.^[66]
-  Grievance redressal mechanism for industries.^[66]

Salient features

01 Single window clearance

MAITRI serves as a single point of contact to assist investors in obtaining approvals for 31 services across 8 departments.^[67]

02 Time bound clearances

Reduction in number of procedures to ensure time bound clearances. Procedural requirements for electricity permit have been reduced **from 7 to 3** and time reduced from **67 days to 15 days**. Construction permit – procedural requirements have reduced **from 27 to 11**, time reduced **from 162 to 50 days**.^[67]

03 User friendly

Query model- department, for users to raise queries for clarification/additional support. **Alerts module-** system automatically creates alerts for processing departments and Nodal officers. **Escalation module-** system generated escalation raised if application is not completed in time. **Grievance module-** routes grievance to concerned department.^[68]

Initiatives by GOM to aid Ease of Doing Business

Government of Maharashtra introduced Maha Parvana, to attract greater investments in its industries. The plan rolled out several incentives including a single-window clearance system.

Incentives under Maha Parvana scheme:

01 Exemption from availing approvals from several department

For all the proposals of foreign direct investment and investment of INR 50 crore (USD 6.1 million) and above, the Government letter of Assurance (Maha Parvana) will be given for commencing construction and production without availing the permission to pre-setup from multiple departments.^[69]

02 Fast tracking of application

The Maha Parvana shall be issued within 48 hours after receiving an application, complete in all manners on the website of the Maitri Kaksha (Single window cell).^[69]

03 Time bound clearance

Industries nominated under Maha Parvana will be granted 25 different statutory clearances and approval from other state departments within 30 days. If the approval is not granted within 30 days, it will be approved automatically.^[69]

04 Plug-and-play infrastructure

The state government has proposed to provide plug-and-play infrastructure for existing and new industries to support investors and reduce capital investment.^[69]

Under the Magnetic Maharashtra 2.0 program, Maharashtra Industrial Development Corporation (MIDC) mobilized investments worth INR 1.89 lakh crore/ USD 23 Bn that envisages to generate 3.3 lakh high quality jobs across the state ensuring equitable regional development.^[70]



Investment promotion agency

Maharashtra Industrial Development Corporation (MIDC) is the nodal investment promotion agency under the Government of Maharashtra. It provides businesses with infrastructure such as land, roads, water supply, drainage facilities etc.^[71]



Special Planning Authority^[72]



Strong network of local authorities^[72]



Link between Govt. and Industry^[72]



Acquisition and disposal of land^[72]



Providing support infrastructure^[72]



One stop solution for all investor relations^[72]

Maharashtra Industrial Development Corporation (MIDC) is the largest industrial land bank in the country.^[73]



3.3 Average time taken for approvals (1/2)

Maharashtra is one of the states with fastest approvals for all sanctions. Some common approvals are summarized below:

Maharashtra Industrial Development Corporation (MIDC) Land												
Pre-establishment approvals ^[74]												
I	Land & Building Approvals	Area of Approvals	Department	Average Time Taken (in days)								
				0	20	40	60	80	100	120		
1	Land allotment	Maharashtra Industrial Development Corporation								90		
2	Change in Land Use	Maharashtra Industrial Development Corporation or Urban Development Department				30						
3	Final Lease					10						
4	Factory layout plan approval, 1948	Directorate of Industrial Safety and Health					45					
5	Tree transit permission	Forest Department					30					
6	Drug manufacturing license	Food & Drug Administration					30					
7	Layout approvals for DG sets	MAHA PWD					30					
8	Sanctioning of quota for water for industries	Irrigation Department					15					
9	Registration under building & other construction workers (BOCW) Act, 1996	Labour Department					7					
10	Consent for establishment (CFE) (under Water Act & Air Act)	Maharashtra Pollution Control Board									120	
11	Permission for excavation during site development	Revenue Department								15		
12	Building Plan Approval (includes Plan Approval, Provisional Fire NOC, Temporary water connection, Drainage Plan Approval)	Maharashtra Industrial Development Corporation OR Urban Development Department									60	



3.3 Average time taken for approvals (2/2)

Pre-establishment approvals ^[74]			
II	Utilities		
	Area of Approvals	Department	Average Time Taken (in days)
			0 20 40 60 80 100 120
13	New Electricity Connection	Energy Department- MSEDCL	15
14	Registration of Diesel Generator Sets	Energy Department-Chief Electrical Inspectorate	30
15	New water connection	Maharashtra Industrial Development Corporation or Urban Development Department	15
Pre-operation approvals ^[74]			
16	Building Completion & Occupancy Certificate	Maharashtra Industrial Development Corporation OR Urban Development Department	8
17	Consent to operate (under Water Act & Air Act)	Maharashtra Pollution Control Board	120
18	NOC from Fire Department (Final)	Maharashtra Industrial Development Corporation OR Urban Development Department	30
19	Permission of Cutting of Non- Scheduled trees	Forest Department	60
20	Permission of Cutting Scheduled trees	Forest Department	60
21	Permission for Highway Crossing, access road through highway, right of way etc. under Section 278 of the Highways Act 1980	Public Works Department	7
During operation approvals ^[74]			
22	Boiler Erection certificate	Directorate of Boilers	23
23	Renewal of consent to operate	Maharashtra Pollution Board	120



3.4 Cost saver incentives to promote new industrial enterprises (1/3)

Maharashtra Industrial policy 2019–2024 focuses on providing incentives to industries and entrepreneurs to attract higher investments.

Eligibility criteria and basket incentives^[75]

Particulars	Micro, Small & Medium Enterprises			Large scale industries		Maximum Ceiling of basket of incentives as % of FCI	Incentive period in years	Mega Industrial units		Ultra-mega Industrial units		
	Maximum Admissible Fixed Capital Investment (INR Crore)	Maximum Ceiling of basket of incentives as % of FCI	Eligibility period (years)	Maximum Admissible Fixed Capital Investment (INR Crore/ USD)	Minimum Direct Employment (number of people)			minimum Admissible Fixed Capital Investment (INR crore/ USD)	Minimum Direct Employment (number of people)	minimum Admissible Fixed Capital Investment (INR crore)	Minimum Direct Employment (number of people)	
A	For the purpose of this policy, MSME shall include units as per the MSMED Act, 2006, as well as the units with FCI of upto INR 50 crore	-	-	750/ 91 Mn	1,000	25% (only LSI)	7	1,500/ 183 Mn	2,000	-	-	The template for quantum of incentives for Mega Projects and Ultra Mega Projects shall be decided by the High-Power Committee under the chairmanship of the Chief Secretary, Government of Maharashtra. However, the Cabinet Sub Committee for mega projects, under the chairmanship of the Chief Minister of Maharashtra will have the powers to sanction customized package of incentives and even offer special / extra incentives for prestigious Mega Projects/ Ultra Mega Projects, on a case-to-case basis with recommendation of High-Power Committee.
B		30%	7									
C		40%	7	500/ 61 Mn	750	40%	7	1,000/ 122 Mn	1,500	-	-	
D		50%	10	250/ 30 Mn	500	60%	7	750/ 91 Mn	1,000	-	-	
D+		60%	10	150/ 18 Mn	400	70%	7	500/ 61 Mn	750	-	-	
Vidarbha, Marathwada, Ratnagiri, Sindhudurg & Dhule		80%	10	100/ 12 Mn	300	80%	9	350/ 42 Mn	500	-	-	
No Industry Districts, Naxalism Affected Areas* and Aspirational Districts**		100%	10	100	250	100%	9	200/ 24 Mn	350	-	-	
Entire state										4,000	4,000	



3.4 Cost saver incentives to promote new industrial enterprises (2/3)

Maharashtra Industrial policy 2019–2024 focuses on providing incentives to industries and entrepreneurs to attract higher investments.

Fiscal incentives for MSMEs & Small Industries ^[75]

Setup Incentives ^[75]		
Incentive	Eligibility Criteria	Quantum of Subsidy
Stamp duty exemption	All eligible new/ expansion units (except units in group A&B area)	Exempt from payment of stamp duty for acquiring land (including assignment of lease rights & sale certificate) & for term loan purposes.
	In group A&B areas	IT/BT manufacturing Units in Public IT/BT Parks:100% IT/BT manufacturing Units in Private IT/BT Parks:75%
Interest subsidy	All eligible new units	5% pa on term loan (not exceeding the bills paid for electricity consumed during the relevant year)
Additional Incentives ^[75]		
Industrial Promotion Subsidy	All eligible new/ expansion units	Eligible Micro, Small & Medium enterprises shall be offered Industrial Promotion Subsidy (IPS) on 100 % Gross State Goods & Services Tax (SGST) payable by the unit on the first sale of eligible products billed and delivered within Maharashtra.
Power tariff subsidy	Eligible New MSME & Small Industries in Vidarbha & Marathwada, North Maharashtra & districts of Raigad, Ratnagiri & Sindhudurg in Konkan Region, No Industries Districts, Naxalism Affected Areas & Aspirational Districts	INR unit for a period of 3 years from the date of commencement of commercial production for energy consumed & paid.
	Other area	INR 0.50 per unit for a period of 3 years from the date of commencement of commercial production for energy consumed & paid.
Exemption from electricity duty (out of basket incentives)	All eligible new units (except units in group A&B areas)	Exempt from payment of electricity duty during applicable eligibility period
	In group A&B areas	Only eligible 100% export-oriented units, IT/BT manufacturing units will be exempted from payment of electricity duty for a period of 7 years
Technology up-gradation	Expansion projects of MSMEs and Small industries	5% subsidy only on additional capital equipment acquired for Technology Up-gradation, subject to a maximum of INR 25 lakh (USD 30,000) .
Quality certification		75 % subsidy on the expenses incurred on quality certification limited to INR 1 Lakh (USD 1,200) .
Cleaner production measures		25% subsidy on additional capital equipment acquired for cleaner production measures, limited to INR 5 Lakh (USD 6,000) .
Patent registration		75% subsidy on the expenses incurred on patent registration limited to INR 10 Lakh for the National patents and INR 20 lakh (USD 25,000) for the International patents .
Credit rating		75% of cost, limited to INR 40,000
Water Audit		75% of cost of water audit limited to INR 1.00 lakh (USD 1,200)
Energy Audit		75% of cost of energy audit limited to INR 2.00 lakh (USD 2,400)
Conserve/ Recycle water		50% of cost of capital equipment limited to INR 5.00 lakh (USD 6,000)
Improving Energy Efficiency		50% of cost of capital equipment limited to INR 5.00 lakh (USD 6,000)



3.4 Cost saver incentives to promote new industrial enterprises (3/3)

Fiscal incentives for Large Scale Industries & special Large-scale Industries ^[75]

Setup Incentives ^[75]		
Incentive	Eligibility Criteria	Quantum of Subsidy
Stamp duty exemption	All eligible new/ expansion units (except units in group A&B area)	Exempt from payment of stamp duty for acquiring land (including assignment of lease rights & sale certificate) & for term loan purposes.
	In group A&B areas	IT/BT manufacturing Units in Public IT/BT Parks:100% IT/BT manufacturing Units in Private IT/BT Parks:75% Large projects, mega and ultra-mega projects: 50% for first lease/ conveyance deed only
Additional Incentives ^[75]		
Industrial Promotion Subsidy	All eligible new/ expansion units	Eligible Micro, Small & Medium enterprises shall be offered Industrial Promotion Subsidy (IPS) on 100 % Gross State Goods & Services Tax (SGST) payable by the unit on the first sale of eligible products billed and delivered within Maharashtra.
Exemption from electricity duty	All eligible new units (except units in group A&B areas)	Exempt from payment of electricity duty during applicable eligibility period
	In group A&B areas	Only eligible 100% export- oriented units, IT/BT manufacturing units will be exempted from payment of electricity duty for a period of 7 years .

Note:

- Large Scale projects based on employment criteria shall be required to maintain the qualifying direct employment (on the roll and in premises of the eligible Unit) throughout the year and 80% of such employees should be local persons. If the employment criteria is not maintained in any month of the year for which Industrial Promotion Subsidy is claimed, then Industrial Promotion Subsidy shall not be admissible for such year.
- Minimum Direct Employment prescribed in the table above should be created within a period of two years from the date of commencement of commercial production.
- The investment in Captive Power Plant including captive solar power plant shall be considered for determining the qualifying criteria mentioned in above table for eligibility as Large-Scale Project. But investment in captive power plant will not be incentivized (However investment in captive power plant will be limited to 20% of total project cost).



3.5 Cost of doing business in Lifesciences industry

Product Type	Inclusions	Cost/ sft as per Building usage					
		Biology lab	Biology lab (clean rooms)	Chemistry lab	Pilot plant	Vivarium	Stability chamber
Warm Shell	Building core and shell	USD26-32.67 (INR 2000-2500)					
Enhanced Warm Shell	Building Core and Shell	USD 52.28- 58.81 (INR 4000-4500)					
	High side HVAC system						
	Electrical system						
	FAS & Campus surveillance						
	Effluent pre-treatment plant						
	Sewage Treatment Plant						
	High side Gas Distribution						
	Passenger & Freight Elevators						
Fit-Out	Enhanced warm-shell	USD 39.21- 63.35 (INR 3000-5000)	USD 63.35- 104.56 (INR 5000-8000)	USD 91.49- 130.70 (INR 7000-10000)	Up to USD 130.70 (INR 10000)	USD 39.21 (INR 3000)	Up to USD 65.35 (INR 5000 sft)
	Low side HVAC						
	Low side MEP						
	False ceiling and flooring						
	Fume hoods						
	Fire alarms and sprinklers						
	CCTV and access control						
	Low side gas distribution						

Note:

- Cost per sft indicated are exclusive of taxes
- This is an approximate estimate based on ongoing trends and is subject to change based on a number of factors including design parameters, location, market cost fluctuations, etc.
- Exclusions - Any investment on loose furniture including tables and chairs; telecom equipment and services; work-support infrastructure such as personal computer, laptop, projector, television, UPS, audio or video conferencing facility; signage within tenant premises, fire extinguishers within tenant premises, window blinds, special category gas detectors, UPS system



3.6 Key contacts for doing business in Maharashtra

Department/ Sector	Sectoral Head/ HOD	Website	Email
Chief Executive Officer Maharashtra Industrial Development Corporation	"Udyog Sarathi", Marol Indl. Area, Mahakali Caves Road, Andheri (East), Mumbai – 400 093. Phone : 022 – 22151451 (WTC), 022-26870800 (Andheri)	https://www.Maharashtra Industrial Development Corporation (MIDC) india.org/	
Superintending Industries Officer, Directorate of Industries (in charge of Single Window) Maharashtra Industry, Trade and Investment Facilitation Cell	Krupanidhi Building, 9, Walchand Hirachand Marg, Ballard Estate, Fort, Mumbai, Maharashtra 400038	https://maitri.mahaonline.gov.in/Home/Home	maitri-mh@gov.in
Director of Town Planning Directorate of Town Planning & Valuation, Maharashtra State	Central Building, Station Rd, Agarkar Nagar, Pune, Maharashtra 411001	ddtp.ho@maharashtra.gov.in	https://dtp.maharashtra.gov.in
Maharashtra Pollution Control Board	Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. PVR Cinema, Sion Circle, Mumbai-400 022., Phone: 022- 24010437	https://mpcb.gov.in/	-
Maharashtra State Electricity Distribution Co. Ltd.	1) Hongkong Bank Building, M.G. Road, Fort, Mumbai-400001. 2) Prakashgad, Plot No. G-9, Anant Kanekar Marg Bandra (E), Mumbai- 400051, Phone: 1800-212-3435, 1800-233,3435	https://www.mahadiscom.in/en/home/	
Directorate of Maharashtra Fire Services, Maharashtra Fire Services Academy	Hans Bhugra Marg, Kalina, Santacruz (East), Mumbai- 400 098	info@mahafireservice.gov.in	https://mahafireservice.gov.in/
Maharashtra Jeevan Pradhikaran Water Supply and Sanitation Department, Maharashtra	Maharashtra Jeevan Pradhikaran Express Towers, 4th Floor, Nariman Point, Mumbai 400 021, Phone: 022-22026249	ms@mjp.gov.in	https://mjp.maharashtra.gov.in



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**Building cohesive ecosystems that
foster science and innovation**





ABOUT US

Rx Propellant is an Actis platform focused on Lifesciences Real Estate, created with a vision to build world-class lifesciences clusters in India. The projects are designed with best-in-class specifications to integrate diverse operations from concept to commercialisation. The platform is uniquely positioned to induct companies of all sizes and scales in cohesive ecosystems that enable collaboration and access to a vast talent pool to nurture the science of tomorrow.

Rx Propellant has a current development portfolio of ~6.5 Mn sft with multiple projects in Genome Valley (Hyderabad), one in Bengaluru and an upcoming project (Navi Mumbai Research District) in Navi Mumbai. The projects are designed to be single or multi-tenanted, with an opportunity of providing built-to-suit accommodations for future expansion of tenants within the same premises.

INFRASTRUCTURE SOLUTIONS for diverse needs

R&D Labs

Chemistry & Biology Labs	
Clean Rooms	
Vivarium	
Pilot Plants	

FLEXI Factories

	Manufacturing Units
	Formulation Plants
	Packaging Centres
	Fill-Finish Operations



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