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| Agenda Item No.   | 18                                     |
| Board Meeting No. | 11 <sup>th</sup> Board Meeting 2021-22 |
| Date of Meeting   | 06 September 2021                      |
| Sponsoring HOD    | CM (PP&D)                              |

**Subject: Policy for Amalgamation of plots in JNPT SEZ.**

**A) Issue for Consideration:**

1) Policy formulation on Amalgamation of plots in JNPT SEZ

**2) Nature of Approval:**

| Appraising note | Allotment   | Administrative approval | Financial approval | Policy            | Others (specify) |
|-----------------|---|-------------------------|--------------------|-------------------|------------------|
| ✓               | ✓   | ✓                       | ✓                  | ✓                 | -                |
| D)              | Financial Implication   |                         |                    | As per Board Note |                  |
| E)              | Legal Requirement/ implication/ provisions  |                         |                    | As per Board Note |                  |
| F)              | Date of approval of the Agenda Note by the Chairman   |                         |                    | 01/09/2021        |                  |
| G)              | Whether continuation of deferred item / or Fresh Item (If deferred, date of Board Meeting)    |                         |                    | Fresh Item        |                  |
| H)              | Whether to provide the Board Note & Board Resolution under the Right to Information Act, 2005 |                         |                    | Yes               |                  |

**B) Proposal:**

Policy formulation for Amalgamation of plots in JNPT SEZ

**C) Details about the Proposal:**

**Background:**

1. JNPT is developing Special Economic Zone on 277.38 Ha area. Government of Maharashtra, Urban Develop Department by its order no. TPS-1717/612/CR-219/17/UD-12, dated 20/12/2017 has appointed JNPT as the Special Planning Authority for area of SEZ.
2. JNPT SEZ has allotted total 26 plots to unit holders and one plot to Co-Developer till date in Processing Area of its multi-sector SEZ. All the plots in SEZ are given on long lease of 60 years on payment of upfront lease premium.
3. JNPT has allotted plot numbers E3 and F7 to M/s. Sarveshwar Logistics Services Private Ltd by separate letter of intent no. JNP/PPD/SEZ/Unit Tender

/TR-04/2018 dated 20/10/2018. Copies of LOI are attached as **Annexure 1**. The details of the plots and payment made are as below:

| Sr.No | Plot No | Area in Sq. mtr | Bids rate Rs. Per Sqm | Total lease premium paid (INR) | Remarks                      |
|-------|---------|-----------------|-----------------------|--------------------------------|------------------------------|
| 1     | E3      | 5000            | 4889/-                | Rs. 24445014/-                 | E3 and F7 are adjacent plots |
| 2     | F7      | 16500           | 4889/-                | Rs. 80668545/-                 |                              |
| Total |         | 21500           |                       | Rs. 105113559/-                |                              |

4. M/s. Sarveshwar Logistics Services Private Ltd has made the total payment of Rs. 10,51,13,559/- (Rupees ten crores fifty-one lakhs thirteen thousands five hundred and fifty-nine only). Both the plots E3 and F7 belong to same owner M/s. Sarveshwar Logistics Services Private Ltd.
5. Even though JNPT SEZ issued separate letter of intent to plots E3 and F7 the Development Commissioner, SEEPZ SEZ has granted a single letter of permission for a joint/amalgamated land of plots E3 and F7 having total area 21500.00 Sqm for Services Auxiliary to all modes of transport like Logistics and Related Services and Cargo Handling Services. Copy of letter of permission is attached as **Annexure-2**.
6. M/s. Sarveshwar Logistics had requested for amalgamation of plots E3 and F7 by letter dated 19 May 2021. Copy of the request letter is attached as **Annexure-3**.

**Issues:**

1. The Port Guidelines for Land Management (PGLM) 2014 and clarifications issued thereunder does not mention about provision for amalgamation of plots. Also, there is no mention about amalgamation of plots in the tender issued for e-auction. At the same time nowhere it is mentioned that the amalgamation will not be permitted by JNPT. JNPT has not yet formulated a policy for amalgamation of plots in SEZ.
2. Other organization like City and Industrial Development Corporation (CIDCO) permit amalgamation of plots on certain conditions. The policy for amalgamation of plots in Navi Mumbai area is decided by their board resolution no. 11774 dated 12 January 2017. CIDCO charges Rs. 1,00,000/- (Rupees one lakh only) as administrative charges for amalgamation of all plots above 300 Sqm. The copy of CIDCO Board Resolution is attached as **Annexure-4**.
3. Maharashtra Industrial Development Corporation (MIDC) also permit amalgamation of industrial plots. As per MIDC circulars dated 4.02.2008 and 08.09.2008 the policy and charges are mentioned. MIDC charges for plot area more than 10,000 Sqm are Rs. 75,000/-. Copies of the circulars are attached as **Annexure-5**.
4. The request of the applicant for amalgamation is usually examined on the basis of the following parameters:

- a. Both the plots should be adjoining each other. One single building should be possible after amalgamation of the two or more plots as per applicable Development Control Regulations.
  - b. The plots to be amalgamated should belong to same owner/lessee
  - c. The permitted land use of both the plots has to be same
  - d. The F. S. I. permitted for both the plots has to be same.
  - e. The construction and consumption of permissible FSI should be possible after amalgamation of plots as per applicable Development Control Regulations.
  - f. The amalgamation will be permitted on a condition that once amalgamated the plots cannot be separated or sub-divided again.
  - g. The Development Commissioner, SEZ has to issue the letter of permission for a single unit on amalgamated plot which the applicant has to submit to JNPT
5. The request received from M/s. Sarveshwar Logistic was also scrutinized based on the above mentioned parameters and it was found that the requested plots for amalgamation meet the above parameters.
6. The fees for amalgamation of plots is proposed as follows,
- For plots with area up to 20000 Sqm Rs. 50,000/- per plot
  - For plots with area above 20000 Sqm Rs. 1,00,000/- per plot
7. The request proposal of M/s. Sarveshwar Logistics for amalgamation of plots E3 having area 5000 Sqm and F7 having area 16500 Sqm in Sector 7 of SEZ was recommended by SEZ Consultant M/s. Moon SEZ Consultant on the basis that the Development Commissioner, SEZ has issued the letter of one unit on two plots. The email and letter received from M/s. Moon SEZ Consultant is attached as **Annexure-6**. Also, the Finance and Legal Department of JNPT recommended the proposal and approved by the Chairman to issue permission for amalgamation of two plots after recovery of Rs.1,00,000/- as administrative charges. The same is submitted for ratification of the Board.

**Proposal:**

In view of the above following is proposed:

- A. To formulate the policy for amalgamation of plots for JNPT SEZ as given in **Annexure-A** of the Draft Board note. The applications received will be scrutinised based on the parameters mentioned in point no. 4 above. There will be a condition that once amalgamated the plots cannot be separated or sub-divided again.
- B. The fees for amalgamation of plots is proposed as follows,
  - For plots with area up to 20000 Sqm Rs. 50,000/- per plot
  - For plots with area above 20000 Sqm Rs. 1,00,000/- per plot
- C. The permission issued to M/s. Sarveshwar Logistics for amalgamation of plots E3 and F7 in Sector 7 of SEZ is submitted for ratification of the board. The copy of the letter issuing amalgamation permission is attached as **Annexure-7**.

D. The proposals for amalgamation of plots will be approved by the Chairman and the permission will be issued by the Chief Manager (PPD).

If approved the board may pass the following resolution with or without modification if any.

**Board Resolution No. 241/06.09.2021**

**“RESOLVED THAT** the policy for amalgamation of plots in JNPT SEZ as mentioned elaborately in the agenda note and placed as **Annexure-A** is hereby approved.

**“FURTHER RESOLVED THAT** the Board has taken due note of the permission for amalgamation issued to M/s. Sarveshwar Logistics for amalgamation of their plots no. E3 and F7, Sector 7 in SEZ”

**“RESOLVED FURTHER THAT** the Chairman be and is hereby authorized to sanction the request for amalgamation of the plots in SEZ and Chief Manager (PPD) be and is hereby authorized to issue such permissions”.

Recommended by

Sd/-  
Chief Manager (PP&D)

## Annexure-A

### Policy for Amalgamation of plots in JNPT SEZ

The processing of the proposals for amalgamation of plots shall be done on the following conditions by SEZ Cell

1. The plots, which are adjoining to each other, owned by the same person / legal entity, Single Owner; have same Land use, category and sub-category of allotment and FSI; may be permitted amalgamation subject to adherence of Development Control Regulation's provisions.
2. One single building should be possible after amalgamation of the two or more plots as per applicable Development Control Regulations. No relaxation of any kind will be granted due to resultant shape and size of plot.
3. Any existing provision prohibiting amalgamation or sub-division in any scheme policy, tender document or lease deed shall prevail. Amalgamation shall not be permitted for such cases.
4. The construction and consumption of permissible FSI should be possible after amalgamation of plots as per applicable Development Control Regulations.
5. Prior to amalgamation, the lease holders/bidders have to pay and clear all Estate services dues for each plot separately,
6. The amalgamation will be permitted on a condition that once amalgamated the investments shall not be less the cumulative of the investment proposed to be made by the developer as per the RFP.
7. The amalgamation will be permitted on a condition that once amalgamated the plots cannot be separated or sub-divided again.
8. The Development Commissioner, SEZ has to issue the letter of permission for a single unit on amalgamated plot which the applicant has to submit to JNPT
9. The fees for amalgamation of plots shall be as follows,
  - For plots with area up to 20000 Sqm Rs. 50,000/- per plot
  - For plots with area above 20000 Sqm Rs. 1,00,000/- per plot
10. The proposals for amalgamation of plots will be approved by the Chairman and the permission will be issued by the Chief Manager (PPD).

Sd/-

Chief Manager (PP&D)