

## **SPECIAL TERMS AND CONDITIONS FOR ALLOTMENT OF PLOT IN DAHEJ SEZ**

Dahej SEZ Limited is in process of development of multi-product Special Economic Zone (SEZ) in GIDC Industrial area. The SEZ has been notified by GoI in 2006. Units set up in SEZ will have to follow provisions of the SEZ Acts & Rules of both Central and State Government.

Applicants are requested to carefully peruse following terms and conditions before making an application for allotment of plot.

1. Plot in Dahej SEZ will be allotted mainly on the basis of eligibility of the applicant. Units with downstream linkages with ONGC Petro-additions Ltd. (OPaL) will be given preference.
2. Application is to be made in the prescribed format with Rs. 50,000/- Plus GST @ 18% towards Application fees and Rs. 1 Lac per hectore as Deposit by Demand Draft in favor of Dahej SEZ Ltd. payable at Gandhinagar.
3. The Applicant is to submit following documents / information along with the prescribed application form duly filled.
  - a) Applicant's experience in particular item of manufacture along with company profile.
  - b) Details about products and exports (excluding merchant exports) during last three years.
  - c) Copy of IEC Registration as an exporter.
  - d) Copy of Partnership Deed / Certificate of Incorporation along with copy of Articles of Association & Memorandum of Association.

- e) Detailed project report indicating the proposed unit, products, products manufacturing process & production flow charts, infrastructural requirements, list of promoters / partners / directors etc.
- f) Linkages with the downstream products of OPaL, if any.
- g) Arrangements, if any, made for financial assistance from Bank / Financial Institution for setting up the unit.
- h) Certified Annual Accounts for the last three years.
- i) Any other information to operationalize manufacturing unit including export orders in hand / marketing agreement with foreign customers / partner / collaborator.
- j) Undertaking on a stamp paper of Rs. 100/-

Application submitted without above documents will be rejected without assigning any reasons / justifications. Applicant may be called for interview / presentation, if required.

4. Applicant will be allotted plots on production of a Letter of Approval (LoA) from the Development Commissioner, Dahej SEZ.
5. The units in SEZ will have to fulfill obligations for exports & achieve positive NFE within the stipulated period as prescribed under the SEZ Act & Rules. For the purpose, the selected applicants will be required to submit an Undertaking as per specimen enclosed on a stamp paper of Rs. 100/-. Application not accompanied by such an undertaking will be rejected outright. Moreover, if after starting the industrial unit, it is found that the allottee does not manufacture the approved product or is utilizing the plot for any other activity or is found to commit a breach of minimum export obligations & does not achieve positive NFE within the stipulated period as prescribed under the SEZ Act & Rules etc. the allottee is liable to be evicted from the SEZ without any reimbursement of cost of plot or any infrastructure created thereon.
6. The decision of DSL regarding allotment of plot or its area or its location and eviction thereof, in this SEZ will be final and binding on the applicant.

7. Allottees of the Dahej SEZ can avail Lease Deed for Plot for a period not exceeding thirty years on full payment and on fulfilling conditions laid down by DSL and under SEZ Act & Rules.
8. Allotment price of developed plot in this SEZ is as under;
  - Rs. 1400/- per sq. mt. to upfront payment for 100% of land cost.
  - Rs. 1480/- per sq. mt. in case of Deferred payment. The allottee is required to make 20% payment on handing over possession of plot, 30% within next six months and remaining 50% within next six months. This scheme of Deferred Payment is applicable only to units applying for less than 5 hect. land.
  - In addition, Rs. 15/- per sq. mt. to be paid separately by the allottee towards the welfare activities of Gujarat PCPIR Welfare Society.
9. Deposit paid @ Rs. 1 Lac per hect. by the applicant will be adjusted against the cost of plot at the time of allotment. Deposit is liable to be forfeited in the event the applicant does not take possession of the plot allotted to him.

It may please be noted that, application fees Rs. 50,000/- will not be adjusted in the cost of land, as it is towards the processing charges of application.

10. An indicative plan of Dahej SEZ can be seen on the website at [www.dahejsez.com](http://www.dahejsez.com)
11. The development plan of the allotted plot must be prepared as per General Development Control Regulations of SEZs of the Government of Gujarat. The development plan is to be submitted to Chief Executive Officer, DSL, Gandhinagar, with requisite fees, within three months of allotment of plot.
12. Initially, DSL will secure 45.40 MLD raw water supply through the Contributory water supply scheme of GIDC by December, 2009. DSL will supply 33,000 LPD raw water per hect. under the allotment price. Any quantity beyond the above limit will be charged extra.

The water supply charges however will be required to be paid to DSL / co-developer. DSL will recover commitment charge @ 70% water charges on “take or pay” basis from

the allottee in case water in the committed quantity is not consumed. Payment of water charges (as may be fixed by Dahej SEZ Development Committee) will be paid to DSL. In case of any breach of the allotment conditions or breach of provisions of License Agreement or Lease Deed or default for payment of water charges / drainage charges, if any, and default for payment of any outstanding dues payable to DSL, water supply is liable to be disconnected and supply stopped by DSL.

13. DSL has made arrangements to secure 40 MLD capacity of the Marine Effluent Disposal Pipeline set up by GIDC. Under the allotment price, a maximum capacity of 30000 LPD treated effluents per hect. of plot allotted is available to the allottee. Any higher requirement above this provision made will be charged extra. Allottee is required to pay effluent carrying charges to DSL / co-developer. Effluents will be treated by the allottee first as may be stipulated by GPCB and thereafter only such treated effluents are discharged in the Marine Effluent Disposal Pipeline by the allottee. DSL shall be competent to disconnect the drainage and stop accepting the effluents if the effluents are not treated as stipulated or in the event of any breach of allotment conditions or breach of provisions of License Agreement or Lease Deed or default for payment of water charges / drainage charges, if any, and default for payment of any outstanding dues payable to DSL.
14. DSL has been planned to provide basic infrastructure facilities such as roads, storm water disposal, streetlights, internal water supply network, internal treated effluent collection and disposal system etc. by December, 2009.
15. DSL has entered an agreement with Torrent Power Ltd. as a co-developer / SEZ Unit to set up a power generation, transmission and distribution net work within the SEZ so as to provide reliable, regular and qualitative power at reasonable rate. For obtaining power connection, allottees may contact to General Manager (Tech.), Torrent Power Ltd. Dahej Project, Torrent House, Station Road, Surat 395 003 (Tel. No. 0261-2433126, 2428281).

16. Allottees in the SEZ will start construction activities only after obtaining all necessary clearances & permissions applicable to SEZ Unit from various Government Authorities, attested copies of which shall be submitted to DSL.

17. Above conditions shall form an integral part of the allotment letter. These conditions shall also form an integral part of the License Agreement / Lease Deed to be executed.

Note : Above mention facts are synopses of respective policies only. Any allottee / applicant shall have to abide the policy of Dahej SEZ Ltd. (DSL) which may be changed from time to time.