

Jawaharlal Nehru Port Trust JNPT-SEZ

Development of Port based Special Economic Zone at JNPT:

The proposed Special Economic Zone at Jawaharlal Nehru Port is the first-of-its-kind at a major port complex in the country, and being developed on 277.38 hectares of land along the Panvel - Uran road connecting the cargo terminals to state highways.

Location Profile of Jawaharlal Nehru Port Trust :

The site is around 15 km from Navi Mumbai and around 40 km from Mumbai city. There are three villages and one township within the catchment area; the JNPT Township, Belpada village near the approach road from Panvel, the Jashkar Village and Karal, Sonari, Savarkhar village near the area where the NH 4B and SH 54 meet. Another road linking the port to Panvel is being constructed.

Land : Land is owned by JNPT. Lease hold land free from any legal litigations. Lease of land for 60 years and eligible for further extensions as per Port land policy guidelines.

Power plan :

45 MVA : To be available at site within 24 months (Distribution license and power purchase agreement is in process)

Water plan :

15 MLD : To be available at site and work in progress in co ordination with CIDCO, MJP Regular power & water connection will be given upto the plot boundary

Road : The main road is of 60 meters width. Storm water drain and street lights will be erected in either side of the road. The internal road is of 45 and 30 meters width.

Other features :

The Greenery ratio is at 20 % of the total land area

The SEZ site has 1 gate and 1 emergency exit.

The SEZ site is 5 Kms away from the Container landing area of JNPT

Railway connectivity to other industrial areas (Panvel – JNPT)

The upfront lease premium is @INR 2 Crore per acre for 60 years (reserve price)

The Sewage Treatment Plants is being developed by JNPT

Major infrastructure work completion is targeted till March 2020 to support operationalization of SEZ units / co-developers who take possession and construct simultaneously with JNPT SEZ infra development work.

Key Merits of JNPT SEZ

1. No risks :

- a. JNPT SEZ is setup in freehold land of 277.38 Ha and formal approval for the same is obtained from MoC, Gol.
- b. Environment clearances secured from Gol

2. No execution risks :

- a. EPC work in progress for SEZ basic infrastructure implementation, Separate project management consultant to ensure completion timelines
- b. JNPT SEZ is awarded special planning authority (SPA) status by GoM. Dedicated JNPT SEZ team for planning & execution
- c. JNPT SEZ is declared electricity distribution licensee by MERC, GoM

3. Location advantage :

- a. Low last mile costs - 5 km from port
- b. Easy availability of talent pool & lifestyle - part greater Mumbai

4. Connectivity :

- a. Western node for golden quadrilateral (road) and dedicated freight corridor (rail)
- b. 50 km from international airport and 15 km from proposed new Navi Mumbai airport
- c. State highway and national highway connectivity – 6-8 lane roads
- d. 5 kms from the proposed trans harbor link of Sewari - Nhava road network

5. Established industrial ecosystem

- a. Maharashtra is the most industrialized Indian state
- b. Pune, Mumbai, Thane and Nasik region has multiple manufacturing clusters

6. SEZ incentives : Duty exemptions, tax exemptions, First time stamp duty & registration charges, zero GST and FDI norm exemptions. Single window clearance for all the matters in coordination with Development Commissioner (MoC, Gol) of JNPT SEZ

7. Allotment of land :

- a. Land allotment is done using transparent e-tender cum auction process
- b. Reserve price for the land is derived as per order of Tariff authority of major Ports (TAMP) in transparent manner
- c. Till date, 3 phases of e-tender cum auction process for allotment of ~ 75 acres of land in different plot sizes to 16 investors is completed
- d. JNPT SEZ is reaching out to various investors to provide Expression of Interest (EOI) to keep stock of the demand of the land plots so as to prepare tender of plots with different plot sizes to ensure participation of multiple investors in the e-tender process.

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