

**Jawaharlal Nehru Port Authority**  
Special Economic Zone

**Policy for Amalgamation of plots in JNPT SEZ**

(Approved by JNPA Board vide Resolution no. JNPA-241/06.09.2021)

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