

Jawaharlal Nehru Port Authority  
Special Economic Zone - Special Planning Authority  
SEZ-SPA

**CIRCULAR**

JNPA/SEZ/SPA/2024/ 1351

29<sup>th</sup> October 2024

**Sub: Strict compliance of Development Permission, sanctioned by Special Planning Authority.**

1. JNPA is the special planning authority for SEZ appointed under section 40(1B) of the Maharashtra Regional and Town Planning Act, 1966. The Development Control and Promotion Regulations for SEZ are sanctioned by the Government of Maharashtra for JNPA SEZ on 21<sup>st</sup> September 2021.

It is mandatory for every unit holder and co-developer who have obtained Development Permission to construct strictly as per sanctioned plans. Following regulatory provisions are mentioned in this regard which may be noted.

- i. *The regulation no. 3.1 of DCPR's states that:*

***3.1 Necessity of Obtaining Development Permission***

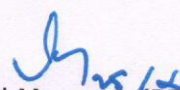
*Subject to the provisions of these DCPR, no person shall erect or re-erect a building or alter any building or carry out any development or redevelopment including temporary construction, on any plot or land or cause the same to be done without obtaining prior development permission from SPA of JNPA SEZ.*

- ii. *The condition no. 1 a) of the Commencement Certificate reads as below:*

*1. The commencement certificate is liable to be revoked by the JNPA if: -*

*a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.*

2. If any unit holder or co-developer intent to make changes, modifications, alterations, or additions to the sanctioned plans, prior permission from the Special Planning Authority is mandatory as per Regulation No. 7 of the JNPA-SEZ DCPR 2020. Any change must not be carried out without prior permission of SEZ+SPA.
3. During recent site visits to a few units which are done as per the provisions of regulation no.11.1 of JNPA-SEZ DCPR 2020, it was observed that changes, additions, alteration and modifications have been made without obtaining prior permission of SEZ-SPA which is in violation of the regulations and conditions of the commencement certificate.
4. All the Unit Holders and Co-Developers who have obtained permission from SPA are hereby directed that; if the changes, modification, addition or alteration are made without obtaining prior permission of SPA strict legal action deem fit shall be taken by the Special Planning Authority, under the provisions of the MR&TP Act 1966.

  
Chief General Manager (PP&D)  
JNPA

All Unit Holders and Co-Developers (JNPA-SEZ)

CC to: 1. CEO, SEZ  
2. GM (Fin.)