

	<p>भारत सरकार / Government of India वाणिज्य एवं उद्योग मंत्रालय / Ministry of Commerce & Industry, विकास आयुक्त का कार्यालय/ Office of the Development Commissioner, सीपज़ - विशेष आर्थिक क्षेत्र / SEEPZ-Special Economic Zone, अंधेरी (पूर्व), मुंबई/ / Andheri (E), Mumbai 096 400 - टेलि. / Tel. : 022-28294751 ई-मेल / E-mail: dcseepz-mah@nic.in, वेबसाइट / Website: www.seepz.gov.in</p>	
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No. SEEPZ SEZ:Estate:AS:61:2019-20: 05339

20th April, 2023

Sub: Inviting Applications for allotment of space for setting up of Unit in SEEPZ SEZ - regd..

The SEEPZ SEZ Authority invites applications for allotment of spaces/Galas in the Govt. owned SDFs located inside SEEPZ SEZ. The entrepreneurs who are interested in setting up Unit at SEEPZ-SEZ in terms of the SEZ Act and SEZ Rules, may submit their proposal/application for space for setting up of unit for any sector. Following are the details of spaces available in SEEPZ on a 5 years lease on renewable basis which will be co-terminus with the LOA issued by the O/o the Development Commissioner after approval of the Approval Committee :-

Sr. No.	Unit Nos.	Location	Carpet area in sq.mtr.
1	20	SDF-I	823 sq. mtr.
2	403	Multistoried Bldg	842 sq. mtr.

1.A. The Unit at Sr. no. 1 shall be allotted till the demolishing of SDF-I which is likely to happen towards end of 2024. However, the said allottees may be relocated in newly constructed building i.e. NEST-02 subject to their written consent for re-location without any compensation and on acceptance of the new rent @ Rs. 4500/- per sq. mtr. p.a. in the new building and on compliance of all other conditions. An Undertaking to this effect will be required to be submitted alongwith the application.

1B. The lease rent per sq. mtr. p.a. for Sr. No. 2 in above table shall be at par with the Units in new building i.e. NEST-01 & NEST-02 which is Rs. 4500 per sq. mtr. p.a.

2. The applications for space for setting up the project along with the requisite necessary supporting documents should be submitted to this office with the prescribed Form-F which may be downloaded from www.sezindia.nic.in

3. The eligibility for allotment of space will be decided on the Marks obtained by each applicant out of 50 Marks, as per the following criteria:

i. Growth envisaged in next 5 years

Marks: 10

Growth means growth in export envisaged in 5 years. Each year's growth will be taken and then its average will be worked out. While projecting the Growth in export, applicants have to provide supporting documents.

Sample: A unit is doing export of Rs.100 in 1st year, Rs.150 in 2nd year, Rs. 200 in 3rd year, Rs.175 in 4th year and Rs. 210 in 5th year. Hence their growth will be 50%, 33.33% (-)12.5%, 0.2% respectively and its average(20.20%) will be taken as growth during 5 years period.

(ii)Employment envisaged in 5 years

Marks: 10

It means number of employees to be deployed by the applicant in 5 years. Average of that shall be calculated in per Sq. feet. It will be inclusive of all employees (permanent and contractual) during 5 years

Sample: A unit is applying for 1000 Sq. feet space and they projected the employment to be generated as 100 in 1st year, 125 in 2nd year, 145 in 3rd year, 160 in 4th year and 175 in 5th year. Hence the average employment will be $695/5=139$. It means 7.19 Sq. feet needed for one (1) employment.

(iii) Export envisaged in 5 years

Marks: 10

It means the quantum of export to be made by the applicant during 5 years and that shall be divided by the area to get the per Sq. feet export.

Sample: If a unit proposes to make export of Rs. 500 crores during the span of 5 years in 1000 Sq. feet gala. It means their export per Sq. feet is Rs. 50 lakhs for 5 years and Rs. 10 lakhs per year.

iv. Investment envisaged in 5 years-

Marks: 10

Applicants have to specifically mention the proposed total Investment in 5 years and per Sq. ft. investment. This investment shall include only Infrastructure and Plant & Machinery. Raw Material and other inputs used for the manufacturing process shall not be counted in it. Applicants have to submit their financial capabilities such as money in Reserve & Surplus, Loan approved, letter of comforts and other financial details to substantiate their claim.

Sample: Suppose a unit proposing to make investment of Rs.2 Cr. in plant and machinery, Rs.2 Cr. in Infrastructure and they propose Rs. 5 Cr. for Raw Materials required for their production for the gala of 1000 Sq. Feet. In such case their investment will be counted as Rs. 4 Cr. Only. It means applicants per Sq. Feet investment for 5 years is Rs.40000/=

4. Additional Weightage: Apart from above eligibility criteria applicants are also requested to provide the following details, on which preference will given while allotment of space:
10 Marks

- a. Confirmed export orders in hand [copies to be submitted for orders of atleast one year]
- b. Applicant planning for new or innovative products or using new idea/technology. (This excludes mere branding of existing products)

File No.E-OP I -11/56/2022-ACC/FNC

- c. Existing SEEPZ unit must give the details of their exports & exports of their group/sister concerns in last 5 years.
 - d. Foreign Direct Investment, if any,
 - e. Applicant having experience in manufacturing or export will be given preference over non-experienced one.
 - f. Documentary evidence w.r.t financial strength for the applicant to be provided to justify investment and proposed exports.
5. Application of DTA unit will also be considered on merit in terms of above criterion.
6. In addition to the above defined parameters, additional conditions are incorporated stating that following applications will not be considered :-
- a. Applicants having any litigation with SEEPZ SEZ Authority on account of pending dues or any other matter.
 - b. Non-submission of sub-lease agreement even after 6 months of issuance of LOA as per SEZ Rules 2006 without valid reason to the satisfaction of the Authority
 - c. Preference will be given to applicants having no foreign exchange pending beyond the permissible limit as per RBI guidelines over the applicants having pending FE realization beyond permissible time limit. Declaration to be submitted on FE pendency.
7. Applications will be scrutinized by a Committee constituted for this purpose and allotment of space will be done on provisional basis and final allotment shall be made after approval of project by the Approval Committee and issuance of LOA and approval of SEZ Authority.
8. The Allottees/Entrepreneurs shall execute the sub-lease agreement within 6 months from the date of receipt of the Letter of Approval.
9. The annual rent/service charges/BMC Taxes for the required space to be paid in advance on final allotment of the premise. All the other charges have to be paid in actual by the Unitholder.
- 10.The applicant has to submit details in Annexure "A" enclosed.
- 11.The applicant has to mention the specific unit no. and the area as per their requirement Any application without specific unit no./gala no. and the area will not be considered.
12. The application should be in the following manner :-
- (a) Demand draft of Rs. 5000/- as per Form F
 - (b) Forwarding letter giving details of the application and requirement of space
 - (c) Form F
 - (d) Annexure A
 - (e) Supporting documents
 - (f) Declaration i.r.o. point no. 6 & 1 A

The applications complete in all respect, as per the above instructions, should be submitted in a sealed envelope addressed to Estate Manager, 2nd Floor, Service Centre Bldg, SEEPZ SEZ

either by hand delivery by employee of the company or through speed post/courier. The envelope should be superscribed "ALLOTMENT OF SPACE IN SEEPZ-SEZ" and reach on or before **15th May, 2023 upto 04.00 P.M.** The applications received beyond the stipulated period and incomplete/open will not be accepted and the same will be rejected. The applications dropped in any box at SEEPZ will not be entertained. All sealed envelopes will be opened in presence of applicants/representatives on **15.05.2023 at 05.00 p.m.** at Conference room, 2nd floor, SEEPZ SEZ Service and no separate intimation will be given in this regard.

This issues with the approval of Development Commissioner/Chairman SEEPZ SEZ Authority.

**Signed by Haresh Kisan
Dahilkar
Date: 21-04-2023 18:05:28
Reason (Haresh Dahilkar)
Estate Manager
SEEPZ SEZ Authority**

To,

- a. SEEPZ Website,
- b. Estate Manager for publishing in Newspapers.