



Dahej SEZ Limited

Registered/Corporate Office:
3rd Floor, Block No.14
Udhyog Bhavan, Sector 11,
Gandhinagar - 382 017
Tel. No: +91 - 79 - 23241590, 29750838
Fax No: +91 - 79 - 23241736
Website: www.dahejsez.com
Email: ceo@dahejsez.com, ceodsl6@yahoo.in

SPECIAL TERMS AND CONDITIONS FOR ALLOTMENT OF PLOT IN DOMESTIC INDUSTRIAL PARK-TOWNSHIP / SEZ

Dahej SEZ Limited (DSL) is in process of development of Industrial Park-Township / SEZ at Village: Pakhajan, Ambhel, and Limdi at Taluka: Vagra Dist. Bharuch where land has acquired by GIDC. The Units set up in Industrial Park-Township / SEZ shall also have to follow provisions of the applicable norms of both Central and State Government as under.

Applicant is requested to carefully peruse the following terms and conditions before making an application for allotment of plot of land:

- Plot in Industrial Park-Township / SEZ will be allotted mainly based on eligibility of the applicant with Zero Discharge, less pollution, proposed investment, proposed employment will be given preference. The exact criteria as decided by committee / DSL and decision of committee / DSL on allotment shall be final and binding to applicant.
- Application is to be made in the prescribed format with application fees plus applicable taxes, Deposit amount and scrutiny fees plus applicable taxes by Demand Draft as under in favor of Dahej SEZ Limited payable at Gandhinagar:

Size of plot (In Sq. Mtr.)	Application fees (Non refundable + Applicable Taxes)	Deposit Amount Per Hect.	Scrutiny Fees (In Rs.) + (Non refundable + Applicable Taxes)
Up to 50,000	Rs.50,000/-	Rs. 2,00,000/-	Rs.15,000/-
Above 50,000	Rs.1,00,000/-	Rs. 2,00,000/-	Rs.30,000/-

- After online registration / application, applicant is required to submit following duly certified documents / information to Dahej SEZ Limited, Gandhinagar office, in physical within 30 days from date of online registration / application, else application shall not be considered and application fees shall be forfeited as per DSL policy:
 - Online Application
 - Payment for Application Fees, Deposit Amount & Scrutiny Fees
 - Detailed project report indicating the proposed unit, products, products manufacturing process & production flow charts, infrastructural requirements, list of promoters / partners / directors etc.
 - Applicant's profile
 - Photo ID of Directors / Partners / Proprietors
(Any one of Election Card/ Driving License / Passport / PAN no. / Aadhar Card)
 - Address proof of Directors / Partners / Proprietors
(Any one of Election Card/ Driving License / Passport / Aadhar Card)
 - Passport Size Photo of each Directors / Partners / Proprietors
 - Proposed Layout of plan for area applied
 - Copy of IEC registration, D&B number, RCMC, PAN, GST, MSME, IEM of Applicant,
 - Order on hand if any
 - Memorandum of Association & Article of Association, Partnership Deed etc. as applicable
 - Certified Annual Accounts for the last three years.
 - Any other information to operationalize manufacturing unit including orders in hand / marketing agreement with foreign customers / partner / collaborator.
 - Arrangements, if any, made for financial assistance from Bank / Financial Institution for setting up the unit.
 - Undertaking for DSL dues
 - Undertaking for GPCB
 - Undertaking for utilization of plot
 - Undertaking for Infrastructure
 - Undertaking for allotment of plot

Note: The online registration / application, without above documents shall be rejected by DSL without assigning any reasons / justifications. The applicant has to submit additional documents, information, interview, presentation etc. as and when demanded by Dahej SEZ Limited. The Applicant is required to obtain the specimen of undertakings from DSL.

Application No. :

Application Date. :



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4. The units in Industrial Park-Township / SEZ will have to fulfill all the obligations as prescribed under the applicable Act & Rules. For the purpose, the applicants will be required to submit an Undertaking as per (O) to (S) above on a stamp paper of Rs. 300/-.

Application not accompanied by such an undertaking will be rejected. 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 any norms, terms, and conditions of DSL and under the prevailing norms. The allottee is liable to be evicted from the Industrial Park-Township / SEZ without any reimbursement of cost of plot or any infrastructure created thereon and allotment letter shall be cancelled / lease deed executed shall be cancelled / deemed to cancel.

5. The decision of DSL regarding allotment of plot or its area or its location and eviction thereof, in Industrial Park-Township / SEZ will be final and binding on the applicant.
6. Allottees of the Industrial Park-Township / SEZ can avail Lease Deed for Plot for a period not exceeding Thirty Years (30) on full payments and on fulfilling conditions laid down by DSL and under applicable norms framed by competent authority.
7. Allotment price of developed plot in this Industrial Park-Township / SEZ is as under:
- a) Rs. 2950/- per sq. mt. as full upfront payment.
- b) Under Deferred Payment Scheme (Softer Payment Facility), as under:

Size of plot (In Sq. Mtr.)	Allotment Price (Per Sq. Mtr.)	Down payment of allotment price (per Sq. Mtr.)	Remaining payment (In 5 equal yearly installments per Sq.Mtr.)
Up to 50,000	Rs.2950/-	30% i.e.Rs.885/-	Rs.537/-
Above 50,000	Rs.2950/-	50% i.e.Rs.1475/-	Rs.384/-

Note: All above prices are exclusive of taxes / levies / duties, if any.

8. Deposit paid 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 or decide to cancel / withdraw their application. The surrender policy of Dahej SEZ Limited shall be applicable mutatis mutandis.
9. It may please be noted that, application fees, Scrutiny Fee + Applicable taxes (non-refundable) shall not be adjusted in the cost of land, as it is towards the processing charges of application.
10. The development plan of the allotted plot must be prepared as per applicable General Development Control Regulations (GDCR) of the Government of Gujarat. The development plan is to be submitted to Chief Executive Officer, DSL, Gandhinagar, with requisite fees, within six months of allotment of plot.
11. GIDC is in process to develop & provide basic infrastructure facilities such as roads, storm water disposal, streetlights, internal water supply network, internal treated effluent collection & disposal system etc. by end of 2023.
12. DSL reserves the right to review the progress of the utilization of plot periodically and to resume the possession of unutilized portion of the plot. Surrender policy of DSL will be applied mutatis mutandis. DSL employees, Authorized Persons/Agency reserve the right to enter into plot allotted to applicant at any time.
13. Applicant has to provide required all information in prescribed format as and when demanded by Dahej SEZ Limited, Service Providers, Co-Developer, Authorized Agencies of DSL from time to time.
14. The Applicant shall be abide by Allotment Policy, Surrender Policy, Non-Utilization Policy, Transfer policy, Circular etc. framed / decided by Dahej SEZ Limited from time to time.
15. The Applicant shall be abide to pay Scrutiny fees, Non-Utilization charges, transfer fees, lease rent, Service Charges, Maintenance Charges, User charges, Dues, any Penalty, Any Government liability, administrative charges and any other charges decided by Dahej SEZ Limited, Service Providers, Co-Developer, Authorized Agencies of DSL, Competent Authority from time to time.

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16. The water supply / Drainage charges however will be required to be paid to DSL / co-developer/services provider/agency appointed by 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 / drainage connection is liable to be disconnected and supply stopped by DSL.
17. Applicant shall be responsible to make all arrangement for Power, Water, Effluent & Sewage Treatment and Disposal, any kind of Waste disposal and any other requirement at its own cost and risk as applicable.
18. Allottees in the Industrial Park-Township / SEZ will start construction activities only after obtaining all necessary clearances & permissions applicable from various Government Authorities, attested copies of which shall be submitted to DSL.
19. In case of non-construction as per Plan approved, Non-Compliance of Environment norms, Employment norms shall attract penalty as decided by Dahej SEZ Limited, time to time.
20. Above conditions shall form an integral part of the offer-cum-allotment letter. Above conditions shall also form an integral part of the License Agreement / Lease Deed to be executed.

Note:

1. Above mention facts are synopsis of respective policies only. Any allottee / applicant shall have to abide the policy of Dahej SEZ Limited (DSL) amended from time to time.
2. The final allotment in SEZ area will be made only after SEZ gets notified by MoCI, GoI and subject to submission of Letter of Approval (LoA) issued by Office of Development Commissioner, MoCI, GoI to DSL.

Date:

Sign: Authorized Signatory

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Application Date. :



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Following documents required to be submitted along with application

Duly certified documents shall be submitted to Dahej SEZ Limited, Gandhinagar office in physical within 30 days from date of online application, else application shall not be considered and application fees shall be forfeited as per DSL policy:

1. Online application
2. Payment for Application Fees, Deposit Amount & Scrutiny Fees with applicable taxes
3. Detailed project report indicating the proposed unit, products, products manufacturing process & production flow charts, infrastructural requirements, list of promoters / partners / directors etc.
4. Applicant's profile
5. Photo ID of Directors / Partners / Proprietors
(Any one of Election Card/ Driving License / Passport / PAN no. / Aadhar Card)
6. Address proof of Directors / Partners / Proprietors
(Any one of Election Card/ Driving License / Passport / Aadhar Card)
7. Passport Size Photo of each Directors / Partners / Proprietors
8. Proposed Layout of plan for area applied
9. Copy of IEC registration, D&B number, RCMC, PAN, GST, MSME, IEM of Applicant
10. Order on hand if any
11. Memorandum of Association & Article of Association, Partnership Deed etc. as applicable
12. Certified Annual Accounts for the last three years
13. Any other information to operationalize manufacturing unit including orders in hand / marketing agreement with foreign customers / partner / collaborator
14. Arrangements, if any, made for financial assistance from Bank / Financial Institution for setting up the unit
15. Undertaking for DSL dues (Annexure – O)
16. Undertaking for GPCB (Annexure – P)
17. Undertaking for utilization of plot (Annexure – Q)
18. Undertaking for Infrastructure (Annexure – R)
19. Undertaking for allotment of plot (Annexure – S)

Note: Applicant has to submit additional documents, information etc. as and when demanded by Dahej SEZ Limited. Applicant is requested to obtain the specimen of undertakings from DSL.

I / we have read and agree to the Dahej SEZ Limited terms & conditions and Dahej SEZ Limited's policy, circulars, instructions and to receive communication from Dahej SEZ Limited

Date:

Sign: Authorized Signatory

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(Annexure – O)

(ON STAMP OF RS.300/-)

SPECIMEN COPY OF UNDERTAKING FOR DUES OF DAHEJ SEZ LIMITED (DSL)

To,
The Chief Executive Officer,
Dahej SEZ Limited
3rd Floor , Block no.14,
Udyog Bhavan, Sector -11,
Gandhinagar-382017

Respected Sir,

I/We_____ has applied for allotment of Plot of land in Industrial Park-Township / SEZ at Village: Pakhajan, Ambhel And Limdi At Taluka: Vagra Dist. Bharuch.

I/We undertake to make payment towards Scrutiny fees, Non-Utilization charges, transfer fees, lease rent, Service Charges, Maintenance Charges, User charges, Dues, any Penalty, Any Government liability, administrative charges and any other charges decided by Dahej SEZ Limited, Service Providers, Co-Developer, Authorized Agencies of DSL, Competent Authority from time to time.

In case of any default for payment stated above decision of DSL shall be binding to M/s..... and for which I/We shall not raise any dispute in future.

Solemnly affirmed & undertaken on this ____ day of two thousand ____ at ____.

(Name of the Applicant)

Place:

Date: _____

Application No. :

Application Date. :



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(Annexure – P)

(ON STAMP OF RS.300/-)

SPECIMEN COPY OF UNDERTAKING FOR GPCB / ENVIRONMENT NORMS

To,
The Chief Executive Officer,
Dahej SEZ Limited (DSL)
3rd Floor , Block no.14,
Udyog Bhavan, Sector -11,
Gandhinagar-382017

Respected Sir,

I/We _____ has applied for allotment of Plot of land in Industrial Park-Township / SEZ at Village: Pakhajan, Ambhel And Limdi At Taluka: Vagra Dist. Bharuch.

I/We hereby undertake that if DSL allot the plot without producing Gujarat Pollution Control Board's 'No Objection' Certificate, we can not construct/develop the land before submission of GPCB clearance NOC and also we can not claim any damage or loss due to delay in starting of project due to delay in submission of GPCB's 'No Objection' certificate for our project.

I/We undertake to follow terms & conditions of Environment Clearance (EC) granted to M/s..... & DSL by competent Authority and amended from time to time. In case of any default / failure, the decision of DSL shall be binding to M/s..... and for which I/We shall not raise any dispute in future.

Solemnly affirmed & undertaken on this ____ day of two thousand-____ at ____.

(Name of the Applicant)

Place:

Date: _____

Application No. :

Application Date. :



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(Annexure – Q)

(ON STAMP OF RS.300/-)

SPECIMEN COPY OF UNDERTAKING FOR UTILISATION OF LAND

To,
The Chief Executive Officer,
Dahej SEZ Limited (DSL)
3rd Floor , Block no.14,
Udyog Bhavan, Sector -11,
Gandhinagar-382017

Respected Sir,

I/We _____ has applied for allotment of Plot of land in Industrial Park-Township / SEZ at Village: Pakhajan, Ambhel And Limdi At Taluka: Vagra Dist. Bharuch.

I/We undertake to utilize the plot of land allotted to M/s..... for intended purpose only within stipulated time as framed by DSL from time to time.

In case of any default for payment stated above decision of DSL shall be binding to us and for which M/s..... shall not raise any dispute in future.

Solemnly affirmed & undertaken on this _____ day of two thousand-_____ at _____.

(Name of the Applicant)

Place:

Date: _____

Application No. :

Application Date. :



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(Annexure – R)

(ON STAMP OF RS.300/-)

SPECIMEN COPY OF UNDERTAKING FOR INFRASTRUCTURE OF DAHEJ SEZ LIMITED (DSL)

To,
The Chief Executive Officer,
Dahej SEZ Limited
3rd Floor , Block no.14,
Udyog Bhavan, Sector -11,
Gandhinagar-382017

Respected Sir,

I/We _____ has applied for allotment of Plot of land in Industrial Park-Township / SEZ at Village: Pakhajan, Ambhel And Limdi At Taluka: Vagra Dist. Bharuch.

I/We are knowing fully well that infrastructure like Roads, SWD, STP, Street Light, Internal Water Supply Network, Effluent collection, conveyance & disposal facility, Fire Safety, Boundary Wall, Construction Of CETP, Solid Waste Management, Electricity / Power etc. will not be provided by DSL for which M/s..... shall not raise any dispute in future and not made any claim due to non availability of infrastructure. M/s.....agree to have plot on "as is where basis" without any infrastructure.

Solemnly affirmed & undertaken on this _____ day of two thousand-_____at _____.

(Name of the Applicant)

Place:

Date: _____

Application No. :

Application Date. :



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(Annexure – S)

(ON STAMP OF RS.300/-)

SPECIMEN COPY OF UNDERTAKING FOR ALLOTMENT

To,
The Chief Executive Officer,
Dahej SEZ Limited (DSL)
3rd Floor , Block no.14,
Udyog Bhavan, Sector -11,
Gandhinagar-382017

Respected Sir,

I/We_____ has applied for allotment of Plot of land in Industrial Park-Township / SEZ at Village: Pakhajan, Ambhel And Limdi At Taluka: Vagra Dist. Bharuch.

M/s..... undertake to make regular payment to Dahej SEZ Limited towards administrative services charges, maintenance charges and any other charges decided by Dahej SEZ Limited, Service Providers, Co-Developer, Authorized Agencies of DSL, Competent Authority from time to time. In case of any default for payment stated above decision of DSL shall be binding to M/s.....and for which I/We shall not raise any dispute in future.

M/s.....applied for allotment of plot in Industrial Park-Township / SEZ for setting up unit for manufacturing /Infrastructure Facility/ Services of____. M/s..... aware of applicable norms, terms, and conditions in Industrial Park-Township / Industrial Park. M/s..... shall utilize the plot for intended purpose only.

M/s..... also aware that the allottee in Industrial Park-Township / SEZ have to fulfill various prevailing Act, rules and regulation as per GoG, Gol and local Authority. Accordingly, M/s..... hereby undertake to abide by stipulated period prescribed under prevailing Act, rules and regulation as per GoG, Gol and local Authority. M/s..... also further commit to submit such information, documents as may be demanded by DSL and any DSL Authorized agency, Government-Central or State for time to time. M/s..... undertake to abide by all acts, rules, regulations, norms, orders, circular, notification etc. in force concerning as per GoG, Gol and local Authority as applicable.

M/s.....undertake to abide by Allotment Policy (procedure), Surrender Policy, Non-Utilization Policy, Transfer policy, Circular etc. framed / decided / amended by Dahej SEZ Limited from time to time.

M/s..... further undertake that on my / our failure in utilizing the plot for manufacturing/ Infrastructure Facility/ Services of___ within the stipulated period prescribed or breach of any rules, DSL shall be at liberty to evict allottee from this plot and resume back the plot of land without payment of compensation towards cost of Development.

In addition to the above, M/s..... confirm that we have checked the plot in Industrial Park-Township / SEZ to be offered to us. We also agree to accept the same on "as is where basis is." After final survey and measurement of the plot, in future, we will not dispute for any claim / objection / correction. The facts mentioned in application are synopsis of respective policies only. M/s.....

Solemnly affirmed & undertaken on this ____day of ___two thousand _____at_____.

Name of Applicant:

Place:

Seal & Signed

Date:

Application No. :

Application Date. :