



जवाहरलाल नेहरु पत्तन प्रधिकरण

JAWAHARLAL NEHRU PORT AUTHORITY

DRAFT MINUTES OF THE SEVENTEENTH MEETING OF THE FIRST BOARD OF JAWAHARLAL NEHRU PORT AUTHORITY

Date & Time : 20th December 2024, 11:30 hrs.

Venue : 2nd Floor Conference Hall, JNPA Administration Building,
Sheva Navi Mumbai

Attendance

Present Members :

1. Shri Unmesh Sharad Wagh, IRS, Chairman
2. Shri Vimal Kumar Srivastava, IRS, Chief Commissioner of Customs
3. Shri Akhlaque Ahmed, Chief Freight Transportation Manager, Central Railway (via video conferencing)
4. Cmdr. Nitesh Garg, Naval Officer In-charge (via video conferencing)
5. Shri Dinesh K. Patil, Employee Representative
6. Shri Ravindra R. Patil, Employee Representative

Members Granted Leave of Absence :

1. Shri Sanjay Sethi, Additional Chief Secretary (Transport & Ports), Government of Maharashtra

Other Participants :

1. Smt. Manisha Umakant Jadhav, General Manager (Administration) & Secretary
2. Shri G. Vaidyanathan, Chief General Manager (PP&D)
3. Capt. Balasaheb Pawar, Deputy Conservator
4. Shri Girish Thomas, General Manager (Traffic)
5. Smt. Rajashree Dabke, General Manager (Finance)
6. Shri Surash Babu, Chief General Manager (M&EE)

ITEM NO. 21

Making JNPA SEZ DCPR Applicable for Industrial Areas in JNPA for Granting Development Permission and Fixing the Rate for Premium FSI

21.1 The Chairman informed the Board that JNPA SEZ DCPR 2020 regulates industrial development in JNPA's jurisdiction. With several development proposals exceeding base FSI, there is a need to define and approve a premium FSI rate for such developments.

1. Proposed Premium FSI Rate:

- Based on the Annual Statement of Rates (ASR) for 2024-25, the premium FSI rate is set at 35% of ASR, amounting to ₹1,781.5 per sq.m. for the year.
- The rate will automatically adjust with updates to ASR or percentage changes in UDCPR, eliminating the need for further approvals.

2. Application to Industrial Areas:

- The JNPA SEZ DCPR 2020 will also be made applicable to the industrial area developments in JNPA. All development permissions will follow the administrative procedures outlined in the DCPR.

3. Exclusion of Revenue Sharing with State Government:

- The premium amounts collected from FSI usage will not be shared with the State Government.

21.2 After detailed discussions and deliberations, the Board passed the following resolutions:

RESOLUTION NO. 307/20.12.2024

- 21.2.1 **“RESOLVED THAT** the rate for premium FSI, set at 35% of the current ASR (₹1,781.5 per sq.m.), for all developments where JNPA SEZ DCPR 2020 is applicable, be and is hereby approved.”
- 21.2.2 **“RESOLVED FURTHER THAT** any updates to the ASR or percentage changes in UDCPR will automatically result in corresponding updates to the premium rate, without requiring further approvals.”
- 21.2.3 **“RESOLVED FURTHER THAT** there shall be no sharing of premium FSI amounts with the State Government.”
- 21.2.4 **“RESOLVED FURTHER THAT** the JNPA SEZ DCPR 2020 be made applicable for granting development permissions in the industrial area of JNPA including fuel stations, with approvals granted by the Chairman and issued by CGM (PPD).”
- 21.2.5 **“RESOLVED FURTHER THAT** the fees, charges, and administrative procedures outlined in JNPA SEZ DCPR 2020 be applied to all development permissions in the industrial area of JNPA.”