

Brief of JNPA SEZ

Why JNPA SEZ :

Strategic Connectivity and Infrastructure Advantage

JNPA has a SEZ, spread over an area of 277.38 Ha., which is strategically located and boasts excellent multimodal connectivity via waterways, airways and roadways, making it an ideal hub for export-oriented manufacturing industries in India:

- Direct access to **India's largest container port – JNPA**
- Excellent road connectivity to NH-4, NH-48 & Mumbai–Pune Expressway (10 to 45 kms)
- **Atal Setu - Mumbai Trans Harbour Link (MTHL)** – reducing travel time to Mumbai (5 kms from SEZ)
- **Dedicated Freight Corridor (DFC)** rail connectivity
- Suburban rail connectivity to Uran (under development)
- **Navi Mumbai International Airport (NMIA)** 10 kms from SEZ
- Planned **Virar–Alibaug Multi-Modal Corridor**
- **Total SEZ land** – 277.38 Ha.
- **Total of Leasable land** – 163.89 Ha.
- **Allotted Land till date** – 129.73 Ha. (53 plots allotted, 11 operational units)
- **Land available to be leased** – 34.16 Ha.

The port has made significant investments in state-of-art infrastructure to support the industries with plug and play facility.

Ease of Doing Business and Regulatory Support

- Participation in the EOI process will enable prospective investors to participate in land allotment for 60 years lease through the transparent **E-Tender cum E-Auction** process, in accordance with applicable PGLM, SEZ rules and regulations.
- Key features enhancing the ease of doing business include a streamlined **Single Window Clearance approval** mechanism for essential services such as building permits, electricity, water, and fire safety.
- **JNPA as Special Planning Authority** by Govt of Maharashtra on 20th Dec 2017.
- Development Control Regulations (DCR) for SEZ approved by Director of Town Planning, GoM on 21 Sept 2021
- JNPA SEZ has obtained all necessary clearances and permissions including Environmental Clearance from the Government of India (GoI), Consent-to-Establish and Consent-to-Operate from the Maharashtra Pollution Control Board (MPCB),
- Electricity Distribution License from the Maharashtra Electricity Regulatory Commission (MERC).
- **Fiscal Incentives like exemptions from – Custom Duty, Stamp duty and Registration fees, IGST etc.**

Land Allotment:

- 60-year lease through transparent E-Tender cum E-Auction
- Plots suitable for light, medium & heavy manufacturing

- Industry being setup are allowed to carry out all activities which are allowed as per authorised activity under SEZ Acts & Rules and are approved by environment and MPCB authority
- Plug-and-play ecosystem for faster project implementation.

Guide for the Investors

JNPA has developed the WORLD CLASS INFRASTRUCTURE in the SEZ Area, such as internal roads, power, water-supply network, sewage network and treatment plant, fire-station, parking, training centre, administrative office etc. The SEZ comprises of industrial plots, commercial plots and amenity plots. Presently, various plots in the SEZ have been allocated to different unit holders and Co-Developers, wherein a few units are operational and a few plots are under construction phase.

JNPA SEZ also has independent Development Control and Promotion Regulations (DCPR) sanctioned by Government of Maharashtra. The operational units have commenced their business activities in manufacturing, processing and warehousing from the SEZ.

For the ease of doing business, a Single Window Clearance approval mechanism is established.

A handbook of SEZ for Investor can be accessed from webpage (where the following data useful for SEZ investor is available)

<https://jnport.gov.in> - Business - JNPA SEZ, here click Tariff & Policies and right hand side and under policy sl no 2 SEZ handbook to click

The link is - <https://www.jnport.gov.in/page/jnpasez/d29JZ2ZpUGIrZTU3RWFJYUFSMVRUT09>

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Going by the idea of – Seeing is Believing, investors are welcome for in-person tour to experience of the SEZ area, with a prior email intimation.

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