

**F.No.D.12/17/2008-SEZ
Government of India
Ministry of Commerce and Industry
Department of Commerce**

**Udyog Bhawan, New Delhi
Dated the August, 2009**

To

All Development Commissioners.

Sub:- Norms for building infrastructure in the non-processing area of SEZ.

Sir

I am directed to inform you that Empowered Group of Ministers in its meeting dated 24th October, 2008 had approved development guidelines to be followed in respect of operations in the non-processing area of the SEZs.

2. As per the decision, the Board of Approval while approving infrastructure within each category in the non-processing area of the SEZ will approve individual items on a case by case basis, depending upon the area of the SEZ, distribution of the area between processing and non-processing area, available FAR, projected employee population, location of SEZ and other relevant factors. The items approved in each category will be subject to the notification dated 27.10.2006 on authorised operations in the SEZ. However, approval for each category as a whole will be subject to the overall ceiling as indicated by DDA. The overall ceiling in each category will be revised upwards in proportion with the available FAR and area. However, the actual setting up of facilities will be circumscribed by the local town planning norms. As an internal safeguard, construction could be allowed in a phased manner, wherever possible, linked with actual level of activities generated in the processing area.

3. The development norms as indicated by DDA are enclosed at Annexure for your compliance please. These norms are indicative norms. For higher quantum, BOA will decide on case to case basis. Further for authorised operations on which norms are not fixed, BOA will decide. The Developer is to get the Master plan approved from the local bodies for the indicative social structure before commencing construction.

Yours faithfully

(T Srinidhi)
Director
[Tel:23063265](tel:23063265)

Annexure

Sub: Development Norms for Non Processing Areas in SEZs.

Permissible FAR and land area is based on the following assumptions

- The area permissible for the non processing use is Max 50%
- The norms are based on 100 FAR on total area under non processing zone
- Min area for Sector Specific SEZ – 100 ha
- Min area for IT/ITES, Biotechnology, Gems and Jewellery SEZ- 10 ha
- Min area for Multi Product SEZ – 1000 ha.

1. Development guidelines – Multi Product SEZ

Maximum area permissible for Non Processing Zone – 500 ha

FAR – 100

Total Floor Space – 50,00,000 sqmts

Floor Space utilization

Activity	Percentage of floor space	Area in Sqmt
Residential – All types of housing typologies like villas, plotted housing apartments, condominiums etc as per the demand and need	50	25,00,000
Commercial – This includes retail commercial, hotels, service apartments, multiplex etc	25	12,50,000
Facilities – This includes schools college, social cultural institutes, hospitals, medical center etc	25	12,50,000

Land Utilization

Activity	Percentage of land Area	Land in Ha
Residential, commercial and facilities	55	275 (ground coverage 30%)

Open spaces	20	100
Circulation	25	125

Note: The overall ceiling in each category will be revised upwards in proportion with the available FAR and area.

2. Development guidelines – Sector Specific SEZ

Maximum area permissible for Non Processing Zone 50 Ha.

FAR – 100

Total Floor Space – 5,00,000 sqmts

Floor space utilization

Activity	Percentage of floor space	Area in Sqmt
Residential – All types of housing typologies like villas, plotted housing apartments, condominiums etc as per the demand and need	50	2,50,000
Commercial – This includes retail commercial, hotels, service apartments, multiplex etc	25	1,25,000
Facilities – This includes schools college, social cultural institutes, hospitals, medical centers etc	25	1,2,5000

Land Utilization

Activity	Percentage of land Area	Land in Ha
Residential, commercial and facilities	55	27.5 (ground coverage 30%)
Open spaces	20	10
Circulation	25	12.5

Note: The overall ceiling in each category will be revised upwards in proportion with the available FAR and area.

3. Development guidelines – IT/ITES, Biotechnology, Gems and Jewellery SEZ

Maximum area permissible for Non Processing Zone 5 ha.

FAR – 100

Total Floor Space – 50,000 sqmts

Floor space Utilization

Activity	Percentage of floor space	Area in Sqmt
Residential – apartments, condominiums etc as per the demand and need	60	30,000
Commercial – this includes retail commercial, hotels, service apartments, multiplex etc	15	7,500
Facilities – This includes schools social cultural institutes, medical facilities such as dispensary nursing home etc	25	12,500

Land Utilization

Activity	Percentage of land area	Land in Ha
Residential, commercial and Facilities	75	3.75 (ground coverage 30%)
Open spaces	10	0.50
Circulation	15	0.75

Note: The overall ceiling in each category will be revised upwards in proportion with the available FAR and area.