# GUIDELINES

## FOR PREPARING MASTER PLAN OF SEZ AREA

## FOR THE PURPOSE OF

## SECTION 6(2)(b) AND 13(1)(a) OF

## *THE GUJARAT SPECIAL ECONOMIC ZONE ACT, 2004*

# INDEX

# 1. PREAMBLE

(1) The basic objective of suggesting these guidelines for the preparation of Master Plan for the development of Special Economic Zone is to provide a basis for taking decision. The suggested guidelines are indicative and can be suitably modified depending upon the local conditions.

Guidelines have been provided for:

a. Contents of Master Plan
b. Distribution of Landuse
c. Permitted Landuse
d. Social infrastructure
e. Transport Facilities

(2) ***The master plan to be prepared under section 13(1)(a) of the Act, shall follow these guidelines.***

# 2. CONTENTS OF MASTER PLAN

(1) A master plan shall generally indicate the manner in which the use of land in the area covered by it shall be regulated and also indicate the manner in which the development therein shall be carried out.

(2) In particular, it shall provide, so far as may be necessary, for all or any of the following matters, namely:-

(a) proposals for designating the use of the land for residential, commercial, industrial and recreational purposes;

(b) proposals for the designation of land for public purposes, such as schools, colleges, and other educational institutions, medical and public health institutions, offices, markets, social welfare and cultural institutions, theatres and places for public entertainment, public assembly, museums, art galleries, religious buildings, play-grounds, stadium, open spaces and for such other purposes.

(c) transport and communications;

(d) proposals for water supply, drainage, sewage disposal, other public utility amenities and services including supply of electricity and gas;

(e) preservation, conservation and development of areas of natural scenery and landscape;

(f) proposals for designation of sites for service industries, general industries, obnoxious and hazardous industries, industrial estates and any other industrial development on an extensive scale;

(g) provisions for preventing or removing pollution of water or air caused by the discharge of waste or other means as a result of the use of land;

(h) provision of general development control regulation for controlling and regulating the use and development of land within the development area, including imposition of conditions and restrictions in regard to the open space to be maintained for buildings, the percentage of building area for a plot, the locations, number, size, height, number of storeys and character of buildings and density of built up area allowed in specified area, the use and purposes to which a building or specified areas of land may or may not be appropriated, the sub-divisions of plots, the discontinuance of objectionable uses of land in any area in any specified periods, parking spaces, loading and unloading space for any building and the sizes of projections and advertisement signs and hoardings and other matters as may be considered necessary for carrying out the objects of Gujarat SEZ Act, 2004;

(i) such other proposals for public or other purposes as may from time to time as may be directed by the State Government in this behalf.

# 3. LANDUSE

### A. Multi product SEZ (minimum area 1000 hectares)

| Sr. no. | Land use category | Suggested land use percentage of non-processing area |
|---|---|---|
| 1 | Residential | 35 |
| 2 | Public utility | 15 |
| 3 | Recreational | 10 |
| 4 | Transport and communication | 15 |
| 5 | Green belt | 10 |

**B. Sector specific SEZ (minimum area 100 hectares)**

| Sr. no. | Land use category | Percentage of non-processing area |
|---|---|---|
| 1 | Residential | 50 |
| 2 | Public utility | 10 |
| 3 | Recreational | 15 |
| 4 | Transport and communication | 15 |

**C. Sector specific SEZ (minimum area 10 hectares)**

| Sr. no. | Land use category | Maximum percentage of non-processing area |
|---|---|---|
| 1 | Residential | 50 |
| 2 | Public utility related to health and retail shopping | 10 |

# 4. SCOPE

All activities in the non-processing area shall be primarily catering to the SEZ processing activities.

# 5. USES PERMISSIBLE

| Sr. No. | Zone | Type of development for which the zone is primarily intended | Type of development which may be permitted |
|---|---|---|---|
| **01** | **02** | **03** | **04** |
| 1 | Residential zone<br><br>YELLOW COLOUR | Residential development, commercial development, neighborhood activities, other population serving activities. | a) All type of Residential buildings.<br><br>b) Convenience Shopping , Restaurants, offices and office complex, lodging house, Boarding house, Hostel , Pre-primary, primary and secondary schools, dispensary, clinic, maternity home, pathological laboratory , Service Establishment ( Residential),<br>hotel, indoor hospital, nursing home, surgical hospital etc, cinema , cinema video hall . |
| 2 | Industrial Zone –I<br><br>LIGHT BLUE COLOUR | All Industries except obnoxious and hazardous industries as mentioned in Appendix (TO BE GIVEN BY INDUSTRIES DEPARTMENT). | a) All Industries except obnoxious and hazardous industries as mentioned in Appendix<br>b) Storage of inflammable goods such as petrol, diesel, crud oil and kerosene .<br>c) Wholesale market and their ancillary uses, ice factory and |

| Sr. No. | Zone | Type of development for which the zone is primarily intended | Type of development which may be permitted |
|---|---|---|---|
| | | | cold storage, ware houses, godowns, transport terminal for goods and passengers, kerosene depot, Junk yard (kabadi), LPG Cylinder storage depot and delivery centre, storage of perishable goods , |
| 3. | Industrial Zone –II<br><br>VIOLET COLOUR | All obnoxious and hazardous industries as mentioned in Appendix , storage of inflammable goods. | a) All obnoxious and hazardous industries as mentioned in Appendix<br>b) storage of inflammable goods.<br>c) Dumping of solid industrial wastes, garbage disposal, treatment plant for solid or liquid industrial /domestic and hospital wastage (subject to N.O.C. and conditions laid down by Pollution Control Board) , |
| 4. | Recreational Zone<br><br>GREEN COLOUR | Recreation of any type. | Residential accommodation and shops incidental to recreation, aquarium, race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, motion picture hall, cinema, restaurants, party plots, recreational use of water park. |

# 6. TRANSPORT FACILITIES

## 6.1 Road network

For the development of any area / urban centre, proper connectivity of different activities play an important role not only in providing access, but also in laying down the infrastructure facilities like water supply, sewerage, storm water drainage, electric and telephone lines.

Depending on the topography and the structure of different activities, the road pattern can be adopted which best suits to the contours and is efficient in providing equitable accessibility to different areas and activities. However care should be taken to support the existing road network.

The urban roads can be classified as under :

1. Arterial roads.

   Roads for intra-urban through traffic, with no frontage access, no standing vehicle and very little cross traffic and minimum roadway intersection spacing 500 mts.

2. Sub arterial road.

   Roads for intra-urban through traffic, with no frontage access, but no standing vehicle having high cross traffic, high capacity intersections and minimum roadway intersection spacing 300 mts.

3. Collector Street.

   Streets for collecting and distributing traffic from and to local streets and also for providing access to arterial and sub-arterial roads, having free frontage access but no parked vehicles and having heavy cross traffic and minimum roadway intersection spacing 150 mts.

4. Local Street.

Street for access to residence, business or other abutting property, having necessary parking and pedestrian movement.

## 6.2 Transport Nagar

A truck terminal is a highly specialized facility the transport nagar, designed for a specific function and operating plan in terms of the service standards it must meet, the area it

serves and the volumes to be handled. It provides interface between intercity and local transportation facilities and which handle the distribution and collection of goods within the city.

### 6.2.1 Facilities in Transport Nagar

The main facilities for which area allocation needs to be made in transport nagar are:

a. Transport Agencies
b. Circulation
c. Parking
d. Open Space
e. Petrol Pump
f. Service Centre
g. Toilets
h. Police Station
i. Restaurant
j. Shops
k. Godowns
l. Weigh Bridge
m. Stalls/Dhabas
n. Administrative Office
o. Fire Station, Post Office, Dispensary
p. Bank, Bus Station, Electric Sub-station
q. Cold Storage
r. Spare Parts Shops
s. Body Building Shops
t. Cinema

### 6.2.2 Locational Factors

The following factors are generally considered while locating a truck terminal/transport nagar:

a. They should be located on main corridor of goods movement.
b. They are generally located on fringe of developed lands.
c. They should have proper linkage with other freight generating activities as well as developed areas.
d. Consideration for intra-city goods movement pattern in terms of desire of movement, modes used and distances over which movement is made should also be kept in view.

### 6.2.3 Broad Land Use Break-up

The broad land use break-up in a truck terminal (transport nagar) is as below:

| Use | | Percentage Area |
|---|---|---|
| 1. | Transport Operators<br>- Office, godowns, loading/unloading | 30.0 |
| 2. | Service industry<br>- Petrol pump, service area, weighs bridge, etc. | 6.0 |
| 3. | Public/Semi-public<br>- Police post, post office, telephone, first aid etc. | 3.0 |
| 4. | Commercial | 3.0 |
| 5. | Parking<br>- idle, transit, other vehicles | 18.0 |
| 6. | Open spaces | 10.0 |
| 7. | Circulation | 28.0 |
| 8. | Others | 2.0 |
| | Total | 100.0 |

# 7. CIVIC AMENITIES

| Sr. No | Amenity | Threshold Population | Unit | Area | Location |
|---|---|---|---|---|---|
| **A** | **Educational facilities** | | | | |
| 1 | Pre-primary/ nursery | 2000 persons | 1 with playground | 0.20 Hect. | Not more than 400 mts. walking distance. |
| 2 | Primary school | 5000 persons | 1 with or without play field. Play field can be 18mt. X 36mt. | 1.00 Hect. | To be located near the park. Not more than 800 mts. walking distance. |
| 3 | Secondary school | 15000 persons | 1 with play field. Play field can be 68mt. X 126mt | 2.00 Hect. | To be located near open space, which can be used as a play field. Not more than 2000 mts. walking distance |
| **B** | **Medical facilities** | | | | |
| 4 | General hospital | 2.0 lacs persons | 1 with 300 bed capacity | 4.00 Hect. With residential accommodation for staff in separate 2.00 Hect. Land. | Central location with proper accessibility to all areas of the city. |
| 5 | Health Center | 20000 persons | 1 with 100 bed capacity | 2.70 Hect. With residential accommodation for staff in separate 1.00 Hect. Land | Central location with proper accessibility to all areas of the city. |
| 6 | Dispensary / Nursing home | 5000 persons | 1 with 20 bed capacity | 0.20 Hect. | Central location with proper accessibility to all areas of the city. |

| | | | | | |
|---|---|---|---|---|---|
| **C** | **Socio-Cultural facilities** | | | | |
| 7 | Community hall and library | 5000 persons | 1 | 0.20 Hect. (Floor area) | To be located near the park / open space. Not more than 1500 mts. walking distance. |
| 8 | Recreation club / Meditation & spiritual center | 1500 persons | 1 | 0.10 Hect. (Floor area) | To be located near the park / open space. Not more than 1500 mts. walking distance. |
| 9 | Museum / Auditorium / Theatre | 1.00 lakh persons | 1 | 5.00 Hect. | Central location with proper accessibility to all areas of the city. |
| **D** | **Parks and Open sapces** | | | | |
| 10 | Tot-lot | 500 persons | 1 | 0.20 Hect. | Not more than 100 mts. walking distance. |
| 11 | Children Play ground | 2000 persons | 1 | 0.50 Hect. | Not more than 500 mts. walking distance. |
| 12 | Neighborhood Park | 5000 persons | 1 | 1.00 Hect | Not more than 1000 mts. walking distance. |
| 13 | Park cum play ground at sector level | 20000 persons | 1 | 2.50 Hect. | Centrally located with proper accessibility to areas within 1500 mts. |
| **E** | **Shopping facilities** | | | | |
| 14 | District center | 1.00 lakh persons | 1 | 0.20 Hect. | Central location with proper accessibility to all areas of the town. |
| 15 | Convenience shopping | 15000 persons | 1 | 0.10 Hect. | Shall be distributed uniformly through the town so as to cater services in the radius of 1.00 km. |
| 16 | Neighborhood Shopping | 3000 persons | 3 shops per 1000 persons | 10-15 sq.mt. area per shop | Shall be distributed uniformly through the town so as to cater services in the radius of 100 mts. |

| | | | | | |
|---|---|---|---|---|---|
| **F** | **Other facilities** | | | | |
| 17 | Post & Telegraph | 10000 persons | 1 | 0.15 Hect. | Shall be distributed uniformly through the town. |
| 18 | Telephone Exchange | 15 connections per 100 persons | 1 per 5000 connections | 1.00 hect. | Location to be decided as per the density of activity to be planned for. |
| 19 | Police Stations | 10000 persons | 1 | 0.20 Hect. | Shall be distributed uniformly through the town. |
| 20 | Fire station | 1.00 lakh persons | At least 1 | 1.00 Hect. | Central location with proper accessibility to all areas of the town. |
| 21 | Filling stations | 15000 persons | 1 | 0.50 Hect. | Shall be distributed uniformly through the town. |
| 22 | Cremation / Burial Ground | 1000 and above | 1-electric crematorium for every 1.00 lakh population and 1-Burial ground for every 20000 population | 0.10 Hect. For every electric crematorium and 1.50 Hect. For burial ground. | The location shall be proximate to the residential area. |
| 23 | Bus Terminal | 50,000 persons | 1 | 1.0 Hect. **Maximum coverage** GF-3% (for passenger facility) FF-3% (for public services) SF-10% (for terminal offices) | Central location on an arterial road and proper accessibility to different part of the town and conveniently linked to the railway station. |
| 24 | Taxi / rickshaw stand | | 1 stand-10 rickshaw and 1 stand- 10 taxi | 0.01 Hect. per stand for rickshaw and 0.1 Hect. per stand for taxi | Shall be distributed uniformly through the town so as to cater services in the radius of 0.25 km. for rickshaw and 2.0 kms. for taxi. |

# 8. CRITICAL AREA GUIDELINES

These Guidelines are specifically designed for the SEZ Area in addition to the Development Control Regulations, to withstand cyclonic storms. The SEZ area has been divided into Extreme risk zone and Low risk zone. The development of the area in the SEZ falling within the 500 mts. from the High Tide Line shall be governed by the CRZ Act.

| **Sr. No.** | Issue | **Extreme risk zone (0.5 to 3.0 kms. from the high tide line)** | **Low risk zone (3.0 to 10.0 kms. from the high tide line)** |
|---|---|---|---|
| 1. | Activity related | Manufacture/handling/storage/disposal of hazardous substances may be not be permitted.<br><br>Any activity that obstructs the natural course of hydrological regimes may not be permitted.<br><br>Disposal of effluents into the seas should be strictly adhered to the standards prescribed by Gujarat Pollution Control Board and need to be thoroughly monitored. No effluent shall be disposed of into creeks, land and underground.<br><br>Office buildings, hospital complexes, telephone exchange, electric sub-station, radio and television station, sewerage treatment and disposal works, prisons, bands, important educational institutions, laboratories, zoo etc. may not be located in this zone.<br><br>All activities regulated in Low Risk Zone shall not be allowed. Activities attracting people, such as employment generation centers, wholesale trade centers and markets may not be permitted. | Storage of obnoxious and hazardous materials may not be permitted. However, in case such activities are permitted, strict vigilance and monitoring should be made so as to ensure that the effects of such activities are not spilled over beyond the specified area of the activity.<br><br>Prisons, mental hospitals, zoo may not be permitted. |

| | | | | | |
|---|---|---|---|---|---|
| 2. | Building related | **(i) Height :** | Low rise structures of Ground plus one floor with a maximum height of 7 metres and FSI of 1. | **(i) Height :** | Structures with maximum height of 15 metres preferred. |
| | | **(ii) Orientation :** | Buildings shall be oriented in such a way that the longer side should be perpendicular to be coast line. | **(ii) Orientation:** | Buildings shall be oriented in such a way that the longer side should be perpendicular to the coast line. |
| | | **(iii) Shape:** | Structures minimizing corners in buildings, like circular or hexagonal shapes shall be preferred. | **(iii) Shape :** | Structures minimizing corners in buildings like, circular or hexagonal shapes shall be preferred. |
| | | **(iv) Openings :** | Doors and windows shall be provided on the longer side of building and must open outside. Glass works to be reduced to minimum. | **(iv) Openings :** | Doors and windows shall be provided on the longer side of building and must open outside Glass works to be reduced to minimum. |
| | | **(v) Design Load:** | Design load must be considered for worst combination of Dead Load, Live Load and Wind Load as per National Building Code and IS 875 specifications. | **(v)Design Load:** | Design Load must be considered for worst combination of Dead Load, Live Load and Wind Load as per National Building Code and IS 875 specifications. |
| | | **(vi) Foundation:** | Spread, raft or pile foundation shall be preferred. | **(vi) Foundation** | Spread, raft or pile foundation shall be preferred.<br>For selecting the type and |

| | | | | | |
|---|---|---|---|---|---|
| | | | For selecting the type and satisfactory design of foundations, following must be given due considerations:<br>(a) Type and condition of soil or rock.<br>(b) General lay out of columns and load bearing walls.<br>(c) Allowable bearing pressure of soil.<br>(d) Changes in ground water level.<br>(e) Drainage and flooding conditions. | | satisfactory design of foundations, following must be given due considerations:<br><br>(a) Type and condition of soil or rock.<br>(b) General layout of columns and load bearing walls.<br>(c) Allowable bearing pressure of soil.<br>(d) Changes in ground water level.<br>(e) Drainage and flooding conditions. |
| | | **(vii) Walls :**<br><br><br><br><br><br><br><br>**(viii) Roof :** | Minimum thickness of 25 cms. for load bearing brick walls and 10 cms. for partition walls of R.C.C. framed structures.<br>Use of modular pre-fabricated structure made of gypsum, fly ash and fibre glass materials may be preferred.<br><br>R.C.C. roofs shall be preferred. Mangalore tiles with proper bracing with cement concrete, corrugated asbestos sheets with proper jointing may be allowed. In no case tin sheets may be permitted. Projections of | **(vii) Roof :** | R.C.C. roofs shall be preferred. Mangalore tiles with proper bracing using cement concrete, corrugated asbestos sheets with proper jointing may be allowed. In no case tin sheets may be permitted. Projections of roofs must be avoided to minimize uplifting forces.<br>Lightning conductors must be made compulsory on every building. |

| | | | | | |
|---|---|---|---|---|---|
| | | | roofs must be avoided to minimize uplifting forces. Lightning conductor must be made compulsory on every building. | | |
| 3. | Shelter related | **(i) Cyclone relief shelters :** | Such shelters shall be located in the core of the settlement on high land and with maximum accessibility which may be able to resist high velocity winds of at least 150 kms/hour. Diesel generator which can run for at least seven days shall be installed for power supply. In normal days, these shelters can be used as multi-purpose community building. | **(i)Unstable structures :** | All such structures shall be renovated or dismantled. |
| | | **(ii) Dismountable shelters :** | For fishermen and salt pan workers living near the coast line, it is suggested that the roofs and walls shall be of standard size panels made out of locally available materials which can be tied each other for easy and quick construction as well as dismantling whenever necessary. | | |
| | | **(iii) Unstable structures :** | Such type of structures shall be renovated or dismantled. | | |

| | | | | | |
|---|---|---|---|---|---|
| 4. | Infrastructure related | **(i) Roads :** | Highways and District roads to be built on elevated planes. RCC roads may be preferred. | **(i) Roads :** | Highways and District roads to be built on elevated planes. R.C.C. roads may be preferred. |
| | | **(ii)Street lighting:** | Underground cable may be preferred. | **(ii)Street lighting:** | Underground cable may be preferred for street lighting. |
| | | **(iii)Storm Water Drainage :** | Such drainage shall be designed for rainfall of 7 inches per day. | **(iii)Storm Water Drainage:** | Such drainage shall be designed for rainfall of 7 inches per day. |
| | | **(iv)Water Storage :** | Underground water storage tanks preferred for new developments. Existing elevated water tanks to be always filled with water. | **(iv)Water storage:** | Underground water storage tanks preferred for new developments. Existing elevated water tanks to be always filled with water. |
| | | **(v) Electric / Telephone poles, plantation of trees :** | All poles and trees to be preferred on the leeward side of the road. | **(v) Electric / Telephone poles, plantation of trees :** | All poles and trees to be preferred on the leeward side of the road. |
| | | **(vi) Shore installation :** | Norms and standards shall be strictly followed for shore installation. | **(vi) Generator :** | Diesel generator back up should be provided wherever possible. |
| | | **(vii)Generator :** | Diesel generator back up should be provided wherever possible. | | |

| | | | |
|---|---|---|---|
| 5. | Natural defence mechanism | (i) All the ecosystems must be preserved as contemplated in the Coastal Regulation Zone Notification of 19-2-1991.<br>(ii) All natural land features, such as wet lands, water logged areas, mud flats etc. to be preserved.<br>(iii) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes.<br>(iv) Dredging and underground blasting in and around coral formations shall not be permitted.<br>(v) Existing vegetation along the creeks and coast line need not only be conserved but also augmented with suitable plantation.<br>(vi) Shelter belts to be provided with suitable species of trees at optimum density to act as a wind breaker and for stabilizing the coastal sand.<br>(vii) Sand dunes : Existing sand dunes should be protected by growing appropriate species of grass in consultation with the Forest dept. | Existing vegetation need not only be conserved but also augmented with suitable plantation. |

# 9. ENVIRONMENTAL GUIDELINES

(1) No SEZs may be planned in the sensitive areas such as the forests, mangroves, coral reefs, archeologically important sites, sensitive ecosystems, etc. A buffer zone of 1000 m shall be maintained from such sensitive areas and a greenbelt with tree density of 1000 trees/ acre shall be developed in the said buffer zone.

(2) While planning the SEZ, care shall be taken to ensure that the units falling in the Industrial Zone II (i.e. obnoxious / hazardous units) category shall have atleast 10 km distance from the nearest boundary of the National Parts, Sanctuaries and other ecologically sensitive area.

(3) For the SEZs coming up in the coastal zone, the provisions of the CRZ Notification, 1991, shall be strictly adhered to. Only permissible activity shall be planned in the CRZ area and adequate buffer zone shall be maintained between the High Tide Line and the activities of the SEZ.

(4) The 500 m buffer from the High Tide Line towards the landward side shall be developed with the greenbelt having species that can sustain in the coastal environmental.

(5) A buffer zone of 500 m width between Residential and Industrial Zone – I areas shall be maintained while zoning within the SEZ area.

(6) A buffer zone of 1000 m width between Residential and Industrial Zone – II areas shall be maintained while zoning within the SEZ area.

(7) A buffer zone of 500 m width between Recreational and Industrial Zone – I areas shall be maintained while zoning within the SEZ area.

(8) A buffer zone of 1000 m width between Recreational and Industrial Zone – II areas shall be maintained while zoning within the SEZ area.

(9) The buffer zone shall be developed with greenbelt having tree density of 1000 trees/acre. To the extent possible local species shall be used for development of greenbelt.

(10) A full-fledged Sewage Treatment Plant (STP) shall be installed for the Special Economic Zones having residential area. The STP shall be located away from the nearest residential building to ensure that a buffer zone of atleast 200m is maintained. The buffer zone shall be developed with greenbelt having tree density of 1000 trees/acre.

(11) The Municipal Solid Waste Disposal site (landfill site) to be located shall be installed for the Special Economic Zones having residential area. A buffer zone of

atleast 500m from the nearest residential building shall be maintained while selecting the landfill site. The buffer zone shall be developed with greenbelt having tree density of 1000 trees/acre. The criteria per the Municipal Solid Waste (Management and Handling) Rules and the Central Pollution Control Board guidelines for sitting of the landfill site shall also have to be observed while locating the landfill site.

(12) Every SEZ having industrial units with effluent and hazardous waste potential shall have Common Effluent Treatment Plant (CEPT) and Hazardous Waste Treatment, Storage and Disposal Facility (TSDF) as an integral part of the SEZ proposal. A buffer zone of approx. 1000 m shall b e maintained between these facilities from the nearest Residential / recreational areas. The buffer zone shall be developed with greenbelt having tree density of 1000 trees / acre.

(13) The individual units having air pollution potential coming up in the SEZ shall be located considering local meteorology including wind rose pattern and location of the residential / recreational areas and nearby settlements outside the SEZ. A separate zone shall be earmarked after taking adequate care of all such aspects.

(14) In case of common treatment facilities for industrial & domestic effluent, 1000 m buffer zone with greenbelt plantation of atleast 1000 trees / acre shall be maintained from the nearest residential building.

(15) The SEZ having highly toxic/hazardous units (i.e. Industrial Zone-II) must have onsite and offsite emergency plans in place before commissioning of SEZ activities.

(16) The SEZs having hospitals, nursing homes, etc. duly covered under the Bio-medical Waste (Management & Handling) Rules must have common integrated biomedical waste treatment and disposal facilities in place. The site for treatment and disposal of Bio-medical shall be located atleast 1000 m away from the nearest residential and recreational buildings/ areas.

(17) The high water intensive units should not be planned in SEZs located in water scarce area, if no permanent source of water other than groundwater is available. The SEZs especially those planned in the water scarce areas and in the coastal Districts should not be dependent on the groundwater as a source of water.

(18) The SEZs shall have adequate provisions for rainwater harvesting. All individual residential, commercial and industrial buildings should have rain water harvesting system.

(19) The SEZ shall have its environmental policy and shall have an Environmental Management Cell under a responsible head to implement the environmental management plan and other requirements under prevailing environmental / pollution control laws, rules and regulations.

(20) The units coming up in the SEZ shall have to strictly comply with the existing pollution control / environmental laws.

(Arvind Agarwal)
Industries Commissioner &
Member Secretary
Special Economic Zone Development Authority,
Gujarat