



PROSPECTUS
FOR
ALLOTMENT OF LAND
IN
JAMALPUR ECONOMIC ZONE



BANGLADESH ECONOMIC ZONES AUTHORITY (BEZA)

PRIME MINISTER'S OFFICE

www.beza.gov.bd





We Target
Production/ Export of
\$40 Billion



Applications are invited for allotment of land in Jamalpur Economic Zone intending to setup Large composite industries, Specialized Utility Infrastructures, Export Oriented Industrial Enclave, Import Substitute Industries, Commercial and Social Infrastructures from bonafide investors of home and abroad.

Introduction:

Bangladesh Economic Zones Authority (BEZA) has been established with the enactment of Bangladesh Economic Zones Act, 2010 with the objective to develop regional and lagging areas of the country by developing industrial land, attract investment in export and import substitute industries, foster and generate employment and thereby ensure economic development of the country. BEZA has targeted to establish 100 Economic Zones throughout the country with the objectives to create 10 million jobs and ensure United States \$40 billion dollar additional production and export within the time frame of 15 years.

Bangladesh is a land scarce country, every year at least 1% of total arable land is being depleted by developing homestead, urbanization and indiscriminate industrialization. BEZA is entrusted with the responsibility to develop non-arable coastal land, river basins, un-utilized government land for industrial and commercial development. Since establishment, BEZA could identify 88 locations for setting up Economic Zones. Of which 23 Economic Zones will be developed by the private sector developers. The rest will be implemented by BEZA mainly on Public-Private Partnership arrangement. Bangladesh Economic Zones Act, 2010 permits BEZA to develop Domestic Market Demand Industrial enclave, Export Oriented Industrial enclave, Sector Specific Industrial enclave and Non-Processing Service enclave within any or all Economic Zones.

Prime objective of BEZA is to lease out Economic Zone's land to prospective Zone Developers through open bidding process. They will develop the designated land and re-allot the same to the Unit Investors for setting up their industries. Apart from these, lot of potential investors will be desirous to get land directly from BEZA for setting up composite heavy industries, specialized utility infrastructures, cluster of import substitute and export oriented industrial enclave. Others may have the option to set up non processing facilitatory infrastructures like; warehouse, logistic parks, hospitals, market complex etc. to support manufacturing sector within the zone.

To expedite investment attraction through direct allotment of land, the government of Bangladesh has approved a schedule of land tariff along with service charges and regulatory fees. Till today, few Economic Zones have been identified for allotment of land directly to the unit investors side by side with leasing of land to the zone developers through Request For Proposal (RFP) method.

Location : Upazila: Jamalpur Sadar, District: Jamalpur.

Category of land to be leased out: Only developed land in Jamalpur Economic Zone will be leased out on direct allotment method.

Scope of Offer:

This offer is attributable to;

Large Industrial Sector Investment: High-tech heavy industry or high value product manufacturing industry like; steel processing, ship building and recycling, cement, industrial chemicals, pharmaceuticals, automobile assembling, electric and electronic product assembling, integrated textile, frozen food, food processing. Large industry will be defined as follows:

- a) **Large Manufacturing Industry** means and includes the cost of fixed assets including replacement cost of industry, except cost of land and factory building, exceeds Tk.50(fifty) crores or employ more than 300 workers for industry other than RMG and labor intensive Industry. RMG or Labor intensive industry which have workforce more than 1000 will be included in large industry category;
- b) **Large Service Industry** means and includes the cost of fixed assets of the industry, except value of land and factory building, exceeds Tk.30 crores or employ more than 120 workers.

Specialized Industrial Sector Investment: Power Generation Plant, Central Effluent Treatment Plant (CETP), Sewerage Treatment Plant (STP), Water Treatment Plant (WTP), Construction of Sea or River Port.

Import Substitute Industry: Investment in Import substitute Industry; Domestic goods production of which is counted less than local demand will be given preference.

Export Oriented Industry: Investment in development of Export Oriented industrial enclave; production and export of non-traditional items will be given preference.

Commercial and Service Sector Investment: Investment in market complex, hospitals, training centers, warehouses, accommodation, logistic parks, school, college and other commercial and service sector investment.

Quantum of Land to offer:

- a) Minimum (+/-) 01 (One) acres of land will be leased out per plot in Jamalpur Economic Zone;
- b) Proposal for vertical expansion of working space will be given preference.

Mode of Lease value Payment:

- a) 50 (Fifty) years lease on **One time Upfront** payment;
- b) 50 (Fifty) years lease on **Annual Rent** payment.

Employment Generation: Proposal for maximum employment generation will be given preference.

Value Addition: Industries, involving in multi-stages of processing will be given preference.

Training of Workers etc.: Investors should have to submit training scheme/program to the workers/ employees.

Foreign Direct Investment (FDI): FDI will be given preference.

Research and Development (R&D): Activities involved R&D will be given preference.

Infrastructure provision: Leasable plots/ land will have access with roads, connected with electricity, water, gas (on availability) distribution lines and be secured by dykes and embankment.

Developed land: Developed land means and includes considerable level of land filling and adequate offsite infrastructures.

Land Hand Over: Allotted land will be handed over soon after the access road is completed.

Profile of Economic Zones for direct allotment of land on fixed tariff basis:

Jamalpur Economic Zone: Total Area is about 436 acres, locating in south-west zone of Jamalpur Sadar upazila in the Jamalpur district. It is adjacent to national highway N4 – Jamalpur Joydebpur National Highway 4, and the site is located approximately 15 kms from Jamalpur town and approximately 150 kms from capital city Dhaka. Opportunity of the site is at present there are no similar large scale industrial set up in this region of Bangladesh. There are abundant supply of low labor cost in this entire area. Significantly large Agriculture and Livestock resource base available in primary and secondary catchment region which is being exported as raw materials with no or minimal value addition at local level. Jamalpur is the bordering district of Meghalaya state of India. Therefore, there have ample scope of cross border trade from Jamalpur Economic Zone to Indian seven sister states. Jamalpur Economic Zone is designed based on homogeneity of function of the industrial activity and there inter-relationship to get the best use of land. Therefore, prospective sector of industry mix may include milk based product, food processing, meat processing, pharmaceuticals, medical accessories manufacturing, jute product, standard design factories for micro, medium & small enterprises. Upcoming off-site infrastructures of the zone will be included but not limited to high tension electric line with grid sub-station, gas transmission line, water treatment plant, fire station, natural lake, hotel and amusement park etc. All financial and social infrastructures like commercial complex, banks, post office, hospital, school are considered. Possible green area has been identified without affecting the saleable area. The zone will be divided into blocks of appropriate size, which can be subdivided into plots. Depending on demand for size of the plots, smaller plots could be clubbed together. Also, in the future, without changing infrastructure, the plots could be combined or sub-divided as per demand persisting then.

Application Form: Application Form for Investment Proposal can be purchased from BEZA office, Monem Business District (Level-12), 111 Bir Uttam C R Dutta Road (Sonargaon Road), Dhaka-1205, Bangladesh at a cost of US\$125.00 or Bangladeshi taka10,000.00, either by cash or Pay order. Specimen of the Application Form may be seen with this document (As attached) and can be downloaded from BEZA website (www.beza.gov.bd). Application can be made either by submission of hard copy or through online.

Incentives: Government of Bangladesh has declared packages of Incentive for the Economic Zone Developers and Unit Investors to augment investment in the Economic Zones/Special Economic Zones/ Tourism Parks of Bangladesh.

One Stop Service: BEZA will provide/ facilitate following business support services:

- Import Permit
- Export Permit
- Local Sale Permit
- Local Purchase Permit
- Sample Permit
- Sub-Contract Permit
- Permission for Utility Connection
- No Objection Certificate for Off Shore Banking License
- License for Service Provider
- Permission for Installation of STP, WTP, CETP
- Permission for Installation of Generator
- a. Name Clearance
- b. Certificate of Incorporation/Registration
- a. TIN Certificate
- b. VAT Registration
- Trade License
- Building Plan Approval
- Environmental Clearance
- Fire Safety Clearance
- a. Clearance on Electrical wiring/plan/connection
- b. Clearance on Plumbing/Water Connection
- Factory Registration with DIFE
- Boiler Registration
- Captive Power Plant
- a. Visa Recommendation
- b. Work Permit
- NoC for Bank Loan
- Customs Clearance

Tariff Rate for Leasing of Land: Government has fixed up following Tariff Rate for direct allotment of land in Jamalpur Economic Zone:

Mode of Payment	Category of land	Annual rent per sq. meter (US\$)	Contract period (Year)	Per sq. meter total rent (US\$)
1	2	3	4	5
Upfront Payment (Onetime)	Developed	0.525	50	26.25
	Specialized Infrastructure	0.315	50	15.75
Annual rent basis	Developed	1.35	50	-
	Specialized Infrastructure	0.81	50	-

Service Charges and Regulatory Fees:

1.	Service Charge (On total tariff)	a) Water-Own generation <ul style="list-style-type: none"> • WASA Price + 5% • Treatment Price +5% • Re-cycling Price +5% b) Electricity: Supply price+5% c) Gas: Supply price +5% d) Effluent Treatment: Price +5% e) Regulatory permit fees: BDT 500.00 per permit f) Registration of Industrial unit: US\$ 500.00 g) Design approval: <ul style="list-style-type: none"> • Industrial unit: BDT 10,000 • Economic Zone: BDT 50,000
2.	Conservancy charge	Per sq. meter land/factory space US\$ 0.05 per annum.
3.	Compliance charge	Medical & Environment-To be fixed up later on Workers management – to be fixed up later on

Earnest Money:

- a) Application for One time Upfront payment:** Every application must be accompanied by 1% Earnest Money, which will be refundable to the unsuccessful applicant. Earnest Money will be calculated on total amount of one time/upfront lease value of applied land.
- b) Application for Annual Rent payment:** Every application must be accompanied by Earnest money, which will be refundable to the unsuccessful applicant. Earnest Money will be calculated at 1% on total amount of 10 years lease rental for the applied rent.
- c) Earnest Money of successful applicant will be refundable/ adjustable with advance lease rent.

Security Deposit: Successful applicant for land lease against annual rent shall have to deposit an amount equivalent to two years rent as security deposit at the time of signing land lease agreement with the Authority in the form of Demand Draft or Pay order drawn in favor of Bangladesh Economic Zones Authority or deposit the amount directly to the designated Bank Account of Bangladesh Economic Zones Authority. The security deposit will be retained till the annulment/expiry of the lease agreement.

Pre-requisites: Application Form has to be filled up in clear language, with all supporting documents/ attachments as mentioned in the Application Form. After submission of application, but before opening, any content(s) of Application can be altered by serving written notice to the Authority.

Preferential treatment: Leasing of Economic Zone's land will be made for 50 years, in consideration of either for one time upfront payment of 50 years lease rent or annual lease rent as stipulated in this prospectus. Preference will be given to the applicant(s) who will apply for 50 years leasing of land in consideration of One Time Upfront payment.

Time line:

Submission of Application: Applications for allotment of land in any of the designated Economic Zone may be submitted any time before leasing of all plots of that particular Zone becomes exhausted.

Scrutiny of Application: Scrutiny of application will be completed within 90 (ninety) days from the date of submission of application or within such period as may be determined by the Authority.

Communication to Applicant(s): All applicants will be communicated in writing about decision of their applications within 120 (One hundred twenty) days of submission or within such period as may be determined by the Authority.

Signing money and payment of rental dues:

- a) Applicant for One time Upfront payment:** Successful applicants will be issued provisional Letter of Allotment (LoA). They will be requested to deposit 25% of their rental dues and sign lease agreement with the Authority within 60 (sixty) days from the issuance of LoA. Second instalment of 25% will be deposited within 6 (six) months of signing the lease agreement. Remaining 50% of rental dues will be payable at the time of handing over physical possession of allotted land.
- b) Applicant for Annual lease rent:** Successful applicants will be issued provisional Letter of Allotment (LoA) and will be requested to sign the lease agreement within 60 (sixty) days from the issuance of LoA upon payment of security deposit. They will be required to deposit annual rent at the time of handing over the physical possession of allotted land.
- c) Payment of Dues:** All payment shall be made in the form of Demand Draft or Pay order drawn in favor of Bangladesh Economic Zones Authority or deposit the amount directly to the designated Bank Account of Bangladesh Economic Zones Authority.
- d) Conversion Rate:** Conversion Rate of US Dollar into Bangladeshi Taka shall be B C rate of Sonali Bank Foreign Exchange conversion effective on the date of signing the Land Lease Agreement and for subsequent payment Conversion Rate of payment date shall be applicable in all cases.

Cancellation of Allotment and return of earnest money: If the Allottee fails to pay the signing money/ Security Deposit within 60(Sixty) days from the date of issuing LoA, upon his/her request in writing stating the reasonable cause, the Authority may consider and notify in writing to extend the time for such period as it deems fit from the due date to pay the dues, failing which the allotment will stand be cancelled without prior intimation. In the event of such cancellation the Earnest Money will be refunded to the applicant. Ineligible applicants will be given back their Earnest Money soon after communication of their ineligibility.

Investment Counseling: BEZA will extend all possible support in counseling investment decision regarding product, location, market demand, incentives, environment and social issues, sourcing of labor, arrangement of off-site infrastructure, utility connections like electricity, water, gas etc.

Authority's Prerogative: Bangladesh Economic Zones Authority (BEZA) reserves the right to increase/ decrease the size of applied land and accept/ reject any or all application(s) without assigning any reason.

Liaison with BEZA: Before or after submission of applications, the applicant will be given all out information and support by;

a) Md. Ahasan Ullah
Manager (Investment Promotion)
E mail: maullah72@gmail.com
Phone; Off: +88 02 9632486
Cell: +88 01911878749

b) A K M Mahbubur Rahman FCA
Zone Development Consultant
E mail: mahbubur.bepza@gmail.com
zonedev.stcb@beza.gov.bd
Cell: +88 01755-589 582/01711-563 998

Bangladesh Economic Zones Authority (BEZA)

Monem Business District, Level-12
111 Bir Uttam C R Dutta Road
Dhaka-1205, Bangladesh
Website: www.beza.gov.bd



Bangladesh Economic Zones Authority (BEZA)

Application Form for Allotment of Land

Category: Large /Export Oriented/Import Substitute/Commercial Investment

1. Applicant Information

a) Applying Firm or Company (Sponsor) :

b) Full Address of Applicant (Firm/Company) :

c) Country/Division/District :

d) Phone: Off. Cell no. :

e) Email/Website :

2. Authorized Person's Information

a) Name of the Authorized Person (Applicant) :

b) Nationality :

c) Address & Contact Details :

d) Division/District/ City :

e) National ID/ Passport No :

f) Phone: Cell no. :

g) E mail/Website: :

3. Proposed Project(s)

a) Name of Economic Zone :

b) Proposed Project(s)/Company name Which will carry out Business: :

c) Type of Business/Industry or Services :

d) Type of Industry :

e) Type of Company :

f) Industry category :

g) Name of Product :

4. Implementation Schedule (With annual action plan & Implementation/ Gantt chart):

a) Start Time: End Time: Duration in Days:

b) Commercial Operation Date :

5. Capital/Loan Structure of the proposed company

a) Authorized capital :

b) Paid up Capital :

c) Borrowing/Loan: Local (Million USD) : Foreign (Million USD) :

6. Contribution in Paid up Capital Among Shareholders (Proposed company)

a) Paid up Capital Local (BDT) : Foreign (USD) :

7. Sponsor Shareholder (Schedule to be attached)

Name: Address:

Nationality: Status in proposed company Share

8. Area of Land Applied for Allotment:

a) Area in Acres/Sq. m; Plot Address:

9. Type of Allotment

a) One Time (For 50 Years) : Lease Rate (Per Sq. m – US\$

b) Annual : Lease Rate (Per Sq. m – US\$

c) Category of Land : Developed

10. Total Amount of Lease Money

a) One Time : US\$

b) Annual : US\$

11. Products/ Services (As applicable- to be attached)

a) Name & Description of Products /Services :

b) Usage of the Products /Services :

c) Manufacturing Process (Stages of Production)/Service Process:

d) Cost of Products/ Services:

e) Application of new technology:

f) Local raw materials consumption:

g) Imported raw materials consumption:

h) Product development/new product/ innovative product:

12. Production/ Service Rendering Program (As applicable-to be attached)

a) Five Years program with unit/qty./Any other description as applicable:

13. Projection of Domestic Sale/ Rendering Services(As applicable-to be attached)

a) Description/ Unit/ Five years projection etc.

14. Projection of Export(As applicable-to be attached)

a) Description/ Unit/ Five years projection etc.

b) Export destination

c) Sources of raw materials

15. Machinery and equipment (List of environment friendly new machineries to be provided)

a) Imported :

b) Local :

c) Technology to be applied :

16. Infrastructure Requirement (Supported by Master Plan)- List to be provided

a) Factory & Administrative Buildings, Warehouses

b) Road, drains

c) Market Complex, Hospital etc.

d) Electricity, water, gas generation/
distribution

e) Dedicated own ETP/CETP/WTP/STP

f) Logistic Yard etc.

g) Other relevant infrastructures

17. Social Infrastructure (Supported by Master Plan) – List to be provided

a) Accommodation for workers

b) Dormitories for executives

c) Training centers etc.

d) Corporate Social Responsibility (CSR) activity plan.

18. Green Environment

a) Provision and sharing of surplus heat energy by sister concerns

b) Development and submission of Environment Management Plan of the site

19. Requirement of Utility supply

a) Electricity (in KWH per day) – Requirement per Sq. m per day

b) Water (In CM) per day – Requirement per sq. m per day

c) Gas (In CM) per day – Requirement per sq. m per day

20. Requirement of Manpower:

Skilled:

Unskilled:

21. Financial Analysis**22. Economic Analysis****Required Documents As Attachment :**

- a) Audited Balance Sheet of the Sponsor Company / Firm for last 3 (Three) Years
- b) Bank Solvency Certificates
- c) Guarantee/ Assurance from bank(s) for obtaining loan both home and abroad
- d) Conceptual Master Plan for development of the applied land
- e) Action plan for implementation development works & commercial operation
- f) Certified papers against FDI (If any)
- g) Earnest money to the tune of 1% of the one-time lease value of the land/10 years annual rent.
- h) Latest Income Tax Assessment certificate/ Tax Return for last 3 years.
- i) Trade license
- j) Certificate of Incorporation along with Memorandum & Articles of Association.
- k) Business plan.
- l) Authorization from Sponsor
- m) Pay Order/Bank Draft/ Payment Slip
- n) Copy of National ID/ Passport of Applicant
- o) Annexures/ Schedules (If necessary)

Declaration

I, solemnly, declare to the best of my knowledge and belief that the information given in this application and statements & documents annexed or attached herewith are correct and complete.

Signature of the Applicant with seal



Bangladesh Economic Zones Authority (BEZA)
Application Form for Allotment of Land
Category: Specialized Infrastructure Investment

1. Applicant Information

a) Applying Firm or Company (Sponsor) :

b) Full Address of Applicant (Firm/Company) :

c) Country/Division/District :

d) Tax Payer's Identification Number (TIN) :

e) Phone: Off. Cell no. :

f) Email/Website :

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a) Name of the Authorized Person (Applicant) :

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Which will carry out Business

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b) Annual : US\$

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a) Description/ Unit/ Five years projection etc.

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a) Production/Processing & Administrative Buildings

b) Road, drains

c) Electricity, water, gas generation/ distribution

d) Other relevant infrastructures

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a) Imported :

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21. Economic Analysis

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 - b) Bank Solvency Certificates.
 - c) Guarantee/ Assurance from bank(s) for obtaining loan both home and abroad.
 - d) Technical details and Analysis of the Project.
 - e) Conceptual Master Plan for development of the applied land.
 - f) Action plan for implementation of development works & commercial operation.
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 - h) Earnest money to the tune of 1% of the one-time lease value of the land/10 years annual rent.
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 - j) Trade license.
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 - l) Business plan.
 - m) Authorization from Sponsor.
 - n) Pay Order/Bank Draft/ Payment Slip.
 - o) Copy of National ID/ Passport of Applicant.
 - p) Annexures/ Schedules (If necessary).
-

Declaration

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Signature of the Applicant with seal



জামালপুর অর্থনৈতিক অঞ্চলে আপনার বিনিয়োগ আমাদের সেবা



- বিনিয়োগবান্ধব ওয়ান স্টপ সার্ভিস
- পানির লাইন স্থাপন ও সরবরাহ
- গ্যাস সংযোগ
- নিরবচ্ছিন্ন বিদ্যুৎ সরবরাহ
- ১০০ একর উন্মুক্ত জলাধার

শিল্পের
জন্য জমি
বরাদ্দ



বাংলাদেশ অর্থনৈতিক অঞ্চল কর্তৃপক্ষ (বেজা)

প্রধানমন্ত্রীর কার্যালয়

www.beza.gov.bd



BANGLADESH ECONOMIC ZONES AUTHORITY (BEZA)

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