



# PROSPECTUS

FOR ALLOTMENT OF LAND IN  
POWERPAC ECONOMIC ZONE, MONGLA



**Applications are invited for allotment of land in PowerPac Economic Zone Mongla intending to setup Large composite industries, Specialized Utility Infrastructures, Export Oriented Industrial Enclave, Import Substitute Industries, Commercial and Social Infrastructures from potential 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. Inline to that, PowerPac Economic Zone Private Limited (PEZ), a concern of Sikder Group signed an Developer Agreement on 25 February 2016 with BEZA to Design, Build, Finance, Own, Operate and Transfer (DBFOOT) of Mongla economic zone at Bagerhat, having 205 acres of land for a period of 50 (fifty) years.

PEZ invites prospective investors for setting up composite heavy industries, specialized utility infrastructures, cluster of import substitute and export oriented industries. 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.

**Location:** Upazilla: Mongla, District: Bagerhat.

**Category of land to be leased out:** Developed land in PowerPac Economic Zone Mongla will be leased out.

### **Scope of Offer:**

This offer is attributable to;

**Large Industrial Sector Investment:** High-tech heavy industry or high value product manufacturing ecofriendly industry like; automobile assembling, electric and electronic product assembling, artificial leather product manufacturing, artificial flower, stainless steel, fmcg products i.e. soap, detergent, etc., frozen food, food processing, packaging. 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 (thirty) crores or employ more than 120 workers.

**Specialized Industrial Sector Investment:** Ecofriendly Power Generation plant, Central Effluent Treatment Plant (CETP), Sewerage Treatment Plant (STP).

**Import Substitute Industry:** Setting up of Import substitute industry; Domestic goods production of which is counted less than local demand will be given preference.

**Export Oriented Industry:** Setting up of Export Oriented industry; production and export of non-traditional items will be given preference.

**Commercial and Service Sector Investment:** Investment in market complex, hospitals, training centers, warehouses and other commercial and service sector investment.

**Quantum of Land to offer:**

- a) Minimum (+/-) 3 acre or multiple of 3 acre land for single industry will be leased out.
- b) Land up to any amount will be leased out upon availability according to the layout.
- c) Proposal for vertical expansion of space will be given preference.

**Mode of Lease value Payment:**

- a) 45 (Forty five) years lease on One-time Upfront payment;
- b) 45 (Forty five) years lease on Annual lease 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 will have access with roads, connected with electricity, water, gas (on availability basis) distribution lines.

**Land Hand Over:** Allotted land will be handed over soon after signing Letter of Intent/Land Lease Agreement.

**Profile of Economic Zone for allotment of land on fixed tariff basis:**

**PowerPac Economic Zone Mongla (PEZM):** Total Area 205 acres, situated at Mongla upazilla under Bagerhat district. Mongla is located at 22.4833°E 89.6083°E having an area of 1461.22 km<sup>2</sup> borders Rampal upazilla on the north, the Bay of Bengal on the south, Morrelganj and Sarankhola upazillas on the east and Dacope upazilla on the west. Mongla (town) stands on the river Pashur and Mongla, it is second biggest seaport of the country. PEZM is strategically well connected with Dhaka and other major cities of Bangladesh. It is located beside Mongla river and the Mongla seaport is only 2 km away from the zone. Road distance between PEZM and Dhaka is 170 km (through Mawa), Jashore domestic airport 105 km and proposed Khan Jahan Ali airport at Rampal 15 km. There is abundant supply of low labor cost in this entire area. Most of the people engaged in agriculture, fishing, shrimp farming, port and factory labor, honey collection from Sundarban.



Currently, cement factory, LP Gas factory, Auto rice mill, Husking rice mill, Flour mill and EPZ are contributing in economics of Mongla. PowerPac Economic Zone Mongla is designed based on homogeneity of function of the ecofriendly industrial activity and their inter-relationship to get the best use of land. Therefore, prospective sector of industry mix may include milk-based product, food processing, meat processing, frozen food, 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 (on availability basis), effluent treatment plant, bank, insurance, service apartment and investors club, etc. Possible green area has been identified without affecting the lease able area. The zone will be divided into blocks of appropriate size, which can be subdivided into plots according to the layout plan. Depending on demand for size of the plots, smaller plots could be clubbed together.

**Application Form:** Application Form for Investment Proposal can be collected from PEZ office, **Sikder Haus (Level 1), Plot 26, Road 11, Block H, Banani, Dhaka 1213, Bangladesh**. Specimen of the Application Form may be seen with this document (as attached) and can be downloaded from PEZ and BEZA website. Application can be made either by submission of hard copy or through online.

**Incentives:** Government of Bangladesh has declared packages of Incentive for the Unit Investors to augment investment in the PowerPac Economic Zone Mongla, Bagerhat of Bangladesh.

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

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| <ul style="list-style-type: none"> <li>01. Import Permit,</li> <li>02. Export Permit,</li> <li>03. Local Sale Permit,</li> <li>04. Local Purchase Permit,</li> <li>05. Sample Permit,</li> <li>06. Sub-Contract Permit,</li> <li>07. Permission for Utility Connection,</li> <li>08. No Objection Certificate for Off Shore Banking License,</li> <li>09. License for Service Provider,</li> <li>10. Permission for Installation of in-house STP, WTP, CETP,</li> <li>11. Permission for Installation of Generator,                         <ul style="list-style-type: none"> <li>a) Name Clearance,</li> <li>b) Certificate of Incorporation/Registration,</li> <li>a) TIN Certificate,</li> <li>b) VAT Registration,</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>12. Trade License,</li> <li>13. Building Plan Approval,</li> <li>14. Environmental Clearance,</li> <li>15. Fire Safety Clearance,                         <ul style="list-style-type: none"> <li>a) Clearance on Electrical wiring/plan/connection,</li> <li>b) Clearance on Plumbing/Water Connection,</li> </ul> </li> <li>16. Factory Registration with DIFE,</li> <li>17. Boiler Registration,</li> <li>18. Captive Power Plant,                         <ul style="list-style-type: none"> <li>a) Visa Recommendation,</li> <li>b) Work Permit,</li> </ul> </li> <li>19. NoC for Bank Loan, and</li> <li>20. Customs Clearance.</li> </ul> |
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**Tariff Rate for Leasing of Land:**

Tariff has been fixed US\$4.00 (US Dollar Four) per square meter per year for allotment of land in PowerPac Economic Zone Mongla.

**Service Charges and Regulatory Fees:**

1.	Service Charge (On total tariff)	<ul style="list-style-type: none"> <li>a) Water: Supply price + 10%,</li> <li>b) Electricity: Supply price + 10%,</li> <li>c) Gas (on availability): Supply price + 10%,</li> <li>d) Effluent Treatment (ETP): Price + 10%.</li> </ul>
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**Land Rent:**

- a) The rent payable for the leased land is mentioned above in tariff rate for leasing of land. The Developer will adjust the rental rate along the inflation rate plus 1% (one percent) every year. The One Time Upfront payment shall be US\$1.24 (US Dollar One and Twenty Four Cents) per square meter of applied land.
- b) The One Time Upfront payment shall be payable during the signing of the Letter of Intent (LoI). In case of default in paying any rent, the Applicant shall pay interest at the bank rate plus four percent (4%) per annum until full realization.

**Security Deposit:**

- a) Applicant shall have to deposit an amount equivalent to one year rental as Security Deposit at the time of signing Land Lease Agreement with the Developer in the form of Demand Draft or Pay Order drawn in favor of PowerPac Economic Zone Private Limited or deposit the amount directly to the designated Bank Account of PowerPac Economic Zone Private Limited.
- b) The Security Deposit will be retained by Developer till the annulment of the Land Lease Agreement or against any possible loss or damage to the land so leased out or service facilities so provided. After the expiry of the lease period or for any reason, if the Land Lease Agreement is rescinded, the Security Deposit shall be refunded to the applicant in local currency after adjustment of dues, if any.

**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, any content(s) of Application can be altered by serving written notice to the Developer Authority.

**Preferential Treatment:** Leasing of Economic Zone's land will be made for 45 years, in consideration of either for one-time upfront payment of 45 years lease rent or annual lease rent as stipulated in this prospectus. Preference will be given to the applicant(s) who will apply for 45 years leasing of land in consideration of One Time Upfront payment.

**Payment of Dues:** All payment shall be made in the form of Demand Draft or Pay Order drawn in favor of PowerPac Economic Zone Private Limited or deposit the amount directly to the designated Bank Account of PowerPac Economic Zone Private Limited.

**Cancellation of allotment and return of security deposit:** If the Allottee fails to pay the One Time Upfront payment/Security Deposit within 60 (sixty) days from the date of instrument signing, upon his/her request in writing stating the reasonable cause, the Developer 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 Security Deposit will be refunded to the applicant in local currency after adjustments of dues, if any.

**Developer's Prerogative :** PowerPac Economic Zone Private Limited 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 PEZ:** Before or after submission of applications, the applicant will be given all out information and support by:

**Sikder Haus**

Plot 26, Road 11, Block H, Banani, Dhaka-1213, Bangladesh.  
Telephone: +8802-55041867-69 Ext 123, 124 and 127.  
Email: info@economiczone.com, Web: www.economiczone.com





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NORTH





**POWERPAC ECONOMIC ZONE (PVT.) LTD.**

**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) Proposed Project(s)/Company name  
 which will carry out Business: \_\_\_\_\_  
 b) Type of Business/Industry or Services: \_\_\_\_\_  
 c) Type of Industry: \_\_\_\_\_  
 d) Type of Company: \_\_\_\_\_  
 e) Industry Category: \_\_\_\_\_  
 f) 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 45 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 year's 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) Electricity, water, gas internal distribution: \_\_\_\_\_

d) Dedicated own ETP/CETP/WTP/STP: \_\_\_\_\_

e) Logistic Yard, etc.: \_\_\_\_\_

f) Other relevant infrastructures (if any): \_\_\_\_\_



**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 of the site: \_\_\_\_\_
- 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 03 (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 and commercial operation,
- f) Certified papers against FDI (If any),
- g) One-time upfront payment,
- h) Latest Income Tax Assessment certificate/Tax Return for last 03 (three) years,
- i) Trade license,
- j) Certificate of Incorporation along with Memorandum & Articles of Association,
- k) Business plan,

  
  
  
  
  
  
  
  
  
  


**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**





 **POWERPAC ECONOMIC ZONE (PVT.) LTD.**

Sikder Haus  
Plot # 26, Road # 11, Block # H,  
Banani, Dhaka-1213, Bangladesh.  
**Phone:** +8802 55041867-69  
**Email:** info@economiczone.com  
**Web:** www.economiczone.com



**BANGLADESH  
ECONOMIC ZONES  
AUTHORITY**

Bangladesh Economic Zones Authority (BEZA)  
Monem Business District (Level 12)  
111, Bir Uttam C.R. Dutta Road  
Karwanbazar, Dhaka-1205, Bangladesh  
**Phone :** +8802 9632482