



**PROSPECTUS
FOR
ALLOTMENT OF LAND
IN
SABRANG TOURISM PARK**

**BANGLADEH ECONOMIC ZONES AUTHORITY (BEZA)
PRIME MINISTER'S OFFICE**

Applications are invited for allotment of developed land in Sabrang Tourism Park of Bangladesh Economic Zones Authority intending to setup Tourism Supportive Industries and Facilities, Specialized Utility Infrastructures, Export Oriented Indigenous Industrial Enclave, Commercial Infrastructures from bonafide investors from 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, import substitute and tourism 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 40 billion United States dollar additional production and export within the time frame of 15 years. To complement manufacturing industries, BEZA is endeavored to set up at least 5 Tourism Parks throughout the country. Of which two of the parks will be developed in Teknaf Upazilla and one in Moheshkhali island (Sonadia) of Cox's Bazar.

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, unutilized government land for industrial and commercial development. Since establishment, BEZA could identify 88 locations for setting up Economic Zones. Of which 28 Economic Zones will be developed by the private sector developers. The rest will be implemented by BEZA 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, tourism facility 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, development surcharge 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 : Upazilla: Teknaf, District: Cox's Bazar.

Scope of Offer:

This offer is attributable to;

Tourism and Service Sector Investment: Investment in all components of Tourism Park viz; Serviced land for recreation, Hotel, Motel, Transport, Amusement Park, Cable Car, Floating Restaurant, Aqua Park, Fun Lake, Children Park, Watch Tower, External Areas etc.

Specialized Industrial Sector Investment: Sewerage Treatment plant (STP), Water Treatment plant (WTP) and Jetty of international standard.

Export Oriented Industry: a) Investment in development of Export Oriented indigenous product processing and marketing enclave;

b) Production and export of non-traditional souvenir items will be given preference.

Commercial and Service Sector Investment: Investment in IT Center, Market Complex, Hospitals, Training Centers for Tour Management, Warehouses, Logistic Parks, School, College and other Commercial and Service Sector Investment.

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

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

Environment Management and Green Energy: Prospective investors will have to submit Environment Management Plan (EMP) and projection of Renewable Energy use.

Mode of Lease value Payment:

50 (Fifty) years lease on One-time Upfront payment; Allotted land shall not be sub-leased to any other party during the tenancy period.

Category of land to be leased out: Developed land will be allotted in SABRANG TOURISM PARK.

Profile of Specialized Economic Zone – SABRANG TOURISM PARK for direct allotment of land on fixed tariff basis:

SABRANG TOURISM PARK: This Tourism Park is located as a dot in the extreme south west of the country's Teknaf Upazilla. Total area of land is about at 1000 acres along the Bay of Bengal. The entire area of Teknaf and Saint Martin is flagged as tourist area of the country and Sabrang is the gate way of Saint Martin's island. BEZA is to develop this area by labeling world class tourist attractions. SABRANG TOURISM PARK is directly connected with Cox's Bazar- Teknaf (Sabrang) marine drive. This will be suitable for leisure and tourism including development of resorts, eco-tourism, ocean park, golf course, commercial center, apartment and green space. The park area is connected with Cox's Bazar – Teknaf Marine drive. Local Government & Engineering Division has developed tertiary

road along the eastern boundary of the park. Ongoing development works includes earth filling, boundary wall, drainage systems. Prospective investors are invited to en-cash tourist demand, government incentive package, locational advantage and pro-active support of BEZA.

LAND USE PLAN

Key Elements

Anchor facilities such as Shopping Mall and Luxury Resort are placed in the centre of the SABRANG TOURISM PARK site, and have good accessibility by adjoining high hierarchical roads in consideration of their symbolic status. Facilities that require ocean views and good access to the beach, such as resort and hotel are located along the coastal line. According to the traffic assessment, the project site requires a marina port to transport people by seaway. Land use around the reserved area provides a calming environment that minimizes negative noise impacts from surroundings.

There is a green network systematically planned to encourage people to walk through it while functioning as an eco-corridor for native animals. Roads and land use boundaries along the beach are designed for embankment. The road network is hierarchically arranged from the arterial road to the local toad in order to control a huge volume of traffic.

Leisure and Tourism

The leisure and tourism land use is the central function of the project so that the central and waterfront location is for this use. Lands upon the seashore are reserved for tourism hotels, condominiums and any-accommodation related facilities that are advantageous with good beach views.

Large-sized and symbolic facilities are centralized so that visitors are easily recognized where the centre of the site is. They also function as landmarks that are visible from a long distance.

Entertainment

The entertainment land use introduces a theme park and activity programs where large scaled sites are required. The theme park is planned to be built near the marina to make family visitors get access to it easily by seaway while activity-oriented entertainment site is located close to the inland where farmland and forest are naturally. The entertainment land use should be adjacent to resorts to attract family tourists.

Resort

Resorts should not be surrounded by the road network as it interrupts public access to main attraction features such as beach. In the meantime, resorts are remote from the central areas as their remoteness appeals to travellers who seek an environment different from the busy urban and suburban environment. Large lot size is required for resorts with multiple purpose facilities and landscape features.

Culture

The cultural land use is used to introduce specific local culture and tradition that are unique to foreigners. Also, the coastal environment widens functions of the culture land use such as

Aquarium. Cultural facilities are to be located at the centre of the park as they help make the area more diverse and attractive in function.

Golf Course

The full 9 holes course is planned to target travellers looking for field sports. It is planned in a relatively low land due to its dual functions for both a sports field and a reservoir.

Commercial

As the commercial area creates the most dynamic and busiest atmosphere, the central waterfront area in the centre of the Sabrang TP is most suitable. The pedestrian environment makes the commercial area more attractive to visitors who are willing to enjoy both the waterfront environment and shopping.

Business

Office and business activities are grouped in a specific area where good transport access is possible such as direct connection from an arterial road (road accessibility), and proximity to a marina (seaway accessibility).

Public Facility

Employees and visitors together require public services such as health care and administrative supports. Public facilities are clustered in a place where main roads are directly connected. It is beneficial to be close to any residential area due to its approachability.

Marina & Jetty

To use sea transport services for public and private purposes, a marina is offered. As the marina should secure a certain depth (at least 3-4m) of the shipping area. The Marina will be supported by a Jetty of international standard.

Parking

Public parking places are strategically located at where people bring cars for their activities. As large sized facilities have enough parking lots to serve, commercial, beach area, and marina are considered mostly needed.

Residential Apartment

Some portion of employees is settled down in the tourism park. To serve them, the apartment-type medium density residential area is planned. The apartment area is preferred at a calming place which is away from populated places so as to provide a peaceful living environment. In the meantime, it is recommended to be located near high hierarchy roads to provide good access to their workplaces by private and public transport modes.

Quantum of Land to offer: a) Minimum (+ -) 33 Decimal (1 bigha) or multiple of 1 bigha land for motel, resort, budget hotel etc. will be leased out.

b) 100 Decimal (1 Acre) or multiple of 1 acre land for development of other facilities will be leased out.

c) Proposal for vertical expansion of space will be given preference.

Application Form: Application Form for Investment Proposal can be purchased from **BEZA office, Biniyog Bhaban (Level-7th-9th), Agargaon, Sher-E-Bangla Nagar, Dhaka-1207, Bangladesh** at a cost of US\$125.00 or Bangladeshi taka (BDT) 10,000.00, 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.

Incentives: Government of Bangladesh has declared package of Incentives 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 generally provides/ facilitates 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 Rates for direct allotment of land in SABRANG TOURISM PARK:

Mode of Payment	Category of land	Annual rent per sq. meter (US\$)	Development Surcharge	Contract period (Year)	Total rent per sq. meter (US\$)
1	2	3	4	5	6
One-time Upfront payment	Developed	0.525	0.40	50	46.25
	Specialized Infrastructure	0.315	0.40	50	35.75

Service Charges:

1.	Service Charge(On total tariff)	a) Water-Own Generation <ul style="list-style-type: none"> • WASA rate + 5% • Treatment- Cost+5% • Re-cycling- cost+5% b) Electricity: Supply price+5% c) Gas: Supply price+5% d) Effluent Treatment:Cost+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	<ul style="list-style-type: none"> • Medical & Environment-To be fixed up latter • Workers Management–to be fixed up latter

Earnest Money:

- a) Application with 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)** Earnest Money of successful applicant will be refundable/ adjustable with advance lease rent.

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.

Priority: Foreign investment with adequate experience in development and operation of Tourism facilities will be encouraged in leasing land.

Time line:

Submission of Application: Applications for allotment of land in the Sabrang Tourism Park may be submitted any time before leasing of all plots of the designated Park becomes exhausted.

Scrutiny of Application: Scrutiny of application will be completed by 90 (ninety) days from the date of submission of application, unless time of scrutiny is extended by the Authority.

Communication to Applicant(s): All applicants will be communicated in writing about decision of their application within 120 (One hundred twenty) days of submission.

Signing money and payment of dues:

- a) **Applicant for One time Upfront payment:** Successful applicant 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 installment 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) **Interest:** Interest @2% per month or fraction of a month will be payable in case of default in making payment within the due date as stipulated in the payment schedule of the Land Lease Agreement for handover of the plot or land.
- c) **Currency of payment:** Enterprise having 100% foreign investment shall pay the dues against lease rental, development surcharge and utility bills in United States Dollar, while the Joint venture enterprise of Bangladeshi and foreign nationals shall pay their dues in United States Dollar and Bangladeshi Taka according to the equity proportion. Enterprise having 100% local investment may pay off their dues in local currency.
- 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..

Forfeiture of Earnest Money and Signing Money: If without any reasonable cause, the allottee fails to pay the signing money of rental dues within the stipulated time, he/ they will be given three month time from the date of issuance of demand to pay the dues with interest @6% per annum. Failing which, applicant's allotment will be cancelled and Earnest money will be forfeited without any prior intimation. Similarly, if the Allottee fails to pay the remaining rental dues within stipulated time, their allotment will be annulled and signing money will be liable to be forfeited. 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 accept/ reject any or all application(s) without assigning any reason.

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

Md. Ahasan Ullah

Manager

Investment Promotion-2

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Cell: +88-02-01911878749

Md. Moniruzzaman

Joint Secretary

General Manager (Investment Promotion)

Email: monirari610@gmail.com

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Cell Phone: +88-01712628360

Bangladesh Economic Zones Authority (BEZA)

Prime Minister's Office

Biniyog Bhaban (Level-7th-9th)

Plot-E-6/B, Agargaon, Sher-E-Bangla Nagar

Dhaka-1207, Bangladesh

Website: www.beza.gov.bd

Bangladesh Economic Zones Authority (BEZA)

Application Form for Allotment of Land

Category: Investment in Development of Tourism Facility

- 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 Phone no.:
- f) Email/Website:

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 Phone no:

g) Email/Website:

- a) Proposed Project(s)/ Company name
which will carry out Business:
- b) Type of Business/Industry or Services: Export-Oriented/ Import-Substitute/ Other:.....
- c) Type of Industry: Manufacturing/ Service/ Other:
- d) Type of Company: Pvt. Ltd. Company/ Public Ltd. Company/ Proprietorship/ Partnership
- e) Company Ownership: Fully Foreign/ Joint-Venture/ Fully Local
- f) Industry Category (impact on environment): Green/ Orange- A/ Orange- B/ Red

a) Start Time: _____ End Time: _____ Duration in Days: _____
b) Commercial Operation Date: _____

a) Proposed Investment:	BDT Million	USD Million
b) Sponsor's Equity:	BDT Million	USD Million
c) Authorized capital:		
d) Paid-up Capital:		
e) Borrowing/Loan:	Local: BDT Million	Foreign: USD Million

6. Contribution in Paid-up Capital Among Shareholders

- a) Paid-up Capital Local: BDT MillionForeign: USD Million

7. Sponsor Shareholder (Schedule to be attached)

Name	Address	Nationality	Status in proposed company	Share
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8. Area of Land Applied for Allotment:

- a) Area.....Acres/ Sq. m/ Plot Address:

9. Type of Allotment

- a) One-time/Upfront (For 50 Years): Lease Rate Per sq.m- US\$.....
b) Annual Rent :Lease Rate Per sq.m- US\$.....
c) Category of Land : Developed/ Undeveloped

10. Total Amount of Lease Money

- a) One-Time (For 50 years): US\$
b) Annual rent : 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) Sources of raw materials:
i) Application of new technology:
j) 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:
b) Domestic Sales Description/ Unit/ Five years projection etc.:
c) Export Sales Description/ Unit/ Five years projection etc.:
d) Export destinations:

13. Machinery and equipment (List to be provided)

- a) Imported:
b) Local:

14. 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

15. Social Infrastructure (Supported by Master Plan) – List and plan to be provided

- a) Accommodation for workers
- b) Dormitories for executives
- c) Training centers etc.
- d) Corporate Social Responsibility (CSR) activity plan.
- e) Skills Development Training Plan
- f) Jobs Projection Plan

16. Green Environment

- a) Provision and sharing of surplus heat energy by sister concerns
- b) Development and submission of Environment Management Plan of the site

17. Requirement of Utility supply (from the date of commercial operation):

	Year- 1	Year- 2	Year- 3	Year- 4
Electricity (in KWH):				
Water (in cubic meter per day):				
Gas (in cubic meter per day):				

18. Requirement of Manpower: Skilled: Unskilled:

19. Financial Analysis

20. Economic Analysis

21. Required Documents As Attachment:

- a) Earnest money of 1% of onetime lease ~~value~~ **money** of the land/10 years annual rent:
- b) Pay Order/ Bank Draft/ Payment Slip Details:
- c) Money Receipt for Prospectus of BSMSN:
- d) Audited Balance Sheet of the Sponsor Company/Firm for last three (03)years:
- e) Bank Solvency Certificates:
- f) Guarantee/ Assurance from bank(s) for obtaining loan:
- g) Certified papers against FDI (If any):
- h) Certificate of Incorporation along with Memorandum & Articles of Association:
- i) Trade License:
- j) Copy of National ID(Local)/ Passport of Applicant(Foreigner):
- k) Latest Income Tax Assessment Certificate/Tax Return for last 3 years:
- l) Authorization from Sponsor (If applicable):

- m) Conceptual Master Plan for development of the applied land:
- n) Action Plan for implementation development works & commercial operation:
- o) Business Plan:
- p) Environment Management Plan (EMP):
- q) 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

Annexure-2

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 Phone no.:
- f) Email/Website:

2. Authorized 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 Phone no:
- g) Email/Website:

3. Proposed Project(s)

- Proposed Project(s)/ Company name which will carry out Business:
- Type of Business/Industry or Services: Export-Oriented/ Import-Substitute/ Other:.....
- Type of Industry: Manufacturing/ Service/ Other:
- Type of Company: Pvt. Ltd. Company/ Public Ltd. Company/ Proprietorship/ Partnership

- e) Company Ownership: Fully Foreign/ Joint-Venture/ Fully Local
- f) Industry Category (impact on environment): Green/ Orange- A/ Orange- B/ Red

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

- a) Proposed Investment: BDT Million USD Million
- b) Sponsor's Equity: BDT Million USD Million
- c) Authorized capital:
- d) Paid-up Capital:
- e) Borrowing/Loan: Local: BDT Million Foreign: USD Million

6. Contribution in Paid-up Capital Among Shareholders

- a) Paid-up Capital Local: BDT Million Foreign: USD Million

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Name	Address	Nationality	Status in proposed company	Share
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- b) Annual Rent :Lease Rate Per sq.m- US\$.....
- c) Category of Land : Developed/ Undeveloped

10. Total Amount of Lease Money

- a) One-Time (For 50 years): US\$
- b) Annual rent : 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:
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Water (in cubic meter per day):				
Gas (in cubic meter per day):				

18. Requirement of Manpower: Skilled:

Unskilled:

19. Financial Analysis**20. Economic Analysis**

21. Required Documents As Attachment:

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- b) Pay Order/ Bank Draft/ Payment Slip Details:
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Signature of the Applicant with seal