

Spices Board  
(Ministry of Commerce & Industry, Government of India)  
Sugandha Bhavan, Palarivattom  
Cochin – 682 025, Kerala

**INVITATION OF EXPRESSION OF INTEREST FOR LEASING OF LAND IN SPICES PARKS IN KOTA, RAEBARELI, GUNA, GUNTUR & SIVAGANGA**

The Board has established Spices Parks in major production/marketing centers of Spices. The Park has been developed as a self-contained enclave with common infrastructure facilities including road, drains, uninterrupted power & water supply, canteen, banking etc. Now the Board invites Expression of Interest (EoI) from prospective investors for establishing Spices processing units/supporting service units in the plots proposed to be leased out in the Spice Parks at Kota (Rajasthan), Raebareli (Uttar Pradesh), Guna (Madhya Pradesh), Guntur (Andhra Pradesh) & Sivaganga (Tamil Nadu).

The land proposed to be leased in different Spices Parks along with contact address for any query relating to plot details or for visit to Spices Park are as below. Brief description about the facilities available in each Spices Park is given in Annexure I.

Sl No	Location of the Park	Contact Person & Address	No of vacant plots	Vacant plot Nos.
1	Ramganjmandi, Kota, Rajasthan	Officer-in-charge, Spices Park , Ramganj Mandi, Kota -326519 Rajasthan Ph:9529420512 Email: <a href="mailto:spicespark.kota@gmail.com">spicespark.kota@gmail.com</a>	5 Plots	Plot Nos. 3,7,8,9,13
2	Raebareli Uttar Pradesh	Officer-in-charge, Spices Park, Datauli Villarge, Harchandpur P.O, Raebarely Uttar Pradesh-229303 Ph: 7085381731, 8310208940 Email: <a href="mailto:spicesboardrbly@gmail.com">spicesboardrbly@gmail.com</a> , <a href="mailto:sbrobbk2015@gmail.com">sbrobbk2015@gmail.com</a>	7 Plots	Plot Nos. 3,4,5,8,9,10,11
3	Spices Park, Guna	Officer-in-charge, Spices Park, Mavan P.O, Guna District Madhya Pradesh-473001	53 Plots	Plot Nos. 1,2,3,4,5,6,7,12,13, 14,15,16,17,18,19, 20,21,22,23,24,25,

		9415312330 (Shri Ashish Jaiswal, EPO) Email:spicesboardguna@gmail.com		26,27,28,29,30,31, 32,33,34,35,36,37, 39,40,41,42,46,47, 48,49,50,51,52,53, 54,55,57,58,63,64, 65,72
4	Spices Park, Guntur	Officer-in-charge, Spices Park, Vankayalapadu village, Edlapadu Mandal, Andhra Pradesh Pin: 522004 Ph: 9440538326 Email: <a href="mailto:sbroddm@gmail.com">sbroddm@gmail.com</a>	6 Plots	Plot Nos. 10,11,11A,12,29A, 31
5	Spices Park, Sivaganga	Officer in Charge Spices Board, Spices Park Sivaganga, Tamil Nadu Mob: 9446002444 Email: <a href="mailto:spicesparksivaganga@gmail.com">spicesparksivaganga@gmail.com</a>	11	Plot Nos.1,6,10, 11,13,14,15,16, 18,30,31

# The area of the plots is as per the lay out attached.

The land will be leased out for an initial period of 30 years on payment of one-time development fee @ Rs. 5 lakh per acre along with 18% GST extra in all Spices Parks except Guntur. In Guntur the development Charge is Rs. 7.5 Lakhs per acre along with 18% GST. In the case of Spices Park at Guna, the lease period will be initially 20 years, extendable subject to the approval from Govt of Madhya Pradesh. In addition to the development charges, lease rent @ Rs.1000/- per acre per annum along with 18% GST extra shall be payable. The Lease rent is subject to revision as and when required. Other terms and conditions will be as per the lease agreement.

The prospective investors, who are willing to invest in the Park for establishing Spice processing units/ supporting service units may submit their Expression of Interest in the format given in Annexure-II to the Director (Marketing), Spices Board, Sugandha Bhavan, Palarivattom, Kochi- 682 025, Kerala on or before 5.30 pm on 15.05.2021.

### **General Terms & conditions of the lease**

1. The period of lease is 30 years (thirty years) commencing from the day of registration of the lease agreement and in Guna it will be initially for 20 years. The lease period may be further extended on mutual agreement between the

lessor (Spices Board) and the lessee (Exporter) subject to the approval from the concerned state Government, if required.

2. The lessee shall pay the lease rent @ Rs.1,000/- per acre per annum (subject to revision by the Board) along with 18% GST or at the revised rate to the lessor on or before April of the succeeding financial year from the year of registration.
3. The lessee shall pay to the lessor a onetime non-refundable development charge @ Rs.5.00 lakhs (18 % GST extra) per acre for the allotted plot for the plots except in Spices Park, Guntur.
4. For the plots at Spices Park, Guntur, the lessee shall pay to the lessor a one-time non-refundable development charge @ Rs. 7.5 lakhs (18 % GST extra) per acre.
5. The period of lease is 30 (Thirty) years commencing from the date of registration of the lease agreement except for Spices Park at Guna.
6. The Registration of the lease agreement shall be done within one month from the date of signing the agreement, failing which the plot allotment will be cancelled and 5% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
7. The construction of the processing unit shall be commenced within 6 months from the date of registration of agreement, failing which the plot allotment will be cancelled and 10% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
8. The completion of construction and trial run of the processing unit shall be done within 24 months from the date of registration of the agreement, failing which the plot allotment will be cancelled and 20% of development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
9. If the Lessee for any reasons wishes to surrender the plot after commencement of construction and before completion of the unit, 20 % of the development charges (excluding GST) paid will be deducted towards administrative expenses and balance will be refunded to the Lessee.
10. If there is delay in completion of the construction and conducting trial run of the unit within 2 years of registration of the agreement, a penalty of Rs.2000/- per month will be charged till the period of completion of the unit / conduct of trial run to the Lessee.

11.The Board reserves the right to start collecting a share of the maintenance charges on common infrastructure viz. electricity, water, security, cleaning, etc, from the lease holders, after a period of 3 years from the date of agreement between the Board and the lease holders.

12.Detailed terms and conditions will be included in the lease agreement to the successful EOI applicants.

The EOIs received will be evaluated as per the following criteria for allotment of plots, in case more EoIs are received for allotment of plots.

- a) Registered exporters of Spices (10 points)
- b) Weightage to average value of spices exports during last 2 years (Max.10 points)
- c) ST / SC Exporter (10 points)
- d) Woman Exporter (10 points)

The Board reserves the right to reject any / all EOI applications without assigning any reasons thereof.

The Expression of Interest (EoI) in the prescribed format (Annexure II) should be submitted on or before 5.30 pm on 15.05.2021 superscribing " EOI for allotting plots in Spices Park" addressed to:

The Director (Marketing)  
Spices Board,  
Sugandha Bhavan  
Palarivattom P O  
Kochi – 682025  
Kerala  
Email: dm.sb-ker@gov.in  
Tel : 0484-2333607

DIRECTOR [MKTG]

***“ Hindi version will follow”***

## **Facilities available in Spices Parks**

### **1. Ramganjmandi, Kota, Rajasthan**

The Board established the Spices Park for Coriander in Ramganj Mandi, Kota which is the largest Mandi for coriander in Asia in 30 acres of land in the year 2017. The Spices Park has full line processing facility for coriander and it has been established in association with private entrepreneur M/s. Eastern Condiments India Pvt Ltd who is the national award winner for excellence in Spices. In addition to the processing facility, the Board has established all the common infrastructure facilities like road, drain, admin block, training centre, canteen, uninterrupted power and water supply etc.

### **2. Raebareli, Uttar Pradesh**

Spices Board has established a Spices Park aiming for the development of the Mint farmers in Rae Bareli, Uttar Pradesh in 11.79 acres of land during the year 2019. The Spices Park is having all common facilities like buildings, warehouse, auction centers, Quality Evaluation Lab, Mint distillation Unit etc. The Board is under the process of establishing a high end processing facility for Mint products in association with private entrepreneurs. The Park is established in the Spoke & Hub concept. The Hub will be the central processing Center of the Park and the Spoke will spread over the impact zone of the park in the form of primary distillation units. The distilled Menthol oil produced in the Spoke will be the raw material for higher end value addition in the Hub. The Board had already installed 3 distillation units in the growers fields in the impact zone through the technical support of M/s. Fragrance & Flavours Development Center, Ministry of MS&ME, Kanuj.

### **3. Spices Park, Guna**

Spice board has established a Spices Park in Guna , Madhya Pradesh in 100 acres of land during the year 2013. The Spices Park is meant for processing of Seed Spices like Coriander & Cumin. The common infrastructure facilities established includes Road, drain, uninterrupted power and water supply, solar power system in addition to the processing facility for Seed spices, colour sorting facility, Steam Sterilization and cold storage.

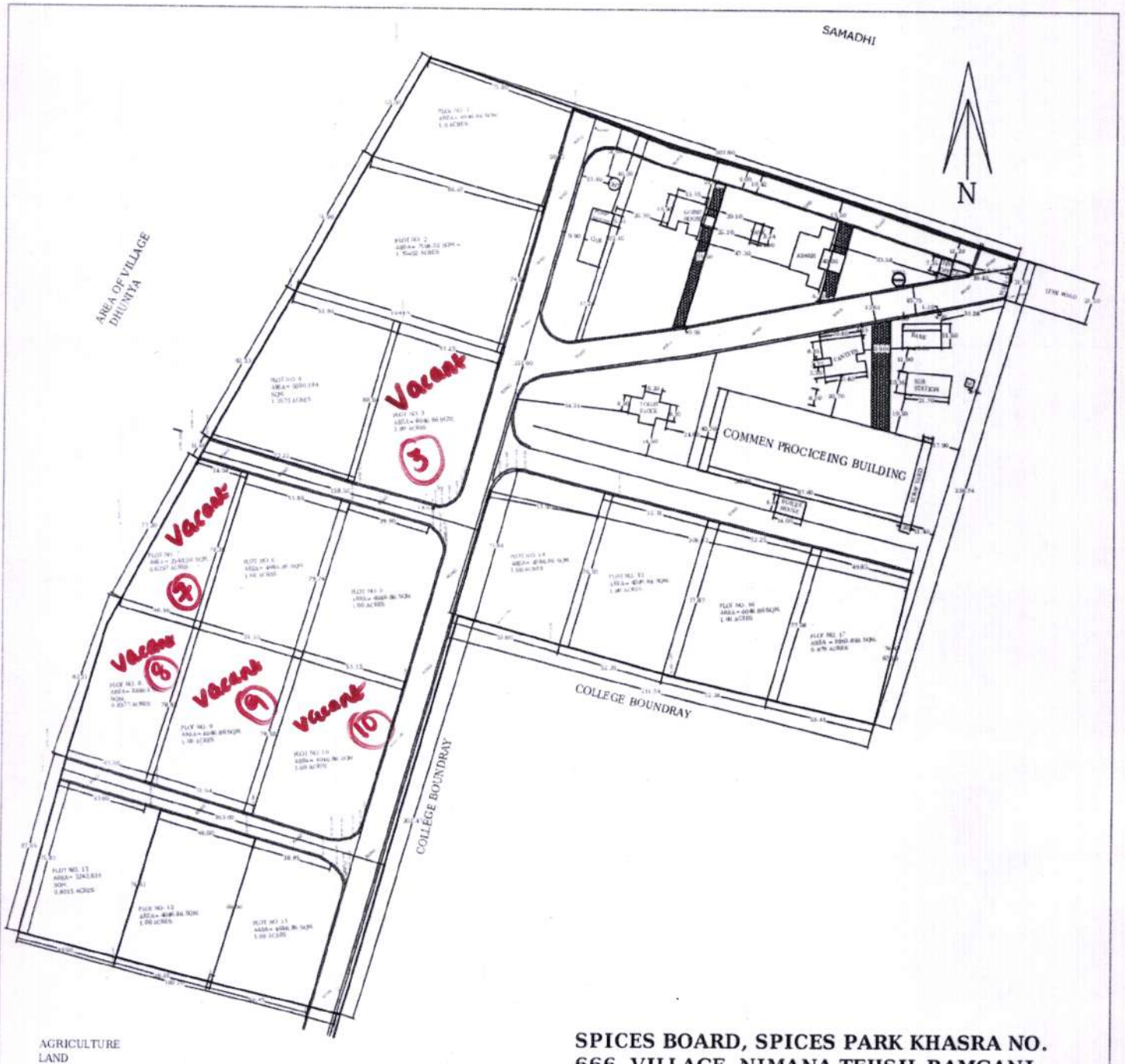
### **4. Spices Park, Guntur**

The Board has established a spices Park for Chilly in 125 Acres of land in Mydavolu and Vankayalapadu villages of Edlapadu mandal in Guntur District during the year 2015. The Board has established a full line chilli processing facility, storage area for raw materials and finished godowns and other basic common facilities like road, drain, uninterrupted power and water supply, firefighting facility, etc.

### **5. Spices Park, Sivaganga**

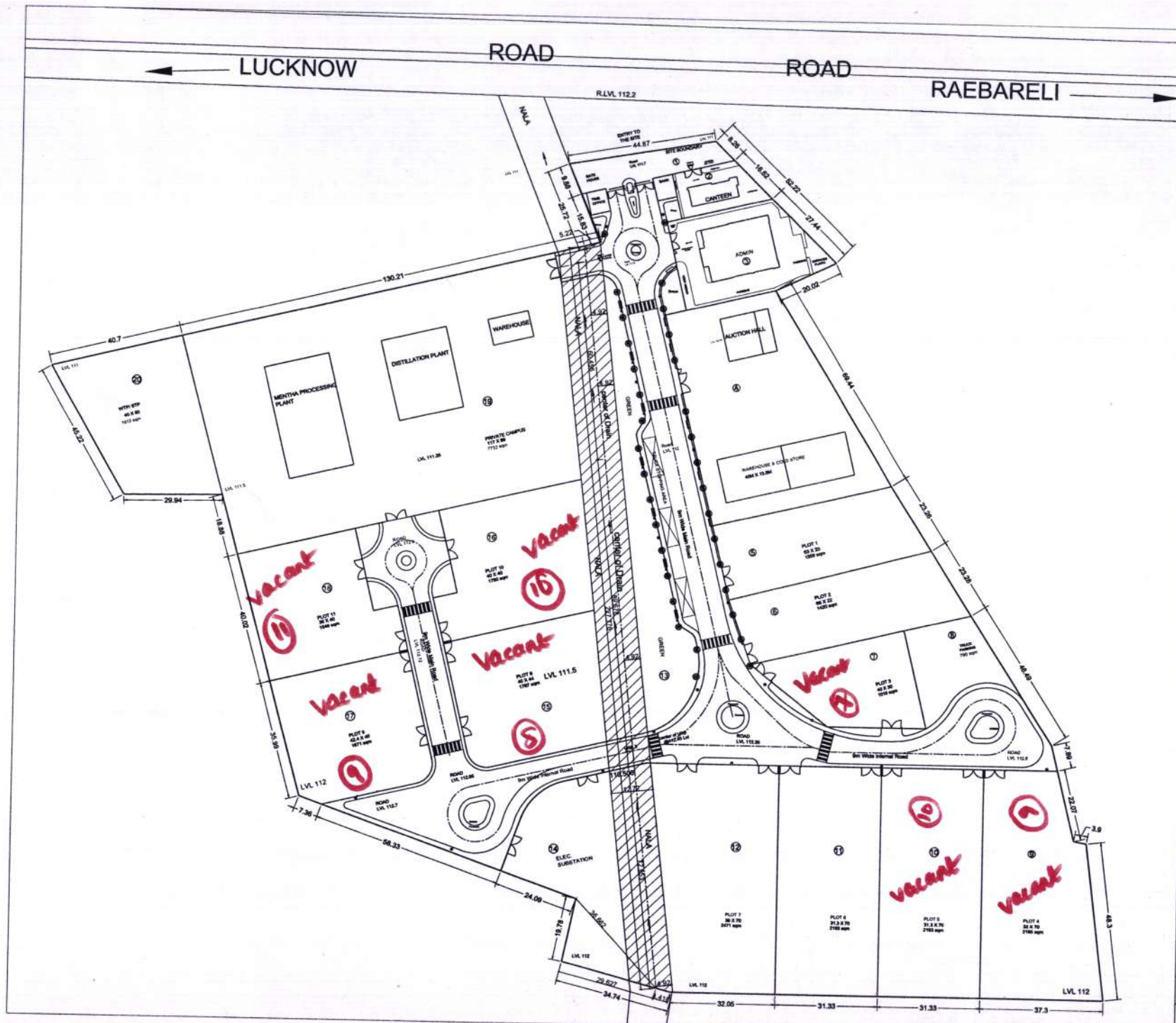
Spices Board has established the Spices Park in an area of 29.435 hectares of land in Kottakudi Village, Sivaganga District. Govt of Tamil Nadu has allotted the land to the Board on long lease basis for facilitating the common processing of Spices for exports which will help the spice growers and exporters located in the southern part of the state. The Board has established separate processing facilities for Chilli & Turmeric, Steam sterilization unit, warehouses in addition to common infrastructure facilities like road, drain, uninterrupted supply of power and water etc.

Support from other agencies for establishing the Spice processing unit in the Spices Parks are Ministry of Food Processing and Industries & Ministry of Micro, Small and Medium Enterprises.



**SPICES BOARD, SPICES PARK KHASRA NO. 666, VILLAGE NIMANA TEHSIL RAMGANJ MANDI, DISTT. KOTA RAJASTHAN**

DRAWING TITLE :- LAYOUT OF SPICES PARK KOTA RAMGANJ MANDI. DISTT KOTA (RAJ)	DATE 03/11/2020	DRAWN AND SURVEY BY:- Er. ASHOK KUMAR REDIWAL ARCHITECT, CHARTERED ENGINEER & VALUER JANAKI BHAWAN, KHERLI PHATAK, KOTA (RAJ). Mob. No. 092145-24734, 086195-72259 Email :- ashokredawal888@gmail.com
	SCALE 1:12	



### NOTES

PLOT NUMBERS	NAMES	DIMENSION	AREA (SQM)
1	FRONT OPEN SPACE	45X8.5	385
2	CANTEEN	25X14	335
3	ADMIN BLOCK	45X27.5	1094
4	MCX AREA	53X66	2990
5	SALEABLE PLOT - 1	63X23	1358
6	SALEABLE PLOT - 2	68X22	1421
7	SALEABLE PLOT - 3	40X30	1018
8	TRUCK PARKING	30X26	603
9	SALEABLE PLOT - 4	33X70	2195
10	SALEABLE PLOT - 5	31.3X70	2193
11	SALEABLE PLOT - 6	31.3X70	2193
12	SALEABLE PLOT - 7	39X70	2471
13	GREEN	36X72	1280
14	ELEC. SUBSTATION	35X62	1390
15	SALEABLE PLOT - 8	33X80	2290
16	SALEABLE PLOT - 9	23.6X80	1895
17	SALEABLE PLOT - 10	23.6X80	1895
18	SALEABLE PLOT - 11	25X80	1965
19	PRIVATE CAMPUS	117X69	7732
20	WTP/STP	40X50	1612
21	ROAD		6267
TOTAL SITE AREA			47444

NALA AREA- 2862 Sqm

LEGEND	
	TREE
	LIGHT POLE
	DUSTBIN
	BOLLARDS
	BENCH
	ZEBRA CROSSING
	ROAD DIVIDING PAINT

C	AF	NG	06-02-15
B	NA	NG	26-05-14
A	AF	NG	27-02-14
-	AF	NG	31-01-14
REV	DRAWN	CHECKED	DATE

**PROJECT CONSULTANT**

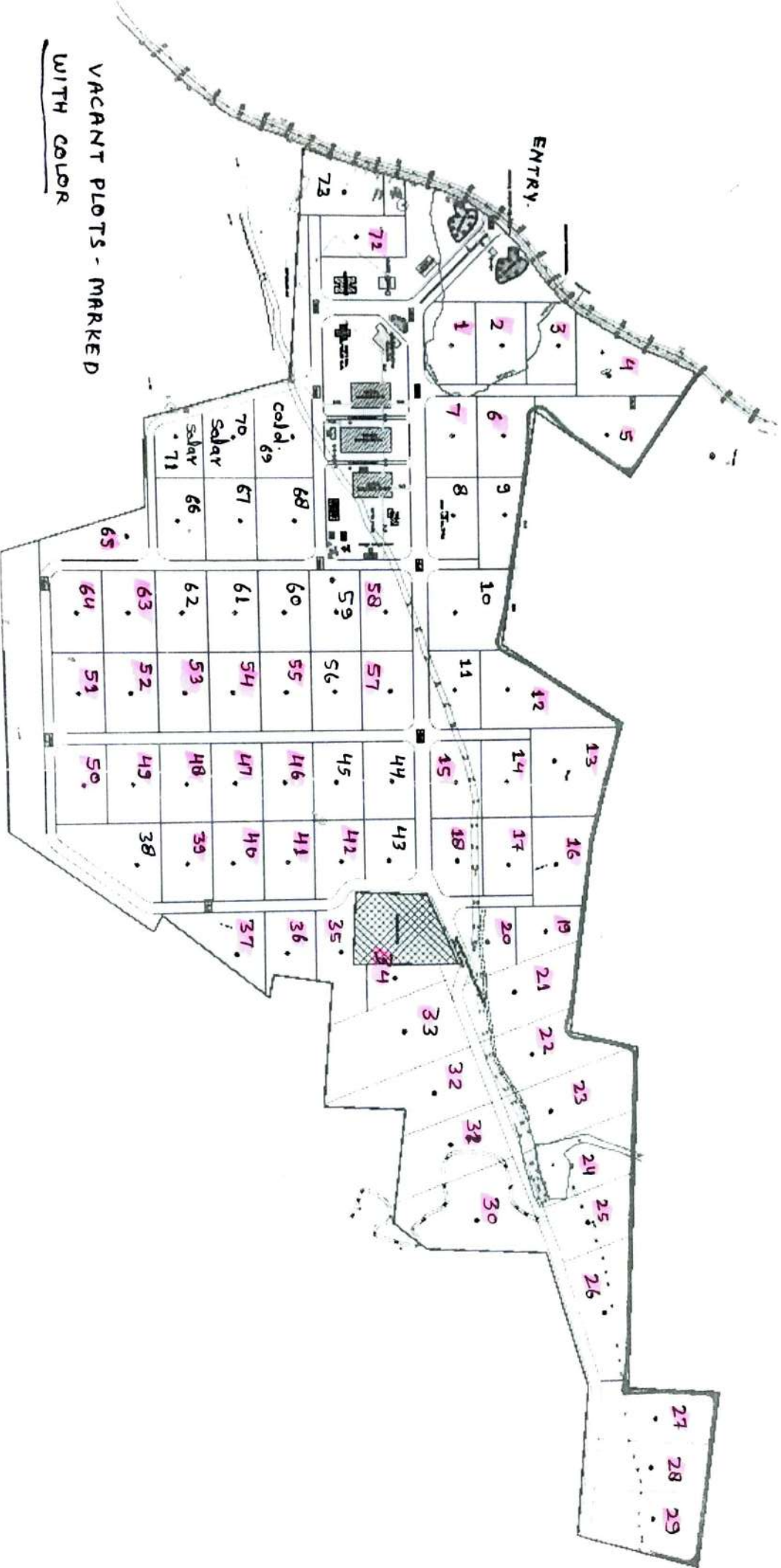
IL&FS CLUSTER DEVELOPMENT INITIATIVE LIMITED  
1ST FLOOR, NTBCL BUILDING, TOLL PLAZA, DND FLYWAY, NOIDA - 201301, INDIA

**ASSOCIATE ARCHITECT & PLANNER**

THE NOVARCH Architects & Engineers www.novarchitects.com E-870, Basement C R Park, New Delhi-110019 Ph:+91-11-65188426

<b>PROJECT TITLE</b>		
PROPOSED SPICES PARK AT RAEBAREILLY, U.P.		
<b>DRAWING TITLE</b>	SITE PLAN LAYOUT	<b>SCALE @ A1</b> N.T.S.
<b>PURPOSE</b>	GOOD FOR CONSTRUCTION	<b>DATE</b> 06-02-15
<b>PROJECT NO.</b> AD/IND/156	<b>DRAWING No.</b> AD-156-01: 01	<b>REVISION</b> C

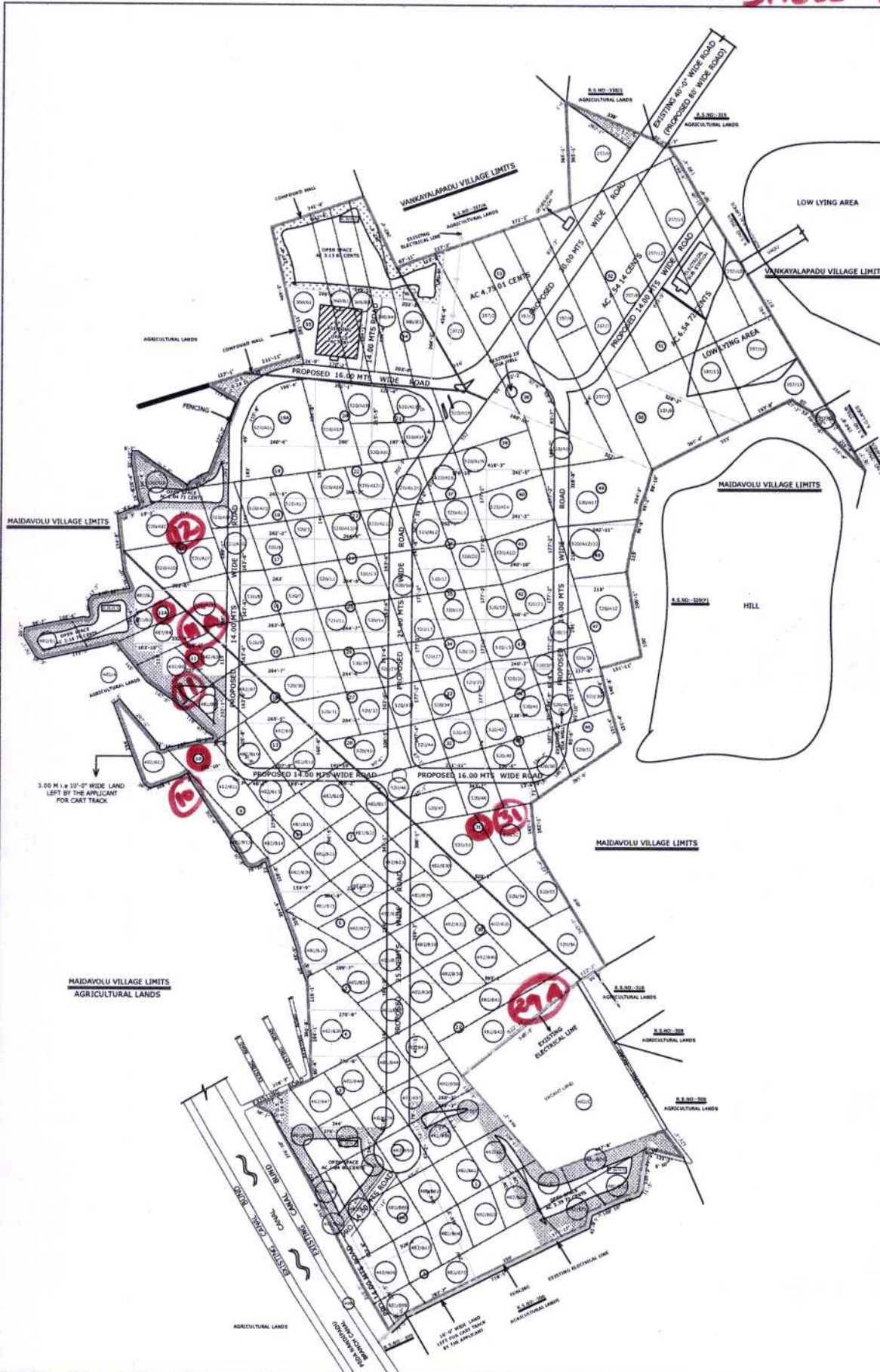




VACANT PLOTS - MARKED  
WITH COLOR

SITE PLAN

# SPICES PARK, GUNTUR



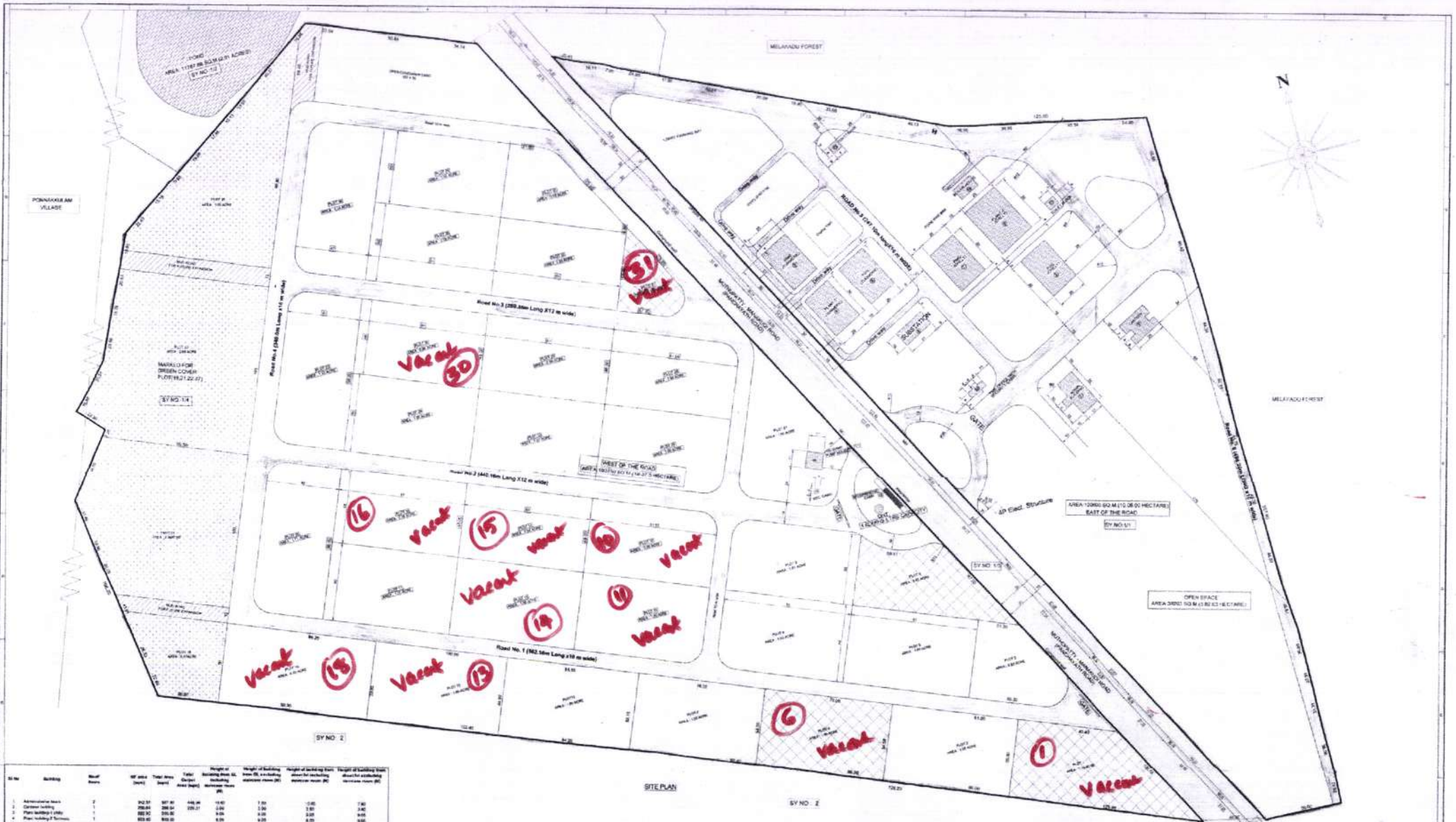
L.P.NO : /2015/WJA.  
FILE NO : RC-E1-526/2014.

**INDUSTRIAL LAY-OUT PLAN IN R.S.Nos:**  
357/B, 360/B, OF VANKAYALAPADU  
VILLAGE AND IN R.S.Nos:- 482/B1  
TO B74, 520/A1A, A1Z AND  
520A1 TO A56 OF MAIDAVOLU VILLAGE,  
EDLAPADU MANDAL, GUNTUR DISTRICT.

REFERENCE	
BOUNDARY OF THE LAY-OUT	: [Symbol]
BOUNDARY OF THE R.S.NUMBERS	: [Symbol]
BOUNDARY OF THE SUBDIVISIONS	: [Symbol]
EXISTING ROADS	: [Symbol]
PROPOSED ROADS	: [Symbol]
OPEN SPACE	: [Symbol]
CANAL	: [Symbol]
MORTGAGED PLOTS	: [Symbol]
AREA OF THE LAY-OUT	: Ac 121.76 45 Cents.
ROADS AREA (13.19%)	: Ac 016.05 39 Cents.
OPEN SPACE AREA (10.08%)	: Ac 012.28 56 Cents.
PLOTTED AREA (76.73%)	: Ac 093.42 50 Cents.
NUMBER OF PLOTS	: 58.
<b>SPRAY</b>	
AT 40' WIDE ROAD JUNCTIONS	: 3.0 M X 3.0 Mts.
ABOVE 40'-0" WIDE ROAD JUNCTIONS AND UPTO 80'-0" WIDE ROAD JUNCTIONS	: 4.5 M X 4.5 Mts.
<b>RAIN WATER HARVESTING STRUCTURE : [Symbol]</b>	
4.40 X 3.00 X 1.50 Metres - 4Nos.	

ANDHRA PRADESH CAPITAL REGION  
DEVELOPMENT AUTHORITY, VIJAYAWADA.

	R.Srikanth, I.A.S COMMISSIONER
	DIRECTOR (DEVELOPMENT CONTROL)
	ZONAL DEPUTY DIRECTOR
SCALE 1" = 132.0'	ZONAL ASSISTANT DIRECTOR
	TOWN PLANNING SUPERVISOR



Sl No	Building	Roof	Roof Area (Sqm)	Total Area (Sqm)	Volume (Cubic Meters)	Height of Building above ground level (m)	Height of Building from adjacent street (m)	Height of Building from adjacent street (m)	Height of Building from adjacent street (m)
1	Administrative Block	Flat	202.51	202.51	446.46	2.20	2.20	2.20	2.20
2	Customer building	Flat	226.85	226.85	226.85	1.00	1.00	1.00	1.00
3	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
4	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
5	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
6	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
7	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
8	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
9	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
10	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
11	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
12	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
13	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
14	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
15	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
16	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
17	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
18	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
19	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
20	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
21	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
22	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
23	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
24	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
25	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
26	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
27	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
28	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
29	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
30	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
31	Plant building	Flat	225.50	225.50	225.50	1.00	1.00	1.00	1.00
Total			225.50	225.50	225.50	1.00	1.00	1.00	1.00

Area in Sqm	Value
Total Site Area	225.50
Total Road Area	225.50
Total Area (Road Area)	225.50
Other Areas	225.50
Other Buildings	225.50

<b>LAND DETAILS</b> BLOCK: SWAGANGA TOWN: SWAGANGA PLOT: SWAGANGA ROAD NO: SWAGANGA BLOCK NO: SWAGANGA RE SURVEYAL: SWAGANGA ARTIST: SWAGANGA	<b>SIGNATURE OF OWNER OF LAND &amp; BUILDING</b> Certified that the site plan is prepared after verification of ownership documents and the same are found to be correct. Signature: <i>[Signature]</i> Name: <i>[Name]</i>	<b>SIGNATURE OF LICENSED ENGINEER</b> Certified that the site plan is prepared after verification of ownership documents and the same are found to be correct. Signature: <i>[Signature]</i> Name: <i>[Name]</i>	<b>SIGNATURE OF SECRETARY/TAXES</b> Signature: <i>[Signature]</i> Name: <i>[Name]</i>	<b>SIGNATURE OF TOWN PLANNER</b> Signature: <i>[Signature]</i> Name: <i>[Name]</i>	<b>SIGNATURE OF APPROVING AUTHORITY</b> Signature: <i>[Signature]</i> Name: <i>[Name]</i>	<b>REVISION</b> NO. DATE BY 1 1/20/2018 <i>[Signature]</i> 2 20/11/2018 <i>[Signature]</i> 3 20/11/2018 <i>[Signature]</i>
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**SPICES PAR SWAGANGA.**