

Minutes of NSEZ Authority meeting held on 05.01.2024 at 10:30 AM in the Conference Room of Service Centre, NSEZ under the Chairmanship of Sh. A. Bipin Menon, Chairman & CEO, NSEZ Authority.

The following Members of the Authority were present.

1. Shri Surender Malik, Joint Development Commissioner, NSEZ
2. Sh. Nitin Gupta, Deputy Development Commissioner, NSEZ (Special invitee)
3. Sh. Rakesh Kumar, Assistant DGFT, Kanpur (Joined via video conferencing)
4. Sh. Puneet Kapoor, Partner, M/s. APK Identification, NSEZ(Joined via video conferencing)
5. Sh. Rahul Tandon, Idemia Syscom India Pvt. Ltd.(Joined via video conferencing)

Besides, during the meeting Sh. Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, Kiran Mohan Mohadikar, Deputy Development Commissioner & Secretary, NSEZ Authority, Shri Ajay Kumar Mishra, Senior AO, NSEZ, Sh. Rajendra Mohan Kashyap, Assistant Development Commissioner, NSEZ & Sh. Arun Singh Parihar, Steno-li were also present to assist the Authority.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after brief introduction, and the agenda was taken up sequentially.

The Gist of discussion/decision is given below:

1. Ratification of the Minutes of meeting of NSEZ Authority held on 30.10.2023.

NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting of NSEZ Authority held on 30.10.2023. Accordingly, the Minutes of meeting held on 30.10.2023 were ratified.

In view of the demand for trade negotiations and state specific SEZ and EOU studies, it was also decided to hire one more Young Professional in the field of Trade and Economics. It was also decided to widen the scope of coverage by amending the framework for qualifications to include a Masters degree with Economics and Trade related courses.

2 . The auction for the buildings constructed on Plot No. JC-13-15 and JC-16-18, NSEZ, with reserve prices determined for the inclusion of customs duty,: It was informed to the Committee that the building erected at Plot No. JC-13-15 and JC-16-18 was placed in e-auction conducted by MSTC

Limited on 15.12.2023. As per the bid sheet received from M/s MSTC Limited, no bid has been received in the e-auction. It was observed that the huge customs dues, i.e., Rs.4,01,17,642/-, have been included in the reserve price for the auction. However, due to the inclusion of the customs dues, the said plots could not be auctioned. Nevertheless, an attempt had been made by the Authority to recover these dues.

Decision: The Authority, after due deliberation taking into account the need to generate economic activity given the opportunity loss, the Authority decided to exclude Customs dues from the reserve price. The reserve prices for Plot No. JC 13-15 & JC 16-18 comes to Rs. ₹3,98,05,374 & ₹ 3,86,72,618 respectively. It was also directed to write to NSEZ Customs to recover their dues following the process outlined in their rules.

3. Proposal for establishing an Electric Vehicle Charging Stations at NSEZ:

It was informed to the Committee that M/s Tata Power EV Charging Solutions Limited has submitted a proposal to establish an Electric Vehicle Charging station at NSEZ. The proposed station aims to provide fast and reliable charging services, catering to the increasing demand for electric vehicles in the area. The services include multiple charging points, fast charging capabilities, user-friendly interfaces, and 24/7 customer support. The revenue-sharing model suggests that NSEZ can benefit from charging fees while minimizing investment risks. The proposed locations, tenure of 10 years (renewable), and the need for an NOC from UPPCL have also been outlined.

Decision: The Authority, after due deliberation, decided to approve the proposal for the installation of Electric Charging stations at the following places:- (i) NSEZ Office Parking – 4 Nos. as e-Charging Station (ii) UGR Location- 5 Nos. e-charging stations (iii) NSEZ Parking near Park Number6-5 Nos. e-Charging stations. It was decided to approve the profit share Model of Re. 1/- per unit power consumption plus applicable Lease rental.

4. Replacement of Street Lights in the Park behind Service Centre:

It was informed to the Committee that a significant number of damaged streetlight poles in the park behind the Service Centre were observed during an inspection. A joint inspection involving Wapcos Ltd. and Consultant Civil Engineer Mr. Neelesh Shah concluded that the poles are beyond repair and need replacement. The proposal suggests replacing all 60 streetlight poles at an estimated cost of approximately Rs.30 lakhs.

Decision: The Authority, after due deliberation, decided to approve the proposal and directed to execute the work in terms of provision mentioned in GFR.

5. Regarding the policy of outstanding Electricity dues of Canteen and Restaurants:

It was informed to the Committee that a policy regarding dues of Shops and Plots in respect of UPPCL has already been framed. However, no such policy has been formed for electricity dues in respect of Restaurants.

Decision: The Authority, after due deliberation, decided that in such cases where electricity dues have not been cleared by the previous allottee, the same shall be adjusted from evaluated cost of assets of previous allottee or other such amount which may be payable to the previous allottee.

6. Regarding the renovation of Staff Quarter A & C Block:

It was informed to the Committee that this office awarded the renovation work for 'Staff Quarter A & C Block, NSEZ, Noida' to M/s WAPCOS Limited at an estimated cost of Rs.69,53,297. Subsequently, M/s WAPCOS Limited awarded the same work to M/s Shri Shyam Enterprises at Rs.55,33,536. The progress update indicates that 90% of the work has been completed, and payment has been released accordingly. An additional work proposal for the renovation of staff quarters was submitted by M/s WAPCOS Ltd., amounting to Rs.24,16,047. The consultant has addressed observations and requested administrative approval and expenditure sanction. The matter is now presented for a decision at the Authority meeting.

Decision: The Authority, after due deliberation, decided to approve the additional estimate subject to verification of work conducted /completed by the agency in addition to original scope of work.

7. Purchase of Car for Security and Miscellaneous purpose:

It was informed to the Committee regarding the requirement of an SUV for Noida Special Economic Zone (NSEZ) instead of hiring one. The rationale includes the need for a secure and appropriate mode of transport for foreign delegations and VVIP visits, the requirement for an SUV for routine site visits within NSEZ, and the extensive territorial jurisdiction of NSEZ across multiple states and Union Territories. The cost-effectiveness of purchasing compared to monthly rentals, which range from 80,000 to 1,00,000/-, is also highlighted. The matter is now presented to the NSEZ Authority for a decision, with the tentative cost of the vehicle estimated at around Rs. 30 Lakhs.

Decision: The Authority, after due deliberations, decided to opt for hiring of the vehicle in the Premium SUV category from GeM.

8. Regarding the renovation of Parks:

It was informed to the Committee that M/s Idemia Syscom's request to adopt three parks in NSEZ was approved, with the unit undertaking the development at its own expense. M/s NBCC Limited had previously been awarded a miscellaneous works contract, including two parks, at a cost of Rs. 63.31 crore. M/s Idemia Syscom has agreed to develop two parks, and the remaining park's development is estimated to cost approximately Rs. 2.79 crore, as per NBCC's estimate. The matter is now presented for a decision at the Authority Meeting.

Decision: The Authority, after due deliberation, in-principle decided to replace this work with some other required works such as access control and installation of security cameras. It also empowered CEO, NSEZ Authority to decide such work(s)



within the overall cost ceiling of the above project.

9. Review of Maintenance works given to M/s Wapcos Limited:

It was informed to the Committee that a joint inspection by the Joint Development Commissioner and Deputy Development Commissioner of NSEZ on 23.11.2023 revealed that the housekeeping work performed by the vendor engaged through M/s Wapcos Ltd. was not satisfactory. A Show Cause Notice (SCN) was issued to M/s Wapcos Limited on 08.12.2023, and the matter is scheduled for review in the next Authority Meeting. In response, M/s Wapcos Limited issued SCNs to its vendors: Aura FMS Private Limited, Sheel Biotech, KSJ Security Agency, and Stable Appliances. M/s Wapcos Limited submitted the vendors' replies to the SCNs in a letter dated 18.12.2023.

Decision: The Authority, took a serious view of this matter and after due deliberation, decided to empower CEO, NSEZ Authority to examine the matter in the file and take further decision.

10. Review of the progress of Civil works given to Wapcos Limited:

The progress report related to miscellaneous civil works was placed before NSEZ Authority.

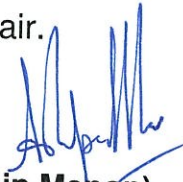
Decision: The Authority reviewed the work status sequentially. Further, NSEZ Authority extended the time period up to 31.03.2024 with the condition that no further time extension beyond 31.03.2024 shall be granted. Moreover, keeping in view the delays in the project, a delay penalty provision shall be invoked.

The Meeting ended with a vote of thanks to the chair.



(Surender Malik)

Joint Development Commissioner



(A. Bipin Menon)

Chairman & CEO