

फाइल सं.NSEZA/ADMN/05/2009/VOL-IV

2942
21/4/2024

दिनांक: .04.2024

सेवा में,

1. संयुक्त सचिव(एस.ई.जेड्स/ई.ओ.यू.), भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय, उद्योग भवन, नई दिल्ली।
2. श्री राकेश कुमार, एफ.टी.डी.ओ., डी.जी.एफ.टी., 117/एल-444, काकादेव, कानपुर-208025।
3. श्री पुनीत कपूर, पार्टनर, मैसर्स एपीके आइडेंटिफिकेशन (दिल्ली), प्लॉट संख्या 129-सी, एनएसईजेड, नौएडा-201305।
4. श्री राहुल टंडन, निदेशक, मैसर्स आईडिमिया सिसकॉम इंडिया प्रा. लि., प्लॉट संख्या 60-61, एनएसईजेड, नौएडा-201305।


विषय: एन.एस.ई.जेड. प्राधिकरण की बैठक दिनांक 22.03.2024 को पूर्वाह्न 11:30 बजे आयोजित बैठक के कार्यवृत्त के सम्बन्ध में।

महोदय,

उपरोक्त विषय के सन्दर्भ में, मुझे एन.एस.ई.जेड. प्राधिकरण की दिनांक 22.03.2024 को पूर्वाह्न 11:30 बजे आयोजित की गई बैठक का कार्यवृत्त आपके अवलोकनार्थ एवं आवश्यक कार्यवाही हेतु अग्रेषित करने का निर्देश हुआ है।


भवदीय

संलग्नक:उपरोक्त


(किरण मोहन मोहाडिकर)
उप विकास आयुक्त एवं
सचिव, नौ. वि.आ.क्षे. प्राधिकरण

प्रतिलिपि:-

1. निदेशक(एस.ई.जेड्स), भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग, उद्योग भवन, नई दिल्ली।
2. ओ.एस.डी., अध्यक्ष एवं मुख्य कार्यपालक अधिकारी, एन.एस.ई.जेड. प्राधिकरण, एनएसईजेड, नौएडा।
3. संयुक्त विकास आयुक्त, एनएसईजेड, नौएडा।
4. संयुक्त आयुक्त, सीमा शुल्क, एनएसईजेड, नौएडा।
5. श्री नितिन गुप्ता, उप विकास आयुक्त, एनएसईजेड, नौएडा।
6. निर्दिष्ट अधिकारी(सीमाशुल्क), एनएसईजेड, नौएडा।
7. वरिष्ठ लेखाधिकारी, एनएसईजेड, नौएडा।
8. मैसर्स जी. दीप एंड कंपनी, 102 सम्राट भवन, रणजीत नगर काम्प्लेक्स, शादीपुर, मेट्रो स्टेशन के पास, सत्यम सिनेमा के पास, पटेल नगर, नई दिल्ली-110008
9. सम्बंधित पत्रावली।


उप विकास आयुक्त एवं
सचिव, नौ. वि.आ.क्षे. प्राधिकरण

Minutes of meeting of NSEZ Authority held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 11.30 AM on 22.03.2024

The following members/special invitee of the NSEZ Authority were present during the meeting:-

1. Shri Surender Malik, Joint Development Commissioner, NSEZ
2. Shri Rakesh Kumar, Assistant DGFT, Kanpur (through video conferencing).
3. Shri Punit Kapoor, APK Identification (through video conferencing)

Besides, i) Shri Kiran Mohan Mohadikar, Deputy Development Commissioner, ii) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, iii) Shri Nitin Gupta, Dy. Development Commissioner, iv) Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ, v) Shri Rajendra Mohan Kashyap, Asstt. Development Commissioner, NSEZ, vi) Sh. Arun Singh Parihar, Stenographer-II and Sh. Gagandeep, Chartered Accountants were also present physically/through video conferencing to assist the Authority.

It was informed that the quorum is there and the meeting could proceed.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after a brief introduction, the agenda was taken up sequentially with the decisions thereof as under.

1. दिनांक 24.01.2024 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के

कार्यवृत्त का अनुसमर्थन:

NSEZ Authority was informed that no representation was received on the minutes of the meeting. Hence, the minutes of the meeting held on 24.01.2024 were ratified.

Further, the NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 24.01.2024 in terms of sub-Rule 14 of Rule 10 of SEZ Authority Rules, 2009. It noted the progress made in implementation of decisions taken by the Authority in its meeting held on 24.01.2024.

2. Reviewing the budget for 2023-24 and preparing the estimated budget for 2024-25

The budget provision as approved by the NSEZ Authority for the year 2023-24 and its utilization / outcome upto 21.03.2024 was placed before Authority for perusal / review as under:-

A. Revenue Receipt:-

(Rs. in Lakh)

S. No.	Particulars	Estimated revenue for the year 2023-24	Actual revenue receipt up to 11.03.2024	Expected revenue receipt up to 31.03.2024	Total (4+5)	Remarks
1.	2.	3.	4.	5.	6.	7.

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A Estimated Revenue:						
	Lease Rentals	3,500.00	3,899.96	60.00	3,959.96	DG Set Lease rent, Interest or Delay Payment, Lease Rent, maintenance charges.
	User Charges	800.00	379.53	5.00	384.53	Issue of I-Card ; Entry permit fee Form-I, Transfer charges, Allotment Fee, Licence Fee, Water charges
	Interest on fixed deposit	900.00	1074.68	00.00	1074.68	
	Others	60.00	46.96	02.00	48.96	Sale of Auction Scrap,
	Total(A)	5,260	5,401.13	67	5,468.13	
A-2 Funds available:						
	1. (i) Funds available including FDs upto 11.03.24	31,896.50	32,023.07	00.00	32,023.07	
	2. (ii) Funds available in the Banks (Current/Saving A/cs.)	520.84	3,084.86	00.00	3,084.86	
	Total (B)	32,417.34	35,108.00	0.0	35,108.00	
	Total (A+B)	37,677.34	40,509.13	67.00	40576.14	

B. Actual/Estimated Expenditure:-
(Lakh)

(Rs. in

S. No.	Particulars	Estimated Expenditure for the year 2023-24	Actual Expenditure up to 11.03.2024	Expected Expenditure up to 31.03.2024	Total (4+5)	Remarks
B.	Minor works:	15,034.14	283.46	00.00	283.46	
	a. Infrastructure Development (Capital expenditure)	1,700.00	1186.27	80.00	1266.27	
	b. Maintenance					
	Rent Rate & Taxes	250.00	194.66	03.00	197.66	
	FTE/DTE	10.00	05.10	00.00	05.10	

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Professional fee/ charges	100.00	59.31	04.00	63.31
Advertisement & Publicity	10.00	01.28	0.30	1.58
Office Expenses*	120.00	148.66	06.00	154.66
Salary & wages	0.00	00.00	00.00	00.00
Misc. Expenses**	100.00	00.00	00.00	00.00
Total:	17,324.14	1878.74	93.3	1972.04

*Office Expenses:- Estimated Expenditure of Office expense for the Current F.Y is Rs.120.00(In lakhs) but the total expenditure up to 11.03.2024 is Rs.148.66 (In lakhs) due to procurement of Furniture and various payment to caretaker in r/o reimbursement of expenditure of office expense nature which is excess of Rs.28.66 (In lakhs).

** Misc. Expenses: - Estimated Expenditure of Misc. Expenses is Rs.100.00 (In lakhs) but there is no expenditure in the Current F.Y.2023-24. So, if approve we may Re-appropriate the office expense head from Misc. Expense for Rs.35.00(In lakhs). Moreover, the expenses for training of officers dealing with the Authority would also be parked under this Head.

The Authority noted that one must look at appropriate expenditure on the Heads related to Advertisement and Publicity as well as training in the next financial year.

3. विषय:- वर्ष 2024-25 के वार्षिक बजट की स्वीकृति के सन्दर्भ में ।

The Annual Budget for the 2024-25 is placed before Authority for approval as under-

Annual Budget for the year 2024-25
(Rs. in Lakh)

S. No.	Particulars	Rs. in lakh	Remarks
1.	2.	3.	4.
A-1	Estimated Revenue		
	1. i. Lease Rentals(Lease rent, maintenance charges, interest on delayed payment)	3850.00	
	2. ii User Charges(I-Card , Form-I, Transfer charges, Allotment Fee, Water charges and sale of scrap)	880.00	
	3. iii. Interest on fixed deposit	1100.00	
	4. iv. Others (License fees, Bid amount & misc. income)	60.00	
	Total(i to iv)	5890.00	
A-2	3. i. Funds available in shape of FDs up to 11.03.2024.	32,023.07	
	4. ii. Funds available in the Banks in saving & current A/cs up to 11.03.2024.	3,084.93	
	Total(i+ii)	35,108.00	
	Grand Total {(A-1)+(A-2)}	37677.34	

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B	Estimated Expenditure	
	1. <u>i. Minor works</u>	
	a. Infrastructure Development*	17008.24
	2. b. Repair & Maintenance	1600.00
	3. ii. Rent Rate & Taxes	250.00
	4. iii. FTE/DTE	10.00
	5. iv. Professional fee/ charges	100.00
	6. v. Advertisement & Publicity	10.00
	7. vi. Office Expenses	250.00
	8. vii. Salary & wages	00.00
	viii. Training & Development	10.00
	ix. Misc. Expenses	100.00
	Total(i to ix)	19338.24

* Infrastructure Development for F.Y. 2024-25
in Lakh)

(Rs.

S. No.	Description	Amount
1.	Estimated expenditure of new works to be carried out during the year 2024-25 (Details given in Table -A below)	3157.49
2.	Estimated expenditure which has been carried forward from previous year 2023-24:(Details given in Table -B+C+D+E below)	13850.75
	Total(1+2)	17008.24

Table A. Estimated Expenditure of New Works to be carried out during the year 2024-25

(Rs.

in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2023-24	Actual expenditure up to 11.03.2024	Expected expenditure up to 31.03.2024	Balance to be paid or being carried forward for the budget year 2024-25	Remarks
1. 2.	Repairing of solar panel at service centre	29.88	0.00	0.00	29.88	
2. 3.	Repairing of rooftop solar power system in various SDF Block at NSZ	13.60	0.00	0.00	13.60	

3. 4.	Trenchless sewer	13.16	0.00	0.00	13.16
4. 5.	Garden pole street light	29.42	0.00	0.00	29.42
5. 6.	Earthing work in zone	21.38	0.00	0.00	21.38
6.	Cleaning of 14 sewer Manholes	15.07	0.00	0.00	15.07
7.	Replacement of damaged armoured cable in SDF -F Block	04.11	0.00	0.00	04.11
8.	Construction of New sewer line for operational guest house	04.28	0.00	0.00	04.28
9.	Additional Work for renovation of guest house	26.59	0.00	0.00	26.59
10. 7.	Misc works*	3000.00	0.00	0.00	3000.00
		3157.49	0.00	0.00	3157.49

* Misc. Works amounting to Rs.3000 lakhs which will be carried in the next year as per requirement basis.

B. Estimated expenditure of Work not commenced which has been carried forward from previous year 2023-

24:
Lakh)

(Rs. in

S. No.	Description of work	Approved expenditure as per budget provision for the year 2023-24	Actual expenditure up to 11.03.2024	Expected expenditure up to 31.03.2024	Balance to be paid or being carried forward for the budget year 2024-25	Remarks
1. 2	Construction of a new warehouse in CWC, Complex	325.68	0.00	0.00	325.68	May be forwarded to Next year (2024-25)



2. 13	Repairing and painting of 7 nos. electric substations.	80.00	0.00	0.00	80.00	May be forwarded to Next year (2024-25)
3. 14	Repairing and painting of fire water tanks / replacement of water lines from booster pumps of SDF- D Block to SDF A, B, C, D and E Blocks.	300.00	0.00	0.00	300.00	May be forwarded to Next year (2024-25)
4.	Laying of interlocking tiles/construction of footpath green belt, open Gym Park in staff quarter and Misc. Sports facilities near guest house and green belt near opposite C-05 to C-08	100.00	0.00	0.00	100.00	May be forwarded to Next year (2024-25)
5.	Purchase of Ten 20-seater car Golf car (only for intra zone use from metro station to NSEZ).	200.00	0.00	0.00	200.00	May be forwarded to Next year (2024-25)
Total (1 to 5)		1005.68	0.0	0.0	1005.68	

Table C. (Estimated expenditure Work Awarded to EIL on 26.02.2024: Work estimated to be completed in Two years. Equal Payments proposed to be made in F.Y-2024-25 and remaining in financial year 2025-26 which has been carried forward from previous year 2023-24) : -

(Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision	Actual expenditure up to 11.03.2024	Expected expenditure up to 31.03.2024	Balance to be paid or being carried	Remarks
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		for the year 2023-24			forward for the budget year 2024-25	
1.	Upliftment of all SDF Blocks and other areas as per report of upgradation & monitoring Committee No. 01, 02 & 03.	1800.00	0.00	0.00	1800.00	
2.	Construction of new office building behind Service Centre Building, NSEZ, Noida for the purpose of additional office space (including record rooms, meeting rooms, audit, labour court), Multipurpose Conference Room (including for exhibitions, buyer-seller meets, outreaches), Food Court and Space for Utility providers like banks.	935.00	0.00	0.00	935.00	Work Awarded to EIL
3.	Re-Development of Drainage	2000.00	0.00	0.00	2000.00	



4.	system. Re-Surfacing of Road	540.00	0.00	0.00	540.00
5.	Laying of interlocking tiles on both side of road from Plot No.153 to Plot No. 147, Plot No.128 to SDF 'G' Block and Plot No. 78 to Gate No. 02, NSEZ.	117.00	0.00	0.00	117.00
6.	Increase the height of low boundary wall from to Plot No. 142A/24 to SDF 'L' Block (approx 2 KM) and re-construction RCC boundary wall from Gate No. 01 to DSC road (approx 400 meter).	392.00	0.00	0.00	392.00
7.	Renovation of central verge (2KM X 11000)	220.00	0.00	0.00	220.00
8.	Renovation of Existing building (Service Centre) of NSEZ, Noida	200.00	0.00	0.00	200.00
9.	Construction of 2 X MVA sub-station 33/11KVA including all equipments etc.	1200.00	0.00	0.00	1200.00
10.	Misc. Works	200.00	0.00	0.00	200.00
	Total(1 to 10)	7604.00	0.00	0.00	7604.00

Table D. (Estimated expenditure for Work Completed UC awaited and unutilized

amount being carry forwarded to next year which has been carried forward from previous year 2023-24/Saving amount will be carried forward to next FY 2024-25):-
(Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2023-24	Actual expenditure up to 11.03.2024	Expected expenditure up to 31.03.2024	Balance to be paid or being carried forward for the budget year 2024-25	Remarks
1.	Installation of water softener plant in Staff Quarter, NSEZ.	6.99	0.00	6.99	0.00	Work Completed UC Awaited
2.	Renovation of Staff Quarters 'A' and 'C' Block, NSEZ.	57.26	51.53	0.00	5.73	Work Completed UC Awaited
3.	Renovation into a single complex of Staff Quarter D-02 and Guest House (D-01)	26.13	23.52	0.00	2.61	Work is going on and will be completed on 31.03.2024
4.	Construction of new toilets and renovation of all Toilet in NSEZ, Noida.	44.17	33.13	11.04	0.00	Work Completed UC Awaited
5.	Renovation of SDF D, E, (Excluding SDF K and Trading Block), NSEZ	135.68	101.76	0.00	33.92	Work Completed UC Awaited
6.	Construction of 5 Small Kisok 05 X 03 sq. Mtr.	43.68	21.87	0.00	21.81	Work is going on and will be completed on 31.03.2024
	Total (1 to 6)	313.91	231.81	18.03	64.07	

Table E. (Estimated expenditure of NBCC payment may be released in the financial year 2024-25):-

(Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2023-24	Actual expenditure up to 11.03.2024	Expected expenditure up to 31.03.2024	Balance to be paid or being carried forward for the budget year 2024-25	Remarks
1.	Various infrastructural upgradation works in NSEZ (new Gates 1 & 2 and welcome gate, road resurfacing, access control, pavements, beautification of roundabouts, signages etc)	6902.0	1725.5 (paid on 31.3.23)	0.00	5176.5	Estimate of Rs.6902 Lakhs has been approved by NSEZ Authority in its meeting on 26.12.2022. NSEZ.Payment of Rs.1725.50 lacs on 31.03.2023
	Total	6902.0	1725.5	0.00	5176.5	

Table F. (Works which were approved for the Budget 2023-2024 and are proposed to be dropped for the next F.Y. 2024-25):- (Rs. in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2023-24	Remarks
1.	Re-construction of central verge with RCC from DSC road to Plot No.147(main road), Plot No. 128 to SDF 'G' Block and Plot No.78 to Gate No. 02, NSEZ.	330.80	Work already assigned to NBCC. Hence not additional sanction not required. Decided to drop this project.
2.	Re-construction of main bitumin road from DSC road to Plot No.147, Plot No.128 to G Block and Plot No. 78 to Gate No. 02, NSEZ.	936.00	
3.	<i>Replacement of Sodium street light including pole with LED light including G.I. pole from DSC road to Plot No.147, Plot No.128 to G Block and Plot No. 78 to Gate No. 02, NSEZ.</i>	249.69	This works needs to re-examined after assigning road and Misc works to NBCC and EIL
4.	Construction of UGR and overhead tank of one lakh liter capacity near Staff quarters/Service Centre, NSEZ.	53.66	Authority decided to re-examined the requirement and then place it again before Authority for approval.
5.	Repair of sewer line from sewerage pump station to CWC (Tentatively 1.5 KM)	50.00	Needs to re-examined as similar works of Drainage Systems and Road given to EIL.
6.	Construction of new Standard Design	3000.00	Authority decided to drop this project.

	Factory (SDF) Building (SDF 'N' Block). Projected estimated cost Rs.6000.00 lakh		
7.	Installation of CCTV in NSEZ Zone Complex.	442.00	The work of Park development assigned to NBCC has been changed as a unit NSEZ has adopted these parks free of cost hence the work of Parks Developments is proposed to be replaced with CCTV work
8.	Replacement of waterline of SDF E Block and repairing of structure of water tanks and installation of alarm system in all SDFs to prevent water wastage.	100.00	The authority has decided that every SDF should have a water tank and fire alarm system. Consequently, they have decided to request EIL, who is already working on the renovation of all SDFs, to include these amenities
	Total(1 to 8)	5162.15	

4. Regarding Non-payment of Lease Rent and request for waiver of interest on lease rent

It was informed to the Authority that M/s Virtual Studio Pvt. Ltd., located at SDF No. L-05, NSEZ, haD communicated that they have already settled the outstanding lease rent of Rs. 56,67,067/- and have a remaining balance of Rs. 5,49,062/- to be paid up to the current date. The unit has sought an extension of time spanning 8-9 months to clear the pending lease rent and has also proposed surrendering 40% of the lease office space to reduce the expenditures. The Unit had also requested for a waiver of interest. It was informed the Authority that total dues was Rs. 92,04,734/- as of March 31, 2024, with interest amounting to Rs. 10,62,568/-. The unit had paid Rs. 70,87,642/-, leaving a pending total lease rent of Rs. 21,17,092/-. A reference had been made to SEZ Authority Rule 7.(6), which grants the authority the power to write off irrecoverable losses, including irrecoverable lease rent, subject to certain conditions and with prior approval from the Central Government. It is mandated that full details and reasons for such write-offs are documented.

निर्णय:- The Authority discussed the agenda in detail. After due deliberation, the Authority decided that no waiver shall be granted on the interest portion. However, the Authority agreed to grant a 12-month extension for paying the balance lease rental in equal installments, along with applicable lease rentals.

5. Alternate use of space earlier earmarked for Industrial Canteen No.02, NSEZ, Noida

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It was informed to the Authority that during the last meeting of the NSEZ Authority, the issue of alternate use of Industrial Canteen No. 02 within NSEZ was discussed. The audit revealed significant deterioration, leading to the recommendation for demolition. It was further informed that around 12-13 SDFs are lying vacant due to lukewarm demand. Moreover, the space did not seem adequate to built another SDF.

निर्णय:- The Authority after due deliberations decided that the aforementioned space may be auctioned for authorized operations, in line with the guidelines including reserve price.

6. Renewal of permission for sharing of space with original allottee

It was informed to the Authority that the sharing permissions granted to units are going to expire on 31.03.2024. Requests have been received for renewal of sharing permission. All correspondence made to MoC in this regard was also presented before the Authority.

निर्णय:- The Authority, after due deliberations and in larger public interest, considering the investmenst already made by the sharing units, their export performances, economic activity including employment being generated, decided to extend the validity of sharing permission for one more year i.e. up to 31.03.2025 or receipt of directions from Department of Commerce whichever is earlier. However, this is applicable for units who are already allowed such permission and shall be subject to valid LOA of main allottee as well as the sharing unit.

7. Review of performance of appointed Civil Engineer

The performance of the appointed Civil Engineer within the Noida SEZ was placed before the meeting. It was informed to the Authority that the process of engagement commenced on 25.07.2023, as per the decision made in the meeting held on 14.06.2023. Following a selection process, Mr. Neelesh Shah secured the highest marks in the interviews conducted by a committee that was appointed. This decision was ratified during the meeting on 27.09.2023, with minor modifications in the terms of the contract. Mr. Shah's role as a Consultant (Civil Engineer) has been instrumental in facilitating the issuance of tender documents and providing invaluable guidance on ongoing civil projects within NSEZ, contributing significantly to infrastructural development within Noida SEZ. It was also informed to the Authority that during the time of his appointment, the number of projects were limited given the lack of engineering expertise. However, with his appointment, the number of projects have been increased and he has been involved in all aspects of ongoing projects and other misc works from conception to monitoring to execution.

निर्णय:- The Authority after due deliberation decided to extend the tenure of the appointed Civil Engineer for an additional period of 6 months. Furthermore, considering the increase in additional work, the Authority also decided to raise his remuneration from Rs. 80,000/- to Rs. 100,000/- per month.



8. Policy review regarding fixation of Reserve Price for the disposal of the Building constructed by the Unit at Plots allotted to them in Noida SEZ

It was informed to the Authority that in the meeting held on 26.10.2015, the Authority has formed a policy regarding fixation of Reserve Prices for the disposal of buildings constructed by units in Noida SEZ. The current methodology involves various factors such as the evaluation of building and equipment costs by government registered valuers, outstanding lease rent, customs duty liabilities, allotment charges at par with Noida Authority rates, auctioneer fees, and advertisement/miscellaneous expenses. However, it has been observed that this is leading to unrealistic reserve prices, which have led to no bids. It was also noted that the situation for DTA units coming under the purview of Noida Authority rates is different since they get a longer lease period (99 years versus 15 years in NSEZ) due to which bank loans are easily accessible, they allow mortgage permission on land and the units are not constrained by the SEZ regulations which necessitate a positive NFE. Moreover, it was felt that the zone has been attracting a number of MSMEs.

निर्णय:- The Authority after due deliberation and taking into account the considerations above, decided to reduce the present allotment charges by 10%. It was also decided that customs dues would be included in the Reserve Price for the initial auction. If the property is not auctioned successfully in the first attempt, then the Customs dues can be excluded from the Reserve Price under intimation to the Customs Wing. These dues can then be recovered through other means like writing to the District Administration.

9. Regarding Fire Incident at Shop No. 03, Facilitation Centre and request for Waiver of Lease rent

It was informed to the Authority that Mr. Shyamu Pathak, allottee of Shop No. 03 in the Facilitation Centre, reported a fire incident on the night of 27/11/2023, which resulted in the destruction of all his belongings. He received notification of the incident via phone call at 07:12 AM on 28/11/2023. Mr. Pathak expressed his distress, stating that he was left with nothing and requested a waiver of his three months' rent, amounting to Rs. 75,328/-. Additionally, he requested to be allotted another shop for three months to resume his business activities and facilitate the repair work for the first shop. However, it was noted that determining the monthly rent for another shop would be possible only through the auctioning process, as the Authority is currently in the process of auctioning shops.

निर्णय:- The Authority after due deliberation decided to empower CEO, NSEZ Authority to grant a P.H. to Sh. Shyamu Pathak, allottee of the Shop No. 03 and subsequently decide on the matter on file. Furthermore, the Authority expressed concern about the fire incident at the shop and directed appropriate measures to be taken to mitigate such incidents, particularly considering the operational status of the Skill Development Centre on 1st Floor of the Facilitation Centre.

10. Revision of Lease rental and other user charges

The Authority discussed the agenda in detail. The Authority after due deliberation, taking into account the directions of Department Commerce, recent hike in maintenance charges and the current market situation decided to increase lease rent and other user charges as under:-

S. No.	Lease Rent	Rates applicable w.e.f. 01.04.2023 (in square meter per annum)	Proposed rates w.e.f. 01.04.2024 (in square meter per annum)	Increment
1.	SDF	₹ 2,205/-	₹2337/-	6%
2.	Plot	₹ 159/-	₹169/-	6%
3.	Maintenance	₹ 37/-	₹ 37/-	0%
	Water Charges	Per quarter w.e.f. 01.04.2024		
4.	Plot upto 1000 sq. mtr	₹ 1,323/-	₹1,455/-	10%
5.	Plot upto 5000 sq. mtr	₹ 1,869/-	₹2,056/-	10%
6.	Plot above 5000 sq. mtr	₹ 3,738/-	₹4,112/-	10%
7.	SDF	₹ 2,491/-	₹2,740/-	10%

The above rates will be applicable w.e.f. 01.04.2024.

11. Submission of estimate for additional work for renovation of room No. 101-104 at 1st Floor at NSEZ.

It was informed to the Authority that M/s Wapcos Limited., through a letter dated 06.03.2024, had provided an estimate for the additional renovation work required for Room No-101 & 104 on the 1st Floor at NSEZ. The initial renovation work for these rooms, as awarded by NSEZA, had been completed by M/s Wapcos Limited at NSEZ. Additionally, following directives from NSEZA, further tasks have been assigned to M/s Wapcos for these rooms. Consequently, they have submitted a detailed estimate of the costs involved. The estimate includes renovation work for Room No. 101 and 104 amounting to Rs. 8,34,699, with additional charges for Wapcos services at 3.48% and contingency costs at 3%, resulting in a total of Rs. 8,89,659.

निर्णय:- Authority after due deliberation decided to grant approval to M/s Wapcos Limited for execution of the above work.

12. Submission of estimate for repair of goods lift in trading block.

It was informed to the Authority that M/s Wapcos Limited, through a letter dated 11.03.2024, had submitted a detailed estimate for the repair of the goods lift in the Trading Block at NSEZ, Noida. Following a site inspection conducted on 26.02.2024, all necessary scope of work to ensure the smooth functionality of the goods lift was assessed. M/s Wapcos Limited had provided the estimated cost for the repairs in detail. The estimate includes Rs. 8,84,625 for the repair of the goods lift in the Trading Block, with additional charges for Project Management Consultancy (PMC) at Rs. 30,785 and a contingency cost at 3%, totaling Rs. 9,42,872.

निर्णय:- The Authority after due deliberation decided to grant approval to M/s Wapcos Limited for execution of above work.

13. Request for extension of tenancy period of CWC in respect of newly constructed space for further period of 5 years.

It was informed to the Authority that Central Warehousing Corporation (CWC) was allocated a new warehouse measuring 718.22 square meters for a lease term of 2 years, ending on 02.06.2024, as per Office Letter No. 06/2018/4496 dated 02.06.2022. Subsequently, CWC had requested an extension of the tenure for an additional five years in their letter dated 05.02.2024. The Legal counsel from M/s Surana & Surana suggests that CWC's approval letter can be revoked with a three-month notice period, and they could re-apply for a fresh approval letter from NSEZ. It was also informed to the Authority that as per SEZ Authority Rule 2009, the Authority had powers to take all necessary measures for efficient management of the zone and develop it as a financially viable organisation. It also had powers to raise resources in a manner consistent with provisions of the SEZ Act, and Rules framed thereunder.

Sh. Ram Bharadwaj from M/s Gripwell Fasteners also attended the meeting and showed their willingness to retain the said space for a further period of 5 years. The representative of M/s CWC also attended the meeting and explained their policy regarding fixation of charges and allocation of space to the units. They also requested to extend the tenancy period further period. The authority noted the fact that CWC was not providing any value added services and was a mere intermediary in the transaction with the client. Moreover, they had allowed the unit to build a foundation for generator outside the premises of the warehouse without informing this office. It was noted that this office has developed the requisite expertise to tender.

निर्णय:- The Authority after due deliberation and with a focus on revenue generation for NSEZ decided not to extend the tenancy period with CWC for the newly constructed space measuring 718.22 square meters beyond 02.06.2024. Instead, the space will be directly allotted to the unit, subject to the following terms and conditions:

1. The tenancy period shall be limited to 3 years.

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2. The base price will be equal to existing lease rent being paid by the existing occupant..

3. An annual lease rent increase of 6% shall be implemented.

14. Encroachment of common area in E Block

It was informed to the Authority that during an inspection that M/s Interra Infotech India Private Limited was utilising the common area in SDF No. E-25-28, NSEZ. This area was 113.85 square meter and the unit had put up a glass door and some furniture with a security personnel manning the area. A notice demanding lease rent of Rs. 61,75,737 for this area was issued on 31.05.2023, but payment was not made. M/s Interra Infotech India Private Limited argued that no objection was raised earlier, proposing to settle dues from 09.01.2015 instead of the allotment date. Further M/s Interra Infotech India Private Limited requested to invoke an arbitration clause of Tenancy Agreement for resolution, while the Ministry of Commerce had requested re-examination for an amicable solution. Sh. Ravi Mittal, Finance Director from the unit also attended and made a request to consider their proposal for payment of lease rent of encroached area from 09.01.2015 instead of date of allotment.

निर्णय:- The Authority after due deliberation decided to empower the CEO of NSEZ Authority to review the matter on file, along with the available evidence of the encroachment of the said area. Following this examination, the CEO may make a decision on the matter based on the facts of the matter.

15. Show Cause Notice based on Inspection of Zone by Joint Development Commissioner and Deputy Development Commissioner, NSEZ

It was informed to the Authority a Show Cause Notice was issued to M/s Wapcos Limited following an inspection by the Officers of NSEZ Authority. M/s Wapcos Limited provided clarifications on various observations made during the inspection, addressing issues such as garbage disposal, green waste disposal, cleanliness of drains, maintenance of security roads, and more. Despite assurances for improvement, poor performance persisted in several areas, including the maintenance of green belts and cleanliness of certain zones. Additionally, issues with GST and delayed bill submissions were noted. The performance of the service provider was also not found satisfactory. The contract period with Wapcos Limited was valid upto 30.06.2024. The Representatives from Wapcos Limited also attended the meeting.

निर्णय:- The Authority discussed the matter in details and observed significant delays in bill filing and worker payments by Wapcos Limited. It noted the instances when workers had complained directly to this office. Furthermore, GST payments from Wapcos Limited were also overdue, and the firm's performance fell short of expectations. Consequently, after careful deliberation, the Authority decided not to



extend the contract with M/s. Wapcos Limited beyond 30.06.2024. Further the Authority directed Estate Management (EM) Section to initiate the tender process for various services related work directly from this office using the GeM Portal and the ERP-ITI Facility which provides access to CPPP portal.

बैठक अध्यक्ष महोदय को धन्यवाद के साथ समाप्त हुई।

सुरेंद्र मलिक

(सुरेन्द्र मालिक)

संयुक्त विकास आयुक्त

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