

## नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 30.10.2023 को पूर्वाह्न 11.00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

### Minutes of meeting of NSEZ Authority(NSEZA) held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 11.00 AM on 30.10.2023.

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

1. Shri Surender Malik, Joint Development Commissioner, NSEZ.
2. Shri Nitin Gupta, Dy. Development Commissioner, NSEZ (special invitee)
3. Shri Rakesh Kumar, Assistant DGFT, Kanpur(joined via video conferencing).
4. Shri Rahul Tandon, Idemia Syscom India Pvt. Ltd (joined via video conferencing).

Besides, during the meeting i) Shri Kiran Mohan Mohadikar, Secretary and Deputy Development Commissioner, ii) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, iii) Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ, iv), Shri Rajendra Mohan Kashyap, Asstt. Development Commissioner, NSEZ, v) Shri Arun Singh Parihar, Stenographer-II, vi) Shri Neelesh Shah, Consultant(Civil Engineer), vii) Sh. Varun Verma, EE, UPPCL, viii) Sh. Rakesh Kumar, AE, UPPCL, ix) Sh. B.K. Kashyap, AE, UPPCL and x) Sh. Rajeev Kumar, JE, UPPCL were also present to assist the Authority.

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

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after a brief introduction, each item included in the agenda were taken up for deliberations one by one and decided unanimously as under.

#### **1 . दिनांक 27.09.2023 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:**

1.1 NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 27.09.2023. Accordingly, the Minutes of meeting held on 27.09.2023 were ratified.

#### **2. Construction of a New Sub-Station in Noida SEZ:**

The proposal for requirement of construction of new sub-station was explained by Sh.B.K. Kashyap, Assistant Engineer, UPPCL, highlighting the increasing demand of electricity in Noida SEZ.

It was pointed out by him that in NSEZ due to increase in the electric load of existing units and in view of summer season the electricity load would increase and the current capacity (as of now is 40 MW) would not suffice as even this peak season, it was hitting around 85% capacity.

UPPCL had discussed the agenda of construction of Substation inside NSEZ with Noida Authority as Noida Authority is undertaking construction of various Substations outside NSEZ. Noida Authority informed UPPCL to approach NSEZ Authority for construction of Substation inside NSEZ.

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In this regard, UPPCL had carried out a site survey near G block and estimated cost of the proposed new substation which would step down voltage from 33KV to 11 KV will be around Rs.12 crores. The NSEZ Authority suggested to construct new substation on the space available in the existing substation near E-Block. In view of this suggestion, UPPCL would need to conduct site survey afresh.

**Decision:** After due deliberations, NSEZ Authority in principle approved the proposal for construction of a new Substation which would step down voltage from 33KV to 11KV (and subsequently increase the powerload) inside NSEZ subject to following compliance:-

- UPPCL will conduct site survey afresh indicating existing capacity of all the substations in NSEZ, capacity to be enhanced, estimated expenditure with BoQ and UPPCL will submit a comprehensive proposal to understand the requirement.
- Noida Authority as well as UPPCL may be requested to construct a new substation inside NSEZ as is being done by them outside NSEZ. However, in case this is not possible, NSEZ Authority would take up the construction of the new sub station from its funds.

**Additional points discussed during the meeting:-** It was informed to the representative of UPPCL that the new allottees are being requested to make the payment of the previous allottees. It was suggested that UPPCL may ensure that pending electricity dues should not exceed the Security Deposit available with UPPCL. The electricity connection should be disconnected immediately to prevent an increase in UPPCL liability. It was requested by UPPCL representative that a list of sick/closed units may be provided to them to take a suitable call.

### 3. **Repairing of the Roof of Sub-Stations near UGR and E Block:**

The Authority was informed that UPPCL has reported that the rooftop of substations near UGR and E block have not been repaired for several years, and the condition of the roof poses a significant risk to the safety of substation users and workers and hence, prompt maintenance of the roof of the substation is required to prevent possible damage and ensure the safety and functionality of the facility.

Shri Neelesh Shah, Consultant has informed the NSEZ Authority that he has visited both sub-stations and there is a requirement of water proofing, repairing of walls of the substation near UGR and at substation near E block, minor repairing works are required to be carried out. Shri Shah has informed that the estimated cost of this repair is around. Rs. 7-8 lakh for both sub-stations.

**Decision:** The repair work was unanimously approved by the NSEZ Authority. The work will be executed as per extant provisions of GFR.

### 4. **Non-Utilization of Plot No. 118, 119A, 120 & 121, NSEZ allocated to Ebix (Unit-3):**

During a review of plot utilization, it has come to attention that Plot No. 118, 119A, 120, and 121 in NSEZ have been under the possession of Ebix-Unit-3 since 23rd August 2018. Despite nearly five years, these plots remain unoccupied and unused. Authority was also informed about Condition No.2C of Sub Lease deed, which is under:-

*"To utilize fully the floor space index of 1:1 within a period of one year from the date of commencement of the lease provided always that in the event, the Sub-Lease for causes beyond the control of the Sub-Lessee, is/are unable to utilize fully the floor space as aforesaid, the Chairperson and Chief Executive Officer, Noida SEZ Authority, (hereinafter referred to as the Chairperson and Chief Executive Officer) shall at his discretion extend such period for a further period as he considers necessary, within which extended period the sub-lessee shall complete the work so as to fully utilize the floor space subject nevertheless that the Sub-lessee was/were not prevented from any cause beyond his/ their control to utilize fully the floor space as aforesaid, within the period as originally stipulated or within the extended period as allowed by him as aforesaid, the sub-lessee shall liable to pay the lease rent at **five times** the normal lease rent as provided herein in respect of the area remaining unutilized."*

Since, unit has not been utilizing the space w.e.f. 23.08.2018 and not complied with the condition No. 2C of the sublease deed hence the case is placed before NSEZ Authority for taking a decision in the matter.

**Decision:** NSEZ Authority directed to issue a Show Cause notice to the unit as to why five times rent should not be imposed on the unit for violation of conditions of sub-lease deed. NSEZ Authority empowered the CEO, NSEZ Authority to decide the matter on file upon receipt of the reply from the unit.

**5. Tender for comprehensive design engineering, project management consultancy & construction for development and upgradation of infrastructure at NSEZ Noida:**

NSEZ Authority was informed that for comprehensive design engineering, project management consultancy & construction for development and upgradation of infrastructure at NSEZ Noida including following works, may be done at NSEZ:

| S. No. | Particulars  | Approximate value (Rs. In lakh) |
|--------|--|---------------------------------|
| 1.     | Upliftment of all SDF Blocks including beautification & retrofitting works   | 1800.00                         |
| 2.     | Construction of new office Building behind Service Center (17000 Sq. Ft x 5500 Sq. Ft)                                       | 935.00                          |
| 3.     | Re-development of drainage system  | 2000.00                         |
| 4.     | Resurfacing of roads   | 540.00                          |
| 5.     | Laying of interlocking tiles from plot no. 153 to plot no. 147, Plot No. 128 to SDF 'G' Block and Plot No. 78 to Gate No. 02 | 117.00                          |
| 6.     | Increase in the height of low boundary wall from Plot No. 142 A/24 to SDF 'L' block and                                      | 392.00                          |

|     |   |                               |
|-----|---|-------------------------------|
|     | re-construction<br>of RCC boundary wall from gate                             |                               |
| 7.  | Renovation of Central Verge (2 km x 11000)                                    | 220.00                        |
| 8.  | Renovation work of existing office building (Service Centre) of NSEZ, Noida   | 200.00                        |
| 9.  | Construction of 2 x 10 MVA sub-station 33/11 KVA including all equipment etc. | 1200.00                       |
| 10. | Miscellaneous Civil work  | 200.00                        |
|     | Total   | 7604.00 or say<br>76.00 crore |

**Decision:** After due deliberations, NSEZ Authority unanimously approved the proposal. The projects will be executed as per extant provisions of GFR.

#### 6. Proposal for Implementation of Government ERP System - UNI ERP World Solution in NSEZ:

It was informed to the Authority that all procurement of Goods & Services are being done through GeM Portal as per GFR Norms. However at present there is no such category available for 'Works'.

The relevant provisions of GFR-2017 regarding e-publishing and e-tendering the notices of 'Works' in CPP portal was informed to the Authority. It was also informed that this office has requested ITI Ltd. to provide services of e-tendering facility. The ITI Ltd. has given a presentation on 26.10.2023 and informed that their system is fully integrated with CPP Portal. ITI Ltd. provides an end to end solution for publishing tenders and receiving bids, which has no financial implication for this office. The portal would charge nominal fees for registration and submitting bids on the portal.


**Decision:** NSEZ Authority deliberated on the proposal and decided to obtain proposals from other ERPs/Public Sector Undertakings (PSUs) offering similar services and make a selection based on a comparative analysis.


#### 7. Repairing of Work of Toilet Block in SDF L & M Block, NSEZ:

NSEZ Authority was informed that while inspection of toilet blocks in SDF L & M Blocks and it was observed that a significant number of plumbing fixtures within these blocks have either been damaged or not in place and this situation necessitated urgent repairs to ensure the smooth functioning of these facilities. It was also informed that M/s WAPCOS Limited has submitted an estimated cost of Rs. 2.86 lakh.

**Decision:** NSEZ Authority deliberated on the proposal and decided to approve the proposal with the condition that the work will be executed as per extant provisions of GFR.

अध्यक्ष महोदय को धन्यवाद के साथ बैठक समाप्त हुई।

  
(सुरेन्द्र मलिक)  
संयुक्त विकास आयुक्त

  
(अ. बिपिन मेनन)  
अध्यक्ष एवं सीईओ

दिनांक 30.10.2023 को पूर्वाह्न 11:00 बजे आयोजित होने वाली नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक की कार्यसूची

| क्र. सं. | विषय सूची  | पेज संख्या |
|----------|--|------------|
| 1.       | दिनांक 27.09.2023 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन ।  | 01-04      |
| 2.       | सब स्टेशन के निर्माण के सम्बन्ध में ।  | 05         |
| 3.       | यूजीआर के पास सब-स्टेशन की छत की मरम्मत करने के सम्बन्ध में ।  | 06         |
| 4.       | एसडीएफ 'ई' ब्लॉक के पास सब-स्टेशन की छत की मरम्मत करने के सम्बन्ध में ।  | 07         |
| 5.       | प्लॉट संख्या 118, 119ए, 120 और 121, एनएसईजेड, नौएडा का उपयोग न करने के सम्बन्ध में ।   | 08-09      |
| 6.       | एनएसईजेड, नौएडा में बुनियादी ढांचे के विकास और उन्नयन के लिए व्यापक डिजाइन इंजीनियरिंग, परियोजना प्रबंधन परामर्श और निर्माण के लिए निविदाएं आमंत्रित करने के सम्बन्ध में । | 10         |
| 7.       | एनएसईजेड, नौएडा के विभिन्न कार्यों को ऑनलाइन ई-निविदा के माध्यम से कराने के लिए आईटीआई लिमिटेड के ऑनलाइन ई-निविदा पोर्टल पर पंजीकृत कराने के सम्बन्ध में ।                 | 11         |
| 8.       | एसडीएफ ब्लॉक एल एवं एम, एनएसईजेड, नौएडा में शौचालय ब्लॉक की मरम्मत हेतु प्राक्कलन के सम्बन्ध में ।   | 12         |
| 9.       | मैसर्स वापकोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा ।   | 13         |
| 10.      | अतिरिक्त अंक, यदि कोई हो, अध्यक्ष और सीईओ की मंजूरी के साथ ।   |            |

## नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 27.09.2023 को पूर्वाह्न 10:30 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

### Minutes of meeting of NSEZ Authority(NSEZA) held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 10:30 AM on 27.09.2023.

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

1. Shri Surender Malik, Joint Development Commissioner, NSEZ.
2. Shri Rakesh Kumar, Assistant DGFT, Kanpur(joined via video conferencing).
3. Shri. Puneet Kapoor, Partner, M/s APK Identification(Delhi).

Besides, i) Shri Nitin Gupta, Deputy Development Commissioner, ii) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, iii) Shri Ajay Kumar Mishra, Senior Account Officer, NSEZ, iv), Shri Rajendra Mohan Kashyap, Assistant Development Commissioner, NSEZ, v) Shri Arun Singh Parihar, Stenographer-II, and vi) Shri Neelesh Shah, consultant(Civil Engineer) were also present to assist the Authority.

Since the quorum was there, the meeting proceeded.

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

#### 1. दिनांक 14.06.2023 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:

1.1 The NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 14.06.2023. Accordingly, the Minutes of the meeting held on 14.06.2023 were ratified.

1.2 Further, the NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 14.06.2023 in terms of sub-Rule 14 of Rule 10 of SEZ Authority Rules, 2009 and expressed satisfaction over progress made in implementation of decisions taken by the Authority in its meeting held on 14.06.2023.

#### 2. एनएसईजेड के स्टाफ क्वार्टर्स हेतु वाटर सॉफ्टनर प्लांट लगाने के संबंध में |

The Authority discussed the agenda in detail. The surveyor made a presentation before NSEZ Authority regarding installation of a small water softener plants alongside water tanks on the rooftops of the NSEZ Staff Quarters and Service Centre Building. The Authority after due deliberation directed that the work for installation of small water softener plants shall be got done through GeM including AMC of 5 years. The Authority also directed to incorporate the following conditions in the tender documents:-

- i. The service provider will test the water of the water softener plant every 15 days and submit the report to this office.
- ii. The service provider will recharge the water softener plant on a monthly basis.
- iii. The Service provider will maintain the hardness of water between 50 to 100 mg/liter.

3 . प्लॉट संख्या जेसी-13 से 15 एवं जेसी-16 से 18, NSEZ पर बने भवन की नीलामी के लिए आरक्षित मूल्य का निर्धारण करने के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation decided that reserve price of Building, Plant & Machinery/goods erected at Plot No.JC-13-15 & 16-18, NSEZ may be fixed as per components decided for fixation of reserve price by NSEZ Authority in its meeting held on 26.10.2015 and place the building in e-auction at the earliest.

4 . एन.एस.ई.जेड. में नीलामी द्वारा आवंटित भवन/दुकान आदि के सापेक्ष बिजली बकाया के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation approved the following proposal:-

- i. **Plot:-** In case, the successful bidder purchased the building in e-auction conducted through M/s MSTC Ltd., electricity dues of previous allottee shall be adjusted from the evaluated cost of building recovered through e-auction process.
- ii. **Shop:-** Shop in Facilitation Centre at NSEZ allotted to successful bidder in e-auction conducted through M/s MSTC Ltd., electricity dues, if any, shall be adjusted from security amount deposited by previous allottee at the time of allotment.

The Authority also directed to take up the matter with the UPPCL to advise them to take timely action against the defaulting units, as per their procedure. They should also be informed to recover the dues from the person/unit, in whose name the electricity connection was given.

5. एन.एस.ई.जेड. के रिक्त स्टाफ क्वार्टर्स के वैकल्पिक आवंटन/उपयोग के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation decided that the 11 nos. vacant Type-II staff quarters may be allotted to outsourced Senior Executives, Executives, IT Staff and other outsourced personnel on payment of monthly rental of Rs.5000/- per month excluding electricity and water charges. Other terms & conditions including allotment preferences shall be finalized by Allotment Committee with the approval of Joint Development Commissioner, NSEZ.

6. औद्योगिक भूखण्ड सं.126 एवं 127, एन.एस.ई.जेड., नौएडा के आवंटी संस्था द्वारा क्रय योग्य एफ.ए.आर. क्रय करने के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation deferred the proposal. It was further directed that EM division will collect the data of FAR of the buildings pertaining to all units.

7. सलाहकार(सिविल इंजीनियर) की नियुक्ति की सूचना ।

The Authority discussed the agenda in detail. The Authority after due deliberation taken note of appointment of Mr Neelesh Shah, Consultant (Civil Engineer) with minor modifications in the terms & conditions of the contract..

8. नौएडा एसईजेड में पार्किंग की समस्या के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation directed to write a letter to the top management of units whose employees creates

disruptions to the smooth flow of traffic within the Zone. The position may be reviewed thereafter in a fortnight before initiating further.

9. औद्योगिक कैंटीन संख्या 02, एन०एस०ई०जेड०, नौएडा के स्थान पर नए सुविधा केंद्र का निर्माण करने के सम्बन्ध में ।

The Authority discussed the agenda in detail. The trade representative Sh. Puneet Kapoor, Partner, M/s APK Identification(Delhi) suggested that requirement may be assessed by the trade representatives for better utilization of the said space. Authority after due deliberation deferred the matter.

10. मैसर्स वापकोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा ।

Progress report in respect of services provided by M/s WAPCOS Limited was placed before the Authority. The Authority reviewed the services one by one and took note of progress made. It was also directed to examine the requests of M/s WAPCOS on file for extending the date of completion of the ongoing projects and take decision based on justification given by M/s WAPCOS. .

11. एन०एस०ई०जेड० प्राधिकरण द्वारा युवा पेशेवरों(Young Professionals) की नियुक्ति के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation approved the draft guidelines for engagement of 03 young professionals by NSEZ Authority in the field of trade and economics; law and social media management & marketing. Further, directions were given for publication of an advertisement in the CPP/GeM portal as well as two newspapers and uploading the same on the website and social media handles.

12. एन०एस०ई०जेड० में औद्योगिक कैंटीन संख्या 03 के भवन के पुनर्निर्माण का प्रस्ताव के सम्बन्ध में ।

The Authority discussed the agenda in detail. The above built-up space is at present allotted to NDRF. Recently, in a structural audit report, it was pointed out that this building has suffered major deterioration and was required to be demolished. Moreover, the discussions focussed on the need for office space including record room, a large multipurpose hall that could be used for conferences, seminars, exhibitions of products by units, outreach programmes etc. Hence it was decided to build a new office complex to cater to all these needs. It was also felt that a restaurant is important to cater to the need of the units, service providers and guests in the NSEZ. Mr Neelesh Shah, Civil Engineer Consultant submitted a design & drawing for the construction of the new building. The focus was to make it modern, energy efficient and conforming the latest building guidelines. The Authority after due deliberation approved, the design and drawing of proposed building with instructions to go ahead with the tendering process with the assistance of Mr Shah. The Authority also directed that in parallel, due process be initiated for shifting of the NDRF personnel after renovation of the erstwhile quarters of BSNL. Subsequently, in compliance of the structural audit report, the existing structure could be demolished to pave way for the new office complex.

अध्यक्ष महोदय को धन्यवाद के साथ बैठक समाप्त हुई।



12/51448/2023

सुरेन्द्र मलिक

(सुरेन्द्र मलिक)  
संयुक्त विकास आयुक्त

अ. बिपिन मेनन  
(अ. बिपिन मेनन)  
अध्यक्ष एवं सीईओ

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Agenda for the NSEZ Authority meeting to be held on 30.10.2023

विषय:-नया सब स्टेशन के निर्माण के सम्बन्ध में ।

It has been brought to this office by representative of UPPCL Sh. Rajeev Kumar, J. E. that the Uttar Pradesh Power Corporation Limited (UPPCL) has an ongoing issue of electrical overload in the Noida Special Economic Zone (NSEZ). This predicament is primarily attributed to the consistent growth in the demand for electric load in the area. To address this pressing concern, it has been proposed by them for construction of a new electric substation in the NSEZ region, designed to efficiently support the increasing energy demands. He has also requested to provide additional space measuring 2000.00 Sq. mtrs for construction of a Substation. At present there are 02 nos. 33 KVA Substation inside NSEZ, Noida.

2. In this regard, Sh. Neelesh Shah, Consultant(Civil) visited the site and found that new substation will be constructed inside existing substation.

2. In view of above, the above proposal is placed before NSEZ Authority meeting for further discussion.

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Agenda for the NSEZ Authority meeting to be held on 30.10.2023

विषय:- यूजीआर के पास सब-स्टेशन की छत की मरम्मत करने के सम्बन्ध में ।

It is submitted that in reference to a complaint raised by the UPPCL, there is urgent need for maintenance of the rooftop of substation near UGR.

2. The UPPCL has reported that the rooftop of substation near UGR has not been repaired for several years, and the condition of the roof is in a state of disrepair. This poses a significant risk to the safety of substation users and workers. It is crucial to perform prompt maintenance on the roof of the substation to prevent potential damage and ensure the safety and functionality of the facility.

3. In view of above, the above proposal is placed before NSEZ Authority meeting for further discussion.

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Agenda for the NSEZ Authority meeting to be held on 30.10.2023

विषय:- एसडीएफ 'ई' ब्लॉक के पास सब-स्टेशन की छत की मरम्मत करने के सम्बन्ध में  
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It is submitted that in reference to a complaint raised by the UPPCL, there is urgent need for maintenance of the rooftop of substation near SDF 'E' Block, NSEZ.

2. The UPPCL has reported that the rooftop of substation near SDF 'E' Block, NSEZ has not been repaired for several years, and the condition of the roof is in a state of disrepair. This poses a significant risk to the safety of substation users and workers. It is crucial to perform prompt maintenance on the roof of the substation to prevent potential damage and ensure the safety and functionality of the facility.

3. In view of above, the above proposal is placed before NSEZ Authority meeting for further discussion.

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### Agenda for NSEZ Authority Meeting to be held on 30.10.2023

#### Subject: Non-Utilization of Plot No. 118, 119A, 120 & 121, NSEZ Allocated to Ebix (Unit-3)

During a review of plot utilization, it has come to our attention that Plot No. 118, 119A, 120, and 121 in NSEZ have been under the possession of Ebix-Unit-3 since 23rd August 2018. Surprisingly, despite nearly five years, these plots remain unoccupied and unused. The Letter of Allotment (LOA) dated 19th December 2017, issued to the unit, is valid until 11th March 2025. According to Condition 2C of the Sublease Deed, this office has the authority to impose five times the lease rent on the unit until the plots are utilized.

2. Furthermore, the Project Division has indicated a Date of Commencement of Production (DCP) as 12th March 2020. However, there appears to be a procedural lapse as no building has been constructed on Plot No. 118, 119A, 120, and 121. Additionally, no permission to share these plots was ever granted in relation to LOA No. 05/06/2017-Proj/13557 dated 19th December 2017.

3 . It was proposed that the concerned Director of the unit be called for a Personal Hearing (P.H.) to discuss these two issues. This will allow the presentation of the complete facts before the Competent Authority to determine the next steps.

4 . The Director of the Unit attended a briefing session to explain their situation. He informed that DCP for the units was set as most of their employees were working from home. They had laid optical fiber cables to enable employees to work from these plots. However, it should be noted that the plots are either empty or have abandoned buildings on them. The unit has approved building plans for these plots and is planning to commence construction soon. They have encountered an issue since one of the plots is held by another unit. They have requested the allocation of that plot to facilitate a comprehensive development. The unit assured that they would submit their response on the non-utilization of the plots and initiate the process for obtaining the Date of Commencement of Production (DCP) on these plots in due course. They will be reminded to submit their reply promptly.

5 . With reference to our office's letter dated 20th September 2023, M/s EbixCash Ltd. for Plot No. 118, NSEZ, provided a letter dated 22nd September 2023, stating that a physical structure already exists on Plot 118, with the ground floor in operation. Additionally, for Plot No. 119A, 120 & 121, their proposed plan was approved by the Noida Authority on 6th May 2019. As per DCP dated March 12, 2020, they aimed to hire over 500 employees for Unit III, but due to the unprecedented Covid-19 pandemic, the commencement of construction was delayed numerous times in 2020, 2021, and 2022 due to restrictions and lockdowns. They cited challenges that were beyond their control.

#### 6. Details of Allotment and Possession:

| Premises Details | Area (sqm) | Date of Allotment | Date of Possession | Date of 1st Lease Deed | Use of Plot |
|------------------|------------|-------------------|--------------------|------------------------|-------------|
|                  |            |                   |                    |                        |             |

|                                      |      |            |            |            |  |
|--------------------------------------|------|------------|------------|------------|--|
| Plot No. 118,<br>NSEZ                | 1022 | 27.02.2018 | 23.03.2018 | 23.03.2018 | Abandoned building,<br>not used for export<br>production |
| Plot No. 119A,<br>120 & 121,<br>NSEZ | 2000 | 24.01.2018 | 21.08.2018 | 23.08.2018 | Vacant Plot, used for<br>parking of vehicles             |

7. In view of above it is mentioned that the unit has not constructed the building on Plot No. 119A, 120 & 121, NSEZ, which is in violation of Condition No. 2C of the Sublease Deed, stating that full utilization of the floor space must occur within one year from the commencement of the lease.

The proposal is placed before the NSEZ Authority for decision on account of violation of Condition No. 2C of the Sublease Deed

**Agenda for NSEZ Authority Meeting to be held on 30.10.2023**

**Subject: Proposal for Tenders for Comprehensive Design Engineering, Project Management Consultancy & Construction for Development and Upgradation of Infrastructure at NSEZ NOIDA**

It is submitted that Competent Authority, NSEZ has desired to prepare tender for following works to be attempted through a PSU. Details and estimated value of proposed works are as under:

**Estimated Values of Proposed Works**

| <b>S. No.</b> | <b>Particulars</b>   | <b>Approximate Value (Rs. In lakhs)</b> |
|---------------|--|---|
| 1             | Upliftment of all SDF Blocks including beautification & retrofitting works   | 1800.00                                 |
| 2             | Construction of Building behind Service Center (17,000 Sq. Ft x 5,500 Sq. Ft)  | 935.00                                  |
| 3             | Re-development of drainage system  | 2000.00                                 |
| 4             | Resurfacing of roads   | 540.00                                  |
| 5             | Laying of interlocking tiles from Plot No. 153 to Plot No. 147, Plot No. 128 to SDF 'G' Block and Plot No. 78 to Gate No. 02           | 117.00                                  |
| 6             | Increase in the height of low boundary wall from Plot No. 142 A/24 to SDF 'L' block and re-construction of RCC boundary wall from gate | 392.00                                  |
| 7             | Renovation of Central Verge (2 km x 11000)   | 220.00                                  |
| 8             | Renovation work of existing office building (Service Centre) of NSEZ, Noida  | 200.00                                  |

Total Estimated Value: 6204.00 lakhs or approximately 62.00 crore

In light of these proposed works, a draft tender document has been prepared in by Sh. Nilesh Shah, a Civil Engineer Consultant (Attached).

In view of above, the above proposal is placed before NSEZ Authority Meeting for discussion and appropriate decision.

**Agenda Item for NSEZ Authority Meeting****Subject            Proposal for Implementation of Government ERP System – UNI ERP WORLD Solution in NSEZ**

It has been decided to adopt the e-tendering module at the Central Public Procurement Portal (CPPP) to facilitate wider publication of tenders. In response to this, NSEZ has requested ITI Limited for this purpose. ITI Limited has, in a letter dated 11th October 2023, submitted a comprehensive proposal highlighting the various services they can provide, including vendor management, indent management, tender management, auction management, award and purchase order management, contract management, stores management, online approvals and workflow management, Management Information System (MIS), and an e-payment gateway for fee collection.

2. Furthermore, ITI Limited has emphasized the advantages of their e-procurement/e-Auction module, which includes being cost-effective with no financial implication to NSEZ. They will charge only nominal fees to bidders. The services offered also include customization, implementation, and installation at no cost to NSEZ, along with free manpower support for officials and vendors/bidders. ITI Limited will also provide free helpdesk support to all parties involved. Their system incorporates security features such as an audit trail system, double encryption technology, and certification by STQC as per CVC/DIT guidelines. ITI Limited will utilize a certified data center for hosting server infrastructure and provide free enablement/product training for departmental contractors and officials. Their system is fully integrated with the CPP and GeM Portal, aligning with the Department of Expenditure's guidelines for e-publishing of tenders. Additionally, they have representatives available in major cities to offer support services and assure the provision of a dedicated portal for all types of e-procurement/e-tenders/e-auctions within 15 days.

3. A presentation by M/s ITI Ltd. was held on 26th October 2023 at 03:30 PM. The presentation was attended by the following officers and individuals: the Development Commissioner (I/C), the Deputy Development Commissioner (DCC), the Deputy Development Commissioner - KM (DDC), the Assistant Development Commissioner - Estate (ADC), and Sh. Neelesh Shah, Consultant from NSEZ and Sh. Navneet Mishra and M.K Ghosh from ITI Ltd.

4. During the presentation, Sh. Gosh from ITI Ltd. addressed all queries related to online tenders. He also conveyed that all tenders published on ITI's portal would be simultaneously published on the CPP Portal, given their integration. During the presentation it has been proposed that registration on the ITI portal may be utilized for the matters related to 'Work.' The procurement of Goods and Services would continue to be conducted through the GeM portal, in adherence to the General Financial Rules (GFR). Furthermore, it was decided to present this proposal for consideration at the upcoming NSEZ Authority Meeting

5. In view of above, the proposal is placed before NSEZ Authority for taking view in the matter.



**Agenda for NSEZ Authority Meeting to be held on 30.10.2023****Subject: Repairing of work of toilet block in SDF L & M Block, NSEZ**

M/s WAPCOS Limited conveyed via their letter dated 16th October 2023 that the toilet blocks in SDF L & M Block are currently non-operational. Upon inspection, it was observed that a significant number of plumbing fixtures within these blocks have either been damaged or not in place. This situation necessitated urgent repairs to ensure the smooth functioning of these facilities.

For this purpose, M/s WAPCOS Limited has submitted an estimated cost of Rs.2,86,000 for approval.

In view of above, the proposal is placed before NSEZ Authority for approval.