



नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण
(अधीनस्थ भारत सरकार)

वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
नौएडा दादरी रोड, फेस-2, नौएडा जिला गौतम बुद्ध नगर(उ०प्र०)
ईमेल: dc@nsez.gov.in, वेबसाइट:www.nsez.gov.in
टेलीफोन 120-2567268/69/70

दिनांक: 05.04.2022

सेवा में,

1. संयुक्त सचिव(एस.ई.जेड्स/ई.ओ.यू.), भारत सरकार, वाणिज्य एवं उद्योग मंत्रालय, उद्योग भवन, नई दिल्ली |
2. संयुक्त डी.जी.एफ.टी., 117/एल-444, काकादेव, कानपुर-208025|
3. श्री अमित मेहरा, अध्यक्ष एवं प्रबंध निदेशक, मैसर्स मेडिको इलेक्ट्रोड्स इंटरनेशनल लिमिटेड, प्लॉट संख्या 142 ए/11 व 12, एनएसईजेड, नौएडा-201305 |
4. श्री अलोक मुखर्जी, निदेशक, मैसर्स आईडिमिया सिसकॉम इंडिया प्रा. लि., प्लॉट संख्या 60-61, एनएसईजेड, नौएडा-201305|

विषय: एन.एस.ई.जेड. प्राधिकरण की दिनांक 25.03.2022 को पूर्वाह्न 11:00 बजे आयोजित की गई बैठक का कार्यवृत्त अग्रेषित करने के सम्बन्ध में |

महोदय,

उपरोक्त विषय के सन्दर्भ में, मुझे एन.एस.ई.जेड. प्राधिकरण की दिनांक 25.03.2022 को पूर्वाह्न 11:00 बजे आयोजित की गई बैठक का कार्यवृत्त आपके अवलोकनार्थ एवं आवश्यक कार्यवाही हेतु अग्रेषित करने का निर्देश हुआ है |

भवदीय

संलग्नक: उपरोक्त

का.प्रति.

नितिन

नितिन गुप्ता
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. निर्दिष्ट अधिकारी(सीमाशुल्क), एनएसईजेड, नौएडा |
 4. वरिष्ठ लेखाधिकारी, एनएसईजेड, नौएडा |
 5. मैसर्स राजीव शर्मा एंड एसोसिएट्स, ऑफिस संख्या 1014-1015, लोजिक्स ऑफिस टावर, सेक्टर-32, नौएडा-201301 |
 6. श्री ए० स्टीफन लिओ, जनरल मैनेजर, मैसर्स वाष्कोस लिमिटेड, 76 सी, इंस्टीट्यूटनल एरिया, सेक्टर-18, गुरुग्राम-122015
 7. सम्बंधित पत्रावली |

नितिन

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

Minutes of meeting of NSEZ Authority held on 25.03.2022

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 25.03.2022 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 25.03.2022 through video conferencing.

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

1. Shri Nitin Gupta, Deputy Development Commissioner [Joint Development Commissioner (In charge) & Secretary, NSEZ Authority].
2. Shri. Alok Mukherjee, Director, M/s Idemia Syscom India Pvt. Ltd.

Besides, during the meeting i) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, ii) Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ, iii) and Shri Pramod Kumar, Asstt. Development Commissioner, NSEZ, iv) Shri Bharat Bhushan, Assistant, and v.) Shri Rajeev Sharma, CA, M/s Rajeev Sharma & Associates were also present to assist the Authority.

It was informed that quorum is there and meeting can proceed.

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

1. माॅर्गेज परमिशन जारी करने हेतु अनुमति पत्र प्रारूप के अनुमोदन के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority after due deliberation approved the following format for issuance of mortgage permission to the NSEZ unit(s):-

F.No.....

dated:

.....

To,

M/s.,

Plot No., NSEZ,

Noida-201305

Subject: NOC for equitable mortgaging of building at Plot No., NSEZ: reg.
Sir,

I am directed to refer to your letter dated on the subject cited above and to convey the "No Objection" of the Competent Authority to create equitable mortgage on the building and plant & machineries erected at Plot No....., NSEZ(allotted to M/s.....) in favour of subject to the following conditions: -

1. It is clarified that the present NOC is only for the facilitating of the mortgage of the building erected on the Plot No., NSEZ Noida. **The plot is not a subject**

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matter of mortgage being the property of the Govt. of India.

2. NOC is valid for the period of Sub-lease deed of the plot only. The period of lease may be extended on request of the unit on expiry of lease period and the sole responsibility of applying for the same shall lie with the unit. Also validity of Sub Lease deed will be coterminous with the validity of Letter of Approval (LOA). On expiry of the LOA, the lease rights would revert back to NSEZ Authority and the mortgage of lease rights would automatically stand vacated with effect from the date of expiry of LOA.
3. All charges of NSEZ for all claims under and/ or arising out of the lease, would have priority over the claim that mortgagee may have against the Sub Lessee for the loans, namely First charge over the building shall be of NSEZ Authority for the amount of unpaid balance / dues of Lessee/NSEZ Authority.
4. Unit will also execute an Indemnity Bond on non-judicial stamp paper of Rs. 100/- duly notarized indemnifying that Directors/Promoters/Partners shall pay unpaid balance dues of NSEZ Authority from their personal accounts in case lease rent is due over the period of one year.

This NOC is issued on the basis of information furnished by the unit that the subject assets have not been mortgaged to any other financial institution / bank for availing loan.

Yours faithfully,

(.....)

Deputy Development Commissioner

प्रतिलिपि:-

Bank Details

Deputy Development Commissioner

2. नौएडा एसईजेड, नौएडा में इंजीनियरिंग-सह-वास्तुकार(Engineering Cum Architect) फर्म/ सरकारी सेवानिवृत्त इंजिनियर अनुबंधित करने के सम्बन्ध में |

The Authority discussed the agenda in detail. The Authority after due deliberation decided to engage an engineering consultancy firm or independent professionals retired from government agencies for following works in respect of infrastructural including civil, electrical and mechanical works/Misc related works to be carried out in NSEZ, Noida:-

- i.
 - i. Examine the proposals for new civil/electrical/ infra/development work and maintenance operations of the zone (called projects) and report on its necessity/requirement
 - ii. Define the scope of work in a proposed project along with the time lines
 - iii. Scrutinise the proposals submitted by the executing agencies from time to time
 - iv. Monitoring the ongoing work being executed by the agencies in the

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- ongoing projects
- v. Ensure the quality of work in the ongoing projects and report wherever any deficiency is noticed
 - vi. Assess the quality of the work in a completed project and give NOC and work completion report
 - vii. Render advice and assistance to NSEZ Authority on ongoing basis
 - viii. Undertake any related/incidental and miscellaneous work allotted to them by the NSEZ Authority

The Authority directed Dy. Commissioner (Customs), NSEZ to assist in the preparation of terms and conditions of the tender for hiring of engineering consultancy PSU or independent engineering professionals who retired from central/state or PSUs. The Authority was of the view that while the tender with suitable criteria would be made public, it may be directly sent to CPWD, IIT Delhi and engineering consultancy PSUs. A RFP may be suitably prepared for seeking bids.

3. स्टाफ क्वार्टर, एनएसईजेड के निकट एक लाख लीटर की क्षमता का UGR एवं ओवर हेड टैंक बनाने के साथ स्टाफ क्वार्टर्स की मौजूदा जल आपूर्ति पाइपलाइन बदलने के सम्बन्ध में

3.1 It was informed to the Authority that M/s NBCC India Ltd. has submitted estimate only for construction of underground water tank.

3.2 The Authority discussed the agenda in detail. The Authority after due deliberation decided to defer the matter with the directions to write a letter to M/s NBCC India Ltd. to submit the estimate for construction of UGR and overhead tank of one lakh liter capacity near Staff quarters, NSEZ and replacement of existing water supply pipeline of staff quarters.

4. मैसर्स सहसरा इलेक्ट्रॉनिक सलूशन (पहले मैसर्स नोर्दन पेट्रोलियम कंपनी) को अतिरिक्त जगह आवंटन के सम्बन्ध में

The Authority discussed the agenda in detail. The Authority after due deliberation directed the unit to remove the unauthorised construction/encroachment made over and above the allotted area and contain its building within the actually allotted area as mentioned in allotment/possession/sub lease documents. The Authority also directed Estate Division to cover the nearby land/park area with fencing after removal of encroachment by the unit.

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

5.1 Progress report in respect of services provided by M/s WAPCOS Ltd. was placed before the Authority. The Authority reviewed the services one by one and took note of progress made.

5.2 The Authority reviewed the services of Wapcos Ltd and expressed its dissatisfaction on the services provided/maintained by WAPCOS esp for security, house keeping and

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maintenance of greenery in the zone and directed the WAPCOS to take immediate corrective measures to improve their various operation & maintenance services provided by them in the Zone. Further keeping in view the assurances of better services from the Wapcos management, taking into account its overall performance and validity of contract going to expire soon, the Authority after due deliberation, extended the validity of contract with M/s WAPCOS Ltd. for one year i.e. up to 30.06.2023 for providing various operation & maintenance services on same rates, terms and conditions. The Authority further directed Wapcos Ltd. to invite fresh tenders for the services being tendered in the zone to appoint good professional agencies to provide quality services in the zone.

5.3 The Authority again expressed its dissatisfaction on the execution and quality of construction of cycle track and directed Wapcos to finish the work with required modifications expeditiously.

6. Replacement of Goods lifts in SDF Block H, J, K Blocks & Passenger lift in Trading Block and repairing of Goods lifts in SDF F, G, I Blocks & Passenger lifts in SDF F, G, H, I J Blocks at NSEZ, Noida-reg.

6.1 It was informed to the Authority that M/s WAPCOS Ltd. has not signed the memorandum containing the terms & conditions of the work award of "Replacement of Goods lifts in SDF Block H, J, K Blocks & Passenger lift in Trading Block with maintenance of said lifts for 1+4 years (1 year warranty and 4 years maintenance); and repairing of Goods lifts in SDF F, G, I Blocks & Passenger lifts in SDF F, G, H, I J Blocks at NSEZ, Noida, of ThyussenKrupp/Otis make".

6.2 The Authority discussed the agenda in detail. The Authority after due deliberation directed WAPCOS Ltd. to invite tender for replacement of new lifts as per Public Procurement (Preference to make in India) order, 2017 (PPP-MII Order, 2017), as amended, issued by the Department for Promotion of Industry and Internal Trade(DPIIT) to encourage 'Make in India' and also follow all applicable Govt. guidelines/provisions w.r.t. all works awarded to it by this office. The Authority also directed Wapcos Ltd. to immediately submit acceptance of terms & conditions of the work award letter reg. repair/replacement of lifts.

6.3 M/s WAPCOS Ltd. requested to grant extension of time up to 31.03.2022 in respect of repairing of Goods lifts in SDF F, G, I Blocks & Passenger lifts in SDF F, G, H, I, J Blocks at NSEZ, Noida. Authority agreed for extension subject to submission of written request of M/s WAPCOS Ltd.

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।



(नितिन गुप्ता)

उप विकास आयुक्तन&नसचिवन



(अ. बिपिन मेनन)

अध्यक्ष एवं सीईओ

Supplementary Agenda

Agenda for the NSEZ Authority meeting to be held on 25.03.2022

विषय:-Replacement of Goods lifts in SDF Block H, J, K Blocks & Passenger lift in Trading Block and repairing of Goods lifts in SDF F, G, I Blocks & Passenger lifts in SDF F, G, H, I J Blocks at NSEZ, Noida-reg

1. It is submitted that this office awarded the work for “**Replacement of Goods lifts in SDF Block H, J, K Blocks & Passenger lift in Trading Block with maintenance of siad lifts for 1+4 years(1 year warranty and 4 years maintenance); and repairing of Goods lifts in SDF F, G, I Blocks & Passenger lifts in SDF F, G, H, I J Blocks at NSEZ, Noida, of ThyssenKrupp/Otis make**” vide this office letter dated 12.10.2021 @ estimated cost Rs.1,59,72,326/- to M/s WAPCOS Ltd.
2. It is mentioned here that a memorandum containing the terms & conditions of the work award to WAPCOS Ltd. was also attached with this office work award letter dated 12.10.2021 and requested to M/s WAPCOS Ltd. to sign the memorandum as token of acceptance of terms & conditions mentioned therein and return the same within 7 days from the date of receipt of said letter so as to release 25% payment as per memorandum, failing which this work award shall be withdrawn. **Till date this office has not received the same.**
3. M/s WAPCOS Ltd. vide its letter dated 02.02.2022 received via email has informed that the assigned work “**Repairing of goods & Passenger lifts installed in SDF F, G, H, I, J in NSEZ**” has been 50% completed at the site. Further, they also informed that the balance work will be completed after the availability of specific lift parts by the concerned OEM agency/company as those are currently unavailable at the site due to the various transportation and other restrictions due to the prevailing Covid-19 situation and weekend lockdown. Hence the progress of work has been also hampered. In view of above, WAPCOS has requested to grant an extension of time till 28.02.2022 to complete the balance work in an efficient manner. M/s WAPCOS Ltd. has not submitted any documents i.e. work award letter issued to contractor, tender documents etc. in respect of “**Repairing of goods & Passenger lifts installed in SDF F, G, H, I, J in NSEZ**”. M/s WAPCOS Ltd. vide its email dated 07.03.2022 has informed that M/s Fair Deal Engineering Company vide its letter dated 28.02.2022 requested that the 30% work is pending due to non-availability of Lift parts and other work is in progress. In this regard, they have sought extension of time of repairing of above mentioned work till 31.03.2022. M/s WAPCOS Ltd. has requested to kindly grant an extension of time till 31.03.2022 to complete the balance work.
4. It is also submitted that M/s WAPCOS Ltd. vide its email dated 02.02.2022 has forwarded the email received from M/s ECE Industries Limited and M/s Johnson Lifts Pvt. Ltd. vide which the two lift manufacturers have raised questions for not considering them to participate in tender and represented to include their name in approved make in the tender NIT No.WAP/ENVT/NSEZ/LIFTS/2021/04 dated 12.01.2022 (apparently floated by Wapcos) in respect of “**Replacement of Goods lifts in SDF Block H, J, K Block & Passenger lift in Trading Block at NSEZ**”. They have also provided salient details about their manufacturing facility/capacities and supplies made/being made, including to Govt. agencies and also referred the provisions of the Public Procurement (Preference to Make in India) Order, 2017 requesting to allow them to participate in tendering.
5. It is mentioned here that NSEZ Authority in its meeting held on 15.06.2021 & 31.08.2021 has decided to replace 04 nos. lifts (03 Goods lifts in SDF Block H, J, K Block & 01 Passenger lift in Trading Block at NSEZ).

6. It has been decided on file that the above matter may be discussed in Authority meeting.
7. In view of above, the matter is placed before Authority for taking a view in this regard.
