

Minutes of the NSEZ Authority meeting held on 30.09.2010 at 3.00 pm

The meeting was chaired by Shri S.C. Panda, Chairman & CEO of NSEZ Authority. Besides, Shri C.P.S. Bakshi, Jt. Development Commissioner, NSEZ, Shri Amrit Manwani, M.D. of M/s. Sahasra Electronics, Sh. Puneet Kapoor, Partner of M/s. APK Identifications, all members of the Authority and Sh. R.P. Verma, Secretary to the Authority were present in the meeting.

Chairman & CEO welcomed all members & allowed to place the agenda before the Authority for decision.

Gist of the meeting is given below:-

1. Ratification of the minutes of the meeting held on 17.06.2010

Authority ratified the minutes of the meeting held on 17.6.2010 and reviewed the compliance of the decisions taken in the previous meeting of the Authority in terms of Sub-Rule 14 of Rule 10.

2. Valuation of Assets of NSEZ and Resolution passed by the Authority for 'Transfer of Property in the name of Authority'.

Valuation report of assets of Noida SEZ carried out / prepared by M/s. P.N. Associates, a Govt. approved valuer was placed before Authority for acceptance. Authority accepted the report for assets valued Rs. 1054.48 crores and directed C.A. firm to prepare an asset register in the prescribed format as per valuation report. Authority also resolved as under :-

“Resolved that the land records and all assets as per valuation report dt. 03.09.10 submitted by above valuer be taken over by NSEZ Authority with immediate effect.”

3. Approval for the audited statements of its accounts pertaining to the year 2009-10

Balance Sheet as on March 31, 2010 audited by M/s. Sushil Jeet Puria & Co. a C.A. firm was placed before the Authority for approval.

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Representative of C.A. firm present in the meeting explained the contents of the Balance Sheet and note on account. Authority approved the Balance sheet for the year 2009-10. CEO directed C.A. firm to get it audited by CAG also in terms of SEZ Authority Rules, 09.

4. Norms for Export based allotment of Land

Suggestive norms recommended by the Committee constituted during NSEZ Authority meeting held on 17.06.10 placed before Authority for consideration and approval. It was explained to the Authority that norms are based on the average of Area allotted, Employment generated and Export made by the 5 units in each sector. Authority after a long deliberation approved the norms as recommended by the Committee.

5. Reconstruction of Roads, Boundary Walls, approval of estimates submitted by M/s. NBCC

Estimates submitted by NBCC as per details given below were placed before Authority: -

Estimates for the projects submitted by NBCC

S.No.	Name of the Project	Estimated Cost (in Rs.)
1.	Estimate for Road from Gate No. 1 to Electric Substation	1,15,48,674/-
2.	Estimate for Road from Electric Substation to Facilitation Centre	1,07,95,711/-
3.	Estimate for Road from Top Food to G-Block	1,29,93,718/-
4.	Estimate for Boundary Wall at Park No.2, NSEZ	41,78,683/-
5.	Estimate for Boundary Wall Maintenance Work at NSEZ	2,06,73,777/-
6.	Estimate for Periphery Boundary Wall of Service Centre & Staff Quarter at NSEZ (Revised estimate)	39,08,119/-

ADC (RK) present in the meeting explained the scope of work and need for reconstruction of roads / Boundary walls as per above statement.

Authority approved all above works except the work mentioned at S.No.5 and agreed to get the work done through NBCC. Authority also empowered CEO to modify scope of work if its mandatory to do so within the estimated limit.

6. Engagement of an Engineering firm

It was informed that M/s. Phistream Consulting Ltd., has been selected by the Authority as consulting firm for the scope of work as per notice inviting Expression of interest for engagement of an Engineering firm. The said firm shall charge 1% of the total cost of the Project/work. Committee also agreed to relax the condition for payment as to make the payment on pro-rata basis instead on completion of work.

7. Preparation of a Panel for Civil Contractors

It was felt that there is a need to draw a panel of reputed civil contractors for inviting limited tenders for works below the cost of Rs. Twenty lacs or for the works which are urgent / emergent in nature such as repair of sewer line, cleanliness of drains etc. It was decided by the Authority that a notice inviting Expression of Interest be published in 2 Newspapers for preparing a panel. Authority also empowered CEO to decide Terms & Conditions and eligibility criteria.

8. Levy of charges for sharing permission

It was noted by the Authority that plot holders who have constructed building on the plot often request the Office of CEO to allow sharing of another LOA holder to carry out operations in their premises as they have spare space. Plot / building holders charge rentals from the tenant as per their mutual understanding but do not pay to the Authority. They pay normal lease rentals as fixed for original allottee. Authority decided to charge lease rentals from the original allottee @ 1.5 times of the normal lease rent in case original allottee sub-let their premises till validity of sharing permission.

9. Repairing/Maintenance of SDF-D & E blocks.

Keeping in view the old structure of the said SDFs, it was proposed to carry out repairing works through private civil contractors by inviting quotations on the estimated cost as evaluate by M/s. Space Matrix, Authority was of the view that NBCC may be requested first to carry out maintenance work. If NBCC does not agree to do repairing work then tenders may be invited as per scope of work prepared by M/s. Space Matrix and work may be supervised by the Engineering firm engaged for such type of works.

10. Conversion of Street lights into LED

It was informed by the Secretary, that Tenders have been invited / finalized and concerned file is under submission for decision.

11. Re-development of Park No.2

It was decided to get the boundary wall constructed first of the said park then other works shall be carried out. Construction work of boundary wall shall be awarded to NBCC.

12. Waiving off an interest amounting to Rs. 60,012/- of M/s. Moser Baer (I) Ltd.

M/s Moser Baer (I) Ltd. executed a sub-lease agreement in 1992 with the condition that revision in lease rent shall be carried out after 5 years. The said condition was revised by DOC by replacing 5 years to 3 years. This amendment was not carried out in their sub-lease deed. They paid lease rent on previous rate @ Rs. 40/- instead of Rs. 55/- . On being asked by this office they paid principal amount on increased rate but did not pay the interest & requested this office to waive off interest amounting to Rs. 60,012/- . Authority decided not to charge interest from the unit.

13. Appointment of Co-Developer for Power distribution, Water management, sewerage & sanitation, Maintenance of Lifts.

Authority after a long deliberation deferred the proposal.

14. Additional Points

(A) Re-development of Bore well No. 3:

It was informed to the Authority that Tube Well No. 3 is not under operation as the Bore well is required to be redeveloped. Authority empowered CEO to invite estimates from the contractor engaged for maintenance of water supply system and decide at the earliest as the work is urgent in nature.

(B) Laying of water lines from Tube Well No. 1 to reservoir near SDF-D&E block and Tube Well No. 2 to reservoir near SDF-F for providing proper water supply to the allottees of SDFs

Authority agreed with the proposal and empowered CEO to invite quotations for the work and take decision on the estimates.

Meeting ended with vote of thanks to the chair.

(C.P.S . Bakshi)
Jt. Development Commissioner

(S.C. Panda)
Chairman & CEO