

Minutes of NSEZ Authority meeting held on 26/03/2018 at 11:30 AM in the Conference Room of Service Centre, NSEZ under the Chairmanship of Dr. L.B. Singhal, Chairman & CEO, NSEZ Authority.

The following Members of the Authority were present.

1. Shri S.S. Shukla, Jt. Development Commissioner, NSEZ, Noida
2. Md. Qamar Ajaz, FTDO, Kanpur
3. Sh. Amit Mehra, Chairman & Managing Director, M/s. Medico Electrodes International Ltd., NSEZ, Noida
4. Sh. Puneet Kapoor, Partner, M/s. APK Identification, NSEZ, Noida

Besides, during the meeting Md. Salik Parwaiz, Dy Commissioner, Customs, NSEZ, Sh. Rajesh Kumar, Dy. Development Commissioner, NSEZ, Sh. R.P. Verma, Secretary, NSEZ Authority, Sh. Dharam Vir, Sr. AO, NSEZ, were also present to assist the Authority. List of other participants is enclosed at Annexure-A.

At the outset, the Chairman welcomed the participants and after a brief introduction, each item included in the agenda were taken up for deliberations one by one.

The gist of discussion/decision taken is as below:

1. Ratification of the Minutes of the meeting of NSEZ Authority held on 16/03/2017:-

NSEZ Authority was informed that no reference was received against any of decisions of NSEZ Authority taken in the meeting held on 04.01.2018. Accordingly, the Minutes of the meeting held on 04.01.2018 were ratified. Further, NSEZ Authority reviewed the compliance of the decisions taken in the previous meeting of the Authority in terms of Sub-Rule 14 of Rule 10 of SEZ Authority Rules, 2009 and expressed satisfaction over the progress made in the implementation of decisions taken by the Authority in its meeting held on 04.01.2018.

- 2. Review of Annual Budget for the year 2017-18 approved by the Authority:-** The Budget provisions as approved by the Authority for the year 2017-18 and its utilization/outcome up to 15/03/2018 was placed before Authority as under:-



(Rs. in Lacs)

S.No.	Particulars	Budget provisions for the year 2017-18 as approved by Authority	Actual receipt of revenue received up to 15/03/2018	Expected receipt of revenue to be received up to 31.3.2018	Total
1.	2.	3.	4.	5.	6.
A-1	Estimated Revenue				
	Lease Rentals	2734.00	2681.26	20.00	2701.26
	User Charges	640.00	624.11	0.16	624.27
	Interest on fixed deposit	500.00	412.08	87.92	500.00
	Others	120.00	959.79	0.00	959.79
	Total	3994.00	4677.24	108.08	4785.32
A-2	Funds available including FDs up to 15/03/18		14676.69	0.00	14676.69
	Funds available in the Banks				
	Canara Bank- S/a.		480.47	0.00	480.47
	State Bank of India- C/a.		60.94	0.00	60.94
	State Bank of India-S/a.		656.07	0.00	656.07
	Total		15874.17	0.00	15874.17
B.	Estimated Expenditure				
	Minor works				
	Infrastructure				
	Development (Capital expenditure)	8602.23	1656.09	0.00	1656.09
	Maintenance	700.00	416.17	1.95	418.12
	Rent Rate & Taxes	200.00	208.48	61.52	270.00
	FTE/DTE	10.00	0.00	0.00	0.00
	Professional fee/ charges	60.00	30.68	3.46	34.14
	Advertisement & Publicity	5.00	2.12	0.00	2.12
	Office Expenses	70.00	55.19	2.00	57.19
	Salary & wages	0.00	0.00	0.00	0.00
	Misc. Expenses	200.00	0.00	0.00	0.00
	Total	9847.23	2368.73	70.90	2439.63

Decision: - NSEZ Authority in terms of Rule 10 (2) of SEZ Authority Rules, 2009 reviewed the Budget for the year 2017-18 with respect to utilization of funds /physical progress of ongoing projects. The Authority noted that revenue targets have been achieved by NSEZ Authority as per Budget provisions approved for the year 2017-18.

The member of NSEZ Authority observed that actual expenditure has not been incurred vis-a-vis projects as approved for the year 2017-18. Reasons for this were discussed in details. Details of main reasons for proportionately low expenditure during 2017-18 are given blow:

- i. The works of replacement of 4 nos. of lifts in E Block, face lifting of service centre, renovation of SDF- A,B,C blocks and renovation of first floor of Service Centre were clubbed by NBCC at the time of tender. The estimated cost approved was Rs. 1467.62 lakh as submitted by NBCC whereas tender was awarded at Rs. 1033.78 lakh excluding NBCC charges. Hence, there has been saving of Rs. **433.84 Lakh** in respect of these works.
- ii. The work of construction of 4 KM boundary wall and repairing & covering of existing drains surrounding of all SDFs, Service Centre building & Staff Quarters were clubbed by NBCC at the time of tender. The estimated cost was approved for Rs. 1941.60 lacs whereas tender was awarded at Rs. 1175.99 lacs excluding NBCC charges. Hence, there has been saving of Rs. 765.61 lacs in these works.
- iii. The work of firefighting at SDF F,G,H & I Block, NSEZ was approved for Rs. 896.39 lacs but Tender awarded at Rs. 528.88 lacs excluding NBCC charges. Hence, there has been saving of Rs.367.51 lacs in this work.
- iv. The work of renovation of SDF J&K Block and renovation /repair of Guest House were clubbed by NBCC at the time of tender. The estimate was approved for Rs. 311.37 Lacs whereas tender was awarded at Rs. 182.46 lacs excluding NBCC charges. Hence there has been saving of Rs. 128.91 lacs in these works.
- v. The estimate for the work of strengthening of existing roads was approved for Rs. 1097.98 lacs whereas tender was awarded at Rs. 713.98 lacs excluding NBCC charges. Hence there has been saving of Rs. 384.00 lacs in this works.
- vi. An amount of Rs. 1500.00 lacs was projected for STP but it was decided by the Authority in its meeting held on 04/01/2018 not to develop STP as such facility has already been developed by Noida Authority, hence this work amounting to Rs. 1500.00 lacs has been withdrawn from estimated expenditure of Rs. 8602.23 lacs as per budget provision for the year 2017-18.
- vii. An amount of Rs. 1000 lacs was projected for renovation of SDF- F,G,H & I but work could not be undertaken during the year 2017-18. Hence this work amounting to Rs.1000 lacs may also be treated as withdrawn from estimated expenditure of Rs. 8602.23 lacs. as per budget provision for the year 2017-18.



- viii. The works were awarded for Rs. 1172.83 lacs (excluding contingency and centage charges of the implementing agencies) against the Budgetary provision for Rs. 2500.00 lacs for the work of re-construction of remaining roads, Redevelopment of two parks, Boundary wall of CWC and Gym and playground. There has been saving of Rs. 1327.17 in budgetary provision.
- ix. An amount of Rs. 146.17 Lakhs was projected for repair of boundary wall of park near water overhead tank but the same work could not be undertaken during the year 2017-18.

Details of differential / saving amounts is given below:-

(Rs. in Lacs)		
Sr. No	Name of the work	Saving/ differential amount
i.	Replacement of 4 nos. of lifts in E Block, face lifting of service centre, renovation of SDF- A,B,C blocks and renovation of first floor of Service Centre	433.84
ii.	The work of construction of 4 KM boundary wall and repairing & covering of existing drains surrounding of all SDFs, Service Centre building & Staff Quarters	765.61
iii.	The work of firefighting at SDF F,G,H & I Block, NSEZ	367.51
iv.	The work of renovation of SDF J&K Block and renovation /repair of Guest House	128.91
v.	The estimate for the work of strengthening of existing roads	384.00
vi.	Budgetary provisions made for Rs. 2500.00 lacs . Amount not utilized .	1327.17
	Total	3407.04

Budget provision for Rs. 8602.23 was made for the year 2017-18 (Rs. 4995.39 lacs were carried forwarded from previous year and an amount of Rs. 3606.84 was projected for new works). Gist of Budget provisions, savings, withdrawal of projects & amount paid during the year 2017-18 is given as under:

Rs. in Lacs)						
Budget Provision (1)	Projects not awarded /withdrawn (2)	Balance (3)= (1)-(2)	Saving/ differential amount (4)	Amount to be paid (5)= (3)-(4)	Actual amount paid (6)	Balance to be paid (7)= (5)-(6)
8602.23	2646.17	5956.06	3407.04	2549.02	1656.09	892.93 (excluding centage charges/ contingency

The Budget for the year 2017-18 was based on the estimated cost, however, the works were awarded at a lower cost leading to saving.

The tender cost, exact amount paid to NBCC as on 15/03/2018 and balance amount to be paid during next financial year has been shown in the Budgetary provision for the year 2018-19 which may be seen at Item No. 4 in this Minutes. The Authority noted the same.

3. **Enhancement of budget provision in respect of Rent, Recovery and Taxes**-It was informed that under Rent Recovery and Taxes, payment are made to (i) Noida Authority towards lease rent of land allotted by it to NSEZ, (ii) STC for city office (iii) electricity bills (iv) fees for defending income Tax cases etc. During review of budget provision approved for the year 2017-18, it was placed that the expenditure has increased up to Rs. 8.48 Lacs as on 15/03/2018 and it is expected to increase by Rs. 70.00 lacs by last date of the F.Y. 2017-18. Hence, it was proposed to approve the same.

Decision: Authority after deliberation approved an amount of Rs. 70/- lacs for Rent, Recovery and Taxes.

4. **Approval for Annual Budget for the year 2018-19:-** The Annual Budget for the 2018-19 was placed before Authority as under

Annual Budget for the year 2018-19

Sr. No.	Particulars	Rs. in lacs
1.	2.	3.
A-1	Estimated Revenue	
	Lease Rentals	3000
	User Charges	704
	Interest on fixed deposit	625
	Others	132
	Total	4461
A-2	Funds available including FDs up to 15/03/18	14676.69
	Funds available in the Banks	
	Canara Bank- S/a.	480.47
	State Bank of India- C/a.	60.94
	State Bank of India-S/a.	656.07
	Total	15874.17
	Grand Total	20335.17



B	Estimated Expenditure	
	Minor works	
	Infrastructure Development (Capital expenditure)	7436.15
	Maintenance	725.00
	Rent Rate & Taxes	300.00
	FTE/DTE	10.00
	Professional fee/ charges	50.00
	Advertisement & Publicity	5.00
	Office Expenses	100.00
	Salary & wages	0.00
	Misc. Expenses	100.00
Total		8726.15

4.1 Break-up of awarded cost of expenditure in r/o. ongoing works for the year 2018-19

4.1A. List of works assigned to NBCC

(Rupees in Lakh)							
S. no	Description of work	Estimated Cost	Tender cost excluding NBCC and contingency charges	Likely Completion cost including Agency Centage.	Already paid upto 15/03/18.	Balance to be paid during the year 2018-19	Remarks
1.	2.	3.	4.	5.	6.	7.	8.
1.	Construction of SDF Block 'M' at NSEZ	2143.00	1928.74	2170.93	1900.00	270.93	Amount indicated in the column no. 5 is carried forward from the previous year.
2.	Replacement of 04 nos. lifts in SDF 'E' Block	135.11	1033.78	91.32	121.59	-30.27	-do-
3.	Renovation of 1st Floor of Service Centre Building.	132.00		91.30	118.98	-27.68	-do-
4.	Renovation / face lifting along with provision of lift in Service Centre Building, NSEZ	261.41		201.95	235.26	-33.31	-do-
5.	Renovation of SDF Block A, B & C, NSEZ	939.10		775.17	843.64	-68.47	-do-



6.	Replacement of Street lights.	161.22	121.71	137.04	145.09	-8.05	-do-
7.	Construction of 4 KM RCC Boundary Wall (2 nd Phase)	1795.43	1175.99	1040.01	1058.38	-18.37	-do-
8.	Repairing & covering of exiting drains surrounding of all SDFs, Service Centre Building & Staff Quarters.	146.17		132.09	36.54	95.55	-do-
9.	Development of Firefighting systems in SDF – F,G,H& I	896.39	528.88	544.62	398.62	146.00	-do-
10.	Strengthening of exiting Road, Central Verge & External Electrification work at NSEZ, Noida	1097.98	713.98	771.08	274.49	496.59	-do-
11.	Renovation of /SDF Block J& K.	308.17	182.46	211.10	164.21	46.89	-do-
12.	Renovation/Repairing of guest house.	9.20					-do-
13.	Construction of Public convenience.	71.51	57.83	71.11	52.04	19.07	-do-
	Total	8096.69	5743.37	6237.72	5348.84	888.88	-do-

4.1B:- List of works assigned to NPCC:-

(Rupees in Lakh)

Sr. No.	Description of work	Estimated Cost	Tender cost excluding NPCC and contingency charges	Already paid	Balance to be paid during the year 2018-19	Remarks
1.	Painting of common area & repair of shaft area of SDF L Block	17.98	14.47	4.50	9.97	Amount indicated in the column no. 5 is carried forward from the previous year.



2.	Construction of a go-down shed with brick boundary wall near guest house	33.95	25.59	8.49	17.10	-do-
3.	Redevelopment of 4 Parks in NSEZ near Service Centre.	447.21	342.13	104.89	237.24	-do-
4.	Repairing of Footpath & fixing of tiles from Gate No. 1 to DSC road in NSEZ	18.14	15.29	4.53	10.76	-do-
5.	Construction of Boundary wall of CWC in NSEZ	134.27	109.53	108.64	0.89	-do-
6.	Establishment of solid waste management system	533.00	309.41	104.82	204.59	-do-
	Total	1184.55	816.42	335.87	480.55	-do-
			863.36 including agency Charges @5.75%		527.49	

Total Expenditure in respect of ongoing project awarded to NBCC and NPCC:-
(Rupees in Lakh)

S.No.	Description of works	Completion cost including Agency Centage	Already paid	Balance to be paid during the year 2018-19
4.1A	Ongoing works awarded to NBCC	6237.72	5348.84	888.88



4.1B	Ongoing works awarded to NPCC	863.36	335.87	527.49
Total		7101.08	5684.71	1416.37

4.2 Break-up of estimated cost of expenditure in r/o. new minor works for the year 2018-19

(Rupees in Lakh)					
S.No.	Description of work	Projected estimated cost.	Already paid	Balance to be paid during the year 2018-19	Appd. by NSEZ Authority
1.	Renovation of toilet at facilitation center in NSEZ	3.37	0.00	3.37	3.37
2.	Replacement of sewer line in staff quarters (100 mtrs.)	5.44	0.00	5.44	5.44
3.	Repair of boundary wall of parks near overhead tanks	41.30	0.00	41.30	41.30
4.	Reconstruction of remaining roads including central verge, street light etc. (10.5 Km bitumen Road and 31950 sqr. mtrs. mastic)	3254.06	0.00	3254.06	2000.00
5.	Reconstruction of drainage system with cover on drains (10 KM both side) 5 Km section of drain having acute problem and NBCC is able to complete the construction within a year will be identified and both side of drain assigned.	5712.69	0.00	5712.69	1500.00
6.	Renovation of SDF No. F, G, H & I blocks, NSEZ and water proofing of E Block (1000 Sqr. mtrs.)	3883.83	0.00	3883.83	2000.00
7.	Renovation and expansion of conference hall, NSEZ	273.53	0.00	273.53	0

8.	Renovation of stair cases in Service Centre from Reception to 2 nd Floor, NSEZ	36.36	0.00	36.36	36.36
9.	Laying of Tiles & painting of Room No. 101, 102, 104, 105, 106, 110, 111, 112 & 113 and Painting of all above rooms at 1st floor except Room No. 103 & 113 and painting of room no. 206, 209 & 210 at 2nd floor.	51.54	0.00	51.54	51.54
10.	Construction of new single storey warehouse in CWC complex.	385.23	0.00	385.23	291.77
11.	Installation of CCTVs in the Zone Complex	50.00	0.00	50.00	50.00
12.	Petty repair works/ painting/other misc. works.	40.00	0.00	40.00	40.00
13.	Total	13737.35	0.00	13737.35	6019.78

Total Expenditure in respect of existing work and new work:-

Description of work	Amount	Already paid	(Rs. in Lacs)
			projected for the year 2018-19
Ongoing works awarded to NBCC and NPCC	7101.08	5684.71	1416.37 (Carried forward from previous year)
Estimated cost of expenditure in r/o. new minor works	6019.78	0.00	6019.78 (Estimated for new works)
Total	13120.86	5684.71	7436.15



Justification for Projected rough estimate for major process namely Reconstruction of remaining roads including central verge, street light etc, drainage system with cover on drains & renovation of SDF No. F,G,H & I blocks NSEZ and water proofing of E Block:

The estimated projected by M/s NBCC Ltd. for various works were deliberated upon by the Members of NSEZ Authority in details. The representative of M/s NBCC Ltd. were asked to clarify about the basis of rough estimate submitted by them. They were explained that considering the past estimate submitted by them for similar work, present estimate submitted by them appears to be on disproportionately higher side. The representative of M/s NBCC Ltd. informed that their estimate are based on DSR Rate duly notified by CPWD. They also mentioned that during 2014 there was upward revision of 5 % and subsequently there has been further revision of 7% in the DSR Rates. The members of NSEZ Authority asked them to give estimated amount for various projects awarded to them keeping in view the actual expenditure done in past for per unit length of particular work and also keeping in view of the upward revision in DSR Rate notified by CPWD twice on 2014 and 2016. According to the above suggestion of the members of NSEZ Authority, the representative of M/s NBCC Ltd. re-worked estimates given by them particularly for 3 works mentioned above and re-worked rough estimates in respect of these works as under:-

S.No.	Name of work	Estimate submitted before the Meeting	Estimate arrived during the Meeting
1.	Reconstruction of remaining roads including central verge, street light etc. (10.5 Km bitumen Road and 31950 sqr. mtrs. mastic)	3254.06	2000.00
2.	Reconstruction of drainage system with cover on drains (10 KM both side) 5 Km section of drain having acute problem and NBCC is able to complete the construction within a year will be identified and both side of drain assigned.	5712.69	1500.00
3.	Renovation of SDF No. F, G, H & I blocks, NSEZ and water proofing of E Block (1000 Sqr. mtrs.)	3883.83	2000.00



Authority after, due deliberation, decided to reconstruct only 5 Km section of drains (10 KM both side) having acute problem. during the year 2017-18.

Authority also decided to make provision of petty repair/painting works as these works are regular in nature. Accordingly an estimated amount of Rs. 40.00 lacs has been earmarked for this activity during F.Y. 2018-19.

5. **Approval for infrastructural works and rough estimates submitted by M/s. NBCC Ltd. and M/s. NPCC Ltd.:-** Thus having regard to detailed deliberation and revision in estimate during the meeting in respect of three works mentioned in preceding budgetary provisions for project to be undertaken during 2018-19 were approved. Details of the new project awarded to NBCC/NPCC as approved by NSEZ Authority along with the estimate is indicated in the table :-

Sr. No.	Name of the work	Agency	Estimated cost (Rs. in Lacs)
1.	Renovation of toilet at facilitation center in NSEZ	NBCC	3.37
2.	Replacement of sewer line in staff quarters (100 mtrs.)	-do-	5.44
3.	Repairs of boundary wall of parks near overhead tank.	-do-	41.30
4.	Reconstruction of remaining roads including central verge, street light etc.	-do-	2000.00
5.	Reconstruction of drainage system with cover on drains	-do-	1500.00
6.	Renovation of SDF No. F,G,H & I blocks, NSEZ and water proofing of E Block (1000 Sqr. mtrs.)	-do-	2000.00
7.	Renovation and expansion of conference hall, NSEZ	-do-	0 Deferred.
8.	Renovation of Stair Cases in Service Centre	-do-	36.36
9.	Laying of Tiles & painting of Room No. 101, 102, 104, 105, 106, 110, 111, 112 & 113 and Painting of all above rooms at 1st floor except Room No. 103 & 113 and painting of room no. 206, 209 & 210 at 2nd floor.	-do-	51.54
10.	Construction of new warehouse in CWC complex.	NPCC	291.77
11.	Installation of CCTVs in the Zone Complex	-	50.00
12.	Petty repair works /painting other misc. works.	-	40.00
13.	Total	-	6019.78

Decision:- Authority after deliberation decided to that M/s NBCC will give detailed estimate. The Authority further decided to constitute a Committee headed by Joint Development Commissioner and comprising Sh. Puneet Kapoor, Shri Amit Mehra, trade members of NSEZ Authority and Salik Parwaiz, DCC, Sh. Rajesh Kumar, DDC. This Committee will examine detailed estimate which would be submitted by M/s NBCC Ltd. in the light of the requirement/scope specification of works, its estimate and to give suitable recommendation to NSEZ Authority. On the basis of recommendation Authority will take a view on expenditure to be incurred during the year 2018-19.

6. **Re-operationalization of Solar System installed at roof top of Service Centre:-**It was placed before Authority that the work of installation and commissioning of 100kWp Stand-alone Solar Power Plant at NSEZ was awarded to M/s Central Electronics Ltd. in year 2010 at the cost of Rs. 3.02 Crores. Out of Rs. 3.02 Crores. An amount of Rs. 1.25 Crores had been shared by Ministry of New & Renewable Energy and rest Rs. 1.77 Crores was borne by DoC under ASIDE scheme. During the maintenance period, the performance of M/s CEL was not found up to the mark. The Solar Power panel stopped working. Subsequently the proposal of maintenance was awarded to M/s Stable Appliances @ Rs. 55000/- per month. However as there was an issue of change/repair of certain parts, the Solar Panel has not been functionalized properly.

- 6.2 In the meantime DoC has informed that Govt. India has undertaken an ambitious target of achieving 40 GW of Roof Top Solar Power and MOC has signed the commitment certificate to undertake to initiate development of rooftop solar system so as to achieve 10 MW capacity by 2021-22 and MNRE (Ministry of Renewable Energy) is the implementing body of this Scheme. DoC also informed that M/s PEC Ltd. (a Public Sector undertaking under DoC) is one of the organizations recognized by MNRE has expressed its willingness to undertake the process of setting up Solar Power Project in various Organizations under this Dept. DoC instructed this office to take immediate steps to implement aforesaid project. M/s PEC Ltd. has allocated this work to M/s Uneecops Technologies Ltd. through tendering process. This Agency is in a process to install 1000 kwp cumulative capacity Grid connected Solar PV Power Plant at roof top of SDFs in NSEZ. The work is almost completed and issue of Net-Metering is under process.

- 6.3 As stated in first para Solar Panel installed at roof top of NSEZ has not been working since 2 years. Effort were made to contact M/s CEL to repair the same but M/s CEL has not taken any interest in the repairing the same. In view of above this office has requested M/s Uneecops (implementing Agency of Solar Power Project of 1000 kwp) & also M/s CEL Ltd. to inspect the same and provide the estimate for repairing.



6.4 M/s Central Electronics Ltd., and M/s Unecops Technologies Ltd. have submitted their proposal for revival of 100 kwp Solar Power System. They have informed that the existing Solar Power Plant is a Stand-Alone Solar Power Plant of 100 Kwp. There are 2 options for reviving the power plant: i) Either the plant can be converted to a Grid-Tied Power Plant (on Grid system) with new String Inverter's bypassing the existing power conditioning unit and battery bank or ii) the existing stand-alone system can be revived by installing a new battery bank and reviving the old Power Conditioning Unit (Off-grid system).

The proposal received from the two organizations are:-

6.4A. M/s Central Electronics Ltd:-

Details given by M/s CEL for revival of existing Solar Power Plant (Stand-Alone Type/Off Grid):

S. No.	Description	Cost (in Rs.)
1.	Cost of reviving Existing Power Conditioning Unit	4.35,000.00
2.	New Battery Bank(240 V. 2000 AH) Type: Tubular Gel VRLA	40.92,000.00
3.	Replacing Existing Wiring with new one	2.00,000.00
4.	Installation & Commissioning	3,00,000.00
5.	Misc. Charges	1.00,000.00
Total Cost		51,27,000.00

Details given by M/s CEL for for converting existing Solar Power Plant into Grid-Tied Type:-

S. No.	Description	Cost (in Rs.)
1.	Cost of replacing existing power conditioning units (50 KVA 2 Nos.) with 04 Nos. 25 KVA string Inverter's	10,00,000.00
2.	Replacing existing wiring with new one. Dismantling, replacing all the Junction Boxes, ACDB, DCDB etc.	15.00,000.00
3.	Installation & Commissioning	4.00,000.00
4.	Misc. Charges	1,00,000.00
Total Cost		30,00,000.00

*The above cost does not include the cost towards net metering and liasoning with state electricity department for exporting the surplus power to Grid.

6.4B. M/s Uneecops Ltd.:-

Details for on Grid Solar PV Power Plant repair & Maintenance-

S.No.	Description	Quantity	Rate per watt	Amount (in Rs.)
1.	Supply of 100 Kwp OnGrid Solar PV Power Plant- Power Conditioning Unit- 2x50 kva, Balance of System(BoS), electrical work and supply of cable and other accessory and installation, testing and commissioning of 100 kwp Solar PV Power Plant	100 Kwp	18.5	18,50,000/-
Total				18,50,000/-

Details for Off Grid Solar PV Power Plant repair & Maintenance with replacement of Power Backup-

S.No.	Description	Quantity	Rate per watt	Amount (in Rs.)
1.	Supply of 100 Kwp On Grid Solar PV Power Plant- Power Conditioning Unit- 2x50 kva, Battery Bank(240V, 1200Ah), Balance of System(BoS), electrical work and supply of cable and other accessory and installation, testing and commissioning of 100 kwp Solar PV Power Plant	100 Kwp	60	60,00,000/-
Total				60,00,000/-

***GST as per actual**

It was noted that on Grid Charges given by M/s Uneecops Ltd. is low whereas Off Grid charges given by M/s CEL is low. The cost involved is significant and decision about going for on grid/off grid has to be taken which is purely technical.

Decision:-Authority after deliberation decided to opt for on grid system as it will have lower investment, maintenance cost is low and it will serve our purpose. Authority also



decided to award aforesaid work to M/s PEC Ltd. (an existing executing agency of 1 MW Solar Power Project in NSEZ) in terms of GFR Rule 194 (IV).

7. Proposal for increasing load of power connection for Net metering of Solar Power Plant.

It was placed before NSEZ Authority that with the approval of NSEZ Authority dated 30.05.2017, the work for installation of roof top Solar Power Plant was assigned to M/s PEC Ltd. for 1000 kWP. The work was awarded at a cost of Rs. 7.06 Crores. Installation work has been completed except net metering. For this purpose request was made by PEC to UPPCL. Also JDC had spoken to the Director (commercial) for extending net metering.

It is pertinent to mention here that at the time of presentation made by PEC, Executive Engineer and other officers from UPPCL were also present and it was informed by EE that solar panels can be installed to the extent of double of connection capacity/ approved load.

But now Chief Engineer(Commercial), UPPCL, Meerut has informed vide letter dated 05.03.2018 that according to guidelines of UPERC, sanctioned load of power connection should be equal to capacity of Solar Power Plant for net metering. Executive Engineer, UPPCL vide his letter dated 09/03/2018 has now informed that this office requires extra load of 640 Kw for which they have submitted the estimate amounting to Rs. 57,61,748.00. Details are as under:-

S. No.	Place of connection	Existing load	Required extra load	Estimated amount
1.	A & B	20	40	473402.00
2.	B & C	20	70	638402.00
3.	D	20	30	125710.00
4.	E1	20	80	694402.00
5.	E2	20	80	694402.00
6.	F	20	80	694402.00
7.	G	20	30	125710.00
8.	H	20	30	125710.00
9.	J	50	50	547402.00
10.	K	50	50	547402.00
11.	L	50	50	547402.00
12.	M	50	50	547402.00
13.	Total	360	640	5761748.00

Decision:- Authority after deliberation granted sanction of Rs. 5761748.00 in favour of M/s UPPCL for increasing load of power connection for Net metering of Solar Power Plant. Authority also directed M/s PEC Ltd. to comply all necessary formalities which are required to obtain subsidy from MNRE and also operationalize the system at the earliest.



8. **Allotment of Shops in the Zone complex/ specific issue of share change guideline:-** It was placed before Authority that M/s JPR Logistics, Shop No. 13 A, Facilitation Center, NSEZ has intimated to this office that they have changed the constitution from proprietorship firm to partnership firm with effect from 07.05.2016. Details of Proprietor and Partners are as under:-

Before	After change, details of Partners
Sh. Jay Prakash Rawat, Proprietor (100%)	1. Sh. Jay Prakash Rawat- 5% 2. Sh. Khyaliram Pandey- 85% 3. Smt. Champa Pandey- 10%

It is submitted that Office/shop complex is having 16 Nos. of premises were constructed during the year 2006 and have been allotted as per details given at 13-14. At present the request for allotment of office premises/shop are considered and allotted by the Allotment Committee on merit. During the year 2013-14, 6 Nos. shops were vacant. Keeping in view of the need of time, it was decided to earmark those shop for following purpose:-

1. Medical aid room,
2. Courier services
3. Air/railway/Road transport booking services
4. Medical store
5. Color print / blue print of large maps / drawings

Applications were invited through two News Paper i.e. Amar Ujala & Hindustan Times. After deliberation Allotment Committee had allotted shops for Medical aid room, Courier services, Color print / blue print of large maps / drawings, CHA and Rail/Air Ticket etc.

Details of Shops allotted in Facilitation Centre are under:-

Shop No.	Name	Area	Service Provided	Allotment date	Validity of allotment	lease rent	Remarks
1	Royal Construction Company	13.33	Horticulture works	08.05.2012	07.05.2017	Nil	Eviction order under Section 5 has been issued
2	Helpline Hospitality (P) Ltd.	13.33	Office space/south Indian fast food outlet	15.12.2008	Tenancy period not mentioned in allotment letter dated 15.12.2008	0	
3	Puri Brothers	13.7	Tour & Travels	27.04.2007	24.04.2018	13257	Allottee is



							paying lease rent regularly.
4	Jaspal Singh	14.61	Fast food outlet/STD Phone Facility	07.09.2005	06.09.2020	7858	Current quarter pending
5	Ritu Kumari	12.18	General Store/Stationery	07.09.2005	06.09.2020	22172	
6	Ranjodh Singh	13.7	sale of edible and beverage	07.09.2005	06.09.2020	9357	
7 & 7A	NSEZ Entrepreneurs Association	53.8	Medical facility	15.09.2016	-	-	Rent not charged
8	Vishal	16.39	Providing snacks, Lunch, Tea, Fresh Juice. Stationery/General Items etc	21.09.2016	20.09.2020	Nil	Allottee is paying lease rent regularly.
9	Shiva Frieght Movers	51.77	Handling of export import cargo	05.04.2006	03.10.2017	Nil	
10	J.K Transport	9.87	Transport service	21.09.2016	20.09.2020	Nil	
11	Sai peer travels	17.92	Tour & Travels	11.11.2011	10.11.2017	8,546/-	Allotment cancelled
12	Rajeev Sharma & Associates	98	Professional Services	04.06.15	03.06.2020	Nil	Allottee is paying lease rent regularly.
13	Suresh Singh Sengar	48.09	Providing the snacks, Lunch, Tea, Fresh Juice etc	16.03.2016	14.03.2019	Nil	
13A	JPR Logistics	7.93	Courier Services	22.09.14	21.09.2019	Nil	
14A	Priyanka Singh	20.08	Photo copy, Rail Reservation, Air Tickets, Mobile recharge & Domestic remittent	20.03.15	19.03.2020	111346	Notice under Section 4 has been issued on 24.05.2017.
14B	Lotus Clearing & Forwarding Agency Pvt. Ltd.	24.08	CHA	22.09.14	21.09.2019	96916	Allottee called for PH but no one present.
15	Vivek Kumar	5.39	STD PCO/House keeping material	19.01.2006	18.01.2019	Nil	Allottee is paying lease rent regularly.
15 A	Vineet Kumar	7.15	Stationery packing material	28.06.2011	27.06.2019	Nil	
16	Sai marketing & forwarding agents	24.45	Custom Clearance	30.01.2013	29.01.2019	Nil	

Presently only 2-3 shops may likely to be vacated. Since there is no specific guidelines for allotment, renewal, change of entrepreneurs etc., in respect of Shops, the following proposals are placed before Authority for consideration:-

- (a.) We may constitute a committee to draft guidelines/ policy for allotment, renewal, change of entrepreneurs etc. for shops including for those making recommendations regarding details of activities for which shop can be allotted.
- (b.) The request of M/s JDR logistics may be kept in abeyance till finalization of allotment policy for shops.

Decision: Committee after due deliberation decided to constitute a Committee headed by Sh. Rajesh Kumar, DDC and comprising Sh. R.P. Verma, Secretary and Sh. Dharam Vir, Sr. A.O. to draft guidelines for shop allotment and give suitable recommendation to NSEZ Authority.

9. **Renewal for allotment of canteens allotted to M/s. Punjab Foods, M/s. Top Foods, M/s. City Kitchen, M/s. Chef Bar B Que etc.:-** It was placed before Authority that all canteens available in the zone were allotted canteen spaces for the initial period of 3 or 5 years through tender. The periods of allotment of canteens have been extended from time to time by the NSEZ Authority. Last such extension was granted in the meeting held on 5.02.2015 for the period up to 31.03.2018.

The brief facts of all canteens are as under:-

S. No.	Name of allottees	Canteen	Initial allotment date and period	Allotment validity	Outstanding lease rent	Remarks	
1.	City Kitchen	Canteen near park, gate no. 02	21.04.2006 03 year	31.03.18 According to NSEZA decision	Nil		Allottee has requested to extend the validity of allotment for next 05 years.
2.	Punjab Foods	Canteen No. 01	06.12.2007 05 year	-do-	Nil		Allottee has requested to extend the validity of allotment for next 10 years.
3.	Top Foods	Canteen No. 02	05.12.2007 05 year	-do-	Nil	Allottee paying lease rent regularly.	Allottee has requested to extend the validity of allotment for next 10 years.
4.	Chef-Bar-Be-Que	Canteen near Service Centre	27.08.2007 05 year	-do-	Nil		Allottee has requested to extend the validity of allotment for



5.	Vaibhav Hospitality	Canteen in SDF I Block	15.06.2015 03 year	14.06.18	Rs. 1,49,922/- Approx. 02 Qtrs.	Notice under section 4 of P.P. Act. 1971 has been issued on 31.01.2017 and reminder letter issued on 12.01.2018	next 10 year. Allottee has requested to extend the validity of allotment for next 10 years.
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Committee was informed that M/s City Kitchen, M/s Punjab Foods, M/s Top Food, M/ Chef Bar-Be-Que are paying lease rent regularly and providing good service to entire zone. Committee also noted that M/s Vaibhav Hospitality is not paying lease rent regularly. Lease rent amounting to Rs. 1,49,922/- is outstanding against the unit.

Decision: Committee keeping in view the satisfactory performance and upto date clearance of Lease rental and after due deliberation decided to extended the tenancy period of M/s City Kitchen, M/s Punjab Foods, M/s Top Food, M/ Chef Bar-Be-Que for further period of 3 years subject to the condition that lease rent shall be increased @ 10% every year. It was decided that the request of M/s Vaibhav Hospitality for renewal of allotment of Canteen will also be accepted with same terms & conditions after clearance of entire lease rent. On clearance of lease rent letter will be issued and the matter shall be placed before Authority for information.

- 10. Payment of Rs. 50/- Lacs to Income Tax Deptt for filling appeals:-** It is submitted that the Income Tax Department had served a notice under section 226 (3) of the Income Tax Act. 1961 to make the bank account inoperative against demand for Rs. **13,36,01,733/-** for AY 2010-11 to 2012-13 on account of Income-tax, Interest etc. In compliance of notice the Branch Manager, State Bank of India, NSEZ Branch has stopped all transactions. The matter was informed to FCA, Sh. Rajeev Sharma, M/s. Rajeev Sharma & Associates, Noida. Sh. Rajeev Sharma, FCA made representation and held a meeting with the Addl CIT & the DCIT on 22nd January, 2018 & 24th January, 2018 and explained about the old refund status. The Income Tax Department agreed to withdraw said notice and instructed the bank not to proceed further under the same notice. Sh. Sharma had also informed that the Income Tax Deptt. was asking for twenty percent of tax demands, as immediate payment, after adjusting all refunds to the demands created so far which was about 2.10 crores. But after representations and personal appearance, they agreed for a Tax deposit of Rs. 50.00 lacs under different years, after adjusting the Tax Refunds of Rs. 1.70 crore and Rs. 60.28 lacs for AY 2014-15. Accordingly an amount of Rs. 50/- lakhs was paid to Income Tax Deptt. from NSEZ Authority account under the sub head '**Rent, Rates & Taxes**'. Details of demand are as below:

S.No.	Assessment Year	Amount(in Lakh)	Demands
1.	AY 2013-14 -	Rs. 18.00	2153510/-
2.	AY 2010-11 -	Rs. 16.00	85193413/-
3.	AY 2012-13 -	Rs. 16.00	46254810/-
Total		Rs. 50.00	133601733

The payment of Rs. 50 Lakhs was made to Income Tax Department with approval of CEO & Chairman, NSEZ Authority on file. Hence, it is placed before the Authority for ratification.

Decision: Committee ratified the decision taken on file by CEO & Chairman, NSEZA.

- 11. Reduction of PMC fee @ 5.75% in place of 7% by M/s. NPCC Ltd.:-** It was informed that M/s NPCC Ltd. (Present implementing agency) has informed that being a valuable client of NPCC, they will execute the upcoming works under NSEZA at a PMC fees of 5.75% in place of 7% and GST is exempted for all works under NSEZA. This is for information to the NSEZ Authority.

Decision: Committee Noted the same

- 12. Proposal of M/s Trade Perfections for delay in execution of Sub Lease Deed of Plot No. 192, NSEZ:-** It was informed that M/s Trade Perfections has purchased the building erected on Plot No. 192, NSEZ through e-auction conducted by M/s MSTC Ltd. on 20.06.2017 and bid confirmation letter was given on 21.08.2017 for Plot No. 192 with the condition that unit will execute Lease Deed within 45 days from the date of taking possession of Plot in accordance with the decision of Authority taken in its meeting held on 23.06.2016. Unit was given possession of said Plot on 28.09.2017 and thus as per the above decision of Authority unit was required to execute Sub-lease Deed by 13.11.2017. An undertaking in this regard was also submitted by the unit, but unit failed to do so.

It is mentioned that unit has submitted requisite document along with application for execution of Tenancy Agreement on 10.01.2018 i.e. (after delay of 2 months approx.) and now unit has requested to condone delay & allow execution of Sub Lease Deed.

- 12.2** In respect of allotment of Plot/SDF, the NSEZ Authority in its meeting held on 23/06/2016 decided as below:

- a. Applicant has to deposit an amount equivalent to 3 months lease rent at the time of application which shall be adjustable in their regular lease rent.
- b. Possession shall be taken over by the allottee within 15 days from the date of offer.
- c. Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference"

- 12.3** NSEZ Authority in its meeting held on 04.01.2018 has reviewed and decided to amend clause (iii) as below:

"Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession or as extended by the Authority failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference." Similar cases be placed before the Authority for consideration and extension may be considered by the Authority on merit on case to case basis"



12.4 The unit (Trade Perfections) have been doing very good at export front. Export performance details of unit are as under:-

Year	FOB Value of Export	Forex Outgo	NFE Earning
2012-13	150.00	59.66	90.34
2013-14	339.90	259.99	79.91
2014-15	3484.15	2925.82	558.33
2015-16	6417.08	5170.15	1246.93
2016-17	4959.78	4865.49	94.29
Total	15350.91	13281.11	2069.80

Unit has deposited all charges in compliance of bid confirmation letter dated 21.08.2017. There is no loss of revenue in this case.

Considering that unit has been very good on export front and there is no loss to Zone Administration on account of lease rent, the request of the unit to condone delay in submission of Sub Lease Deed is placed before Authority for consideration.

Decision: Committee after due deliberation condone the delay in execution of Sub-lease deed in respect of Plot No. 192, NSEZ. Committee also decided that such cases may be examined after the gap of 15 days and also issue timely reminders to the unit to execute Sub-Lease Deed.

13. Proposal of M/s Popular Card Technology Pvt. Ltd. for delay in execution of Tenancy Agreement in r/o SDF No. I-02, NSEZ.

It was placed that M/s Popular Card Technology Pvt. Ltd. was allotted SDF No. I-02, NSEZ on 13.12.2017 with the condition that unit will execute Tenancy Agreement within 45 days from the date of taking possession of SDF in accordance with the decision of Authority taken in its meeting held on 23.06.2016. Unit was given possession of said SDF on 03.01.2018 and thus as per the above decision of Authority, unit was required to execute Tenancy Agreement by 16.02.2018. An undertaking in this regard was also submitted by the unit, but unit failed to do so.

It is mentioned that unit has submitted requisite document along with application for execution of Tenancy Agreement on 28.02.2018 i.e. (after delay of 13 days approx.) and now unit has requested to condone delay & allow execution of Tenancy Agreement as authorized signatory was away from India for urgent work.

13.2 In respect of allotment of Plot/SDF, the NSEZ Authority in its meeting held on 23/06/2016 decided as below:



- i. Applicant has to deposit an amount equivalent to 3 months lease rent at the time of application which shall be adjustable in their regular lease rent.
- ii. Possession shall be taken over by the allottee within 15 days from the date of offer.
- iii. Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference"

11.3. NSEZ Authority in its meeting held on 04.01.2018 has reviewed and decided to amend clause (iii) as below:

"Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession or as extended by the Authority failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference." Similar cases be placed before the Authority for consideration and extension may be considered by the Authority on merit on case to case basis"

13.4. It is further submitted that unit (Popular Card Technology Pvt. Ltd.) have been doing very good at export front. Export performance details of unit are as under:-

Year	FOB Value of Export	Forex Outgo	NFE Earning
2012-13	1822.89	1250.48	572.41
2013-14	2594.37	1684.13	910.24
2014-15	2279.40	1367.77	911.63
2015-16	2428.01	1603.64	824.37
2016-17	2506.02	1459.39	1046.63
Total	11630.69	7365.41	4265.28

Considering that unit has been very good on export front and there is no loss to Zone Administration on account of lease rent. the request of the unit to condone delay in submission of Tenancy Agreement is placed before Authority for consideration.

Decision: - Committee after due deliberation condone the delay to execute Sub-lease deed in respect of SDF No. I-2, NSEZ. Committee also decided that such cases may be examined after the gap of 15 days and also issue timely reminders to the unit to execute Tenancy Agreement.

14. **Ratification of selection of M/s. Surana & Surana International Attorneys as legal retainer:** - It is submitted that M/s. RAD & Partners was engaged as a legal retainer on monthly retainer ship basis @ Rs. 30,000/- per month vide this office's letter dated 11/06/2014 for a period of one year subject to further extension of two years on the same terms & conditions. The existing contract period of was extended up to 30/11/2017 on the



file. Besides, this office had also constituted a Tender Committee for finalization of Terms & Conditions in view of various norms as adopted in other Central Govt.'s SEZ. After finalization of Terms & Conditions, the tender notice was published, giving wide publicity, on the website as well as two leading newspapers. There were total five (05) quotations received on e-tendering module available on our **website: www.nsez.gov.in**. During examination of technical bids, there were only four firms who qualified the criteria. Thereafter, the financial bids of these four firms were opened and analyzed. The summary is given below:-

S. No.	Name of firm	EMD	Amount(Rs.) per Month	Status	Remark
1.	M/s Kaushik & Associates	DD	Rs. 1,00,000/-	L-4	Technically qualified
2.	M/s UKCA & Partners	DD	Rs. 75,000/-	L-3	
3.	M/s Dhir & Dhir Associates	DD	Rs. 10,000/-	L-2	
4.	M/s Surana & Surana International Attorneys	online	Rs. 3,000/-	L-1	
5.	M/s RSR Associates	online	-	-	Not qualified

M/s Surana & Surana International Attorneys, Suite No. 304, Paharpur Business Centre, 21, Nehru Place Greens, New Delhi quoted the lowest rate i.e. ₹ 3,000/- per month on retainer ship basis ("Monthly"). Hence, this office had engaged M/s Surana & Surana International Attorneys as a legal retainer vide this office letter dated 21/02/2018 for a period of one year subject to further extension of two years on the same terms & condition as published in the newspaper. The decision taken on the file is placed before the Authority for ratification.

Decision: Committee ratified the decision

15. **Review of ongoing Projects awarded to NBCC:** Details of the Project awarded to M/s NBCC was placed before Authority for monitoring.

M/s NBCC made a representation before the Authority. NSEZ Authority monitored the progress of all project one by one. Chairman directed M/s NBCC India Ltd. to complete all project including formalities to handover the possession of SDF No. M Block, so that space from this Block may be allotted to applicant units.

16. **Review of on-going projects awarded to NPCC.** Details of the Project awarded to M/s NPCC was placed before Authority for monitoring.

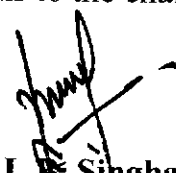
M/s NPCC made a representation before the Authority. NSEZ Authority monitored the progress of all project one by one. Chairman directed M/s NBCC India Ltd. to complete all project in time including construction of Solid Waste Management System. M/s NPCC assured to handover the possession of said project within stipulated time i.e. on or before November, 2018.



17. **Review of performance of services awarded to NSL:-** Details of work awarded to M/s NSL was placed before Authority for monitoring. Authority monitored the status of services being sourced through M/s NSL and directed M/s NSL to disburse timely wages to all employees.

Meeting ended with vote of thanks to the chair.


(S.S. Shukla)
Jt. Development Commissioner


(Dr. L.B. Singhal)
Chairman & CEO