

**Noida Special Economic Zone Authority**  
**Noida – Dadri Road, Phase –II,**  
**NOIDA- 201305**

**Minutes of the 3<sup>rd</sup> NSEZ Authority meeting (2015 series) held on 29/06/2015 at 12:00 noon**

The NSEZ Authority meeting was held on 29/06/2015 at 12:00 noon under the Chairmanship of Shri Sumeet Jerath, Chairman & CEO, Noida SEZ Authority. The following Members of the Authority were present.

1. Shri S.S. Kumar, Under Secretary to the Govt. of India, Ministry of Commerce & Industry, Deptt. of Commerce, Udyog Bhawan, New Delhi (Rep. of the Jt. Secretary, DoC).
2. Shri S.K. Mishra, F.T.D.O., Rep. of the Jt. DGFT, Kanpur.
3. Shri Rajesh Jain, Member, CMD, M/s. Neokraft Global Pvt. Ltd., NSEZ, Noida.
4. Shri Rakesh Kumar, Dy. Development Commissioner, NSEZ.
5. Shri R.P. Verma, Secretary, NSEZ Authority.
6. Shri Anurag Singhal, Project Manager, NBCC.
7. Shri Rajeev Sharma, Chartered Accountant (Rep. of CA firm).
8. Shri Rohit Agarwal, Chartered Accountant (Rep. of CA firm).

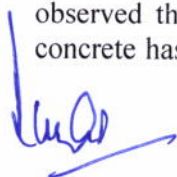
**1. Ratification of the minutes of the Authority meeting held on 23/03/2015.**

NSEZ Authority ratified the Minutes of the meeting held on 23/03/2015 and 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.

- 2. Revision in the rates of lease rent and other user charges:** Committee noted that lease rent was revised in June, 2014 by the Authority in its meeting held on 02.06.2014. In pursuance to the decision of DoC taken in the meeting held on 01/5/2013 under the Chairmanship of the Additional Secretary, the NSEZ Authority after due deliberations, approved the revision in user charges w.e.f. 1<sup>st</sup> July, 2015 as under:-

<b><u>Lease rent</u></b>	<b><u>Existing rates</u></b>	<b><u>Approved rates</u></b>	<b><u>Increment</u></b>
<b>SDF</b>		<b><u>w.e.f. 01/07/2015</u></b>	
<b>Plot</b>	Rs. 1450/- Rs. 104/-	Rs. 1600/- Rs. 115/-	10.34% 10.57%
<b><u>Maintenance</u></b>	Rs. 15/- per sqr mtrs per annum	Rs. 17/-	13.33%
<b><u>Water charges</u></b>	<b><u>Per quarter</u></b>	<b><u>Per quarter</u></b>	
<b><u>Plots upto 1000 sqr mtrs</u></b>	Rs. 700/-	Rs. 770/-	10%
<b><u>Plots upto 5000 sqr mtrs</u></b>	Rs. 1000/-	Rs. 1100/-	10%
<b><u>Plots above 5000 sqr mtrs</u></b>	Rs. 2000/-	Rs. 2200/-	10%
<b><u>SDF</u></b>	Rs. 1330/-	Rs. 1460/-	9.77%

- 3. Demolition of staff quarters type – I:** It was noted that Staff Quarter, Block B (Type-I), NSEZ were constructed in year 1988. During the inspection of said building it has been observed that the condition of the building is much depleted, ceiling of flats along with concrete has come down and exposed steel can be seen. The exposed steel is totally rusted



and eaten up and it will not be economical /proper to repair the building. In this regard, Architect (NSEZ Panel) has suggested to demolish the building and reconstruct it properly as Delhi NCR is in earthquake prone Zone. It is therefore proposed to allow demolition of building being unsafe building.

**Decision:** - It was also reported that Metro line is under construction near Staff Quarters and when vibrator is operated by the contractor of Metro line, the Staff Quarters of B Block vibrates badly and there may be a fatal accident at any time. It was also noted that boundary wall near Staff Quarters has been broken due to vibration of metro line. After a long deliberations, it was decided to demolish staff quarters (type-I) immediately. The Project Manager, NBCC present in the meeting also recommended to demolish the same.

4. **Proposal of M/s PTC India Ltd for Management of Power portfolio of NSEZ:** M/s PTC India Ltd is an initiative of Ministry of Power, Govt. of India. The said co. has proposed to promote management of power procurement through open Access. CEO, NSEZA has desired to call them for discussion on their proposal.

**Decision:** Authority deferred the proposal of M/s. PTC India Ltd. and advise the Representative of the said Co. to obtain consent of Govt. of U.P. first. On receipt of consent, the proposal shall be placed before Authority in its meeting for discussion.

5. **Approval for estimate for boundary wall:** NBCC has submitted estimate For Rs. 17,95,43,188/- (Rupees Seventeen Crore Ninety Five Lacs Forty Three Thousand One Hundred Eighty Eight Only) for 4.00 km boundary wall ( 4.0 mtrs height with concertina coil fencing)

**Decision:** - Authority deferred the proposal for want of clarification from NBCC for 10 ft. Concrete Wall with 4 ft. electric fencing as discussed during last meeting.

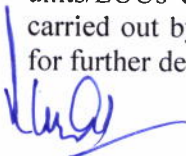
6. **Monitoring of projects awarded to NBCC:** Project Manager of NBCC may be requested to explain the present status.

**Decision :-** The Project Manager, NBCC explained the status of ongoing projects. CEO, NSEZ Authority shown displeasure on abnormal delay for completion of SDF- M Block and replacement of lifts of A, B, C and E Blocks. The CEO, NSEZ Authority directed NBCC to complete the works expeditiously.

7. **Levy of Allotment fee in case of change of Entrepreneurship in r/o SDF:** In case of plots, we are charging transfer charges if more than 50% shareholding exchange. It is proposed to adopt same analogy in case of SDF.

**Decision:** - Authority after due deliberations, approved the proposal as per agenda.

8. **Personal Hearing for adjudication of SCN issued to Mr. Kala Mukandan for cancellation of allotment of space in Service Centre:** A show cause notice was issued to Mr. Kala Mukandan on 12/02/2015 for non-utilization of allotment of Office space in Service Centre Building in NSEZ for extending facilitation services to needy SEZ units/EOUs etc. The said premises was allotted on 18/02/2010 and no activity has been carried out by Mr. Kala Mukundan since long time. The matter is placed before Authority for further decision.



**Decision:-** Mr. Kala Mukundan appeared before the Authority and stated that he is not in position to utilize the space. So he will surrender the same. The CEO, NSEZ Authority agreed and directed him to clear outstanding lease rent.

9. **Request of M/s. Sara Trans Industries for waiving off allotment fee in r/o S.D.F. allotted due to fire break in their building constructed at Plot No. 76/77, NSEZ, Noida:** It is submitted that major fire broke out in the building of the unit constructed at plot no. 76-77 during July, 2013. On request of the unit, SDF -F14 was allotted on 26.7.2013 for 4 months and SDF- F-13 was allotted on 11.09.2013 without charging Allotment fee @ Rs. 1750/- per sqr mtrs subject to condition that unit will shift their operations in their building within 4 months. But unit did not shift their operations within said period due to non-settlement of claim by Insurance Deptt. and on request of the unit, allotment was extended upto 16.1.2014. The unit again requested to extend the period of allotment. It was considered and allowed on payment of allotment fee @ Rs. 1750/- per sqr mtrs. The unit had represented to waive off allotment charges and extend period of allotment till renovation of their building at plot no. 76-77. The proposal of the unit was again placed before the Authority in its meeting held on 2.6.2014 and it was decided to charge 25% of allotment fee, if unit retains SDF upto June 2015 and if unit fails to shift their operations in their building after June, 2015 then remaining allotment fee i.e. 75% shall be charged from the unit. Now unit has again represented to waive off upto June, 15. The representation is placed before the Authority for decision.

**Decision:-** Sh. Jasveer Singh, Partner of the firm appeared before the Authority and requested to waive off the levy of allotment fee as they will vacate the SDFs by the end of July, 2015. Authority did not agree as sufficient time has already been given, However, Authority extended the time up to July, 15 on payment of 25% of allotment fee as approved earlier by the Authority in its meeting held on 2.6.2014.

**10. Additional points with the approval of the Chairman.**

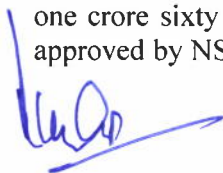
- a. **Request of M/s Neolite for charging of 1.5 times lease rent of the earmarked/utilized area:**

**Decision:** - Authority did not agree with the proposal of the unit. However, on request of the representative, Authority allowed M/s. Neokraft Global Pvt. Ltd. to deposit 0.5 times lease rent of entire plot area directly in the account of NSEZ Authority.

- b. **Income Tax Returns to be submitted either under section 80IAB or 10(46) of Income Tax Act, 1961: Approval of Balance sheet for the 2014-15.**

**Decision:** - It was decided to file Income Tax Returns under section 10 (46) of the Income Tax Act, 1961 as CBDT has not yet decided on our request filed under section 10 (46). Authority noticed that returns for the year 2013-14 were also filed under section 10 (46). Authority after deliberations, approved the Balance Sheet for the year 2014-15.

- c. **Replacement of Street Lights of Security Roads in NSEZ:** NBCC has submitted estimate of 'Replacement of Street Lights of Security Roads in NSEZ for Rs. 1,61,22,159/- (Rupees one crore sixty one lacs twenty two thousand one hundred fifty nine only). The work was approved by NSEZA in its meeting held on 23/03/2015



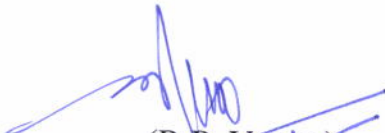
**Decision:** - The Project Manager, NBCC explained the scope of work and estimate prepared by them for Rs. 1,16,22,159/-. NSEZ Authority, after due deliberation, approved the same.


- d. **Renovation of Staff Quarters "A" & "C" Block, NSEZ:** NBCC has submitted estimate of 'Renovation of Staff Quarters 'A' & 'C' Block (3 blocks of type -C & 2 blocks of Type-A)' for Rs. 2,39,40,280/- (Rupees two crores thirty nine lacs forty thousand two hundred eighty only) The work was approved by NSEZA in its meeting held on 23/03/2015.


**Decision:** - The Project Manager, NBCC explained the scope of work and estimate prepared by them for Rs. 2,39,40,280/-. NSEZ Authority, after due deliberation, approved the same.

Meeting ended with votes of thanks to the chair.

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(R.P. Verma)  
Secretary

  
(Rakesh Kumar) 17/7/15  
Dy. Development Commissioner

  
(Sumeet Jerath)  
Chairman & CEO