

Minutes of the NSEZ Authority meeting held on 04/09/2012 at 12:00 pm

The NSEZ Authority meeting was held on 04/09/2012 under the chairmanship of Shri C.P.S. Bakshi, Chairman & CEO, NSEZ Authority. Besides, Shri Alok Mukherjee, Director of M/s. Syscom Corporation Ltd., Sh. Samir Jain, M. D. of M/s. Indeustsch Industries Pvt. Ltd.,(Both members of the Authority), Sh. Rakesh Kumar, Dy. Development Commissioner, NSEZ, Sh. Jagdish Lal, Sr. Accounts Officer, NSEZA ,Sh. R.P. Verma, Secretary to the Authority and Sh. Rajeev Sharma, FCA of M/s. Rajeev Sharma & Associates, and Sh. G.S. Arora, Empanelled Advocate were also present in the meeting.

Chairman & CEO welcomed all members & consented to the agenda being placed before the Authority for decisions as under:-

Gist of the meeting is given below:-

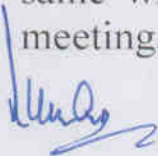
- 1. Ratification of the minutes of the meeting held on 18/06/2012:-** Authority ratified the minutes of the meeting held on 18/06/2012 and reviewed the compliance of the decisions taken in the previous meeting of the Authority in terms of Sub-Rule 14 of Rule 10 of SEZ Authority Rules, 2009.
- 2. Approval for the audited statement of annual Accounts & Financial Statement for the year 2011-12:** - The Balance Sheet alongwith the auditor report for the year 2011-12 was placed before Authority for approval. FCA explained the main contents of the balance sheet & statement of annual accounts. Authority approved the same. CEO expressed satisfaction over the facts that total resources of the Authority are healthy at ₹ 54.00 crores & directed to send a copy to DOC for information and CAG for conducting audit.
- 3. Approval for Annual Report of the Authority for the year 2011-12:** - The Authority approved the Annual Report for the year 2011-12 as enclosed with the agenda.

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4. **Re-construction of Roads in the Zone Complex:** - Authority discussed the matter in detail and decided to construct Bitumen roads instead of RCC as decided in the meeting held on 5.3.12, keeping in view the cost factor & feedback received from the trade. Authority empowered CEO to identify roads required for re-construction & select suitable agency for the work. Sh. Alok Mukherjee, Member of the Authority suggested to engage an independent agency for quality check. Authority agreed to get the work done expeditiously & approved the same.
5. **Financial Sanction for ₹ 1,35,10,530/- for replacement of 04 nos. of lifts in SDF -E Block to NBCC :** - Authority noted that administrative approval had already been granted by the Authority in its meeting held on 18.6.12. Hence, financial approval for ₹ 13510530/- to be conveyed to the NBCC.
6. **Ex-post facto approval for ₹ 83,70,047/- for re-laying of sewer line from gate no. 1 to electric substation :** It was explained to the Authority that due to technical compulsion, sewer line from gate no. 1 to electric sub- station was laid by NBCC with the RCC road with the approval of CEO. Authority after a deliberation granted administrative/ financial approval for ₹ 83,70,047/-
7. **Proposal for considering requests for allotment of SDF only on submission of DD equivalent to the rent of one month along with request for allotment of SDF:** - Authority after a deliberation decided to consider the requests of the new LOA holders for allotment of SDF/ space only on submission of DD equivalent to one month lease rent of SDF/Space in favour of "NSEZ Authority". This system be introduced with immediate effect, to ensure that only serious players apply for space & Authority does not loose any rent on account of non occupation by the applicant.



- 8. Extension of Validity of allotment of Cafeterias allotted to M/s. Top Foods, M/s. Punjab Foods & M/s. Chef bar-be-que:-** Authority noted that five years of allotment to above canteens shall be getting over in the next 3 months and final decision of Hon'ble Supreme Court in the matter of R.K.Mittal V/S Govt. of UP & other is still awaited. Noida Authority had sought details of commercial activities being carried out in NSEZ . Noida Authority has also been requested to clarify as to whether canteens etc can be operated in the industrial area or not. Noida has intimated that its legal Deptt. is still examining the issue & matter is subjudice. In view of above, Authority decided to extend the validity of allotment of above canteens upto 31.12.2013, subject to condition that all canteens shall pay 10% higher rent from the date of expiry of previous allotment. The matter would be reviewed before 31.12.2013 based on the final picture emerging in the matter.
- 9. Construction of SDF-M Block: -** DDC (RK) informed that NBCC has re-tendered the work, hence the matter of total expenditure be deferred for next meeting.
- 10. Reconstruction of Central Verge from DSC road to gate no-1:-** DDC(RK) explained the reasons for re-construction of central verge from gate no 1 to DSC road. The central verge is in a dilapidated condition & need was felt to have an iron railing to beautify the same. It was informed that expenditure shall be met with the savings from the works carried out in SDF- E & D block by NBCC. Authority empowered CEO to decide nature of work etc.
- 11. Provision for construction of STP/ETP in the zone complex: -** It was informed by DDC (RK) that NBCC has conducted a survey for STP/ETP. Authority desired to request NBCC to submit the same with estimate for further discussion in the next Authority meeting, for taking a decision on the matter.



- 12. Discussion on transfer of entrepreneurship/plots/building and permission for sharing:** - Members of the Sub -Committee constituted in the Authority meetings held on 5.3.12 & 18.6.12 were present in the meeting and submitted their views on the matter. On recommendations of the Committee, Authority decided as under :

| Sno. | Description | Proposal in the agenda | Recommendations of the Committee accepted by the Authority. |
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| 1. | Charging of transfer charges on Change of Entrepreneurship | Transfer charges shall be levied as mentioned at s.no.2 above but shall not be charged in case LOA is same. If LOA has been obtained afresh, transfer charges shall be levied even if the promoters are same. (Agenda point in the meeting held on 05.03.12) | Committee after deliberation & discussion recommends as under: "In case of Company/Partnership, even if the LOA is same, No transfer charges shall be levied if there is change/transfer of equity upto 50%, but transfer charges shall be levied if more than 50% share/promoters/Directors /Partners are changed. In case of Proprietary concerns, if there is change of hands, transfer charges shall be levied. In case there is change in name only with no changes in constitution and ownership, no transfer charges shall be levied. The above shall come into effect prospectively. |
| 2. | Levy of user charges | It was proposed that charges should be imposed on attestation of Softex form, Sewer /Water connection charges, Malba charges & Maintenance Charges. (agenda point in the meeting | Committee was of the view that : 1. Attestation of Softex being a statutory function, does not fall under the purview of the Authority, hence the matter be forwarded to DoC. 2. ₹10/- per sqr. mtrs per annum be imposed as maintenance charges in case of |


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| | | held on 18.06.12) | plot as well as SDF wef 1.1.2013. 3. No other charges should be levied now. The units be asked to provide required material for sewer/water connection to the caretaker of the Zone to provide sewer /water connection. As far as malba charges are concerned, a notice be issued to the unit to lift malba at their own. If unit does not comply, the same be lifted by the Authority and actual cost incurred on lifting of malba shall be included in their lease rent under intimation to the unit. |
| 3. | Unit was allotted more than one plot as per its requirement at the time of setting up. The unit is working unit but due to recession or lack of requirement or other reasons, wants to transfer one/more plots to a valid LOA holder | To encourage maximum utilization of land, this would be encouraged. Such transfer to be allowed on payment of transfer charges as mentioned at s.no. 2 above. All plots in the unit's possession shall be allowed to be transferred only in case of exit from the scheme after getting NOC's etc. | Committee was of the view that built up space only as constructed in accordance with the building plan approved by Competent Authority may be allowed for transfer on payment of transfer charges as applicable. Vacant plots/land without any construction have to be surrendered to the Authority & transfer of such plots is not permitted. |

Authority approved the above recommendations.




13. **Mobile charges for security personnel ₹ 200/- & ₹ 500/- for Security Officer :-** Authority decided to provide walky- talky handsets with valid licence to Security personnel for effective/speedy communication. Authority empowered security officer to process further for obtaining licence from Deptt. of Communications.



(R.P. Verma)
Secretary



(Rakesh Kumar)
DDC



(C.P.S .BAKSHI)
Chairman & CEO

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