



**NOIDA S E Z AUTHORITY**

(Under Government of India)

Min. of Commerce & Industry, Deptt. of Commerce,  
Noida Dadri Road, Phase-II, NOIDA-201305, Distt. Gautam Budh Nagar (UP)

**नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण**

(अधीनस्थ भारत सरकार)

वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग

नौएडा दादरी रोड, फेस-II, नौएडा-201305, जिला गौतम बुद्ध नगर (उ०प्र०)

**Minutes of the 20<sup>th</sup> NSEZ Authority meeting held on 28/11/13 at 12:00 pm**

The NSEZ Authority meeting was held on 28/11/2013 at 12:00 PM under the Chairmanship of Dr. L.B. Singhal, Chairman & CEO, NSEZ Authority. Besides, Sh. Manu Tentiwal, Joint Development Commissioner, NSEZ, the following were also present:-

1. Sh. S.S. Kumar, Under Secretary, Govt. of India, Ministry of Commerce & Industry, Deptt. of Commerce, Udyog Bhawan, New Delhi.
2. Sh. Rakesh Kumar, Dy. Development Commissioner, NSEZ.
3. Sh. Jagdish Lal, Sr. Accounts Officer, NSEZ
4. Sh. R.P. Verma, Secretary to the Authority.
5. Sh. Puneet Kapoor, Partner, APK Identification, NSEZ, Noida.
6. Sh. Rajeev Sharma, Chartered Accountant (Auditor), M/s. Rajeev Sharma & Associates, Noida.

Chairman & CEO welcomed all members and consented to the agenda being placed before the Authority. The issues discussed and the decisions are as below:-

- 1) **Ratification of the minutes of the meeting held on 30/07/2013:-**Authority ratified the Minutes of the meeting held on 30/07/2013 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) **Engagement of an Engineering Firm or Experienced Engineer and Architect Firm or Experienced Architects:** - An Engineering firm was engaged by NSEZ Authority for preparing "Scope of Work" and estimate etc. as no technical person/Engineer is on roll neither in NSEZ nor in NSEZA. The said firm had shown inability to do work on approved service charges ie 1% of the estimated cost. Hence, the said firm has been de-nominated. Fresh notice inviting 'Expression of Interest' is required to be in two leading newspapers and web site also. Proposal is placed before published Authority for consideration and approval.

**Decision:-** Committee noted that certain petty works/ minor repair works are required to be attended immediately whereas Public Works Departments take more time for preparation of scope of work/estimate /technical approval from their respective Technical Department. Hence, after deliberations, it was decided to engage an experienced Engineer-cum-Architect firm on retainer ship basis by giving wide publicity in two leading Newspapers and on the Website of NSEZ for inviting "**Expression of Interest**". Authority decided to constitute a committee comprising Joint Development

Commissioner as Chairman, Dy. Development Commissioner (RK) and Assistant Development Commissioner (V) as member for framing terms & conditions & retainer ship charges etc. so as to place before NSEZ Authority in its next meeting for approval.

- 3) **Award of contract for cleanliness. Discussion on Single contract or two contracts:** It was decided in the Authority meeting held on 5.3.2013 that two tenders should be invited. One for general cleanliness and 2<sup>nd</sup> for cleaning of drains/sewer and lifting of garbage from door to door & removal from Zone on daily basis. Then D.C reviewed the decision and was of the view that single tender be invited. The matter is still pending. The contract period of existing contractor shall be over on 30.11.2013. It is proposed to extend the contract period of existing contractor upto March'14 on same terms & conditions and take a view on single/double tender.

**Decision:-** After deliberation, Authority decided to maintain the decision of Authority taken in its meeting held on 05/03/2013 to invite 2 (two) tenders for expert/experienced firms/companies . In the meantime, the contract period of existing contractor may be extended up to March' 2014 on the same terms & conditions as approved earlier. The committee constituted as in agenda point No. (2) Shall complete other related works such as framing of terms & conditions, inviting tenders through two leading Newspapers/website & opening of tenders prior to expiry of extended contract period of existing contractor.

- 4) **Suitable Accommodation in Noida for Officers:-** It is submitted that there is no accommodation in NSEZ of type V/VI. The proposal was forwarded to Noida Authority to provide the same but they have not responded. Telephonically, Manager residential, Noida Authority has intimated that such accommodation is not available at present. It is, therefore, proposed to hire an accommodation of type V in Noida residential sectors on account of NSEZ Authority.

**Decision:** - It was decided that matter be referred to the Department of Commerce, Government of India seeking instructions on the following points:-

- (a) Whether SEZ authority may hire accommodation for CEO or JDC posted in NSEZ as suitable accommodation is not available in NSEZ campus.  
(b) If yes, what size of accommodation can be hired
- 5) **Levy of Five times lease rent on the units those have not obtained Completion Certificate of the building within prescribed limit-** It has been observed that some of the units in NSEZ have not obtained Completion Certificate of the building which is objectionable under Noida Authority Byelaws. As per provision of our lease agreement, five times lease rent is charged if the premise is not utilized within one year or within period as extended by the Development Commissioner, but there is no provision to charge five times lease rent in case of non-submission of Completion Certificate. Hence, It is proposed before the Authority to consider and allow to incorporate a condition in the lease deed that five times lease rent shall also be

charged in case completion certificate is not produced within the time as stipulated in Noida Authority Byelaws.

**Decision:** - After deliberations, Authority was of the view that matter be examined in details with the provisions of Noida Authority bylaws and place before Authority in its next meeting. NSEZ Authority decided to constitute a committee comprising Estate Officer, NSEZ and two Authority members representing trade viz. Sh. Sameer Jain, M/s. Indeutsch Industries Pvt. Ltd., and Shri Puneet Kapoor, M/s. APK Identification for submitting its report on the subject in next meeting to take a final view in the matter.

- 6) **Renewal of permission for Pota cabin installed by M/s Bharti Airtel on roof top of trading block-** The permission was granted three years back to M/s. Bharti Airtel to install Pota cabin on the roof top of trading Block to provide broadband facilities. The charges as applicable were paid by M/s. Bharti Airtel. Now, said agency has requested to renew the permission for next five years. It is proposed to allow said agency to continue for the next three years subject to increase of lease rent by 25% as per agreement accepted by DC earlier.

**Decision:** - Proposal approved by the Authority as per agenda.

- 7) **Approval of new building plans-** A view has to be taken by the NSEZ Authority whether building plans received from NSEZ units should be forwarded to Noida Authority or the same should be got examined by nominated architect and then place before UAC for approval.

**Decision:-** The Authority noted that Government of Uttar Pradesh has delegated the Powers to Unit Approval Committee to approve building plans subject to condition that concern officer of Noida Authority should also be present in the Unit Approval Committee meeting so that final approval may be granted in the meeting of Unit Approval Committee. Authority decided to follow the decision of Government of Uttar Pradesh.

- 8) **Fee for scrutiny of drawings/building plans by the Architect-** Presently, we are charging Rs. 24 per sqr. mtrs. Including fee for building plans and completion certificate. The Noida Authority has now increased the fee and nominated architect has also requested to increase the rates as per Noida Authority. The proposal is placed before the Authority for the decision.

**Decision:-** The Authority decided not to change any fee structures now. The rates already approved by NSEZ Authority shall be observed.

- 9) **Proposal of M/s. Reliance Jio for erection of 30 meter high-mast for providing 4G Broad Banding wireless and line access services-**

**Decision:-** The Authority noted that the Chief Secretary, Government of Uttar Pradesh vide letter No. 1485/नौ-9-2012-161 ज /12 dated 15-10-2012 has allowed the said



Company to erect High Masts for providing 4G broadbanding service in entire Uttar Pradesh. Authority was of the view that proposal of the said Company to provide such facilities in NSEZ may be considered and allowed subject to revision in site use charges by 25%. The increased rate comes to ₹ 12,50,000/- (Non-refundable) other charges shall have to be paid by the said co. as per rates approved earlier.

**10) Grant of honorarium to the staff working for Noida SEZ Authority in addition to their normal duties.**

**Decision:** - Authority directed to get the relevant details from other Zones also and place before next Authority meeting with comparative chart for decision.

**11) Proposal of M/s. OPG Power Group for co-developer for distribution of electricity.**

**Decision:-** The Authority was of the view that detailed proposal along with feasibility report, comparative chart of electricity charges and other terms & conditions be called first from the Company so as to discuss with entrepreneurs of NSEZ.

**12) Development of Park near Garbage pit:-** It was decided in the Authority meeting held on 22/05/2013 to develop a Park near garbage pit. Accordingly, public tenders were invited through "HT and Dainik Jagran" newspaper and the same was opened on 31/07/2013 before the committee constituted by the Competent Authority. The Committee recommended to award the contract to M/s. Sobha Developers @ Rs. 39,51,216/- being lowest quote. The same was forwarded to DC on the same day for acceptance and approval. The then DC did not take any decision till date. The matter is placed before the Authority for acceptance and approval.

**Decision:-** The Authority noted that in pursuance of decision taken by NSEZ Authority in its meeting held on 22/05/2013, the scope of works and estimate was got prepared based on Delhi Schedule Rates. The nominated agency submitted Scope of work and estimate as under

- |                       |                     |
|-----------------------|---------------------|
| (a) Civil work        | - Rs. 1,14,52,523/- |
| (b) Horticulture Work | - Rs. 47,15,002/-   |
| (c) Contingency       | -Rs. 28,64,958/-    |

Then CEO decided to get the horticulture work done through private agency by inviting Public Tenders. Authority noted that wide publicity was given in two leading Newspapers & on website also and other process was also followed. Consequent upon the decision, a tender notice was floated and Techno – financial bid was opened wherein M/s Shobha Developers has quoted Rs. 39,51,216/- (L1). For necessary approval for the same, the file was with then Development Commissioner. Meanwhile, he has been promoted & transferred to the post of Chief Commissioner, Central Excise, and Vadodara.


Authority after deliberation, approved lowest quote and decided to award the contract to M/s. Shobha Developers @ ₹ 39,51,216/- subject to the condition that completion/satisfactory report be obtained from the nominated agency who had prepared scope of work etc. on completion of work.

13) **Tender for food court constructed recently by NBCC in facilitation center and tender for other industrial canteens in NSEZ:** The construction of food court in facilitation centre has been completed by NBCC and handed over to this office. Authority may decide the type of food court and conditions etc. so as to invite tenders.

**Decision:-** Authority deferred the proposal for inviting tenders for allotment of Food Court in facilitation Centre for further examination/exploring possibilities for better brand etc. and decided to extend allotment period of other 3 canteens viz M/s. Punjab food, M/s. Chif's Bar -be-que and M/s. Top food for next one year with the increment of lease rent by 10%.

**Meeting ended with vote of thanks to the chair.**

  
(Manu Tentiwal) 02/12/2013  
Joint Dev. Commissioner

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