



NOIDA SEZ 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 19th NSEZ Authority meeting held on 30/07/13 at 04:00 pm

The NSEZ Authority meeting was held on 30/07/2013 at 04:00 PM under the Chairmanship of Shri Jayant Misra, Chairman & CEO, NSEZ Authority. Following were 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. R.P. Verma, Secretary to the Authority.
4. Sh. Samir Jain, Managing Director, M/s. Indeutsch Industries Pvt. Ltd., NSEZ
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 22/05/2013:-** Authority ratified the Minutes of the meeting held on 22/05/2013 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) **Approval & Discussion on Audited account, Finalization of Balance sheet /Annual Report for the year 2012-13 in accordance with Rule 6(1) &12(1) of SEZ Authority Rules, 09:-** Audited statements of Accounts, Balance sheet /Annual Report for the year 2012-13 placed before the Authority for approval in terms of Rule 6(1) & 12(1) of SEZ Authority Rules, 09. After deliberations, Authority approved the Annual accounts/Annual report for the year 2012-2013. CEO directed Secretary to forward the copies of Annual accounts/report to CAG for statutory audit and DOC for their perusal.
- 3) **Repair and re-construction of remaining roads:** - CEO explained the progress of the roads under construction/repair and proposed to repair/re-construct the remaining roads of the Zone keeping in view their condition. Authority approved the proposal and empowered CEO to select agency and get the work done at the earliest.

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- 4) **Construction of 2 km boundary wall of cement & concrete:** It was informed by DDC (RK) that dispute between NBCC & Contractor has been settled and the contractor is going to start the work of boundary wall soon already awarded by NBCC for two kms. After deliberations, it was decided to construct further two km boundary wall.
- 5) **Imposition of water charges to commercial establishments/Industrial canteens:** Authority agreed and approved to levy water charges to all commercial establishments and industrial canteens having water connection equal to the charges as applicable to SDF allottees.
- 6) **Review on non-refundable reserve price for auction of developed parking area:-** Authority noted that tenders were invited twice to allot parking area measuring 3000 sqr mtrs at the reserve price @ ₹ 200/- per sqr mtrs per annum as approved by the Authority earlier but no one has shown interest for allotment as the reserve price was high. Authority, after deliberations, decided to reduce the reserve price to ₹100/- per sqr. mtrs per annum. It was decided to invite tenders on revised reserve price by giving wide publicity.
- 7) **Ratification of non-refundable reserve price for allotment of SDFs from ₹1320/- to ₹1750/- :** Chairman explained the back ground and justification to fix non-refundable reserve price to ₹1750/- per sqr mtrs in case of allotment of SDFs to new applicants. Authority ratified the same.
- 8) **Replacement of word “non-refundable security” to “allotment fee” equivalent to reserve price:** Authority approved to amend the para 12(a) of the Authority meeting dt. 3.1.2013 as under :-
"Keeping in view the policy followed in other SEZs, Authority decided to take non –refundable allotment fee equivalent to reserve price amounting to ₹1750/- per sqr mtrs and refundable security money equivalent to one year lease rent"
- 9) **Review on sharing permission:** -Several permissions to share the premises allotted to one LOA holder with another LOA holder have been given in the past. Many units are working on sharing basis and such permissions have been granted on year to year basis. Many cases are now coming up for renewal and as these units are working. The permission to share space cannot be denied as it would lead to forced exit. Thus a systematic phasing out is required. It was explained that the sharing permissions given in the past can be divided into three categories :-

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- 1) A unit having multiple LOAs and units under the same management/ group.
- 2) The units which are functioning and have surplus space. To utilize the space optimally the permission has been given to some other valid LOA holder units to share the space.
- 3) The units which are not functioning or are poorly performing and have rented out their space for income.

The Committee decided that in the first case, there should be no objection as this allows the expansion of business and export and is not amounting to sub-leasing and renting of the premises.

In the second category, though both the units are performing this should be phased out and the functioning sharing units be encouraged to move out to the space allotted in their name.

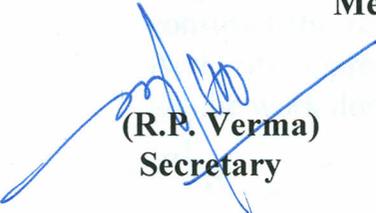
In the third case, such units are primarily using the space of NSEZ for rental purposes. All such cases should be reviewed and appropriate action be taken to stop the practice including denial of any further extension.

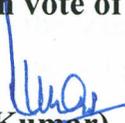
10. Renovation of SDF – ABC block: - Authority approved and empowered CEO to get the SDF - ABC blocks renovated through NBCC on the same pattern as already approved for SDF- D & E blocks.

11. Award of contract for security arrangement to M/s BIS – Two bids were received even after inviting tenders twice in two leading newspapers: - Chairman explained the matter in detail and also the provisions of GFR and CPWD manual. The provision of section 20.4.5 of CPWD manual is reproduced below:

"There are occasions when in response to call for tenders only a single tender is received. The powers delegated to the various officers of the deptt. have been restricted to some extent with regard to acceptance of single tender. These powers are given in App-I". Authority perused the provisions & App-I and empowered CEO to accept two bids or single bid in such situations.

Meeting ended with vote of thanks to the chair.


(R.P. Verma)
Secretary


(Rakesh Kumar)
DDC


(Jayant Misra)
Chairman & CEO