

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

Minutes of NSEZ Authority meeting held on 28/03/2016 at 11:30 PM in the Conference Room, 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 Manvendra Singh, Jt. DGFT, Kanpur,
2. Shri S.S. Shukla, Jt. Development Commissioner, NSEZ, Noida
3. Shri Rajesh Jain, CMD, M/s. Neokraft Global Pvt. Ltd., NSEZ, Noida.

Besides, during the meeting S/ Shri Rakesh Kumar, Dy. Development Commissioner, R.K. Srivastava, Dy. Development Commissioner, R.P. Verma, Secretary, NSEZ Authority, S.K. Soni, AGM, NBCC, Anurag Singhal, Project Manager, NBCC, U.C Tyagi, DGM, NBCC Services Ltd, Ajay Kumar Jha, DGM (ENG) NBCC services Ltd, Ankit Sharma, PE (C), NBCC services Ltd., Rajeev Sharma, FCA, M/s. Rajeev Sharma & Associates, Noida were also present.

Gist of discussion/decision is given below:

1. Ratification of the minutes of the Authority meeting held on 20/01/2016.

NSEZ Authority was informed that no reference was received against any of the decisions of NSEZA taken in the meeting held on 20/01/2016. Accordingly the Minutes of the meeting held on 20/01/2016 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 progress made in implementation of decisions taken by the Authority in its meeting held on 20.1.2016.

2. Review on the Annual Budget for the year 2015-16 approved by NSEZ Authority:

NSEZ Authority in terms of Rule 10 (20) of SEZ Authority Rules, 2009 reviewed the Budget provisions for the year 2015-16 with respect to utilization of funds /physical progress of works up to 22/03/2016. Authority noted that there is a short fall in achieving budgetary target in respect of realization of lease rent. It was explained to the Authority that 16 nos. of SDFs were surrendered by the Entrepreneurs during the current financial year resulting in short fall in achieving revenue target accruable on a/c. of lease rent. Revenue targets in r/o other heads were achieved.

Authority expressed concern over the fact that funds approved for development of Infrastructure during 2015-16 were not utilized fully. Reasons for non- utilization of funds approved for Infrastructure Development were explained by AGM, NBCC present in the meeting. Hence, the unspent amount against allocation of funds for unfinished items of work has been carried forward to be incurred during the year 2016-17. The Budget provision for the year 2016-17 is given in next para.



3. **Proposal for Annual Budget provision for the year 2016-17:** The Annual Budget for the year 2016-17 is proposed as under:-

Annual Budget for the year 2016-17

Sr. No.	Particulars	₹ in lacs
A	Estimated Revenue	
	1. Lease Rentals	2400
	2. User Charges	500
	3. Interest on fixed deposit	750
	4. Others	100
	Total	3750
B	Funds available including FDs up to 15.3.2016	10448.81
C	Funds available in Banks	1326.19
D	Grand Total (A+B+C)	15525.00
E	Estimated Expenditure	
	1. Minor works	
	a. Infrastructure Development (Capital expenditure)	6977.00
	b. Maintenance	
	2. Rent Rate & Taxes	550
	3. FTE/DTE	200
	4. Professional fee/ charges	10
	5. Advertisement & Publicity	60
	6. Office Expenses	05
	7. Salary & wages	70
8. Misc. Expenses	0	
	Total	8072.00



Break-up of estimated expenditure on minor works

S. no	Description of work	Estimated expenditure (in lacs of ₹)	Already paid	Balance to be paid during the year 2016-17	Remarks
1	2	3	4	5	6
1.	Construction of SDF Block 'M' at NSEZ (Balance payment)	2143.00	1800.00	343.00	Amount indicated in Column 5 is carried forward from the previous year (s)
2.	Replacement of 04 nos. lifts in SDF 'E' Block (Balance ayment)	135.10	121.59	13.51	-do-
3.	Maintenance/Repair of Gate No. 1&2 including construction of new toilet at both Gates	64.04	32.00	32.04	-do-
4.	Renovation of 1 st Floor of Service Centre Building.	132.00	33.00	99.00	-do-
5.	Renovation/face-lifting along with provision of lift in service Centre building NSEZ	261.41	65.35	196.06	-do-
6.	Renovation of SDF Block A, B & C, NSEZ	939.10	234.00	705.10	-do-
7.	Construction of 4 KM RCC Boundary Wall (2 nd Phase)	1795.43	448.86	1346.57	-do-



8.	Repairing of Staff Quarter Type 'A' & 'C', NSEZ	239.40	59.85	179.55	-do-
9.	Replacement of street light of Security Road, NSEZ	161.22	80.61	80.61	-do-
10	Development of Firefighting systems in SDF – FGH& I	896.39	224.10	672.29	-do-
11	Laying of Drain covers surrounding of all SDFs, Service Centre & staff quarters including minor repairing works	146.17	36.54	109.63	-do-
12	Repairs of boundary wall of parks behind service centre, near water over head tank, outer wall of Industrial canteen allotted to M/s Top Foods	146.23	0.00	146.23	-
13	Repairing/Minor work in CWC	67.05	0.00	67.05	-
14	Repairing / minor works in SDF J& K Block	308.18	0.00	308.18*	-
15	Development of STP	1500.00	0.00	1500.00	-
16	Repair/reconstruction of road.	1035.16	0.00	1035.16	-
17	Construction of Public convenience.	66.93	0.00	66.93	-
18	Development of tennis/ basketball	76.10	0.00	76.10	-



ground including gym equipment.					
Total	10112.91	3135.90	6977.01	An amount of Rs. 3777.36 has been carry forwarded from previous years and an amount of Rs 3199.65 has been proposed for new works.	

*The Authority asked AGM, NBCC to furnish cost of water proofing and grit wash separately as the cost of water proofing is to be borne by NBCC.

Authority after deliberations, approved the budget for the year 2016-17 as proposed above.

Authority also constituted a Committee under the chairmanship of Sh. S.S. Shukla, JDC and comprising of S/Shri Rajesh Jain and Rajeev Sharma, FCA as member to examine all aspects feasibility, legal requirements etc. for establishing STP/ETP and directed to submit their report before next Authority meeting for taking a final view for setting up of STP/ETP.

4. Review on the progress of ongoing projects awarded to NBCC:-

NSEZ Authority reviewed the progress of ongoing projects awarded to NBCC. Sh. S.K. Soni, AGM, NBCC informed the time schedule for completion of each items of work awarded to them as under:

S. no	Description of work	Time limit for completion of works
1.	Construction of SDF Block 'M' at NSEZ (Balance payment)	3 months
2.	Replacement of 04 nos. lifts in SDF 'E' Block (Balance payment)	1 month
3.	Maintenance/Repair of Gate No. 1&2 including construction of new toilet at both Gates	1 month
4.	Renovation of 1 st Floor of Service Centre Building.	2 months



5.	Renovation/face-lifting along with provision of lift in service Centre building NSEZ	2 months
6.	Renovation of SDF Block A, B & C, NSEZ	2 months
7.	Construction of 4 KM RCC Boundary Wall (2 nd Phase)	By end of Oct, 2016
8.	Repairing of Staff Quarter Type 'A' & 'C', NSEZ	2 months
9.	Replacement of street light of Security Road, NSEZ	1 month
10	Development of Firefighting systems in SDF – FGH& I	By end of Oct. 2016
11	Laying of Drain covers surrounding of all SDFs, Service Centre & staff quarters including minor repairing works	4 months
12	Repairs of boundary wall of parks behind service centre, near water over head tank, outer wall of Industrial canteen allotted to M/s Top Foods	Tenders are yet to be invited. AGM assured to complete the works within the current financial year.
13	Repairing/Minor work in CWC	-do-
14	Repairing / minor works in SDF J& K Block	-do-
15	Development of STP	-do-
16	Repair/reconstruction of road.	-do-
17	Construction of Public convenience.	-do-
18	Development of tennis/ basketball ground including gym equipment.	-do-

Authority requested NBCC to get all the works completed as per schedule given by them above.

5. **Sharing permission to M/s. Syscom Corporation Ltd. with M/s. Anagram SEZ Pvt. Ltd.:-** M/s Syscom Corporation is operating from Plot No. 153-154 on sharing basis with M/s Anagram SEZ Pvt. Ltd. since 30/04/2009 which was valid up to 14/01/2016. Earlier, NSEZ Authority in its meeting held on 05/02/2015 had decided to extend the sharing permission for next one year on usual terms & conditions. Now unit has requested to extend the validity of sharing permission till the validity of LOA of M/s Anagram SEZ Pvt Ltd. LOA



of M/s Anagram SEZ Pvt. Ltd is valid upto 15.1.2019. The said unit has submitted their consent to extend validity of sharing on 4.3.2016 in this office. Fact sheets of performance in r/o both units were also placed before Authority.

It was informed to the Authority that M/s Syscom Corporation Ltd is one of the leading exporter from the Noida SEZ and their export during 2014-15 was to the tune of Rs. 734 Crore(approx.). Sharing permission was initially granted by the Competent Authority on 30.4.2009. M/s Syscom Corporation Ltd. created facility there and invested huge amount towards plant & machinery and has been operating from the said premises on sharing basis since then. Subsequently sharing permission was also extended by the Authority in its meeting held on 05.2.2015. The case was placed before the Authority because the original allottee of the space in question is not sister concern of the company and thus the proposal for sharing of space was in deviation of existing guideline in the matter which permits sharing of space with sister concern only.

Decision : Keeping in view the above facts the Authority after deliberations decided to extend the sharing permission to M/s. Syscom Corporation Ltd. with M/s. Anagram SEZ Pvt. Ltd. till the validity of LOA of M/s Anagram SEZ Pvt. Ltd i.e. upto 15.01.2019.

6. **Sharing permission to M/s Neokraft Global Pvt. Ltd., NSEZ with M/s. Taurus Englobe Ltd., NSEZ at Plot No. 136 :** M/s. NeoKraft Global Pvt. Ltd. was permitted by NSEZA in its meeting held on 23/03/2015 to share the premises of M/s. Taurus Englobe Ltd, Plot No. 136 upto 25% for one year as a special case on usual Terms & Condition, till completion of their construction at plot No. 137, NSEZ, which is valid up to 31/03/2016.

Unit had requested to extend the validity of sharing permission for next 2 years as construction had not yet been started. The request for extension of sharing permission for further two years was placed before Authority for consideration. Fact sheets of performance in r/o both units were also placed before the Authority. The Authority was informed that the said sharing permission was temporary purely in view of the fact that construction of the building of M/s Neokraft Global Pvt. Ltd., NSEZ is underway and this unit has been doing very well in export production.

Decision: Authority after deliberations decided to extend the sharing permission to M/s Neokraft Global Pvt. Ltd., NSEZ with M/s. Taurus Englobe Ltd., NSEZ at Plot No. 136 till the completion of construction activities of M/s Neokraft Global Pvt. Ltd.

7. **Discussion/Consideration of Proposal of NBCC Services Ltd. for maintenance of Zone:** It was informed that at present NSEZA has engaged a host of private service providers to render various services like garbage collection/sweeping and cleanliness, development of horticulture, maintenance of lifts, security etc. and for this purpose NSEZA is incurring an annual expenditure of Rs. 4,43,56,968/- (Rupees four crores forty three lacs fifty six thousand nine hundred sixty eight only) It was also mentioned that it is difficult task to exercise effective supervision, over the services being rendered by the NSEZA as well as compliances of statutory requirements namely payment of minimum wages, ESI, PF & Bonus etc.

In view of above it was felt that a single agency of repute, expertise and experience may be entrusted with these items of work with single nodal authority. It was also brought to the notice of the Authority that in Noida SEZ construction and renovation



work is being done through NBCC. It was further informed NBCC services Ltd., subsidiary company of NBCC is providing various services in different Govt. organizations including in Kandla SEZ.

Thereafter representatives of M/s NBCC Services Ltd. made a presentation for the benefit of the participants on their profile, services which are being rendered by them at present Agencies to whom they are rendering services, and the system which is adopted by them for providing maintenance services. A copy of the presentation is given as annexure of the Minutes. Keeping in view of the quality of service which may be rendered by professional agency like M/s NBCC Services Ltd. a Public Sector Undertaking and single point of supervision, equipment proposed to be deployed. It was decided that the work related to the services indicated in ensuing para may be awarded to M/s NBCC Services Ltd. NBCC Services Ltd. gave an estimate of Rs. 7.53 Crore for providing 12 services as given in next paragraph.

After detailed deliberations, Authority with a view to have objectivity/ transparency/ quality & law compliance system in place, decided to award the following works to M/s NBCC Services Ltd :-

Sr. No.	Name of services/works
1.	Maintenance of streetlights, including High Masts, LEDs, lawns lights, parking lights, transformers meant for streetlights, Electrical works, maintenance and repair of ACs.
2.	disposal of garbage and cleanliness of drains/sewers in Noida SEZ
3.	Sanitation and Cleanliness related work in NSEZ
4.	maintenance of Park/Lawn/Horticulture in NSEZ
5.	Annual maintenance contract & operationalization for all types of goods/passenger lifts installed in SDF blocks of Noida Special Economic Zone.
6.	Maintenance of water supply lines, tube wells, UGRs, water over head tanks and proper water supply in NSEZ Authority.
7.	Deployment of Security personnel.
8.	Maintenance & operationization of all type of Firefighting systems, Extinguishers, Hydrants, Fire wells/ Storage tanks, Fire alarm systems, Smoke detectors, Fire pumps, Diesel Engines including diesel, consumables, spares etc. in all SDFs, Admn. Block, Staff quarters, gate and entire area of the zone.
9.	Deployment of manpower in the o/o the DC, NSEZ for file movements etc.
10.	Running operation & maintenance of 100 KW 440 Volt Supply, 3 phase Solar Lighting System installed at NSEZ Office Complex, Noida, Phase-2, Noida.




11.	Maintenance of Fountains installed at NSEZ
12.	Maintenance and Management of Hardware, Software, LAN and Wireless Networking System i.e. operationalization maintenance of under development and running applications software, office management system, servers, printers, UPSs, invertors, laptops, computers, projector, video conferencing system, website management, routers, hubs, access points etc.

DGM, NBCC services Ltd. assured that the above works will be executed w.e.f. 1st June, 2016 after following the due procedure. It was also decided that the validity of existing contracts which is expiring before 1st June 2016 will be extended up to 31st May, 16. In case any contract is going to expire after 1st June the same will remain valid till the validity of that expires and M/s NBCC Services Ltd. will undertake such services after expiry of validity of existing contracts.

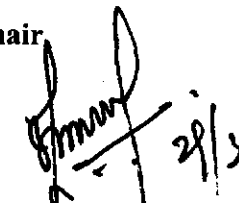
8. Additional Points with the approval of CEO:

- a. **Utilization of Fund in the head "office Expenses" which was approved for miscellaneous expenditure for the year 2015-16:** It was informed to the Authority that an amount of Rs. 50.00 lacs was approved by the Authority for Office expenses for the year 2015-16 but due to purchase of computers & other equipment which were necessary for office automation/ technology upgradation, this has been exceeded beyond the approved limit by Rs. 7.46 lacs upto 15.3.2016 and an amount of Rs. 15.00 lacs is still required to be incurred in the Office Expenses. Hence, it was proposed to approve utilization of funds approved under the head "Misc." as an amount of Rs. 32.04 lacs only has been incurred from the Misc. Head upto 15.3.2016. An amount of Rs. 200.00 lacs was approved by the Authority for the year 2015-16 under the said head. Authority after deliberations approved the proposal.
- b. **Proposal for enhancement of stipends in respect of officials engaged for automation of office/maintenance office equipment etc.:** It was informed that this work has also been included in the services to be assigned to NBCC Services Ltd and Authority has approved the same as mentioned above. Hence, the proposal was withdrawn.
- c. The Authority directed that a meeting may be held by Jt. Development Commissioner, with Fire Officer of Distt. Gautam Budh Nagar, to discuss the possibility of having dedicated Fire Tender of District Administration along with appropriate no. of trained manpower in NSEZ for the benefit of NSEZ units.

Meeting ended with vote of thanks to the chair


(S.S. Shukla)

Jt. Development Commissioner


(Dr. L.B. Sirghal)

Chairman & CEO