

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

Minutes of NSEZ Authority meeting held on 04/01/2018 at 12:00 PM in the Conference Room of 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 S.S. Shukla, Jt. Development Commissioner, NSEZ
2. Sh. Alok Mukherjee, Director, M/s. Syscom Corporation, NSEZ
3. Sh. Puneet Kapoor, Partner, M/s. APK Identification, NSEZ

Besides, during the meeting Md. Salik Parwaiz, Dy Commissioner (Customs), NSEZ, Shri Rajesh Kumar, Dy. Development Commissioner, NSEZ, Shri R.P. Verma, Secretary, NSEZ Authority, Shri Dharam Vir, Sr. AO, NSEZ were also present to assist the Authority. List of other participants is enclosed at Annexure-A.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after brief introduction, each item included in the agenda were taken up for deliberations one by one.

The Gist of discussion/decision is given below:

1. Ratification of the Minutes of meeting of NSEZ Authority held on 06/11/2017.

NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting of NSEZ Authority held on **06/11/2017**. Accordingly, the Minutes of meeting held on **06/11/2017** were ratified. Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on **06/11/2017** 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 **06/11/2017**.

2. Approval for establishment of Solid Waste Management System in NSEZ:

It was informed to the Authority that the proposal for approval of estimate amounting to Rs. 575.04 lacs for development of Solid Waste Management System was placed before the Authority in its meeting held on 06/11/2017. The Authority, after due deliberation, had decided to approve the proposal 'in-principle' subject to condition that NPCC will also submit estimated cost of the project with pre-fabricated structure so as to enable this office to compare with the cost of the project with RCC structure required for Solid Waste Management System. It was also decided that after receipt of estimate, final view with regard to RCC structure on pre-fabricated structure shall be taken keeping in view the expenditure to be incurred on this project. NPCC i.e. implementing agency vide



its letter dated 24/11/2017 had submitted its comments on the pre-fabricated structure and RCC structure.

M/s. NPCC had advised against having prefabricated structure and recommended for having RCC structure. M/s. NPCC had also submitted revised estimate of the said project with RCC structure. Revised estimate is for Rs. 5.33 Crore against original estimate of Rs. 5.75 Crore. The comments of NPCC were placed before committee headed by Jt. Development Commissioner on 12/12/17.

The committee, after due deliberation, recommended that in view of technical input of M/s. NPCC against pre-fabricated structure and positive report of Sh. Puneet Kapoor about reasonableness of estimate of proposed RCC structure for Solid Waste Management Plant as per DPR the proposal be placed before NSEZ Authority for approval.

It was also informed to the Authority that meanwhile the CEO, NSEZ Authority had presented the case before the Committee headed by the Secretary Commerce, DoC for financial assistance under Trade Infrastructure for Export Scheme (TIES). The proposal has been accepted by the Committee under said scheme and Grant of Rs. 2.13 Crores (50% cost of the project approx.) has been approved by DoC under said scheme. The proposed amount shall be released to NSEZ Authority in installments.

The proposal for establishment of Solid Waste Management System with RCC structure with estimated cost of Rs. 5.33 crore for final approval was placed before NSEZ Authority for approval.

Decision: - The Authority, after due deliberations, approved the proposal for establishment of Solid Waste Management System with RCC Structure at revised estimated cost of Rs. 5.33 Crore. M/s. NPCC Ltd. shall execute the work.

3. Installation of CCTVs in the Zone complex:- It was informed to the Authority that a team of NSEZ Officers headed by Sh. S.S. Shukla, Jt. Development Commissioner, Md. Salik Parwaiz, Dy. Commissioner (Customs) and Sh. Rakesh Kumar, Supdt. Customs, NSEZ visited SEEPZ SEZ Mumbai to study the day to day work of the Zone. The Visiting team had recommended that the whole zone should be infused with CCTV cameras with a control room working 24X7 hrs. including all the gates and CWC where valuable goods are examined and appraised daily. The SEEPZ SEZ has around 200 CCTV in an area of around 60 Acres only. The control room should be directly monitored by the Security officer with the help of his ASOs and other staff in an interacted manner which can ensure random checking.

The proposal for installation of CCTVs in the Zone complex, Service Centre & Staff Quarters was placed before the Authority for administrative approval. After administrative approval, the scope of work in consultation with DCC, NSEZ may be decided and Tender documents be prepared and e-tenders may be invited from specialized agencies in CCTVs.



Decision: - The Authority, after due deliberation, accorded **administrative approval** to the proposal to install CCTVs in the zone complex, service center and staff quarters. Besides, the CEO, NSEZ Authority directed to get a survey of the Zone including Service Center & Staff Quarters, NSEZ from a professional agency and submit its report before the Authority in its next meeting for approval of estimated cost etc.

4. **Water proofing (Brickcoba) on roof top of SDF G & E Block, NSEZ.** It was informed to the Authority that on receipt of complaints from the allottees, a joint inspection was made by the Officers, NSEZ & DPM, NBCC in r/o. water leakage at roof top of SDF 'G & E' Block, NSEZ on 19/12/2017. It was recommended by them that water proofing (brickcoba) at SDF G (entire roof) & E Blocks (1000 sqr. mtrs. approx.) is required immediately. NBCC has been requested to submit estimated cost of the work on priority basis as a part of on-going works. It was also mentioned that NBCC had been carrying out water proofing work at Guest House and SDF J & K Block, NSEZ.

This was for ratification by NSEZ Authority.

Decision: - The Authority, after due deliberation, ratified the above decision taken as continuation of on-going project already awarded to NBCC.

5. **Review of on-going projects awarded to NBCC.:-** Present status of on-going projects awarded to NBCC was placed before Authority.

Decision: - The Authority reviewed the project awarded to NBCC one by one . The Authority noted that most of the projects awarded to NBCC have been 100% completed. The CEO, NSEZ Authority directed NBCC to submit final utilization certificate along with inventory etc in respect of SDF 'M' Block.

6. **Review of performance of NSL.** List of Maintenance works of NSEZ Authority awarded to NSL was placed before the Authority for review.

Decision: - The Authority reviewed the services one by one and directed the representative of NSL to ensure that delivery of services must be improved. The Authority further noted that the work for maintenance of server, networking and manpower to be deployed in the office of the Development Commissioner is yet to be awarded. The CEO, NSEZ Authority directed to finalize the tender formalities, at the earliest.

7. **Review of performance of NPCC.** Present status of on-going projects awarded to NPCC was placed before the Authority.

Decision: - The Authority reviewed the project awarded to NPCC one by one. The CEO, NSEZ Authority directed project manager ensure that works awarded to it are completed as per approved scope of work and within the cost of award of the work. Agency on its own can not alter scope or cost of work vis-a-vis that



approved by the Authority. In case change in this regard is necessary, prior approval of the Authority for such changes must be taken.

8. **Ratification of decision of designating Sh. Rajesh Kumar, Dy. Development Commissioner as Estate Officer, NSEZ Authority:** The provision of section 3 of PP Act, 1971 and decision of designation of Sh. Rajesh Kumar, Dy. Development Commissioner, NSEZ as a Estate Officer was placed before the Authority for ratification:

Decision: - The Authority, after due deliberation, ratified the same as per agenda.

9. **Delay in execution of Tenancy Agreement by M/s Indus Valley Partners (I) Pvt. Ltd. (Unit-5) in r/o SDF No. A-08:**

NSEZ Authority was informed that M/s Indus Valley Partners (I) Pvt. Ltd. (Unit-5) was given the offer of Allotment of space vide this office letter dt. 16.02.2017 for SDF No. A-08 with the condition that unit will execute Tenancy Agreement within 45 days as per decision of NSEZ Authority taken in its meeting held on 23.06.2016. Unit was given possession of this space on 15.05.2017 and thus as per the above decision of Authority unit was required to executed Tenancy Agreement by 01.07.2017. An undertaking in this regard was also executed by the unit. Unit submitted requisite document along with application for execution of Tenancy Agreement on 13.12.2017 i.e. after delay of 5 months (approx.) and **unit has requested to condone delay & allow execution of Tenancy Agreement.**

2. It was submitted that the following Agenda was placed before Authority in its meeting held on 23.06.2016.

“It has been observed that some of the units took over possession of plot/SDF but do not execute sublease deed/ tenancy agreement within time-limit. 30 days time is given to the unit to execute the same from date of possession. But some of the units fail to do so even after issue of reminders.

After deliberation Authority decided as under:-

- i) Applicant has to deposit an amount equivalent to 3 months lease rent at the time of application which shall be adjustable in their regular lease rent.
- ii) Possession shall be taken over by the allottee within 15 days from the date of offer.
- iii) Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference”



3. It was further informed to the Authority that unit (Indus Valley Partners Unit-1, 2, 3, 4 & 5) has very good export performance. Unit has deposited all charges in compliance of Allotment letter dt.16.02.2017 and paying lease rent regularly and nothing is outstanding as on date. There is no loss of revenue in this case. The basic objective behind the above guideline prescribed by NSEZ Authority was to avoid financial losses in those matter where unit fail to take the possession and do not execute Tenancy Agreement. In this case allotment has not been cancelled so far. Considering that unit has been very good on export from the Zone and there is no loss to Zone Administration on account of lease rent cancellation of allotment and forfeiture of deposited amount appears to be very harsh.

4. Hence the request of the unit to condone delay the submission of Tenancy Agreement was placed before Authority for consideration.

Decision: The Authority, after due deliberation, decided as under:

Both the representatives of the Trade viz. S/Shri Alok Mukherjee and Puneet Kapoor who are members of the NSEZ Authority opined that in view of the fact that allottee has taken possession, paying lease rent regularly, doing export, allotment of the said space has not been cancelled, export performance of the unit has been very good and since, there is no revenue loss in case of M/s. Indus valley on account of lease rent, the unit may be allowed to execute Tenancy Agreement and same analogy to be adopted in such cases where there is no revenue loss. The decision taken by the Authority in its meeting held on 23/06/2016 was also reviewed and amended. The clause No. 3 now read as:

"Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession or **as extended by the Authority** failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference." **Similar cases be placed before the Authority for consideration and extension may be considered by the Authority on merit on case to case basis.**

10. Tentative list of works which may be carried out during 2018-19 by NSEZ:-

Tentative list of the following works which may be undertaken during the year 2018-19 was placed before the Authority for consideration.

- i) Re-construction of remaining roads including Central Verge, Street Light etc.
- ii) Renovation of SDF-F,G,H & I block.
- iii) Construction of new warehouse in CWC, NSEZ.
- iv) Reconstruction of Drainage System.




- v) Renovation and expansion of conference hall.
- vi) Painting of wooden work in stair -case
- vii) Laying of Tiles & painting of Room No. 101, 102, 104, 105, 106, 110, 111, 112 & 113 and Painting of all above rooms at 1st floor except Room No. 103 & 113 and painting of room no. 206, 209 & 210 at 2nd floor.
- viii) Development of Disaster Management System.

The Authority was informed that M/s. NBCC has been doing infrastructure development /maintenance & repairing works pertaining to Road, SDF Block, Drainage System, face-lifting of service center etc. Accordingly Authority decided to invite estimate with respect to following works from M/s. NBCC

- i) Re-construction of remaining roads including Central Verge, Street Light etc.
- ii) Renovation of SDF-F,G,H & I block.
- iv) Reconstruction of Drainage System.
- v) Renovation and expansion of conference hall.
- vi) Painting of wooden work in stair -case
- vii) Laying of Tiles & painting of Room No. 101, 102, 104, 105, 106, 110, 111, 112 & 113 and Painting of all above rooms at 1st floor except Room No. 103 & 113 and painting of room no. 206, 209 & 210 at 2nd floor.

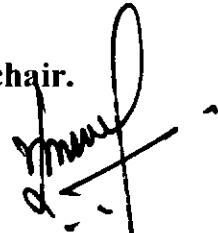
On the same analogy Authority decided to call for estimate from M/s. NPCC for CWC. Regarding Disaster Management, the Authority directed JDC to hold a meeting with Disaster Management Officers of District Administrative Authority for assessment of minimum infrastructure which may be required in NSEZ Authority.

Meeting ended with vote of thanks to the chair.



(S.S. Shukla)

Jt. Development Commissioner



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