

## नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 19.08.2024 को पूर्वाह्न 10:30 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

### Minutes of meeting of NSEZ Authority(NSEZA) held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 10:30 AM on 19.08.2024.

The following members/special invitee of the NSEZ Authority were present during the meeting:-

1. Shri Surender Malik, Joint Development Commissioner, NSEZ.
2. Shri Rakesh Kumar, Assistant DGFT, Kanpur (joined via video conferencing).
3. Shri. Puneet Kapoor, Partner, M/s APK Identification (Delhi) (joined via video conferencing).

Besides, during the meeting i) Shri Kiran Mohan Mohadikar, Deputy Development Commissioner, ii) Shri Nitin Gupta, Deputy Development Commissioner, NSEZ(joined via video conferencing), iii) Shri Krishna Chandra Pant, Senior Account Officer, NSEZ(joined via video conferencing), iv), Shri Rajendra Mohan Kashyap, Assistant Development Commissioner, NSEZ, v) Shri Arun Singh Parihar, Stenographer-II(joined via video conferencing), and vi) Shri Shripati Sharma, CA, UCC & Associates LLP, vii) Shri Neelesh Shah, consultant (Civil Engineer) (joined via video conferencing) & viii) Smt. Sapna Sharma, Architect (joined via video conferencing) were also present to assist the Authority.

It was informed that quorum was there and meeting could proceed.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after a brief introduction, the agenda was taken up sequentially and the following decisions taken.

#### 1. दिनांक 31.05.2024 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:

1.1 NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 31.05.2024. Accordingly, the Minutes of the meeting held on 31.05.2024 were ratified.

1.2 Further, the NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 31.05.2024 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 31.05.2024.

#### 2. स्किल डेवलपमेंट सेंटर हेतु फैसिलिटेशन सेंटर, NSEZ में प्रथम तल पर आवंटित जगह के किरायेदारी समझौता अगले तीन वर्ष तक नवीनीकरण करने के अनुसमर्थन के सम्बन्ध में।

The Authority discussed the agenda in detail and took into account various factors like the passing out of the first batch of 27 students,





training provided to students of the nearby government schools, digital and soft skill development of the utility providers and future plans to look at exploring some facility for skill development in manufacturing. The Authority, after due deliberation, ratified the decision made regarding the 3-year extension of the tenancy period for the space allotted to M/s Capgemini Technology Services India Limited for setting up a Skill Development Centre on the 1st floor of the Facilitation Centre at NSEZ.

**3. नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की वेबसाइट का विकास करने के सम्बन्ध में ।**

The Authority discussed the agenda in detail. The Authority after due deliberation approved the proposal for redesign and enhancement of the NSEZ website and directed to float a tender on GeM portal.

**4 . मैसर्स एनबीसीसी लिमिटेड को द्वितीय किश्त का भुगतान तथा दिए गए कार्यों की लागत में वृद्धि के सम्बन्ध में ।**

The Authority discussed the agenda in detail. The Authority after due deliberation approved the following proposal:-

**i .** The Authority has granted the in-principle approval for additional work and empowered office of Chairman & CEO, NSEZ Authority to take the final decision on file on receipt of clarification asked from NBCC vide letter dated 02.08.2024.

**ii.** The Authority has approved the proposal to release 2<sup>nd</sup> instalment of Rs.1726.00 lakh (25% of sanctioned cost of Rs.69.02 crore) to M/s NBCC (India) Ltd. Verification of physical progress of work may be done by consultant (Civil Engineer) as per agreement & scope of work.

**5 . एनएसईजेड, नौएडा में मैसर्स वाप्कोस लिमिटेड द्वारा दी जा रही विभिन्न रखरखाव सेवाओं से सम्बंधित बढ़ाई गई अनुबंध की वैधता का अनुसमर्थन के सम्बन्ध में ।**

The Authority discussed the agenda in detail. The Authority after due deliberation ratified the time extension granted in current contract upto 31.08.2024 for all services. The Authority has also allowed the time extension of one month upto 30.09.2024 for Horticulture work and Deployment of manpower at NSEZ so that the tender could be finalized.

**6 . मैसर्स ईआईएल को दिए गए कार्यों की लागत की प्रथम किश्त का भुगतान एवं पीएमसी के भुगतान तथा समयसूची के सम्बन्ध में ।**

It was informed to the Authority that the work order for design engineering and project management at NSEZ Noida was awarded to Engineers India Ltd. (EIL) at a consultancy fee of 6% for a project estimated at ₹76 crore. EIL had, on account of its inhouse consultancy expenses incurred, requested to consider payment of the first instalment of ₹1 crore and 5% of the tender cost.

The Authority, after due deliberation, decided to stick to the payment terms specified in the tender. The Authority, taking into account the inhouse expenses incurred, approved the sanction of ₹3,19,90,000 to M/s EIL as per the approved terms and conditions (No. 4.7 of the Tender).

Signature 



7. एनएसईजेड की सभी इमारतों(14 एसडीएफ ब्लॉक्स एवं बीएसएनएल स्टाफ क्वार्टर के 02 ब्लॉक्स) की संरचनात्मक लेखा परीक्षा के सम्बन्ध में ।

It was informed to the Authority that Certification Engineers International Limited (CEIL), a Government of India undertaking and a subsidiary of Engineers India Limited (EIL), submitted a proposal via email on 13.08.2024 for the health assessment of 14 SDF Blocks and 2 Residential Blocks in NSEZ Noida Phase-II. The proposal outlines the scope of work, which includes conducting a structural audit to identify risk areas and determine if the structures need immediate attention. CEIL quoted a lump sum fee of ₹32,00,000 plus GST (currently 18%) for this work.

**Decision-** The Authority after due deliberation decided to approve above mentioned work to M/s Certification Engineers International Limited (CEIL), a Government of India undertaking at the estimated cost of Rs. 32,00,000/- plus GST\*. The payment will be made as per following schedule:-

- i. 25% on Mobilization of engineers to site and submission of inception report including site visit, identification of requirements of NOT/test etc.
- ii. 25% on submission of preliminary report.
- iii. 25% on Submission of final draft report.
- iv. 15% on submission of Final report
- v. 10% on presentation on summarized Audit findings, observation, recommendation, conclusion etc.

\*GST shall be Zero Rated in terms of Section 16 of IGST Act.

8. मैसर्स वापकोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा ।

Progress report in respect of services provided by M/s WAPCOS Ltd. was placed before the Authority. The Authority reviewed the services one by one and took note of progress made.

9. जी.ई.एम. पोर्टल के माध्यम से 03 इलेक्ट्रिक बाइक के स्थान पर इलेक्ट्रिक स्कूटर की खरीदारी के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation approved the proposal for purchase of 03 nos. Electric Scooter instead of Electric bike through GeM portal.

10. प्लॉट संख्या 142A/18, एन०एस०ई०जेड०पर बने भवन की नीलामी के लिए आरक्षित मूल्य का निर्धारण करने के सम्बन्ध में ।

The Authority discussed the agenda in detail. The Authority after due deliberation decided that reserve price of Building, Plant & Machinery/goods erected at Plot No.142A/18, NSEZ may be fixed as per components decided for fixation of reserve price by NSEZ Authority in its meeting held on 26.10.2015 and place the building in e-auction at the earliest.

11. SEZ नियम, 2006 के नियम 72 के तहत मैसर्स निटप्रो इंटरनेशनल द्वारा मैसर्स डीजीफ्लेक्स इंडिया लि. के पुनरुद्धार(revival) के लिए प्रस्ताव के सम्बन्ध में ।

20/11/24

The Authority discussed the agenda in detail.

The legal opinion provided by YP (Legal) was discussed in the meeting. Relevant paragraphs of the opinion are reproduced below.

*"Considering that M/s. Digiflex India Ltd. was declared a sick unit in 1998 and the revival package was approved in 2011, the calculation of lease rent should reflect this timeline. Specifically, lease rent should not be imposed on M/s. Knitpro International for the period during which the unit was non-operational. The lease rent liabilities shall be borne from 2011, corresponding with the period when the unit was expected to begin fulfilling its financial obligations under the revival scheme.*

*As per Rule 72(5) of the SEZ Rules, 2006, which states that "Where a unit is taken over by another unit, the liability shall pass on to the new unit which is taking over the sick unit." M/s. Knitpro International will assume responsibility for the outstanding dues of M/s. Digiflex India Ltd. Thus, the calculation of lease rent from 2011 onwards is appropriate, reflecting the period from which the revival scheme was approved and the unit was expected to comply with financial obligations."*

Further the Sh. Shripati, CA of UCC & Associate LLP (Empanelled in NSEZ) attended the meeting and opined that in the given circumstances lease rent during the period year 1998 to 2011 is not applicable as the unit was declared sick and rental liabilities shall be borne from 2011.

In view of above, the Authority after due deliberation decided that lease rent during the period year 1998 to 2011 is not applicable as the unit was declared sick and directed the Estate Division to recalculate the lease rent accordingly. It also directed to forward the proposal of unit M/s Knitpro International for revival of M/s Digiflex India Ltd. under Rule, 72 of SEZ Rules, 2006 to Department of Commerce for placing before the Board of Approval for further consideration.

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।



किरण मोहन मोहाडीकर  
उप विकास आयुक्त



(अ. बिपिन मेनन)  
अध्यक्ष एवं सीईओ

दिनांक 19.08.2024 को पूर्वाह्न 10:30 बजे आयोजित होने वाली नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण  
की बैठक की संक्षिप्त कार्यसूची

क्र. सं.	विषय सूची	पृष्ठ संख्या
1.	दिनांक 31.05.2024 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन।	01-08
2.	स्किल डेवलपमेंट सेंटर हेतु फैसिलिटेशन सेंटर, NSEZ में प्रथम तल पर आवंटित जगह के किरायेदारी समझौता अगले तीन वर्ष तक नवीनीकरण करने के अनुसमर्थन के सम्बन्ध में।	09
3.	नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की वेबसाइट का विकास करने के सम्बन्ध में।	10
4.	मैसर्स एनबीसीसी लिमिटेड को द्वितीय किश्त का भुगतान तथा दिए गए कार्यों की लागत में वृद्धि के सम्बन्ध में।	11
5.	एनएसईजेड, नौएडा में मैसर्स वापकोस लिमिटेड द्वारा दी जा रही विभिन्न रखरखाव सेवाओं से सम्बंधित बढ़ाई गई अनुबंध की वैधता का अनुसमर्थन के सम्बन्ध में।	12-13
6.	मैसर्स ईआईएल को दिए गए कार्यों की लागत की प्रथम किश्त का भुगतान एवं पीएमसी के भुगतान तथा समयसूची के सम्बन्ध में।	14-15
7.	एनएसईजेड की सभी इमारतों(14 एसडीएफ ब्लॉक्स एवं बीएसएनएल स्टाफ क्वार्टर के 02 ब्लॉक्स) की संरचनात्मक लेखा परीक्षा के सम्बन्ध में।	16
8.	मैसर्स वापकोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा।	17
9.	अतिरिक्त अंक, यदि कोई हो, अध्यक्ष और सीईओ की मंजूरी के साथ।	



Minutes of meeting of NSEZ Authority held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 10.30 AM on 31.05.2024

The following members/special invitee of the NSEZ Authority were present during the meeting:-

1. Shri Surender Malik, Joint Development Commissioner, NSEZ
2. Shri Rakesh Kumar, Assistant DGFT, Kanpur (through video conferencing).
3. Rahul Tandon, Director, M/s Idemia Syscom India Private Limited as Special Invitee (joined via video conferencing).

Besides, i) Shri Kiran Mohan Mohadikar, Deputy Development Commissioner, ii) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, iii) Shri Nitin Gupta, Deputy Development Commissioner, iv) Shri Ajay Kumar Mishra, Senior Account Officer, NSEZ, v) Shri Pramod Kumar, Assistant Development Commissioner, NSEZ, vi) Shri Rajendra Mohan Kashyap, Asstt. Development Commissioner, NSEZ, vii) Shri Arun Singh Parihar, Stenographer-II, and vi) Shri Shripati Sharma, CA, UCC & Associates LLP, vii) Shri Anshul Rawat, (through video conferencing) & viii) Ms Sonakshi Gandotra, Young Professional (Legal) were also present to assist the Authority.

It was informed that the quorum was there for the meeting to proceed.

At the outset, the Chairman & CEO, NSEZA welcomed the participants and after a brief introduction, the agenda was taken up sequentially with the decisions thereof as under.

1. दिनांक 22.03.2024 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:

NSEZ Authority was informed that no representation was received on the Minutes of the said meeting. Hence the Minutes of the meeting held on 22.03.2024 were ratified.

Further, the NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 22.03.2024 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 22.03.2024.

2. Regarding approval of Annual Accounts(Balance Sheet) and Annual Report for the year 2023-24 in terms of Rule 6(1) (IV), 11(2), 12(1) of SEZ Authority Rule, 2009

The draft Balance Sheet and Annual Report for the year 2023-24 were finalized by the nominated CA firm viz. M/s UCC & Associates LLP. It was placed before the NSEZ Authority for approval in terms of Rules 6(1)(IV), 11(2), 12(1) of SEZ Authority Rules, 2009. Shri Shripati Sharma, CA, UCC & Associates LLP briefed the members of the NSEZ Authority about the highlights of the financial statements (Balance Sheet) and notes on accounts.

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The Authority, after due deliberation approved the Balance Sheet and Annual Report for the year 2023-24. The Chairman & CEO directed the Estate Division, NSEZ to forward the copies of Annual Accounts/Reports for the year 2023-24 to CAG for statutory audit and DoC for information.

**3. Construction of New office building, retrofitting/ renovation of SDF Blocks and upgradation of Infrastructure facilities (Stormwater drains, resurfacing of roads, Boundary wall height extension etc.) at Noida Special Economic Zone (NSEZ)**

It was informed to the Authority that the Noida Special Economic Zone (NSEZ) Authority, in its meeting on 30.10.2023, approved an estimate for various development projects, awarded to Engineers India Limited (EIL) through competitive bidding. The details of the project are as under:-

S. No.	Particulars	Approximate value (Rs. In lakh)
1.	Upliftment of all SDF Blocks including beautification & retrofitting works	1800.00
2.	Construction of new office Building behind Service Center (17000 Sq. Ft x 5500 Sq. Ft)	935.00
3.	Re-development of drainage system	2000.00
4.	Resurfacing of roads	540.00
5.	Laying of interlocking tiles from plot no. 153 to plot no. 147, Plot No. 128 to SDF 'G' Block and Plot No. 78 to Gate No. 02	117.00
6.	Increase in the height of low boundary wall from Plot No. 142 A/24 to SDF 'L' block and re- construction of RCC boundary wall from gate	392.00
7.	Renovation of Central Verge (2 km x 11000)	220.00
8.	Renovation work of existing office building (Service Centre) of NSEZ, Noida	200.00
9.	Construction of 2 x 10 MVA sub-station 33/11 KVA including all equipment etc.	1200.00
10.	Miscellaneous Civil work	200.00
	Total	7604.00 (i.e. Rs 76.04 crore)

Subsequently construction site visit were undertaken and actual measurements and estimations were carried out followed by a series of internal meetings. In this, the existing work also required some modification such as the size of the new office building and additional work under the Head "Miscellaneous Civil Work". EIL, in an email dated 25.05.2024, provided a detailed cost estimate for these projects, the details of which are as under:-

19.20.17

S.No.	Items description	Amount
1	Upliftment of SDF Blocks	15,51,17,026
2	New Office Building	15,18,66,002
3	Redevelopment of Drainage system	17,05,62,797
4	Resurfacing of Roads	7,07,00,275
5	Boundary Wall height extension	1,85,74,963
6	Renovation of Central verge	3,89,23,918
7	Renovation of Service Centre	1,13,09,517
8	Renovation of Type-2 Quarters	1,47,98,983
9	Indoor Sports Complex	2,54,30,908
10	Renovation of Server Room	30,41,900
	<b>Total</b>	<b>66,03,26,289</b>
	<b>Say (Rs. in Crore)</b>	<b>66.03</b>

Additionally, EIL stated that the construction of a 2 x 10 MVA sub-station (estimated at Rs. 1200 lakh) involved specialized electrical work requiring coordination with State Discom/UPPCL. Thus, it is kept as a separate package from the civil upgradation works. The sub-station tender document is being finalized and requires approval of the provided cost estimate.

It was informed by EIL that the estimate had been revised due to the following reasons:-

- The actual size of the building has increased by 20%, Parking, road, external services like electrical, sewerage etc, as per the requirements explained by this office, includes facilities such as a green building, Heating, Ventilation, and Air Conditioning (HVAC) installation for extreme cold seasons, an underground tank for fire, and a connecting bridges between the old building and the new building.
- Based on actual measurements, the estimate for the road resurfacing and central verge work has been revised.
- The cost of the sports complex had been reduced from Rs. 2.54 crore to Rs. 50 lakh, as shown in the table below

S.N.	Item	Unit	Qty	Rate (Rs.)	Amount (Rs.)
1	CC Flooring	SqM	236	2320.0	5,47,520
2	Bituminous Flooring	SqM	164	2100.0	3,44,400
3	Play Surface Acrylic	SqM	164	1014.7	1,66,406

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4	Chainlink Fencing Fabric	SqM	300	1067.1	3,20,130
5	Steel Angle	Kg	1360	106.0	1,44,160
6	Toilet, Locker Blocks	SqM	80	30000.0	24,00,000
7	Footpath	SqM	100	2960.0	2,96,000
8	Lighting (Play area)	LS			2,00,000
9	Sourcing of Utilities	LS			5,00,000
	<b>Total</b>				<b>49,18,616</b>
	<b>Rounded Off (Rs. in Lakhs)</b>				<b>50.00</b>

- d. The work of Rs. 1.17 crores of laying interlocking tiles from Plot No. 153 to Plot No. 147, Plot No. 128 to SDF G Block, and Plot No. 78 to Gate No. 02 has been removed from the estimate.
- e. The work of renovating the server room has been included in the estimate.

**Decision:** The proposal was discussed in details, and the NSEZ Authority after due deliberation approved it with the above mentioned amendments of an estimate amounting to Rs. 64 Cr. (approx.) excluding the work of sub-station. These amendments were incorporated into the proposal to ensure a comprehensive approach to the infrastructure development projects.

**4. Regarding the fire in Shop No. 03, Facilitation Center, NSEZ on the night of 27/11/2023, request of the allottee for waiver of rent**

It was informed to the Authority that Mr. Shyamu Pathak reported that his shop No. 03 in the Facilitation Center, Noida, which was allotted to him three months ago, caught fire on the night of 27/11/2023, resulting in total loss of his belongings. He requested a three-month rent waiver and the allocation of another shop for the same period to sustain his livelihood and repair the damaged shop. The NSEZ Authority, in its meeting on 22.03.2024, empowered the CEO to grant Mr. Pathak a personal hearing and decide on the matter. The Authority expressed concern about the fire and directed the implementation of preventive measures, especially considering the Skill Development Centre's presence on the 1st floor.

Following an investigation by a committee, it was found that the fire was likely caused by an electrical short-circuit, with no evidence of sabotage. The committee recommended reviewing fire prevention measures across all NSEZ buildings. The Competent Authority agreed with these recommendations, emphasizing the importance of adequate precautions.

*As per SEZ Authority Rule 7(6), the Authority shall have powers to write off irrecoverable losses of its property on account of theft, fraud, negligence, natural calamity, fire and irrecoverable lease rent, licence fee and other user charges in respect of the assets and services of the Authority, including irrecoverable dues on account of Court orders and statutory proceedings*

*Provided that any write-off of losses beyond the sum of rupees one lakh shall be with the prior approval of the Central Government:*

**Decision:** After due deliberation and taking into account the extenuating

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circumstances of the calamity, the Authority decided to grant, in principle, approval for the waiver of three months' lease rent. This is subject to the condition that the allottee of the shop will pay the remaining lease rent immediately and make proper fire-fighting arrangements to prevent such incidents.

Furthermore, the Authority decided to conduct a survey of the Facilitation Centre for the installation of fire-fighting equipment, if required. Additionally, the Authority directed the Security Division to take suitable steps to prevent such incidents in the future. It was directed to frame a SOP in this context to prevent such future mishaps.

#### **5. Regarding Non-payment of Lease Rent and request for waiver of interest on lease rent**

It was informed to the Authority that a representation from M/s Virtual Studio Pvt. Ltd., SDF No. L-05, NSEZ, stated that they have paid the pending lease rent of Rs. 56,67,067/- and have a remaining balance of Rs. 5,49,062/-. The unit requested an extension of 8-9 months to clear the remaining lease rent and also requested to surrender 40% of their lease office space to reduce expenses, along with a waiver of interest. The total lease rent dues up to 31.03.2024 amounted to Rs. 92,04,734/-, including interest of Rs. 10,62,568/-. The unit had paid Rs. 70,87,642/-, leaving a pending total lease rent of Rs. 21,17,092/-. According to SEZ Authority Rule 7.(6), the Authority has the power to write off irrecoverable losses due to various reasons, provided that any write-off beyond one lakh rupees requires prior approval from the Central Government and full details and reasons must be recorded in writing.

The Authority discussed the agenda in detail on 22.03.2024 and decided that no waiver would be granted on the interest portion. However, they agreed to grant a 12-month extension for paying the balance lease rental in equal installments, including applicable lease rentals. A letter was issued to M/s Virtual Studio detailing the installment plan, amounting to Rs. 23,71,143/- (Rs. 21,17,092/- pending lease rent and Rs. 2,54,051/- interest), to be paid in 12 equal installments of Rs. 1,97,595/-. Despite these arrangements, M/s Virtual Studio continued to experience financial difficulties and requested further assistance, including condonation of delays and the possibility to present their case to the board for review. The unit has an outstanding lease rent and interest of Rs. 16,40,894 up to June 2024, and their request for delay condonation and further assistance is submitted for approval.

*As per SEZ Authority Rule 7. (6) The Authority shall have powers to write off irrecoverable losses of its property on account of theft, fraud, negligence, natural calamity, fire and irrecoverable lease rent, licence fee and other user charges in respect of the assets and services of the Authority, including irrecoverable dues on account of Court orders and statutory proceedings*

*Provided that any write-off of losses beyond the sum of rupees one lakh shall be with the prior approval of the Central Government:*

**Decision:** NSEZ Authority after due deliberation decided to send a

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recommendation for the waiver of interest amounting to Rs. 10,62,568/- of M/s Virtual Studio Private Limited to the Ministry of Commerce and Industry, Department of Commerce, in accordance with Rule 7.(6) of the SEZ Authority Rule, 2009. This is however, subject to payment of the principal amount due. Further Accounts division is directed to reconcile the ledger of the Unit. Regarding the request for surrender of approx. 40% office space, it was decided to approve the unit's request. However, this is contingent upon the condition that the unit will bear all expenses related to the partition of the space to maintain separate entry and exit points as per the civil structure of the SDF.

#### 6. Open Gym Equipment installation in Parks in NSEZ

It was informed to the Authority regarding requirement of installing open gym equipment in the NSEZ parks (3 Nos.) for the workers of NSEZ units. The details of the equipment proposed to be purchase from GeM Portal are as follows:

1. Leg Press Cum Air Walker Cum Shoulder Press-3 Nos.
2. Open Gym Air Walker-3 Nos.
3. 6 Station Multi Gym- 3 Nos.
4. Open Gym Tai-Chi Wheel Grade- 3 Nos.
5. Open Gym Bicycle Application-3 Nos.
6. Chest Shaper- 3 Nos.
7. Cross Trainer-3 Nos.
8. Horse Rider-3 Nos.

**Decision:** The matter regarding the purchase of the above-mentioned equipment was discussed in detail. The Authority, after due deliberation and taking into account to ensure the good health and fitness of the employees of NSEZ, approved the proposal. The equipment would be purchased from the GeM portal for 02 parks in NSEZ.

#### 7. Invitation for Expression of Interest (EOI) to establish a Medical Facility for NSEZ Workers

It was informed to the Authority that it was decided that Shop No. 07 and 7A (measuring 53.80 sq. m) would be reserved for a medical facility for NSEZ workers, and these shops have now been allocated for this purpose.

It has been proposed that an Expression of Interest (EOI) will be extended to nearby hospitals to establish small medical facilities for NSEZ workers. The EOI will mention a daily footfall of over 40,000 blue-collar and white-collar employees. Additionally, the EOI will be sent to all nearby major hospitals and telemedicine platforms such as Practo, Lybrate, Aayu, and MediBuddy to explore the possibility of providing telemedicine services.

**Decision:** Authority after due deliberation decided to approve the above proposal



and also include Pharmacy shop in the EOI.

**8. Proposal of M/s. Knitpro International (Unit-II) for Grant of Approval for New LOA to Their Sister Unit 'Bharat Composites Pvt. Ltd.' and Transfer of Plot No. 72-73, NSEZ – reg.**

It was informed to the Authority that M/s. Knitpro International (Unit-II) submitted a proposal for the grant of approval for a new Letter of Approval (LOA) to their sister unit, Bharat Composites Private Limited, and the transfer of Plot No. 72-73 within the NSEZ. This review followed the submission of a letter dated November 21, 2023, wherein M/s. Knitpro International detailed their intention to segregate their composite materials business and transfer it to Bharat Composites Private Limited. The request comprised two primary elements: the issuance of an LOA to Bharat Composites Private Limited with subsequent approval from the Unit Approval Committee (UAC), and the transfer of Plot No. 72-73 from Knitpro International to Bharat Composites Private Limited.

The shareholders of both entities were delineated, revealing an overlap between the major shareholders, Mr. R.C. Jain and Mr. Shirish Kumar Jain. Additionally, it was highlighted that while the former duo were common shareholders in both companies, the other shareholders were Mr. R.C. Jain's sons. Notably, the absence of imports at Plot No. 72-73 was emphasized, with all transactions being local purchases. It was also observed that details of promoters available in the MCA website is reflecting different promoters i.e. Sh. Roop Chand. The details were not updated in the Website.

The proposal underwent meticulous examination in light of Rule 74A of the SEZ Rules, 2006, which pertains to exit of SEZ unit. It was noted that Rule 74A didn't apply in this scenario, as the unit was not exiting the SEZ scheme entirely but transferring only a portion of its assets. Legal opinions from M/s. Surana & Surana International Attorneys and Young Professional (Legal) supported this interpretation, emphasizing compliance with regulatory norms.

*Instruction 109 provides a framework for facilitating business transfers while ensuring continuity of SEZ operations, and it serves as the guiding document for such transactions.*

**Business Transfer Arrangements:**

*Business Transfer Arrangements under Instruction 109 allow for the transfer of assets, including LOAs, from one entity to another within the SEZ framework. These arrangements enable seamless continuity of business operations while facilitating reorganization.*

Sh. Shirish Jain, Partner of the unit and Sh. Indresh Singh, Manager of the unit appeared on behalf of the unit and explained the proposal in details.

**Decision:** The Authority after due deliberation decided to approve the proposed Business Transfer Arrangements in term of Instruction No. 109 subject to the following terms & conditions:-

- i. M/s Bharat Composites Pvt. Ltd. will obtain LOA along and will submit proposed

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- Business Transfer Agreement for further consideration by the Unit Approval Committee.
- ii. M/s Knitpro would clear the entire outstanding lease rent in respect of plot nos. 72 & 73, NSEZ.
  - iii. M/s Knitpro would pay the applicable transfer charges as informed by the Department/NSEZ.
  - iv. M/s Knitpro would produce the "No Dues Certificate" from Banks/Financial Institutions for the Plot nos. 72 & 73, in case they were mortgaged with any Bank/Financial Institutions.
  - v. M/s Knitpro would give an indemnity with regards to the point "ii" above.
  - vi. M/s Bharat Composites Pvt. Ltd. would deposit a Demand Draft towards advance lease rent (for 3 months) for plots nos. 72 & 73.
  - vii. M/s Bharat Composites Pvt. Ltd. would give an undertaking that it shall not opt out from NSEZ for one block period (5 years) and maintain a Positive NFE in terms of SEZ Rules, 2006.
  - viii. The Possession of Building/Plot no. 72 & 73 shall be handed over only upon compliance of the above-mentioned conditions.
  - ix. No splitting of a Single Plot would be allowed.
  - x. The unit will comply with directions of UAC, DC and CEO, NSEZA.

बैठक अध्यक्ष महोदय को धन्यवाद के साथ समाप्त हुई।

  
(Kiran Mohan Mohadikar)  
Secretary &

Dy. Development Commissioner

  
(A Bipin Menon)  
Chairman and CEO

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**Agenda of NSEZ Authority meeting to be held on 19.08.2024.**

- ② **विषय:-स्किल डेवलपमेंट सेंटर हेतु फैसिलिटेशन सेंटर, NSEZ में प्रथम तल पर आवंटित जगह के किरायेदारी समझौता अगले तीन वर्ष तक नवीनीकरण करने के अनुसमर्थन के सम्बन्ध में।**

यह प्रस्तुत किया जाता है कि इकाई मैसर्स कैपजेमिनी टेक्नोलॉजी सर्विसेज इंडिया लि. को प्राधिकरण की बैठक में लिए गए निर्णय के अनुसार स्किल डेवलपमेंट सेंटर हेतु फैसिलिटेशन सेंटर, NSEZ में प्रथम तल पर एक वर्ष के लिए शुल्क मुक्त आवंटन किया गया था | जिसकी अवधि दिनांक 01.08.2024 को समाप्त हो गई है।

2. श्री कुमार अनुराग प्रताप, उपाध्यक्ष और प्रमुख कॉर्पोरेट सामाजिक उत्तरदायित्व, मैसर्स कैपजेमिनी टेक्नोलॉजी सर्विसेज इंडिया लिमिटेड से प्राप्त पत्र दिनांक 24.07.2024 के द्वारा उन्होंने यह दिखाने की कोशिश की है कि कौशल के लिए पेश किए गए पाठ्यक्रमों को अच्छी प्रतिक्रिया मिल रही है और कुशल कार्यबल को प्लेसमेंट भी मिल रहा है। उन्होंने कौशल विकास के लिए विभिन्न बहुराष्ट्रीय कंपनियों के साथ भी सहयोग किया है। उन्होंने बुनियादी ढांचे के निर्माण में काफी निवेश किया है। उन्होंने लीज समझौते को 01.08.2027 तक 3 साल और बढ़ाने का अनुरोध किया है।

3. आवंटन 12 महीने के लिए था और प्रशिक्षुओं, प्रशिक्षकों, कक्षा सुविधाओं, रोजगार आदि जैसे मापदंडों के आधार पर एक बार में एक वर्ष का विस्तार दिया जाना था।

4. कौशल केंद्र के अच्छे प्रदर्शन और उनके द्वारा किए गए निवेश को देखते हुए, सक्षम अधिकारी ने स्किल डेवलपमेंट सेंटर हेतु फैसिलिटेशन सेंटर, NSEZ में प्रथम तल पर आवंटित जगह के किरायेदारी समझौता को अगले तीन वर्ष अर्थात् 01.08.2027 तक नवीनीकृत करने का अनुमोदन पत्रावली पर प्रदान किया वशर्ते अनुमोदन प्राधिकरण द्वारा अनुसमर्थित किया जाये |

5. अतः उपरोक्त मामला प्राधिकरण के समक्ष अनुसमर्थन हेतु प्रस्तुत है।

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**Agenda of NSEZ Authority meeting to be held on 19.08.2024.**

**③ विषय:-नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की वेबसाइट का विकास करने के सम्बन्ध में ।**

It is mentioned that the current website of NSEZ is outdated and does not meet modern standards required to effectively serve our unit(existing and new/upcoming). In this regard it is proposed that following enhancements for the new website may be introduced:

1. **Modern and User-Friendly Design:**Implement a contemporary design that is visually appealing and easy to navigate. Ensure mobile responsiveness to cater to users accessing the site from various devices.
2. **Chatbot Facility:** Integrate a chatbot to provide real-time assistance to visitors. Enable the chatbot to handle common inquiries for setting up a new unit, provide information on services, and guide users/upcoming through the website.
3. **Enhanced Features:**
  - Update the content management system to allow for easier updates and maintenance.
  - Incorporate a search function to help users find information quickly.
  - Add sections for news, updates, and events to keep units informed.

The redesign and enhancement of the NSEZ website will significantly improve our digital presence and provide a better user experience for all visitors, thereby supporting our mission to facilitate trade and investment.

In view of above, the matter is placed before NSEZ Authority for approval.

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## Agenda for the NSEZ Authority Meeting to be Held on 14.08.2024

### ④ विषय: मैसर्स एनबीसीसी लिमिटेड को द्वितीय किश्त का भुगतान तथा दिए गए कार्यों की लागत में वृद्धि के सम्बन्ध में।

1. It is submitted that M/s NBCC (India) Ltd. vide its letter dated 10.07.2024 has submitted an estimate for additional work. They have informed that they have diligently carried out various works in accordance with instructions received from NSEZ officials from time to time up to the present date. The detailed estimate outlines the costs incurred, amounting to Rs 2.24 Cr (including NBCC charges).

#### **2. Comments and Proposals by Sh. Neelesh Shah (Consultant):**

Sh. Neelesh Shah (Consultant) proposed in their comments dated 22.07.2024 that we may also ask NBCC to submit the details of savings on account of the non-execution of the development of two parks and to report any other savings based on the requirements, site conditions, technical specifications, and drawings followed.

S.No	Particular	Claim by NBCC	Amount recommended for approval	Clarification
1.	New Parking area & unloading shed	1,14,22,513.22	1,14,22,513.22	In order
2.	Entry /exit ramp opp. Factory plots	48,28,544.75	1763734.75	Revised
3.	Np-2 pipe trench near substation	2,14,367.63	2,14,367.63	In order
4.	Boundary wall near parking area	1,26,871.75	1,26,871.75	In order
5.	Temporary gates	3,96,402.50	-----	NBCC to review
6.	Stainless steel work near gate	4,63,440.00	4,63,440.00	In order
7.	Other misc work	19,77,028.00	-----	NBCC to review
8.	Electrical Work for unloading platform shed	10,19,471.50	10,19,471.50	In order

3. Vide this office letter dated 02.08.2024, NBCC was asked for clarification on the above points (2), (5), and (7) and also advised to calculate the savings from the non-execution of the development of the two parks within the contractor's scope. Similarly, they were also requested to submit details of any savings resulting from the execution of work based on site conditions that deviated from contractual provisions. There is no reply received till date.

4. M/s NBCC (India) Ltd. vide its letter dated 12.08.2024 has informed that they have completed 32% of the work and submitted utilization certificate of Rs.1685.00 lakhs against 1st installment of Rs.1726.00 lakh. M/s NBCC (India) Ltd. has requested to release 2nd installment amounting to Rs.17.26 crore (25% of sanctioned cost of Rs.69.02 Crore) as per schedule of payment for the work.

3. In light of the above, the matter is placed before the NSEZ Authority for further consideration.

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**Agenda of NSEZ Authority meeting to be held on 19.08.2024.**

⑤ विषय:- एनएसईजेड, नौएडा में मैसर्स वापकोस लिमिटेड द्वारा दी जा रही विभिन्न रखरखाव सेवाओं से सम्बंधित बढ़ाई गई अनुबंध की वैधता का अनुसमर्थन के सम्बन्ध में ।

It is submitted that during the NSEZ Authority meeting dt. 22.03.2024, it was decided that Wapcos Ltd. has caused delays in bill filing and worker payments. It has been noted that workers have directly complained to this office about these issues. Furthermore, GST payments from Wapcos Ltd. are also overdue, and the firm's performance has fallen short of expectations. Consequently, after deliberation, the Authority decided not to extend the contract with M/s Wapcos Ltd. beyond 30.06.2024. Additionally, the Authority directed the Estate Management (EM) section to initiate the tender process for various services directly from this office using the GEM Portal and the ERP ITI Facility, which provides access to the CPPP Portal. Accordingly this office had initiated Tender process of all type of services. Reasons for delay in finalizing the tender and present status of all tenders are as under:-

S. No.	Name of maintenance work	Reason for delay in finalizing the tender at the time of extension	Present Status
1.	Housekeeping related work	Technical Bid opened. Presentation held on 25.06.2024. Financial bid shall be opened soon.	Work order issued
2.	Water supply & firefighting related work	Technical Bid opened. Presentation held on 25.06.2024. Financial bid shall be opened soon.	Work order issued
3.	Street Light /Electrical Equipment related work	Technical Bid opened. Presentation held on 25.06.2024. Financial bid shall be opened soon.	Work order issued
4.	Providing Security manpower round clock	Technical Bid opened. Presentation held on 21.06.2024. Financial bid shall be opened soon.	Work order issued
5.	Horticultre related work	Last date was extended upto 20.06.2024 due to less participation. Technical Bid opened. Documents are being examined.	H1 firm has quoted the amount less than estimated cost, on the recommendation of Tender Committee bid has been cancelled and fresh bid floated again. Last date of tender submission is 29.08.2024.
6.	Deployment of Manpower	Technical Bid opened. All bidders were not qualified. Tender floated again. Last date of tender submission is 28.06.2024.	Only one firm found technically qualified which has quoted the unacceptable amount i.e. Rs.5.85/-, hence bid has been cancelled and fresh bid floated again.



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			Last date of tender submission is 16.08.2024.
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2. M/s WAPCOS Ltd. vide its letter dated 19.06.2024 has submitted its request for extension of contract period for the further period upto 03 months (upto September, 2024) with existing terms & conditions. It is also mentioned in the request that they have been awarded contract upto 30.06.2024 further they have awarded the contract to the sub-contractor accordingly. All Agencies have requested them to extend services upto September, 2024 so that their tenure will be completed for one year.

3. Keeping in view of above, Competent Authority has granted the time extension in current contract up to 31.08.2024 subject to the ratification of the same from NSEZ Authority.

4. In view of above, the time extension in current contract granted by Competent Authority on file is placed before Authority for ratification.

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**Agenda of NSEZ Authority meeting to be held on 19.08.2024.**

- ⑥ विषय:-मैसर्स ईआईएल को दिए गए कार्यों की लागत की प्रथम किश्त का भुगतान एवं पीएमसी के भुगतान तथा समयसूची के सम्बन्ध में।

It is submitted that vide this office letter dated 26.02.2024, the work order for comprehensive design engineering, project management consultancy & construction for development and upgradation of infrastructure at NSEZ Noida was awarded to M/s Engineers India Ltd. at the quoted consultancy fee@6%(without GST) for the estimated cost of the project of Rs.76 Crore.

2 . The cost estimate of Rs.63.98 crores as submitted by M/s EIL has been approved by NSEZ Authority in its meeting held on 31.05.2024.

3. With reference to the work awarded to EIL vide this office letter No. 1783 dated 26/02/2024, Sh. Masood Ali Khan, AGM (Projects), Engineers India Limited has submitted a letter dated 29/05/2024 on the subject cited above. He has mentioned that EIL is providing the services to NSEZA on depository mode basis wherein their scope is for Pre-construction and Construction phase of the project. The pre-construction phase starts with concept preparation, designing, detailed engineering, preliminary and detailed cost estimate preparation, tender inputs for tendering, evaluation of bids and award of works. He has also mentioned that the Construction phase broadly comprises of construction supervision, certification of bills, payment to contractors and finally handing over the facilities.

4. He has stated that as evident above, substantial efforts as PMC are put-in during Preconstruction phase. However as per the terms of the LOA, they wish to bring their kind notice to this office that the payment terms for Preconstruction (Design and Tendering) phase are not mentioned in the aforesaid LoA/ contract signed between them and NSEZA. Hence to ensure that EIL is suitably reimbursed for the efforts in a timely manner, the Payment Terms for EIL Fee are proposed in Annexure -1 and the similar payment terms are followed in contracts with their other esteemed clients also and same has been proposed here.

5. In this regard, Civil Engineer Sh. Neelesh shah (Consultant) vide note dt. 01.07.2024 has provided opinion regarding PMC charges demended by EIL. Details of opinion are as under:-

*"M/s EIL requested for payment of 40%. PMC fee for pre tendering activities and award of work to contractor.*

*The PMC charges are being charged by all PMC on pro-rata Basis on the payment released to the contractors.*

*We have awarded PMC work on percentage Basis on actual cost incurred. The actual cost is defined in the contract.*

*As such, the PMC fees is Payable to EIL on their quoted Percentage an actual cost.*

*Further clause 4.9 of the contract is re produced of below -*

*4.9 "The PMC shall give to the Employer, their monthly bill/reimbursement bill showing description of work done, quantity & value of services rendered and Applicable Tax along with their expenditure claim (including agency charges) duly certified by a representative of PMC on the Project, for reimbursement of expenditure incurred. The Employer shall*

*release the payment within 30 (thirty) days of submission of invoices/reimbursement bill by the PMC. On completion of work, the accounts of the works shall be closed and a final statement shall be submitted for settlement along with refund of excess deposit received any, audited by a chartered accountant. All government rules & regulations pertaining applicable taxes shall be applicable and binding on both Employer & PMC”.*

*In view of above, the request of EIL is not as per the terms of the contract.”*

6. The opinion of Civil Engineer Consultant for payment of PMC charges is reproduced above. He has opined that the request of EIL is not as per the terms of the Contract.

7. It is mentioned here that EIL is also a PSU under Ministry of Petroleum. Therefore, it is proposed that following payment terms as approved by the NSEZA for civil works being undertaken by PSUs namely NBCC/NPCC/WAPCOS may also be made applicable for payment of PMC charges to EIL:-

Schedule of payment for the work shall be as under:-

• At the time of award of work	-	25%
• At the time of completion of 30% work	-	25%
• At the time of completion of 75% work	-	25%
• At the time of completion of 90% work	-	15%
• At the time of completion of 100% work	-	10%

8. In view of above, the matter related to fixing of terms & conditions for payment of PMC charges in line with other PSUs and consequent payment of 1st installment towards PMC charges upto approx. Rs.1,00,00,000/- (Rupees one crore only) and also for payment of 5% of the tender cost i.e Rs.3,19,90,000/- (Rupees three crore nineteen lakhs and ninety thousand only) to EIL is placed before NSEZ Authority for further deliberations/decision.

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**Agenda of NSEZ Authority meeting to be held on 19.08.2024.**

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**विषय:-एनएसईजेड की सभी इमारतों(14 एसडीएफ ब्लॉक्स एवं बीएसएनएल स्टाफ क्वार्टर के 02 ब्लॉक्स) की संरचनात्मक लेखा परीक्षा के सम्बन्ध में।**

It is submitted that Shri Ajay Singh, Head (Inspection), Delhi Region, Certification Engineers International Limited (CEIL).(A Govt. of India Undertaking, Subsidiary of EIL), 2nd Floor, Engineers India Bhavan , 1, Bhikaji Cama Place, New Delhi - 110066 vide email dt.13.08.2024 has submitted a proposal for Health assessment of SDF Block (14 Nos) and Residential Block (02 Nos) of NSEZ Noida Phase -II. The detailed proposal is attached in TOC. The proposed scope of work shall be as under:-

The scope of work includes conducting of structural audit for 14 Nos G+3 SDF Blocks and 02 Nos G+2 Residential Blocks in NSEZ Noida Campus. The report should investigate & highlight all the risk areas, critical areas and whether the structure needs immediate attention.

2. They have quoted following rates for the purpose:

Sr No.	Activity	UOM	Rate
1	Conducting of structural audit for 14 Nos G+3 SDF Blocks and 02 Nos G+2 Residential Blocks in NSEZ Noida Phase -II Campus.	Lump Sum	32,00,000/- Plus GST (at Present 18%)

3. The payment terms shall be as follows:-

- 35% on Mobilization of engineers to site and submission of inception report including site visit, identification of requirements of NOT/test etc.
- 35% on submission of preliminary report
- 20% on Submission of final draft report.
- 10% on submission of Final report and presentation on summarized Audit findings, observation, recommendation, conclusion etc.
- Office space and required facilities for the CEIL engineers deployed to conduct the Third-Party Audit of structural stability of the NSEZ Buildings shall be provided by NSEZ Noida

4. The matter is placed before NSEZ Authority for further deliberation/decision for Health assessment of SDF Block (14 Nos) and Residential Block (02 Nos) of NSEZ Noida Phase -II, Noida.

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**Status Report of Ongoing Project in NSEZ as on date**

S No	Name of the Project	Work Order Issued By WAPCOS Limited to Contractor	Approved cost of the Project (in Rupees)	Award cost of the Project excluding Charges (in Rupees)	Amount Released by NSEZ to Implementing agency (in Rupees)	Date of completion of Project with NSEZ	Date of completion of Project with contractor	Present Status of the work	Physical Status of the Project	Whether UC / Final bill submitted or Not if yes, amount (in Rupees)	Balance amount (in Rupees)	Expected date of completion (as informed by implementing agency)	Remarks
1	Providing Maintenance service at NSEZ (Security, Horticulture, Housekeeping, Water supply, Electricity, Hardware & Software Services)	05-07-2019	16,72,00,000			31-08-2024	31-08-2024	Work is in progress					Monthly Payment on actual basis Within The approved Cost
2	Replacement of Goods Lifts in SDF H,K Blocks & Passenger Lifts in Trading Blocks in NSEZ, Noida	25-01-2023	1,24,78,86,200	78,48,701	5201924	31-08-2023	31-08-2023	Work completed	100%				Work has been Completed / final hold payment awaiting
3	Renovation of Staff Quarters A & C Block, NSEZ	12-01-2023	6933297	5533536	5533536	15-09-2023	15-09-2023	Work completed	100%				Work has been Completed
4	SRI SHYAM ENTERPRISES (Additional WORK Construction & renovation of STAFF QUARTERS 'A' & 'C' BLOCK)	20-03-2024	222361536	2112434	1584327	20-04-2024	21-04-2024	Work completed	100%				Work has been Completed / Final payment awaited
5	Construction of new Toilet & Renovation of all toilets in NSEZ Noida	20-01-2023	5200024 + 1022549	4268937 + 988161	4268937	30-09-2023	30-09-2023	Work completed	100%				Work has been Completed / Payment Deviation approval in process
6	Clabbing & Renovation of staff quarters D-2 with Guest House D-1 NSEZ, Noida	02-06-2023	3173714	2525688	2273119	31-12-2023	31-12-2023	Work completed	100%				Work has been Completed / Final payment awaited
7	CLUBBING & RENOVATION OF Additional GUEST HOUSE D-1 & D-02	03-04-2024	3903032	3270956	2825544	03-05-2024	03-05-2024	Work completed	100%				Work has been Completed / Final payment awaited
8	Renovation of SDF D & E Block, NSEZ	25-01-2023	1,67,74,646	13112029	10176246	30-09-2023	30-09-2023	Work completed	100%				Work has been Completed / Payment Deviation approval in process
9	Construction of 05 small kiosk of 5x3 Sqm each along with stools in common space in Canteen No-1	13-07-2023	4998578	4221923	2190632	13-10-2023	13-10-2023	Work is in progress	70%				3 Nos Shop and Toilet Block completed The location of 2 nos shop has been finalized by authority and work is in progress Time Extension applied for...
10	Renovation of Room No-101 & 104 at Ist floor, NSEZ, Noida	23-06-2023	2078734 + 834699	2399864	1272707	23-09-2023	23-09-2023	Work completed	100%				Work has been Completed / Final payment in process