

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

● दिनांक 23.12.2019 को दोपहर 12:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

Minutes of NSEZ Authority meeting held on 23.12.2019 at 12:00 Noon in the Conference hall 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. Amit Mehra, Chief Managing Director, M/s Medico Electrodes International Ltd.
3. Sh. Puneet Kapoor, Partner, M/s. APK Identification (A special Invitee from trade members)

Besides, during the meeting Md. Salik Parwaiz, Jt. Commissioner (Customs), NSEZ, Shri Nitin Gupta, Dy. Development Commissioner, NSEZ, Shri R. P. Verma, Secretary, NSEZ Authority, Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ and Sh. Rajeev Sharma, FCA, M/s. Rajeev Sharma & Associates were also present to assist the Authority.

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. दिनांक 01.10.2019 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का सत्यापनः

NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 01.10.2019. Accordingly, the Minutes of meeting held on 01.10.2019 were ratified. Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 01.10.2019 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 01.10.2019.

2. एन०एस०ई०जे० में एकीकृत सुरक्षा और निगरानी प्रणाली की आपूर्ति और स्थापना करने के सम्बन्ध में

2.1 It was mentioned that NSEZA was informed in its meeting held on 01.10.2019 that M/s. Broadcast Engineering Consultants India Limited (BECIL) vide their letter dated 30.04.2019 had informed that BECIL is mandated by the Ministry of Home Affairs, Government of India to undertake and execute such projects i.e. Supply and Installation of Integrated Security & Surveillance System for government agencies across the country. It was also informed that they had requested to allow to conduct a survey of this office premises to understand the requirement and propose state-of-art solution. Accordingly, vide this office letter dated 14.05.2019, M/s Broadcast Engineering Consultants India Limited (BECIL) was accordingly advised to conduct a survey and submit the estimated cost for supply and installation of integrated security & surveillance system in NSEZ, Noida for further examination.

2.2 M/s Broadcast Engineering Consultants India Limited (BECIL) had submitted the following estimates/documents for Supply and Installation of Integrated Security & Surveillance System in NSEZ after conducting a survey in NSEZ:-

i. Estimate of Rs. 6,31,56,936/- for Network Video Recorder (NVR) based Solution. Details of estimate are given below:-

1) BOQ for NVR based solution as per requirement of this office with estimate of Rs. 3,02,53,326/- for 126 Cameras.

2) Optional-

- i) 2 Ton Industrial Grade AC for Control Room with estimate of Rs. 4,79,509/-
- ii) Comprehensive Annual Maintenance Cost for 4 years with estimate of Rs. 1,60,18,901/-
- iii) Skilled Manpower with estimate of Rs. 1,64,05,200/-

ii. Estimate of Rs. 10,20,42,421/- for Solution as per the guidelines by MHA. Details of estimate are given below:-

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1) BOQ as per guidelines of MHA with estimate of Rs. 5,22,06,212/- for 134 Cameras.

2) **Optional:-**

i) Comprehensive Annual Maintenance Cost for 4 years with estimate of Rs. 2,76,69,292/-

ii) Skilled Manpower with estimate of Rs. 1,64,05,200/-

iii) Redundancy/Failover Solutions with estimate of Rs. 57,61,718/-

iii. **Unpriced BOQ-Optional/Additional locations as per MHA Guidelines.**

iv. **Recommendations to enhance the security of the premises.**

v. **Systems minimum specifications as per MHA Guidelines.**

2.3 The Authority was further informed that estimates for the purpose were also called for from M/s NBCC India Ltd. Accordingly, they have also submitted estimate. The estimated cost submitted by M/s NPCC Ltd. for installation of 126 nos. CCTV Camera was Rs. 3,35,51,312/- and M/s NBCC had quoted **Rs. 3,24,53,003/-**

2.4 As per the set procedure the matter was placed before the Committee headed by JDC, NSEZ and comprising of Shri Nitin Gupta, Dy. Development Commissioner, NSEZ, Shri. Salik Parwaiz, Joint Commissioner (Customs), NSEZ and Shri. Puneet Kapoor, Partner, M/s. APK Identification, NSEZ, Noida, Trade member on 19.08.2019 for examination of the proposal and recommendations.

2.5 The Committee observed that BECIL is an empanelled agency by MHA for the purpose of installing CCTV system in Govt. buildings. Also they have sufficient domain knowledge towards installation of CCTV systems, as may be seen from their past records whereas other two PSUs viz M/s NPCC Ltd. & M/s NBCC India Ltd. do not have much experience in the relevant field and also they have not been empanelled by MHA for the purpose. The Committee considering pros and cons and having regard to experience & expertise of M/s. Broadcast Engineering Consultants India Limited (BECIL) recommended that their proposal which is as per MHA Guidelines may be placed before NSEZA in its next meeting for consideration along with details of estimates submitted by M/s NBCC India Ltd. and M/s NPCC Ltd. also. The Committee had also recommended that before considering the proposal, M/s. Broadcast Engineering Consultants India Limited (BECIL) may be called for presentation before NSEZ Authority in its next meeting.

2.6 In view of above, all the three estimates along with recommendations of the committee as mentioned above were placed before Authority in its meeting held on 01.10.2019 for appropriate decision.

2.7 M/s. Broadcast Engineering Consultants India Limited (BECIL) had made a presentation before the Authority and explained all components to be installed, way of installation, modus operandi for maintenance and utility of surveillance system.

2.8 Sh. Alok Mukherjee, one of the Authority members had suggested that storage capacity should be availed through cloud storage (on-line storage) instead of installation of server etc. which will reduce the cost of project also drastically. He also suggested that basic need be assessed again properly.

2.9 The Authority decided to include Sh. Alok Mukherjee also in the Committee headed by Jt. Development Commissioner to examine the proposal again and decide exact scope of work. After finalization of 'Scope of Work', the proposal may again be placed before the Authority with the recommendation of the committee for decision. The procedure to engage the agency on nomination basis may also be examined in the light of proviso of GFR.

2.10 The matter was again placed before the Committee headed by JDC, NSEZ on 09.12.2019 for further examination and recommendations. During the meeting all members of Committee were present except Sh. Alok Mukherjee who could not attend meeting due to his another business meeting at Bhuvneshwar. The representative of M/s. Broadcast Engineering Consultants India Limited (BECIL) had



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informed that the capacity of cloud storage is limited and cloud storage is expensive in compression to normal storage. The cloud storage required high speed internet.

2.11 The recommendations of the Committee were as under:-

- i. In view of above stated facts the Committee recommended that we may go in NVR based Solution as mentioned at proposal no. 1 with AMC for one year also without work force. The work force may be deputed from Security agency already engaged by NSEZA.
- ii. Committee also recommended to invite EOIs and bids for lump sum charges from all 6 agencies nominated by Ministry of Home Affairs for scope of work as specified for NVR based Solution.

2.12 The above proposal along with the recommendations of the committee as mentioned above was placed before Authority for appropriate decision.

निर्णय:- The Authority discussed the matter in details and after due deliberations decided to include Sh. Amit Mehra also in the Committee headed by Joint Development Commissioner, NSEZ to examine the proposal again and decide complete 'Scope of Work' along with make & specification of items/Cameras and infrastructure required/mandatory for operationalization of CCTV system. After finalization of complete 'Scope of Work', the proposal may again be placed before the Authority with the recommendation of the committee for decision.

3. एसडीएफ ए, बी, सी, डी, ई, जे, के, एल, ट्रेडिंग ब्लाक, एम ब्लाक एवं सेवा केंद्र में लगे फायर से सम्बन्धित उपकरण बदलने हेतु प्राक्कलन के सम्बन्ध में।

3.1 It is submitted that based on technical report of M/s NBCC Services Ltd. regarding fire system installed in above SDF Blocks this office vide letter dated 27.08.2019, M/s WAPCOS Ltd. had requested to submit estimate for replacement of following firefighting equipments installed at SDF A, B, C, D, E, J, K, L, M , Trading Block and Service Center, NSEZ. Details of equipments are as under:-

S. No.	Description of items	Quantity	SDF Block
i.	Replacement of Hose reel complete set with 30 mtrs hose, shutoff nozzle gun metel	82 nos.	A, B, C, D, E, J, K, Trading Block & Service Centre
ii.	Replacement of ring line	370 meter	Service Centre
iii.	Replacement of Hose Box Glass	27 nos.	A, B, C, D, E, L & M
iv.	Cabinet Box	24 nos.	J & K
v.	Replacement/Fixing of pump seal	06 nos.	D, E, L & Trading Block
vi.	Replacement of Hydrant Box	57 nos.	A, B, C, D, E, J, K, L & Trading Block
vii.	Replacement of NRV of pump house	04 nos.	D & E
viii.	Replacement of Hydrant valve	70 nos.	
ix.	Painting of all firefighting system		
x.	Refilling of fire extinguisher	323 nos.	

3.2 M/s WAPCOS Ltd. vide their letter dated 30.10.2019 has submitted the estimate for replacement of firefighting equipments installed at SDF A, B, C, D, E, J, K, L, M , Trading Block and Service Center, NSEZ. Details of estimate submitted by M/s WAPCOS Ltd. are as under:-

S. No.	Description of items	Amount(in Rs.)
1.	Replacement of firefighting equipments installed at SDF A, B, C, D, E, J, K, L, M , Trading Block and Service Center, NSEZ	4445600.00
2.	Contingency @ 3%	133368.00
3.	Total(1+2)	4578968.00

Out

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3.3 The above proposal was placed before the Committee headed by JDC, NSEZ and comprising of Shri Nitin Gupta, Dy. Development Commissioner, NSEZ, Shri. Salik Parwaiz, Joint Commissioner (Customs), NSEZ and Shri. Puneet Kapoor, Partner, M/s. APK Identification, NSEZ, Noida, Trade member on 09.12.2019 for examination and suitable recommendations.

3.4 The Committee observed that the facts regarding warrantee etc. should be checked along with their year of installations and thereafter the same may be placed before Authority with full facts.

3.5 The Authority was informed that the concerned files were checked and it was observed that equipment in SDF A, B, C, D blocks were installed in 2005-06 and in J, K, L & Trading Block were installed in 2007-08. Items as mentioned from S. No. (i) to (ix) are essential to make the system functional. The proposal is only to replace the broken/worn out items not the entire system.

3.6 The proposal for replacement of firefighting equipment was placed before the Authority for approval.

निर्णय:- The Authority discussed the proposal in details and after due deliberations approved the estimate of Rs.45,78,968/- for replacement of aforesaid firefighting equipment through M/s WAPCOS Ltd.

4. एसडीएफ ब्लॉक एफ, जी, एच एवं आई, एनएसईजेड के नवीनीकरण कार्य हेतु अतिरिक्त सामान की स्वीकृति के सम्बन्ध में।

4.1 It is submitted that the work for Renovation of SDF Blocks F,G,H & I at NSEZ, Noida was awarded to M/s. NBCC (India) Ltd. vide this office letter dated 30.10.2018 at estimated cost of **Rs. 19,80,36,379/-**. M/s. NBCC (India) Ltd. vide their letter dated 13.05.2019 awarded the work to M/s. S.K. Builders at cost of **Rs. 13,13,90,988/-**.

4.2 M/s. NBCC (India) Ltd. vide its letter No. NBCC/SBG/N&U/AGM/NSEZ/2019/556 dated 26.09.2019 has submitted that Aluminium for ACP base frame was left out in the provisional estimate. Then a team comprising Sh. Nitin Gupta, DDC, Sh. R. P. Verma, Secretary and Sh. Puneet Kapoor, Trade Member visited for site inspection on 13.09.2019 and suggested that following items are necessary to complete the renovation work. The provisional estimate by NBCC of proposed extra items is **Rs. 1,41,56,135/-** (including all charges). Brief details of additional items are as under:-

- i. Mumty Door – 56 sq. meters
- ii. Float glass panes 5.5mm – 2000 sq. meters
- iii. Water Tank – 480000 litres (24 tanks in each block)
- iv. Gun Metal Gate Valve 25mm – 320 nos.
- v. 25mm CPVC Pipe – 1920 meter
- vi. 50mm CPVC Pipe -1100 meter
- vii. Fire Door – 45.77 sq. meters
- viii. Guniting – 9200 sq. feet
- ix. 25mm Nipple – 320 nos.

4.3 M/s NBCC India Ltd. in addition to above ix items submitted estimate for Aluminium for ACP base frame also- 20000 kgs (M/s NBCC has claimed that its cost was inadvertently left to be taken in account where submitting estimate). M/s NBCC India Ltd. further clarified vide their letter dated 17.12.2019 that all the items mentioned above are as per the decision taken during the visit of committee members on 13.09.2019, except Aluminum for the base frame ACP costing Rs. 53,99,750/- . Regarding Aluminum for base frame of ACP, they have clarified that that the item considered on original sanctioned item rate estimate for ACP is as per DSR 2016. They have mentioned that the Aluminum for ACP base frame was not considered in estimate and shall have to be paid extra and analysis for the same is also

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submitted. NBCC requested to give the administrative approval for the same so that the work should be completed in time.

4.4 In view of above, matter was placed before the Committee headed by JDC, NSEZ for examination of the extra items and recommendations.

4.5 The Committee after due deliberations recommended that additional items as mentioned above except Aluminium for ACP base frame be placed before NSEZA for consideration. Regarding Aluminium for ACP base frame the committee recommended that the same may be examined separately on receipt of appropriate reason/justification from NBCC.

4.6 The proposal along with recommendations of the Committee was placed before the Authority for appropriate decision.

निर्णय:- The Authority discussed the proposal in details and noted that all items except s. no. (ii) above are in accordance with the advice of the committee as mentioned in para 4.2 above. Mr. Nagarajan, Project Manager, M/s NBCC India Ltd., present in the meeting explained that Aluminium for ACP base frame was left to be included in BOQ inadvertently. The Authority after due deliberations approved the cost of additional items mentioned in para 4.2 above subject to condition that the same will be examined on the basis of detailed estimate submitted by M/s NBCC India Ltd. to this office viz-a-viz tender notice actually issued by it. Regarding Aluminum for base frame of ACP, the Authority granted in-principle approval. If it is found that the same was mentioned in estimate submitted to NSEZ but to be inadvertently left to be included in the tender notice issued by M/s NBCC India Ltd. and M/s NBCC India Ltd. submit documentary evidence that Aluminium for ACP base frame was actually required and brought inside the zone, sanction against this item may also be issued. Final position in this regard will be informed to Authority in its next meeting.

5. भूखण्ड पर निर्मित इमारत की ई-नीलामी में सफल होने वाली इकाई द्वारा सम्पूर्ण नीलामी राशि जमा करने हेतु समय सीमा निर्धारित करने के सम्बन्ध में।

5.1 यह प्रस्तुत किया जाता है कि इस कार्यालय द्वारा बन्द पड़ी इकाईयों के भूखण्ड पर निर्मित इमारतों की ई-नीलामी की प्रक्रिया मैसर्स एमएसटीसी लिमिटेड द्वारा आयोजित की जाती है। मैसर्स एमएसटीसी लिमिटेड द्वारा आयोजित ई-नीलामी प्रक्रिया में सफल होने वाली इकाई द्वारा सम्पूर्ण नीलामी राशि जमा करने के सम्बन्ध में मैसर्स एमएसटीसी लिमिटेड के टैंडर दस्तावेज में भुगतान करने से सम्बंधित कंडीशन निम्नलिखित उद्धरित हैं-

“Bidders are also advised to contact NSEZ for the complete payment schedule. The successful buyer has to adhere payment schedule provided by NSEZ. MSTC shall not be accountable for the payment to be deposited with NSEZ authority once e-auction is closed. The onus for handing over the plots to the successful bidder shall lie solely with NSEZ.”

5.2 उक्त कंडीशन पर के अनुसार, पेमेंट schedule नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण को निर्धारित करना है। यह कार्यालय पेमेंट के लिए Successful Buyer को एक माह का समय देता है। लेकिन यदि Buyer समय वृद्धि की मांग करता रहता है, तो सक्षम प्राधिकारी के अनुमोदन से समय वृद्धि की इस शर्त पर बढ़ाई जाती है कि Buyer द्वारा व्याज %12 की दर से देय होगा।

5.3 चूंकि अवधि बढ़ाना एवं व्याज दर पर अभी तक प्राधिकरण की किसी भी बैठक में चर्चा नहीं की गई है इसलिए पैरा 5.1 में उल्लिखित शर्त के अनुपालन हेतु एक स्थायी पेमेन्ट शेड्यूल बनाया जा सकता है यदि Successful Buyer पेमेन्ट शेड्यूल के अनुसार सम्पूर्ण धनराशि प्राधिकरण के खाते में जमा नहीं करता है तथा समयवृद्धि हेतु निवेदन

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करता है तथा समयवृद्धि को justify करता है तो सीईओ, नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण 12 प्रतिशत ब्याज दर पर समयवृद्धि दे सकते हैं।

निर्णय:- प्राधिकरण ने उपरोक्त प्रस्ताव पर विस्तृत चर्चा की तथा निम्नलिखित पेमेन्ट शेड्यूल बनाया-

- i. Successful Buyer को सम्पूर्ण नीलामी धनराशि जमा करने हेतु 30 दिनों का समय दिया जायेगा।
- ii. यदि Successful Buyer नीलामी धनराशि जमा करने हेतु 30 दिनों के अतिरिक्त समयवृद्धि का निवेदन करता है, तो उसे एक बार में अगले 30 दिनों तक व अधिकतम 60 दिनों तक की समयवृद्धि नीलामी राशि पर 12 प्रतिशत ब्याज(बार्षिक) के साथ जमा करने की अनुमति सीईओ द्वारा दी जा सकती है।
- iii. यदि Successful Buyer अतिरिक्त अनुमोदित समय अवधि में, सम्पूर्ण नीलामी धनराशि जमा करने में असफल रहता है, तो उसके द्वारा जमा की गई EMD राशि जब्त कर ली जाएगी तथा ई-निविदा निरस्त मानी जाएगी।

प्राधिकरण ने उपरोक्त पेमेन्ट शेड्यूल मैसर्स एमएसटीसी लिमिटेड ई-निविदा दस्तावेज में भी सम्मिलित करने का निर्देश भी दिया।

6. मैसर्स केडेन्स डिजाईन सिस्टम्स इन्डिया प्रा. लिमिटेड को प्लाट संख्या 10, 11, 57 ए & बी तथा 57 सी, एन०एस०ई०जेड० के मध्य उपस्थित 371.20 वर्गमीटर क्षेत्रफल का आवंटन के सम्बन्ध में।

6.1 यह प्रस्तुत किया जाता है कि मैसर्स केडेन्स डिजाईन सिस्टम्स इन्डिया प्रा.लिमिटेड को प्लाट संख्या 10, 11, 57 ए & बी तथा 57 सी, एन०एस०ई०जेड० आवंटित है। विवरण निम्नलिखित हैं-

S. No.	Plot No.	Area(in Sq. Mtrs)	Area(in acre)
1.	10	4500.00	1.111974
2.	11	5031.00	1.243187
3.	57A & B	9055.00	2.237539
4.	57C	3937.50	0.97297744
5.	Total	22523.50	5.56567744

इकाई ने इस कार्यालय को सूचित किया था कि नौएडा प्राधिकरण ने प्लाट संख्या 10 एवं प्लाट संख्या 57A, B, C, 11 के समामेलन की स्वीकृति नौएडा प्राधिकरण के पत्र दिनांक 19.09.2019 द्वारा प्रदान कर दी है। इकाई ने उक्त प्लाटों के मध्य बढ़े हुए रिक्त क्षेत्रफल 371.20 वर्गमीटर का आवंटन करने हेतु निवेदन किया था।

6.2 इस सम्बन्ध में यह जात हो कि इस कार्यालय के पत्र दिनांक 16.05.2019 के द्वारा नौएडा प्राधिकरण को रिक्त स्थान के सन्दर्भ में यह अवगत कराया गया था कि एन०एस०ई०जेड० के फेस-I के विकास के साथ 2.5 मीटर चौड़ा भूखण्ड था जो फेस-I एवं फेस-II के विकास के बाद खाली रह गया। रिक्त भूखण्ड पर ना तो कोई ग्रीन बैल्ट है तथा कोई अन्य सामाजिक सुविधाये, जैसे कि सड़क, बिजली के तार, पानी की पाइप, नालियाँ, आदि भी विकसित नहीं की गई हैं। यह सड़क के रूप में भी प्रयोग में नहीं है। इसे भूखण्ड आवंटियों को आवंटित करने में इस कार्यालय को कोई आपत्ति नहीं है। अगर इस तरह की भूमि का समामेलन नौएडा प्राधिकरण द्वारा स्वीकृत होता है तो प्रस्तावित संसोधित मास्टर प्लान का अनुमोदन प्राधिकरण से प्राप्त किया जायेगा जिसमें इस तरह की खाली भूमि को सम्बन्धित इकाईयों को आवंटित कर उपयोग किया जायेगा।

6.3 उपरोक्त को मद्देनज़र रखते हुए नौएडा प्राधिकरण को आग्रह किया था कि उपरोक्त इकाई के समामेलन प्रस्ताव स्वीकृत करने एवं इकाई द्वारा जमा किये गये संशोधित नक्शा का अनुमोदन की स्वीकृत हेतु संस्तुति की गई थी।

6.4 आवंटन समिति ने यह भी देखा कि वर्तमान में कार्यालय द्वारा किसी भी भूखण्ड का नया आवंटन नहीं किया जा रहा है। केवल ई-निविदा के माध्यम से भूखण्ड आवंटित किये जा रहे हैं, जिसके रिजर्व राशि निर्धारण हेतु नौएडा प्राधिकरण द्वारा

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 23.12.2019 को दोपहर 12:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

निर्धारित आवंटन शुल्क को सम्मलित किया जाता है। इस प्रकरण में, प्लाट संख्या 57A, B एवं 11 के मध्य स्थित 139.75 वर्ग मी० क्षेत्रफल का समामेलन इस कार्यालय द्वारा दिनांक 28.06.2005 को किया गया था तथा शेष 231.45 वर्ग मी० क्षेत्रफल के दोनों तरफ के प्लाट इकाई मैसर्स केडेन्स डिजाईन सिस्टम्स इन्डिया प्रा. लिमिटेड को आवंटित है अतः यह भूखण्ड किसी अन्य इकाई को आवंटित नहीं किया जा सकता है और इस भूखण्ड को NSEZ द्वारा किसी अन्य सुविधा के लिए प्रयोग में भी नहीं लाया जा रहा है। अतः ई-निविदा आमंत्रित करना व्यवहारिक नहीं होगा। अतः इकाई से कुल 371.20 वर्गमीटर क्षेत्रफल पर आवंटन शुल्क, आवंटन तिथि से नौएडा प्राधिकरण द्वारा निर्धारित दर जिसे NSEZA ने स्वीकार किया है, से चार्ज किया जा सकता है। तदानुसार, इकाई ने आवंटन शुल्क ₹24,92,608/-, सुरक्षा राशि ₹53,453/-, प्रथम तिमाही का पट्टा किराया ₹15,590/- एवं वकाया पट्टा किराया ₹3,25,857/- जमा कराकर उक्त क्षेत्रफल 371.20 वर्गमीटर का कब्ज़ा ले लिया है।

6.5 उपरोक्त प्राधिकरण के सूचनार्थ प्रस्तुत किया गया।

निर्णयः- प्राधिकरण ने मैसर्स केडेन्स डिजाईन सिस्टम्स इन्डिया प्रा. लिमिटेड को प्लाट संख्या 10, 11, 57 ए & बी तथा 57 सी, एन०एस०ई०जेड० के मध्य उपस्थित 371.20 वर्गमीटर क्षेत्रफल के आवंटन का अनुसमर्थन किया।

7. Permission for sharing of space with the original allottee:

7.1 It was submitted that NSEZ Authority had been allowing sharing permission to valid LOA holders on the decision taken by Authority in its various meetings. Gist of decisions are given below:-

i) In the meeting held on 30.09.2010, Authority decided as under:-

“It was noted by the Authority that Plot holders who have constructed building on the plot often request the office of CEO to allow sharing of another LOA holder to carry out operations in their premises as they have spare space. Plot/building holders charge rentals from the tenant as per their mutual understanding but do not pay to the Authority. They pay normal lease rentals as fixed for original allottee. Authority decided to charge lease rentals from the original allottee@ 1.5 times of the normal lease rent in case original allottee sub-let their premises till validity of sharing permission”.

ii) In the meeting held on 03.01.2013, Authority decided as under:-

“Authority was of the view that sharing should be allowed only to the sister concern of the allottee up to the 25% of the built up space. The request of the units those are not working and want to sublet the building should not be permitted and permission granted earlier to such units be reviewed. Authority empowered CEO to take appropriate action against non-functional units and other than sister concern.”

iii) In the meeting held on 30.07.2013, Authority decided as under:-

“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:-

- A unit having multiple LOAs and units under the same management/group.*
- 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.*
- 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.

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 23.12.2019 को दोपहर 12:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

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."

iv) In the meeting held on 23.06.2016, Authority decided as under:-

Different situations for sharing/transfer/re-allotment of SDF was explained before the Authority as per agenda. After due deliberation, NSEZ Authority, approved the following guidelines to be followed with prospective effect:-

S. No.	Situations	Decision
i)	<i>Unit has been allotted SDF(s) in the Zone to implement an LOA issued to it but has not commenced commercial activity. If such unit makes application for exit and requests for transfer of SDF allotted to it to some other unit having a valid LOA holder.</i>	<i>Such request shall not be considered and unit will have mandatorily to surrender the SDF to NSEZ Authority.</i>
ii)	<i>Unit has been allotted SDF(s) and has commenced commercial production but has now applied to exit from NSEZ and requests for transfer the SDF to its sister concern which has agreed to take over their assets/liabilities.</i>	<i>Such request shall not be considered. Unit will have to surrender the SDF to NSEZ Authority.</i>
iii)	<i>Unit was allotted more than one SDF as per its requirement at the time of setting up. The unit is working unit but due to recession or lack of requirement or other reasons, wants to transfer one/more SDF(s) to its sister concern.</i>	<i>Request may be considered but this will be treated as sharing by sister concern and may be permitted subject to payment of lease rent @125% of normal rent for shared area.</i>
iv)	<i>Sharing of the same SDF by sister concern.</i>	<i>May be permitted subject to payment of lease rent @125% of normal rent for shared area and also sharing with not more than one unit may be allowed.</i>

7.2 In the meeting held on 14.01.2019, Authority decided as under:-

"The Authority, after due deliberations, considering the investment made by the unit and Export performance of said unit decided to extend the validity of sharing permission for one year or acceptance of recommendation of the Committee whichever is earlier."

7.3 No decision from DOC has been received so far. The sharing permissions granted to units have expired and requests have been received for renewal of sharing permissions.

7.4 In view of above, it was placed before NSEZ Authority to take a view on extension of sharing permission.

निष्णय:- The Authority, after due deliberations, considering the investment already made by the sharing units and their Export performances decided to extend the validity of sharing permission for one more year or acceptance of recommendation of the Committee whichever is earlier.

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दिनांक 23.12.2019 को दोपहर 12:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

8. Establishment of Disaster Management Risk Reduction System in Noida Special Economic Zone:

8.1 The Authority was informed that a meeting was held on 16.07.2018 with Sh. Roshan Singh Aswal, Second-In-Command, National Disaster Response Force (NDRF) to discuss the issue of implementation of Disaster Management Risk Reduction System, its modalities and in order to work out basic infrastructure requirement for Disaster Management Risk Reduction System in NSEZ, Noida.

8.2 The Authority further informed that a meeting was again held with NDRF on 30.09.2019 which was attended by Sh. K.K. Singh, Deputy Inspector General, NDRF and Sh. Surender Singh, Dy. Commandant, NDRF. During the meeting it was informed by Sh. Surender Singh, Dy. Commandant, NDRF that a Disaster Management Centre for G.B. Nagar has already been approved by Competent Authority of NDRF and they are endeavoring to set up the same in G.B. Nagar, if place and conditions are suitable to NDRF, they can establish the Disaster Management Center in NSEZ.

8.3 Deputy Inspector General & Dy. Commandant along with Secretary, NSEZ visited the zone complex and they were shown a built up area measuring 700 sq. mtrs. on first floor of Facilitation Centre. The area of staff quarters, parking places etc. were also shown to the said officers. They desired to send a proposal to Headquarter, NDRF to take further view to set up the Disaster Management Centre.

8.4 It was informed to NDRF vide this office letter dated 16.10.2019 that as per prevailing rates NSEZ Authority provides the space/staff quarter on the following charges:-

- a. Allotment fee @ Rs. 1750/- per sq. mtr. (non-refundable) is levied as one time charge.
- b. Security money (refundable) equivalent to one year lease rent.
- c. Lease rent @Rs. 2000/- per sq. mtr. is charged and is to be paid in advance on quarterly basis. Lease rent is revised every year at the rate as decided by the Authority but not more than 10%.
- d. An amount of Rs. 24/- per sq. mtr. per annum is charged as maintenance charges.
- e. An amount of @ Rs. 2,260/- per quarter is charged as water charges.
- f. Staff quarter is allotted on the eligibility criteria as prescribed by Central Govt. on payment/deduction of licence fee/HRA/Water charges.

8.5 Now, Shri Surendra Singh, Dy. Commandant, NDRF vide its letter dated 20.12.2019 has submitted that NDRF is constituted by the Govt. of India for the purpose of saving human lives and to provide relief in case of natural as well as manmade Disaster. NDRF RRC at Noida will provide help to the public as well as industries of surrounding area during said situations and would be beneficial for citizens of the area.

8.6 In this regard, they have requested to provide the proposed built up accommodation for NDRF, RRC at free of cost. Whereas the electricity & water charges will be borne by NDRF as well as the license fee, water charges/HRA etc. will also be deducted if the said quarters will be utilized for the personal use of individuals.

8.7 The proposal of NDRF to provide the proposed built up accommodation for NDRF RRC at free of cost was placed before the Authority for appropriate decision.

निर्णय:- The Authority discussed the matter in details and after due deliberations, Authority decided to provide the built up area measuring 700 sq. mtrs. on first floor of Facilitation Centre, NSEZ for NDRF, RRC without charging lease rent & maintenance charges. As this office has already allotted a space to BSNL to facilitate SEZ units without lease rent. However, as communicated by NDRF, it will pay for electricity/water charges for office and electricity/water charges and license fee toward staff quarter, if allotted to NDRF personnel as per Govt. of India Rules/guidelines and deduction of HRA from the concerned personnel.

9. मैसर्स एनबीसीसी इंडिया लिमिटेड द्वारा की जा रही परियोजनाओं की समीक्षा।

Progress report in respect of ongoing projects awarded to NBCC was placed before the Authority. The Authority reviewed the projects one by one and after due deliberations, expressed the satisfaction over progress made in the implementation of projects. M/s NPCC Ltd. requested to grant extension of time up to

Parikh

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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20.01.2020 in respect of repair of boundary wall of Jewellery Complex & beautification of area from gate no. 1 to staff quarters and up to 06.01.2020 in respect of installation of High Mast pole for flag at gate no. 1, NSEZ. Authority agreed for extension in view of NGT orders/ban on construction subject to submission of written request of M/s NPCC Ltd.

10. मैसर्स एनपीसीसी लिमिटेड द्वारा की जा रही परियोजनाओं की समीक्षा।

Progress report in respect of ongoing projects awarded to NPCC was placed before the Authority. The Authority reviewed the projects one by one and after due deliberations, expressed the satisfaction over progress made in the implementation of projects.

11. मैसर्स वाप्कोस 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 directed the representative of M/s WAPCOS Ltd. to ensure the payment of wages, EPF & ESIC contribution to engaged work force by 7th of every month and submit the report of the same on 8th of every month.

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।

(एस.एस शुक्ल)

संयुक्त विकास आयुक्त

(डॉ एल. बी. सिंहल)

अध्यक्ष एवं सीईओ