

Minutes of Meeting of NSEZ Authority held on 25-03-2026**नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण**

(दिनांक 25.03.2026 को दोपहर 12:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त)

**Minutes of meeting of NSEZ Authority (NSEZA) held under the Chairmanship of Shri Vimal Anand, Chairman & CEO, NSEZ Authority at 12:00 Noon on 25.03.2026 through hybrid mode.**

A. The following members/Special invitee of the NSEZ Authority were present during the meeting:-

- (1) Shri Paras Mani Tripathi, Joint Development Commissioner, NSEZ Authority.
- (2) Shri Noman Hafiz, Dy. Development Commissioner & Secretary, NSEZ Authority (joined via video conferencing).
- (3) Shri S. K. Nirala, FTDO, Kanpur (joined via video conferencing).
- (4) Shri Amrit Lal Manwani, Chairman and Managing Director, M/s Sahasra Electronic Solutions Ltd. (Unit-2) (joined via video conferencing).

B. Besides, during the meeting Shri (i) Ravikesh Tripathy, Specified Officer, NSEZ Customs, (ii) Krishna Chand Pant, Sr. Accounts Officer, NSEZ, (iii) Pramod Kumar, Assistant Development Commissioner (In-charge), (iv) Arun Singh Parihar, Stenographer-II, (v) Lokesh Kumar Jareda, Lower Division Clerk (vi) Sh. Neelesh Shah, Consultant (Civil Engineer) and (vii) Representative of CA firm (M/s UCC & Associates LLP) were also present to assist the Authority. It was informed that the stipulated quorum for holding the meeting was available and meeting could proceed.

C. At the outset, the Chairman & CEO, NSEZA welcomed the participants. After a brief introduction, the agenda were taken up sequentially. After detailed deliberations amongst the members of the Authority, following decisions were unanimously taken:-

**D. Item wise decisions on proposals included in agenda:**

**(1) Ratification of Minutes of last meeting of the Noida Special Economic Zone Authority held on 07.11.2025.**

1.1 NSEZ Authority was informed that no reference was received against any of decisions taken in its meeting held on 07.11.2025. Accordingly, the Minutes of meeting held on 07.11.2025 were ratified.

1.2 Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 07.11.2025 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 07.11.2025.

**(2) Review of annual budget approved by Authority for the year 2025-26.**

The budget provisions as approved by the NSEZ Authority for the year 2025-26

and its utilization/outcome up to 16.03.2026 was placed before the Authority for perusal/review as under:-

**A. Revenue Receipt:-**

(Rs. in Lakh)

S. No.	Particulars	Estimated revenue for the year 2025-26	Actual revenue receipt up to 16.03.2026	Expected revenue receipt up to 31.03.2026	Total (4+5)	Remarks
1.	2.	3.	4.	5.	6.	7.
A-1	<b>Estimated Revenue:</b>					
	Lease Rentals (Lease rent, maintenance charges, interest on delayed payment.)	4000.00	3838.22	20.00	3858.22	
	Bid Amount received	-	775.04	0.00	775.04	
	User Charges (Transfer charges, Allotment Fee, Water charges and sale of scrap & License fees)	500.00	304.61	2.00	306.61	
	Interest on fixed deposit (SBI, Canara & Central Bank Fixed Deposits)	1650.00	1513.20	103.52	1616.72	
	Others incomes (Misc. income, one time site uses charges, License Fees Interest on SB, Tender Fees)	10.00	6.47	1.00	7.47	Interest on SB 5.21 lakhs, tender fee non-refundable 0.10 lakhs, License Fees 1.16 lakhs
	<b>Total</b>	<b>6160.00</b>	<b>6437.54</b>	<b>126.52</b>	<b>6564.06</b>	
A-2	<b>Funds available:</b>					
	(i) FDs:-	37046.28	40064.17	0.00	40064.17	
	(ii) Funds available in the Banks (Current/ Saving A/cs.)	25.71	111.69	0.00	111.69	
	<b>Total (i) + (ii)</b>	<b>37071.99</b>	<b>40175.86</b>	<b>0.0</b>	<b>40175.86</b>	

**B. Estimated /Actual Expenditure:-**

B.	Description	Estimated Expenditure for the year	Actual Expenditure up to	Expected Expenditure up to	Total (4+5)	Remarks

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	2025-26	16.03.2026	31.03.2026		
1. Minor works:	9029.44	2943.39	0.00	2943.39	
a. Infrastructure Development					
b. Repair & Maintenance	1760.00	1317.37	270.78	1,588.15	
2. Rent Rate & Taxes	275.00	187.79	56.39	244.18	
3. FTE/DTE	10.00	0.65	0.00	0.65	
4. Professional fee/ charges	110.00	76.09	4.60	80.69	
5. Advertisement & Publicity	10.00	2.00	0.00	2.00	
6. Office Expenses	275.00	117.49	7.96	125.45	
7. Salary & wages	0.00	0.00	0.00	0.00	
8. Training & Development	10.00	0.00	0.00	0.00	
9. Misc. Expenses	100.00	0.00	0.00	0.00	
<b>Total:</b>	<b>11579.44</b>	<b>4644.78</b>	<b>339.73</b>	<b>4,984.51</b>	

**Decision:** - NSEZ Authority in terms of Rule 10(2) of SEZ Authority Rules, 2009 reviewed the Budget for the year 2025-26 with respect to utilization of funds Physical progress of ongoing projects. The Members of NSEZ Authority observed that actual expenditure has not been proportionally incurred vis-a-vis projects as approved for the year 2025-26. Reasons for this were discussed in details. Major reason for not fully utilizing estimated budget of infrastructure development i.e. out of Rs. 9029.44 lakh during the year 2025-26 is that the most of works have not been commenced. The Authority deliberated upon the issue and noted the progress made during 2025-26.

**(3) Approval of the Annual Budget for the Year 2026-2027.**

The Annual Budget for the 2026-27 was placed before Authority for approval as under-

**Annual Budget for the year 2026-27**

S. No.	Particulars	Rs. in lakh	Remarks
1.	2.	3.	4.
A.1	<b>Estimated Revenue</b>		
	i. Lease Rentals(Lease rent, maintenance charges, interest on delayed payment)	4200.00	
	ii. Bid Amount received	500.00	
	iii. User Charges(Transfer charges, Allotment Fee, Water charges & sale of scrap)	400.00	

	iv. Interest on fixed deposit	1750.00	
	v. Others (Misc. income, one time site uses charges, License Fees Interest on SB, Tender Fees.)	10.00	
	<b>Total(i to v)</b>	<b>6860.00</b>	
A.2	i. Funds available in shape of FDs up to 16.03.2026	40064.17	
	ii. Funds available in the Banks in saving & current A/cs up to 16.03.2026.	111.69	
	<b>Total(i+ii)</b>	<b>40175.86</b>	
	<b>Grand Total {(A-1)+(A-2)}</b>	<b>47035.86</b>	
B	<b><u>Estimated Expenditure</u></b>		
	<b><u>i. Minor works</u></b>		
	a. Infrastructure Development*	16411.78	
	b. Repair & Maintenance	1760.00	
	ii. Rent Rate & Taxes	250.00	
	iii. FTE/DTE	10.00	
	iv. Professional fee/ charges	110.00	
	v. Advertisement & Publicity	10.00	
	vi. Office Expenses	250.00	
	vii. Salary & wages	00.00	
	viii. Training & Development	10.00	
	ix. Misc. Expenses	100.00	
	<b>Total(i to ix)</b>	<b>18911.78</b>	

**Decision:-** The proposal was discussed, and it has been decided that before initiating any new projects, including the construction of a Multi-Level Car Parking facility, a comprehensive survey will be conducted to assess their necessity and anticipated benefits for the units of NSEZ. In the case of the Multi-Level Car Parking facility, the survey will also estimate the number of vehicles likely to use the facility, with the aim of reducing congestion within the zone. This assessment will incorporate feedback from NSEZ units, particularly those with a larger workforce. Based on the survey findings and subsequent technical evaluation, a decision will be made regarding the required number of parking levels

Further, with regard to the proposed budget of ₹250 lakh under the head 'Rent, Rates & Taxes', the CEO, NSEZ Authority sought clarification and bifurcation. It was informed that the said amount would be utilized towards payment of lease rent to Noida Authority in respect of Lease rent of NSEZ Land and rental expenses of the City Office, etc. On being enquired by CEO NSEZ Authority, it was also brought to the notice of the Chair that the space allotted for the City Office is not been utilized and there is no requirement for such office space at Delhi. At present, one LDC has also been posted there for its maintenance & upkeep monitoring purposes. It has been observed that a significant expenditure—exceeding ₹3 lakh per month—is being incurred on maintaining the City Office, which could alternatively be utilized for hiring the proposed Guest House. The authority directed to re-examine the matter and initiate the procedure for discontinuation of city office on file for appropriate decision and empowered the Chairman & CEO, NSEZA for the same.

The Authority after due deliberation approved the budget provision of Rs.18911.78 lakh for infrastructure development and other activities as mentioned above.

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**\*Total Estimated expenditure of Infrastructure Development:-**

S. No.	Description	Amount(in lakh)
1.	Estimated expenditure of new works to be carried out during the year 2026-27 (Details given in <b>Table -A</b> below)	10831.14
2.	Estimated expenditure brought forward from FY 2025-26:(Details given in <b>Table –B, C &amp; D</b> below)	5580.64
3.	<b>Total(1+2)</b>	<b>16411.78</b>

**A. Details of new works to be carried out during the year 2026-27:**

S. No.	Description	Projected estimated cost	Estimated expenditure during 2026-27	Remarks
1	Retrofitting works in SDF Blocks.	3800.00	3800.00	
2	Construction of G+3 multi-level Car parking (~300 vehicles)	4000.00	4000.00	
3	Repairing & Reinstallation of Firefighting and Fire Alarm system in SDF Blocks, testing & commissioning to comply with Fire Audit report	2100.00	2100.00	
4	Installation of missing components like ARD, replacement of Batteries, providing Servo Stabilizers & other repairing of Lift & obtaining NOC, 28 Lifts	56.00	56.00	
5	Repairing and upgrading of toilet blocks (including Trading Block & Facilitation Centre)	16.00	16.00	
6	Construction of Fire pump house in front of D block including shifting of services from existing Block	42.00	42.00	
7	Replacement of Play equipment in park No. 1 near office	8.00	8.00	
8	Retrofitting & repairing of 2 Nos substation.	20.00	20.00	
9	Supply & installation of Street light, poles, fitting and laying damaged cables	33.96	33.96	
10	Repairing & reinstating of rooftop Solar power system in various SDF blocks.	55.18	55.18	Rs.28.95 lakh brought forward from previous year 2025-26
11	Misc expenses	700.00	700.00	
	<b>Total</b>	<b>10831.14</b>	<b>10831.14</b>	

**B. Details of new works carried out during the year 2025-26/carried forward to 2026-27 (in Rs. Lakhs):**

S. No.	Description of work	Approved expenditure as per budget provision for the year 2025-26	Actual Expenditure upto 16.03.2026	Expected expenditure up to 31.03.2026	Balance to be paid or being carried forward for the budget year 2026-27	Remarks
1.	Earthing Work in Zone	21.38	20.12	0.00	1.26	Work completed
2.	Repairing and painting of 7 nos. electric substations.	80.00	0.00	0.00	80.00	Work not commenced
3.	Repairing and painting of fire water tanks / replacement of water lines from booster pumps of SDF-D Block to SDF-A, B, C, D and E Blocks.	300.00	0.00	0.00	300.00	Work not commenced
4.	Installation of Porta Cabin for Security Guard and high rise security towers in NSEZ.	73.80	0.00	0.00	73.80	Work not commenced
5.	Purchase of ten 20-seater Golf Car (only for intra	200.00	0.00	0.00	200.00	Work not commenced

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	zone use from Metro station to NSEZ)					
6.	Repairing of rooftop solar power system in various SDF Block at NSEZ.	28.95	0.00	0.00	0.00	Work not commenced. Revised estimated value taken as Rs. 55.18 lakh in table A above.
	<b>Total</b>	<b>704.13</b>	<b>20.12</b>	<b>0.00</b>	<b>655.06</b>	

## C. Details of works awarded to EIL(Rs. in Lakh):

S. No.	Description of work	Approved expenditure as per budget provision for the year 2025-26	Actual expenditure up to 16.03.2026	Expected expenditure up to 31.03.2026	Balance to be paid or being carried forward for the budget year 2026-27	Remarks
1.	Upliftment of all SDF Blocks and other areas as per report of upgradation & monitoring Committee No. 01, 02 & 03.	1551.17	609.53	0.00	941.64	50% completed.
2.	Construction of new office building behind Service Centre Building, NSEZ, Noida for the purpose of additional office space	1198.26	804.68	0.00	393.58	63% completed. (All RCC work completed)

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	(including record rooms, meeting rooms, audit, labour court), Multipurpose conference room (including exhibitions, buyer seller meets, outreaches), food court and space for utility providers like banks.					
3.	Re-development of drainage system	1705.62	0.00	0.00	1705.62	50% completed.
4.	Re-surfacing of road	707.00	29.85	0.00	677.15	10% completed.
5.	Increase the height of low boundary wall from to Plot No. 142A/24 to SDF 'L' Block (approx 2 KM) and re-construction RCC boundary wall from Gate No. 01 to DSC road (approx 400 meter).	185.74	0.00	0.00	185.74	71% completed.
6.	Renovation of Central verge (2Kmx11000)	389.23	0.00	0.00	389.23	82% completed.
7.	Renovation of existing building (service centre) of NSEZ, Noida	113.09	0.00	0.00	113.09	60% completed
8.	Miscellaneous	147.98	0.00	0.00	147.98	Demolition

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	Civil work (i) Renovation of Type-2 quarters					done and removal of debris left.
	& (ii) Indoor Sports Complex	50.00	0.00	0.00	50.00	98% completed
9.	Renovation of Server Room	30.41	0.00	0.00	30.41	Work not commenced.
	<b>Total</b>	<b>6078.50</b>	<b>1444.06</b>	<b>0.00</b>	<b>4634.44</b>	

**D. Details of works awarded to WAPCOS and NBCC(Rs. in Lakh):**

S. No.	Description of work	Approved expenditure as per budget provision for the year 2025-26	Actual expenditure up to 16.03.2026	Expected expenditure up to 31.03.2026	Balance to be paid or being carried forward for the budget year 2026-27	Remarks
1.	Construction of 5 small kiosk 5x3 sq.mtr.	21.81	0.00	0.00	21.81	Work partially completed.
2.	Various infrastructural upgradation work in NSEZ (new gates 1 & 2 and welcome gate, road resurfacing, access control, pavements beautification of roundabouts, signages etc.)	1725.00	1455.67	0.00	269.33	Work completed.
	<b>Total</b>	<b>1746.81</b>	<b>1455.67</b>	<b>0.00</b>	<b>291.14</b>	

**(4) Revision of rates of lease rental and other user charges reg.**

The Authority discussed the agenda in detail. Sh. Amrit Manwani (Member)



informed that proposed increase in lease rent for NSEZ plots and Standard Design Factory (SDF) units @ 10% may kindly be reconsidered, as the units are presently facing significant challenges due to the adverse impact of increased US tariffs on exports, affecting demand and competitiveness, along with the ongoing Gulf war situation which has led to global uncertainty, supply chain disruptions, and increased operational costs; in view of these external economic pressures, any increase in lease rent would impose an additional financial burden on the units and may affect their viability, and therefore, it is requested that the lease rent may not be increased at this stage in the larger interest of sustaining exports and supporting the units in NSEZ. The Authority after due deliberation, taking into account the directions of Department Commerce, current market situation and view of trade member, after due deliberations, decided to increase lease rent and other charges @ 5% (to be rounded off to nearest rupee) w.e.f. 01.04.2026 as under:-

S. No.	Lease Rent	Rates applicable w.e.f. 01.04.2025 (in sq. mtr. per annum)	Revised rates applicable w.e.f. 01.04.2026 (in sq. mtr. per annum)	Increment (in%)
1.	SDF	₹ 2,454/-	₹2,577/-	5%
2.	Plot	₹ 177/-	₹186/-	5%
3.	Maintenance	₹ 39/-	₹41/-	5%
	<b>Water Charges</b>	<b>Per quarter w.e.f. 01.04.2025</b>	<b>Per quarter w.e.f. 01.04.2026</b>	
4.	Plot upto 1000 sq. mtr	₹ 1,527/-	₹1,603/-	5%
5.	Plot upto 5000 sq. mtr	₹ 2,159/-	₹2,267/-	5%
6.	Plot above 5000 sq. mtr	₹ 4,318/-	₹4,534/-	5%
7.	SDF	₹ 2,877/-	₹3,021/-	5%

The above rates will be applicable w.e.f. 01.04.2026.

**(5) Ratification of decision for appointment of Estate Officer & Secretary, NSEZ Authority.**

5 . 1 It was informed to the Authority that the work of Estate Management Section, Estate Officer & Secretary NSEZ Authority has been allocated to Sh. Noman Hafiz, DDC vide office order dated 12.12.2025 & 16.02.2026 in place of Sh. Kiran Mohan Mohadikar.

5 . 2 The Authority discussed the agenda in detail and after due deliberations, ratified the decision for appointment Sh. Noman Hafiz, DDC as Estate Officer & Secretary, NSEZ Authority.

**(6) Ratification of approval for floating of bid in QCBS model on GeM portal for Maintenance of parks/lawns/central verges, side verges/green belts, beds, etc. and other horticulture works in NSEZ.**

6.1 It was informed to the Authority that Chairman & CEO, NSEZ Authority had approved the proposal for floating of bid in QCBS model on GeM portal for Maintenance of parks/lawns/central verges, side verges/green belts, beds, etc. and other horticulture works in NSEZ on file subject to ratification by NSEZ Authority. Accordingly, the bid has been floated on GeM portal on 09.03.2026.

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6.2 The Authority discussed the agenda in detail and after due deliberations, ratified the approval granted on file for floating of bid in QCBS model on GeM portal for Maintenance of parks/lawns/central verges, side verges/green belts, beds, etc. and other horticulture works in NSEZ.

**(7) Proposal for Hiring Guest House Accommodation on Lease Basis in nearby location in Noida/Delhi.**

7.1 It was informed to the Authority that senior Government officials and stakeholders frequently visit Delhi for important meetings and visits to Noida SEZ. During such visits, arrangements for boarding and lodging are often required. However, reliance on hotels for these purposes may not be cost-effective in the long run. In this context, the Authority deliberated upon the possibility of hiring a furnished guest house on a lease basis at a suitable location in Noida/Delhi to meet these requirements in a more economical and efficient manner.

7.2 The Authority, after due deliberation and taking into account that the existing guest house in NSEZ is a makeshift arrangement—having been created by converting two Type-IV staff quarters with a common toilet shared between rooms—accorded its approval for hiring a fully furnished guest house on a lease basis in Noida/Delhi. The Authority also empowered the Chairman & CEO, NSEZA to determine the modalities for hiring the proposed guest house. Further, it was decided to discontinue the existing temporary guest house within the NSEZ campus and to restore the premises to their original use as residential quarters, for which they were initially constructed and utilized.

**(8) Review of various services being provided by contractors in NSEZ.**

Progress report in respect of services provided by contractors were placed before the Authority. The Authority reviewed the services one by one and took note of progress made.

Meeting ended with a vote of thanks to the Chair.



(Noman Hafiz)  
Dy. Development Commissioner  
& Secretary



(Vimal Anand)  
Chairman & CEO