

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 20.11.2020 को सुबह 11:30 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

Minutes of meeting of NSEZ Authority held under the Chairmanship of Shri. A. Bipin Menon, Chairman & CEO, NSEZ Authority at 11:30 AM on 20.11.2020 through video conferencing.

The following members of the NSEZ Authority were present through video conferencing during the meeting:-

1. Shri S.S. Shukla, Joint. Development Commissioner, NSEZ
2. Shri Himanshu Dhar Pandey, Asstt. DGFT, Kanpur
3. Sh. Alok Mukherjee, Director, M/s Idemia Syscom India Pvt. Ltd., Member from Industry
4. Sh. Amrit Manwani, CMD, M/s Sahasra Electronics Pvt. Ltd., Member from Industry

Besides, during the meeting i) Shri Amit Kumar Gupta, Deputy Commissioner (Customs), NSEZ, ii) Shri Rajesh Kumar, Dy. Development Commissioner, NSEZ, iii) Shri Nitin Gupta, Dy. Development Commissioner, NSEZ & Secretary, NSEZ Authority, iv) Shri Ajay Kumar Mishra, Sr. Account Officer, NSEZ, v) Shri Pramod Kumar, Asstt. Development Commissioner, NSEZ and vi) Sh. Rajeev Sharma, FCA, M/s. Rajeev Sharma & Associates were also present through video conferencing 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 and decided unanimously as under.

1. दिनांक 22.07.2020 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 22.07.2020. Accordingly, the Minutes of meeting held on 22.07.2020 were ratified.

1.2 Further, NSEZ Authority reviewed the compliance of decisions taken in its meeting held on 22.07.2020 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 22.07.2020.

2. एसडीएफ एफ, जी, एच एवं आई, एन०एस०ई०जेड० के परित सीवर लाइन बनाने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में

2.1 It was informed to NSEZ Authority that M/s. NBCC (India) Ltd. was requested vide this office letter dated 31.12.2019 to submit scope of work and estimate for construction of new sewer line in SDF F, G, H & I Block at NSEZ, Noida.

2.2 M/s. NBCC (India) Ltd., vide its letter dated 22.01.2020, submitted the provisional estimate for Rs.50,59,401/- including 3% contingency, 2% design & drawing charges, & 9% NBCC charges in respect of Additional External Sewer work in SDF Block F, G, H & I at NSEZ, Noida.



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2.3 Details of estimate are given below:-

S. No.	Description	Amount
1.	External sewer line work	44,18,096.22
2.	Add Contingency @ 3%	1,32,542.89
3.	Sub-total (with Contingency)	45,50,639.11
4.	Add Design & Drawing Charges @ 2 %	91,012.78
5.	Sub-total of above	46,41,651.89
6.	Add agency charges @ 9%	4,17,748.67
GRAND TOTAL OF ABOVE		50,59,400.56

2.4 M/s. NBCC (India) Ltd. has proposed to replace the sewer line measuring 1380 mtrs of 250 mm dia R.C.C. pipe. The estimate is based on DSR, 2018.

2.5 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably. The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority in its meeting held on 22.07.2020 for approval.

2.6 The Authority in its meeting held on 22.07.2020 deferred the proposal and directed to identify critical areas/scope of work which are required to be executed on urgent basis. Accordingly, it was requested from M/s. NBCC (India) Ltd. vide this office letter dated 02.11.2020 to visit the site with Caretaker, NSEZ and submit the report incorporating the details of critical areas/scope of work which require to be executed on urgent basis. Reply is still awaited.

2.7 An estimate has also been requested from M/s. WAPCOS Ltd. for the proposed work vide e-mail dated 18.11.2020. Meanwhile M/s WAPCOS Ltd. has submitted estimate as under:-

S. No.	Description	Amount
1.	Maintenance and laying of new sewer line work around SDF Block F, G, H & I at NSEZ Noida as per the requirement of site.	35,40,000.00
2.	WAPCOS Charges @ 5.70%	2,01,780.00
3.	Sub-total	37,41,780.00
4.	Contingency@3%	1,12,253.00
5.	Total amount	38,54,033.00

2.8 The facts mentioned above was placed before NSEZ Authority for consideration and necessary decision.

निर्णय:- The Authority discussed the matter in detail and deferred the matter for its next meeting with the direction to representatives of M/s WAPCOS Ltd. and M/s NBCC India Ltd. to visit the site, explore possibility to lay new sewer line and connect it to the mail line behind SDF blocks F, G, H & I and submit revised detailed estimate with exact scope of work & parameters.

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3. एसडीएफ एफ. जी. एच. आई. जे. के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० में लगी लिफ्ट बदलने हेतु

प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

3.1 It was informed to NSEZ Authority that M/s. NBCC (India) Ltd. was requested vide this office letter dated 29.01.2020 to submit the estimate for replacement of following 09 lifts by new lifts:-

- | | |
|---|------------------------------|
| 1. Goods & passenger lifts of Trading Block | - 02 nos. (one each) |
| 2. Goods & passenger lifts of 'J' Block | - 02 nos. (one each) |
| 3. Goods lifts only in SDF K, F, G, H & I Block | - 05 nos. (Goods lifts only) |

3.2 M/s. NBCC (India) Ltd. vide its letter dated 17.02.2020 submitted the provisional estimate of Rs.3,95,63,164/- including 9% NBCC Centage based on the quote received from lift manufacturer. Details of estimate are given below:-

S. No.	Description	Amount
1.	Passenger lift (13 Passenger) for Trading block & J Block	39,11,600.00
2.	Goods lifts (2000 kg) for Trading, J, K, F, G, H & I Block	2,68,26,800.00
3.	Civil & Electrical work	45,00,902.00
4.	Sub-total	3,52,39,302.00
5.	Add Contingency @ 3%	10,57,179.06
6.	Sub-total (with Contingency)	3,62,96,481.06
7.	Add agency charges @ 9%	32,66,683.30
GRAND TOTAL OF ABOVE		3,95,63,164.30

The cost of one Passenger lift has estimated to be Rs.16,57,458/- (excluding GST) having capacity of 13 passengers and Goods lift to Rs. 32,47,797/- (excluding GST) having capacity of 2000 kg weight. The estimate is based on DSR, 2018.

3.3 In view of above, the estimate was placed before the Committee in its meeting held on 05.03.2020 headed by JDC, NSEZ for examination and recommendations. The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for consideration. Accordingly, the recommendations of the Committee were placed before Authority in its meeting held on 22.07.2020 for approval.

3.4 Authority after due deliberations, deferred the proposal for next meeting with the direction to re-examine the matter in detail. Accordingly, M/s. WAPCOS Ltd. vide this office letter dated 28.10.2020 was requested to intimate the current status of these lifts and also inform this office whether the lifts need any replacement or can be renovated by using the existing infrastructure. Reply of WAPCOS Ltd. has meanwhile been received vide e-mail dated 18.11.2020. They have informed as under:-

S. No.	Name of SDF	Report received from WAPCOS Ltd.
1.	Trading Block Goods and passenger lift	Both the lifts need to be replaced.
2.	F Block Goods and passenger lift	Both the lifts need to be repaired.
3.	G Block Goods and passenger lift	Both the lifts need to be repaired.

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4.	H Block Goods and passenger lift	Goods lift need to be replaced. Passengers lift need to be repaired.
5.	I Block Goods and passenger lift	Both the lifts need to be repaired.
6.	J Block Goods and passenger lift	Both the lifts need to be replaced.
7.	K Block Goods and passenger lift	Goods lift need to be replaced. Passengers lift need to be repaired.

3.5 Meanwhile, Trading Block and SDF Blocks H, J, & K were visited on 17.11.2020 by Zone Authorities to see the condition of Goods as well as Passenger lifts installed there. Based on condition of lifts and degree of use of these lifts following suggestions are made:-

S. No.	Name of SDF	Observations made by Zone Authorities
1.	Trading Block	Because the use of Goods lift in Trading Block is not much, therefore at present there is no need to repair/replace goods lift. As regards, passenger lift, the same may be replaced with a new one.
2.	H Block	Since the block mostly accommodates manufacturing units, hence goods lifts may be replaced. Passenger lift may be repaired.
3.	J Block	Since the block mostly accommodates manufacturing units, hence goods lifts may be replaced. Passenger lift may be repaired.
4.	K Block	Since the block mostly accommodates manufacturing units, hence goods lifts may be replaced.

3.6 As regards, repair/replacement of lifts installed in SDF Blocks F, G & I, NSEZ, possibility for repair may be explored.

3.7 In view of facts mentioned above, the proposal was placed before NSEZ Authority for consideration and decision.

निर्णय:- The Authority discussed the matter in detail and deferred the matter for its next meeting with the direction to representatives of M/s WAPCOS Ltd. and M/s NBCC India Ltd. to submit details item wise estimated cost of lifts proposed to be replaced/repared along with AMC and other recurring cost for future maintenance of such lifts. The Authority further directed both the agencies to take into account provision of manual doors in goods lifts while preparing estimations for these lifts and also provide authentic details of indigenous and overseas parts in the new lifts proposed to be installed, keeping in view the Aatma Nirbhar Bharat Abhiyan.

4. एसडीएफ डी. ई. के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० के नवीनीकरण हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

4.1 It was informed to NSEZ Authority that M/s. NBCC (India) Ltd. was requested vide this office letters dated 18.09.2019, 18.10.2019 & 08.11.2019 to submit the scope of work and estimate for following works:-

1. Water proofing of SDF 'K' Block.

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2. Additional work of water proofing (brick coba) on 2500 sq. mtr. roof top on E Block, NSEZ.
3. Replace the water line with CPVC line.
4. Repairing of water tank stand.
5. Replacement of damaged water tanks.
6. Repairing and painting of walls in SDF D & E Block.
7. Replacement of ACP in SDF E Block & Trading Block.

4.2 NBCC (India) Ltd., vide its letter dated 13.12.2019 submitted the provisional estimate for renovation work of SDF 'E' Block & Trading Block, SDF 'D' Block and SDF 'K' Block at NSEZ, Noida for Rs.2,40,86,112/- including 3% Contingency, 2% Design & Drawing charges, & 9% NBCC Centage.

4.3 The brief description of work is given below:-

S. No	Description of work	Quantity	Amount
Renovation work at SDF E & Trading Block			
1.	Demolishing of old brick coba in SDF E Block	1575 cum	1419980.62
2.	Demolishing brick tile	5250 sqm	239925.00
3.	Demolishing mud phaska	945 cum	353382.75
4.	Dismantling	1870 sqm	42458.00
5.	Disposal of Malba in SDF E Block.	3329 sqm	401250.68
6.	Providing precast Cement concrete Jali	36 sqm	29323.80
7.	Brick Coba in SDF E Block.	5250 sqm	5431912.50
8.	Plaster on parapet wall in SDF E Block	1570 sqm	377035.50
9.	Plaster on Common area in SDF E Block	600 sqm	125790.00
10.	Painting on parapet wall in SDF E Block	1570 sqm	236520.50
11.	Distemper in common area in SDF E Block.	400 sqm	37480.00
12.	Grit wash in SDF E Block	400 sqm	233040.00
13.	Grit Wash groove in SDF E Block	300 RM	10320.00
14.	Mumty door in SDF E Block	16 sqm	45924.00
15.	Iron frames for doors, windows and ventilators	240 kg	17772.00
16.	3000 litres water tank in SDF E Block	32 nos.	696000.00
17.	Gun metal gate valve	144 each	66808.00
18.	Water tank fittings & Pipe line in SDF E Block.	1680 mtr	496156.00
19.	Guniting work for water tank beam strengthening in SDF E Block	6400 sqft	1395200.00
20.	False ceiling in Common area in SDF E Block	300 sqm	435870.00
21.	ACP in Trading Block.	200 sqm	681180.00
22.	Aluminium tube for ACP in Trading Block	440kg	156288.00
Total			12929617.35
Renovation work at SDF D Block			
1.	Demolishing of old brick coba	300 sqm	7290.00
2.	Disposal of Malba	5.4 sqm	650.97
3.	Providing precast Cement concrete Jali	25 sqm	20363.75
4.	Plaster on parapet wall	800 sqm	192120.00
5.	Plaster on Common area	300 sqm	62895.00
6.	Distemper in common area	400 sqm	37480.00

(Signature)

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7.	Painting on parapet wall	800 sqm	120520.00
8.	Mumty door	4 sqm	11481.00
9.	Iron frames for doors, windows and ventilators	60 kg	4443.00
10.	False ceiling in Common area	300 sqm	435870.00
11.	ACP	100 sqm	340590.00
12.	Aluminium for ACP	220 kg	78144.00
Total			1311847.72
Renovation work at SDF K Block			
1.	Demolishing of old brick coba	960 cum	865512.00
2.	Demolishing of brick tile	3200 sqm	146240.00
3.	Demolishing mud phaska	576 cum	215395.20
4.	Dismantling old grit	800 sqm	17920.00
5.	Disposal of Malba	2021 cum	243607.44
6.	Brick coba	3200 sqm	3310880.00
7.	Plaster on parapet wall	800 sqm	192120.00
8.	Painting on parapet & new grit wash	800 sqm	120520.00
9.	Grit wash	200 sqm	116520.00
10.	Grit Wash groove	150 sqm	5160.00
11.	Door for mumty	10 sqm	28702.50
12.	Iron frames for doors, windows and ventilators	150 kg	11107.50
13.	3000 litres water tank	32 nos.	696000.00
14.	Gun metal gate valve	72 each	33404.00
15.	Water tank fittings & Pipe line	840 mtr	248078.00
16.	Guniting work for water tank beam strengthening	2480 sqft	540444.67
Total			6791611.31
Grand Total			21033076.38

4.4 Details of estimates are given below:-

S. No.	Description	Amount
1.	SDF 'E' Block & Trading Block	1,29,29,617.35
2.	SDF 'D' Block	13,11,847.72
3.	SDF 'K' Block	67,91,611.31
4.	Sub-total	2,10,33,076.38
5.	Add Contingency @ 3%	6,30,992.29
6.	Sub-total (with Contingency)	2,16,64,068.67
7.	Add Design & Drawing Charges @ 2 %	4,33,281.37
8.	Sub-total of above	2,20,97,350.05
9.	Add agency charges @ 9%	19,88,761.50
GRAND TOTAL OF ABOVE		2,40,86,111.55

The estimate is based on DSR, 2018.

4.5 The above estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably. The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority in its meeting held on 22.07.2020 for approval.

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4.6 The Authority in its meeting held on 22.07.2020 had deferred the proposal of renovation work of SDF 'E' Block & Trading Block, SDF 'D' Block and SDF 'K' Block at NSEZ, Noida. The Authority directed to elaborate all details in the agenda and place it in next meeting along with need and urgency of the proposed work.

4.7 Meanwhile, the above SDF blocks were visited by Zone Authorities on 17.11.2020 to see the condition of SDFs and broadly understand the scope of work. It was observed that in these SDF Blocks some portions of roof require urgent water proofing, water pipes are rusted and need replacement, false ceilings are broken and need repair, plaster are peeled and shafts are in dilapidated conditions. These require immediate repair/maintenance so as to avoid any causality.

4.8 In view of facts mentioned above, full facts in the matter were placed before Authority for consideration and decision.

निर्णय:- The Authority discussed the matter in detail and deferred the matter for its next meeting with the direction to M/s NBCC to give building wise estimates excluding Trading Block for the works to be essentially done, including the shaft areas wherever it is in dilapidated condition. NBCC was also directed to specifically include costing for dismantling of the false ceiling in respective Blocks, which have been proposed for renovation as there is no need of false ceiling in common area of SDF.

5. एन०एस०ई०जेड० में ड्रेनेज सिस्टम की मरम्मत/पुन-निर्माण करने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में

5.1 It was informed to NSEZ Authority that NSEZ Authority in its meeting held on 04.01.2018 decided to re-construct the entire drainage system of the zone in phase manner. M/s. NBCC (India) Ltd., vide letter dated 27.04.2018 submitted the provisional estimate of Rs.14,99,46,356/- which was placed before NSEZ Authority for consideration of the proposal.

5.2 Authority in its meeting held on 19.09.2018 decided to (i) hire a professional to suggest the proper scope of work for drainage system and (ii) to get the digital mapping of the zone done through M/s. NBCC Ltd.

5.3 Sh. Puneet Kapoor, a trade member of NSEZA said that there is no need to engage professional and suggested that the decision should be barred on digital mapping. Accordingly, M/s. NBCC (India) Ltd. conducted digital mapping of the zone.

5.4 Digital Mapping has now been completed. As per drawing 2518 mtr drains are to be newly constructed and 19611.7 mtr drains are to be repaired/reconstructed.

5.5 M/s. NBCC (India) Ltd. vide this office letter dated 14.02.2020 was requested to submit the estimate for repair/re-construction of drainage system at NSEZ, Noida and to specify categorically that which part of the drainage needs to be done on priority, its length and estimate.

5.6 M/s. NBCC (India) Ltd. has submitted the provisional estimate of Rs.42,29,31,296.82/- including all charges for entire drainage system and recommended to re-construct 10 km in first phase.

5.7 M/s. NBCC (India) Ltd. has submitted the provisional estimate of Rs.20,95,78,099/- (including all charges) for 10 km drain in Phase I of left side area of road from Gate No. 1.

5.8 Details of estimate are given below:-

S. No.	Description	Amount
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P. Singh

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1.	Drain Works	150438253.45
2.	Pumping Station	2574772.86
3.	Rain Water Harvesting	30000000.00
4.	Sub-total	183013026.31
5.	Add Contingency @ 3%	5490390.79
6.	Sub-total (with Contingency)	188503417.10
7.	Add design & drawing charges @ 2%	3770068.34
8.	Sub-total	192273485.44
9.	Add agency charges @ 9%	17304613.69
GRAND TOTAL OF ABOVE		209578099.13

5.9 The provision for Rs.20.00 Cr has been made for this work in the budget for the year 2020-21.

5.10 The estimate of **Rs.20,95,78,099/-** was placed before Authority in its meeting held on 22.07.2020 for approval. The Authority after due deliberation, deferred the proposal of re-construct the 10 km drainage system of the zone in Phase I and directed to arrange a presentation identifying gravity of the problem, specific upgradation required, work which are more urgent etc. in the next Authority meeting.

5.11 Accordingly, M/s. NBCC (India) Ltd. was requested vide this office letter dated 05.11.2020 to make a presentation incorporating all the details and present it before NSEZ Authority in its next meeting. NBCC has telephonically confirmed that they will make a detailed presentation before the Authority in this meeting.

5.12 In view of above, the complete facts of the matter along with current status were placed before the Authority for consideration and decision.

5.13 The representative of NBCC gave a presentation through video conferencing on the layout of the proposed drainage system and informed the Authority that total estimated length of the drainage system shall be around 26 km. He showed in the presentation that the following works shall mainly be carried out in the scope of work:

- Dismantling of Drains.
- Relaying of the Drains with proper slope in Concrete.
- Provisioning of Drain Covers in the Pre-Cast concrete.
- De-silting of Rainwater Harvesting Pits (RWHP).
- Provision of Pump houses.

He further informed that key points to consider near outlet shall be as under:

- Breaking Chamber – to subdivided volume of outflow water.
- Non Return Valve – to avoid ingress of water from outside drain.
- High Retention volume Tank – so that incase water is not able to go out (due to more water outside) then we are able to contain high volume of water accumulated within site.

निर्णय:- The Authority discussed the matter in detail and deferred the matter for its next meeting with the direction to the representative of NBCC to provide hard copy of digital map for further understanding and to study the critical details of proposed drainage system. The Authority felt that before giving a go ahead, intense discussions on the proposal need to be held.

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6. विभिन्न इकाइयों द्वारा COVID-19 महामारी के कारण तय समय के बाद एसडीएफों के किरायेदारी समझौता एवं प्लॉट की सब लीज डीड रजिस्टर कराने के सम्बन्ध में।

6.1 प्राधिकरण के समक्ष यह प्रस्तुत किया गया कि निम्नलिखित इकाइयों ने कार्यालय में एसडीएफ का किरायेदारी समझौता एवं प्लॉट की सब लीज डीड कराने हेतु निवेदन करते हुए यह सूचित किया है कि सम्पूर्ण भारत में कोरोना महामारी की स्थिति में लॉकडाउन होने के कारण, वे निर्धारित तिथि पर आवेदन नहीं कर पाए थे। इकाइयों का विवरण निम्नलिखित है:-

क्रम सं.	इकाई का नाम एवं एसडीएफ & प्लॉट सं.	कब्ज़ा की तिथि	आवेदन की तिथि व देर से आवेदन करने के दिनों की संख्या
1.	M/s Aryan Food Ingredients Ltd., SDF No. F-15	05.03.2020	27.08.2020 (128 Days)
2.	M/s KGN Embroidery, SDF No. G-11	05.03.2020	01.09.2020 (149 Days)
3.	M/s Idemia syscom India Pvt. Ltd., SDF No. H-02	20.02.2020	10.09.2020 (154 Days)
4.	M/s AOV international LLP, SDF No. F-13	17.03.2020	17.08.2020 (106 Days)
5.	M/s Usha Fabs Pvt. Ltd., SDF No. J-05	03.12.2019	18.09.2020 (240 Days)
6.	M/s Knoldus Software LLP, SDF No. L-11	10.08.2015	09.09.2020 (The person taking care of the compliances related to that has left the organization and they are unaware about the fact of tenancy agreement.)
7.	M/s Oritex Exports LLP, Plot No. 129G/14	05.03.2020	28.08.2020 (128 Days)
8.	M/s Harsh Industries, SDF No. F-14	02.03.2020	29.09.2020 (211 Days)
9.	M/s Royal Jewellery Palace, SDF No. E-23(A)	01.06.2020	28.10.2020 (105 Days)

6.2 प्राधिकरण को अवगत कराया गया कि नए आवंटी को किरायेदारी समझौता एवं सब लीज डीड रजिस्टर कराने हेतु आवंटन पत्र की शर्त सं. 05 के अनुसार एसडीएफ का कब्ज़ा लेने की तिथि से 45 दिनों के अन्दर किरायेदारी समझौता या सब लीज डीड रजिस्टर करवाना अनिवार्य है। यदि इकाई 45 दिनों के अन्दर अपना किरायेदारी समझौता या सब लीज डीड रजिस्टर नहीं करती है तो इसके सन्दर्भ में प्राधिकरण की बैठक दिनांक 04.01.2018 में लिया गया निर्णय निम्नलिखित है:-

"The decision taken by the Authority in its meeting held on 23/06/2016 was also reviewed and amended. The clause No. 3 now read as-

"Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession or as extended by the Authority failing which allotment shall stand cancelled and amount deposited shall stand forfeited without further reference." Similar

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cases be placed before the Authority for consideration and extension may be considered by the Authority on merit on case to case basis”

6.3 कोरोना महामारी के कारण उत्पन्न स्थिति को देखते हुए उपरोक्त इकाइयों के आवेदन को प्राधिकरण की बैठक में अनुमोदन हेतु प्रस्तुत किया गया।

निर्णय:- प्राधिकरण ने विस्तृत में विचार विमर्श किया तथा उपरोक्त इकाइयों के आवेदन को स्वीकार करते हुए, किरायेदारी समझौता एवं सब लीज डीड कराने के प्रस्ताव को मंजूरी प्रदान की बशर्ते उक्त इकाइयों ने वर्तमान तिमाही तक के पट्टा किराये का भुगतान कर दिया हो।

7. नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की निधि (फण्ड) को सावधि जमा हेतु पांच राष्ट्रीय बैंको में विभाजित करने के सन्दर्भ में।

7.1 It was informed to NSEZ Authority that as per Income & Expenditure statement as on 26th Aug, 2020 total amount of Rs.12.56 crore is lying in the bank accounts. Details are as under:-

(a) SBI	Rs.1.78 crore (Current Account)
(b) SBI	Rs.7.19 crore (Saving Account)
(c) Canara Bank	Rs.3.59 Crore (Saving Account)

The aforesaid amount of lease rent etc. for Second quarter has been deposited in the Authority Account. It has been proposed to invest fresh FDs Rs.10 crore from the total available balance of Rs. 12.56 Crore in 5 different nationalized banks.

7.2 Further, it was informed that State Bank of India, NSEZ Branch has maintained our 14(Fourteen) Fixed Deposit (FDs) amounting to Rs. 11,40,00,000/-(Rs. Eleven Crore Forty Lakh Only) and maturity amount of Rs. 12,53,47,287/-(Rs. Twelve Crore Fifty Three Lakh Forty Seven Thousand Two Hundred Eighty Seven Only) with the rate of interest @ 6.7%(1Year). These FD's are going to mature from 25.09.2020 to 09.10.2020. The details are as under:-

Values in INR					
S.No.	A/c No	Amount	Term	Maturity Date	Maturity Value
1	37963084620	9000000	1 year	25-09-2020	10192484
2	37963092256	9000000	1 year	25-09-2020	10192484
3	37963093533	9000000	1 year	25-09-2020	10192484
4	37963094491	9000000	1 year	25-09-2020	10192484
5	37963095075	9000000	1 year	25-09-2020	10192484
6	37963100847	5000000	1 year	25-09-2020	5662491
7	37964921818	4000000	1 year	25-09-2020	4247129
8	38755150161	6000000	1 year	09-10-2020	6447525
9	38755245678	9000000	1 year	09-10-2020	9671287
10	38755245588	9000000	1 year	09-10-2020	9671287
11	38755245102	9000000	1 year	09-10-2020	9671287
12	38755244914	9000000	1 year	09-10-2020	9671287
13	38755244448	9000000	1 year	09-10-2020	9671287
14	38755244709	9000000	1 year	09-10-2020	9671287

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	Total	114000000			125347287
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It has been proposed to reinvest aforesaid amounts i.e. Rs.12,53,47,287/-in the shape of F.D.

7.3 The rate of interest offered by the banks to invest aforesaid amounts in Fixed Deposit for the period of one year is as under:-

Name of Bank	Rate of Interest (%) for one year period (For amount below 1 crore)
Canara Bank	5.40
Union Bank of India	5.25
Bank of Baroda	5.10
HDFC Bank Ltd.	5.10
ICICI Bank Ltd.	5.00
Central Bank	4.95
State Bank of India	4.90
Central Bank	4.90
Punjab National Bank	3.10

7.4 It was informed that the total 14 FDs are lying in the SBI amounting Rs.12,53,47,287/- (after maturity). As per Ministry of Finance Order No. 7/118/2005-BOA Dated 16th July, 2012, **bidding is not required and surplus funds may be placed with one or more banks to spread the resources among the banks**. Now, rate of interest is reduced from 5.1% to 4.9%, it can be reinvested in those banks who offer highest rate of interest.

7.5 It was proposed that matured FDs (Rs. **12.53 Crore**) available with SBI may either be renewed in the same SBI branch i.e. NSEZ Branch or may be transferred to Canara Bank, NSEZ Branch to open the new FDs for next one year as Canara Bank is offering highest rate of interest. Likewise a decision to invest **Rs.10 Crore** in fresh FDs may be taken keeping in view the rate of interest offered by above banks, especially the nationalized banks. Here, it was also mentioned that the branches of nationalized banks i.e. SBI, Canara Bank, Central Bank, PNB are located in NSEZ premises itself. Further, it was also informed that PNB has been already collecting Customs duties paid by the various units.

7.6 In view of above, complete facts as mentioned above were placed before Authority for consideration and necessary decision in the matter.

निर्णय:- The Authority discussed the matter in detail and deferred the matter for its next meeting with the direction to FCA to examine the matter and give pros and cons factoring in the relevant provisions of SEZ Act/Rule and SEZ Authority alongwith his opinion. The Authority also directed the Estate Division to obtain inputs from other SEZ Authorities on the matter of investing surplus funds of the Authority and the practice being adopted there. Till then the FDs may be continued with the banks where it have been invested and investment w.r.t. above comments mentioned in para 7.2 above may be made as per present practice.

[Signature]

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8. ट्रांसफर चार्ज से सम्बन्धित नीति की समीक्षा एवं उपयुक्त संशोधन करना।

8.1 It was informed to NSEZ Authority that the proposal of M/s. One Touch Solutions (India) Pvt. Ltd., for change in directors of the company was placed before the Approval Committee in its meeting held on 09.01.2020. The Approval Committee, after due deliberations, took note of change in directors of the unit.

8.2 Accordingly, change in directors consisting of following directors of the company w.e.f. 26.02.2019 has been taken on records:

Directors before change	Directors after change
1. Mr. Bharat Surana 2. Mr. Madhu Surana	1. Mr. Nortanmal Nahta 2. Mrs. Bimla Nahta

8.3 It is mentioned that there is no change in shareholding pattern of the company due to change in directors. Shareholding pattern of the company prior to and after change in directors are as under:

Name of shareholder	Shareholding percentage before change	Shareholding percentage after change
i) Mr. Bharat Surana	25.67%	25.67%
ii) Mrs. Kavita Parikh	33.33%	33.33%
iii) Mrs. Madhu Surana	7.66%	7.66%
iv) Mr. Dharmesh Shah	33.33%	33.33%
Change in shareholding pattern		0%

8.4 As per NSEZ Authority in its meeting held on 04.09.2012, "In case of company/partnership, even if the LOA is same, no transfer charges shall be levied if there is change/transfer of equity up to 50%, but transfer charges shall be levied if more than 50% share/promoters/directors/partners are changed. In case of proprietary concerns, if there are changes of hands, transfer charges shall be levied. In case there is change in name only with no changes in constitution and ownership, no transfer charges shall be levied."

8.5 In this case, shareholding of the company has not been changed. Hence, transfer charges are not applicable. Unit is paying lease rent regularly. No lease rent is outstanding in respect of Plot No.129G/15, NSEZ up to 30.09.2020.

8.6 M/s. Rajeev Sharma & Associates, Noida submitted their comments regarding levy of transfer charges due to change of directors. They have opined that:-

1. Since there is more than 50% change in directors, the transfer charges shall be levied.
2. However, since the last line of the said decision stipulates that where there is no change in ownership and constitution, transfer charges shall not be levied.

8.7 Therefore, transfer charges may not be levied by the Competent Authority. However, it appears that suitable amendments to the said decision of NSEZ Authority held on 04/09/2012 with respect to levy of transfer charges need to be done so as to remove any conflicts in future.

8.8 In view of above, above facts were placed before Authority to take a view in the matter and necessary decision.

निर्णय:- The Authority discussed the matter in detail. The Authority after due deliberations, deferred the matter for next meeting and directed Sh. Rajeev Sharma, FCA, M/s Rajeev Sharma & Associates to examine the matter in detail and to submit his opinion on the matter. The Authority

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also directed the Estate Division to check with other SEZ Authorities about the applicable transfer charges/allotment fees in such cases. Meanwhile the working of the unit would not be allowed to hamper merely on the ground of non-payment of transfer charges.

9. नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण के सचिव की नियुक्ति का अनुसमर्थन।

9.1 It was informed to NSEZ Authority that Shri R. P. Verma, the then Assistant Security Officer in Grade Pay of Rs. 4200/ Non- Gazetted Group 'C' on deputation was initially assigned the work of Secretary, NSEZ Authority, vide order dated 18.03.2008, with the approval of Development Commissioner, NSEZ and the decision of Development Commissioner was ratified by NSEZ Authority in its meeting held on 07/12/2009. Keeping in view of the work experience of Sh. R. P. Verma, ASO, NSEZ Authority in its meeting held on 06.11.2017 had decided to continue Mr. Verma as Secretary as per decision of Authority taken in its meeting held on 07.12.2009.

9.2 Further, Authority informed that Sh. R.P. Verma has retired on 30.09.2020 and vide Office Order dated 01.10.2020, it has been decided by Development Commissioner, NSEZ that Sh. Nitin Gupta, Dy. Development Commissioner will function as Secretary, NSEZ Authority in addition to his existing allocated work.

9.3 Aforesaid decision was placed before NSEZ Authority for ratification.

निर्णय:- The Authority, after due deliberation, ratified the decision taken by the then Development Commissioner, NSEZ.

10. प्राधिकरण के कार्यों के लिए नामित अधिकारियों/कर्मचारियों हेतु मेहनताना।

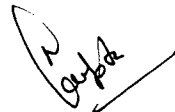
10.1 It was informed to NSEZ Authority that proposal for Remuneration for the staff officers nominated for the Authority work was placed before the Authority in its meeting held 19.09.2018 and 01.10.2019. The Authority was informed that the Chairman & CEO, NSEZ Authority on 25/05/2011 fixed additional remuneration for Secretary, NSEZ Authority. Accounts Officer, NSEZ amounting to Rs. 2000/- per month. It was also informed that following officers/official are also looking after the work of the Authority in addition to their normal duties:

- (i) Estate Officer, NSEZ Authority
- (ii) Asstt. (Estate Section)

10.2 As the remuneration was fixed in year 2011. i.e. seven year back, it was proposed to revise the remuneration to Rs. 5000/- P.M and accord approval for above to officers also as mentioned above.

10.3 The Authority in its meeting held on 19.09.2018, after due deliberation, decided to refer the matter to the Committee formed by Department of Commerce under the chairmanship of JDC, MEPZ SEZ and comprising of JDC, Noida SEZ, JDC, Kandla SEZ so as to maintain uniformity in administrative financial decision making process in SEZ Authorities across the country. This matter was not deliberated in the said committee as per report available in this office. However, the matter has been discussed with MEPZ SEZ, Madras. They have informed that they are paying Rs. 5,000/- per month as remuneration for the staff/officers nominated for the Authority work.

10.4 In view of above, NSEZ Authority in its meeting held on 01.10.2019 had approved revised remuneration as under:



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S. No.	Designation of Officer/Staff	Approved Amount
1.	Estate Officer, NSEZ Authority (DDC)	Rs. 5000/- per month
2.	Secretary, NSEZ Authority	Rs. 5000/- per month
3.	Sr. A.O. NSEZ Authority	Rs. 5000/- per month
4.	Asstt/UDC, NSEZ Authority	Rs. 3000/- per month

10.5 Now, Sh. Pramod Kumar, ADC has been assigned the work of Estate in addition to his existing work w.e.f. 01.10.2020 after the retirement of Sh. R.P. Verma. Hence it was proposed to give remuneration of Rs. 5000/- per month to Sh. Pramod Kumar, ADC.

10.6 The proposal was placed before NSEZ Authority for consideration and approval.

निर्णय:- The Authority, after due deliberation, has decided remuneration for the officers and staff looking after the work of NSEZ Authority as under:-

S. No.	Designation of Officer/Staff	Approved Amount
1.	Estate Officer/Secretary, NSEZ Authority (DDC)	Rs. 5000/- per month
3.	Sr. A.O. NSEZ Authority	Rs. 5000/- per month
2.	ADC(Estate), NSEZ Authority	Rs. 5000/- per month
4.	Asstt/UDC, NSEZ Authority	Rs. 3000/- per month

11. मूल आवंटि के साथ शेयरिंग परमिशन जारी करने के सम्बन्ध में

11.1 It was informed to NSEZ Authority that NSEZ Authority was allowing sharing permission to valid LOA holders on the decision taken by Authority in its various meetings. Gist of decisions is 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) *A unit having multiple LOAs and units under the same management/group.*

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- b) *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.*
- c) *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.

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>

v) 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."

R. Gupta

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vi) In the meeting held on 23.12.2019, Authority decided as under:-

"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 receipt of directions from Deptt. of Commerce whichever is earlier."

11.2 No decision has been received from Deptt. of Commerce so far. The sharing permissions granted to units have either expired or going to expire on 22.12.2020. Requests have been received for renewal of sharing permissions.

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

11.4 Authority was informed that Department of Commerce vide its letter dt. 07.03.2017 had informed that only fresh allotments are to be allowed and no sharing of space by the sister concern with the original allottee can be allowed.

निर्णय:- The Authority, after due deliberations, viewed that no fresh permission for sharing is allowed. However in larger public interest, 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 i.e. upto 22.12.2021 or receipt of directions from Department of Commerce whichever is earlier to units who are already allowed such permission and shall be subject to valid LOA of main allottee as well as sharing unit. The Authority also directed to bring the above decision to the notice of Deptt. of Commerce for information and necessary directions, if any.

12. फर्म के नाम/संविधान में बदलाव के कारण मैसर्स शिम्मर इंटरनेशनल (अब मैसर्स कसिया कोचर एलएलपी) पर आवंटन शुल्क लगाने के सम्बन्ध में

12.1 It was informed to NSEZ Authority that the proposal of M/s. Shimmer International, a unit in NSEZ at SDF No. H-06(B) for change of name/constitution of firm was considered by the Approval Committee in its meeting held on 21.09.2020.

12.2 Ms. Nidhi Khullar, Proprietress of M/s Shimmer International informed the Approval Committee that they are changing the constitution of the unit from proprietorship to LLP by way of acquisition of unit by newly formed entity i.e. Kassia Couture LLP.

12.3 The Approval Committee observed that the present request of the unit for change in constitution is tantamount to change in ownership and the applicability of transfer charges shall be first examined by the Estate Management Division.

12.4 The Approval Committee, unanimously took note of change of name/constitution of unit from "M/s. Shimmer International (a proprietorship firm of Ms. Nidhi Khullar)" to "M/s. Kassia Couture LLP (LLP firm with Ms. Nidhi Khullar and Mr. Pramod Vijay Khullar as partners)" in terms of Instruction No. 89 dated 17.05.2018 read with Instruction No. 90 dated 03.08.2018 subject to payment of transfer charges, if applicable.

12.5 Accordingly, change in the name/constitution of firm consisting of following partners has been taken note of in this office records vide this office letter dated 02.11.2020 issued from Project Section, NSEZ:-

Previous Promoter (M/s. Shimmer International)	Present Partners and their Profit & Loss sharing ratio in M/s Kassia Couture LLP.
Ms. Nidhi Khullar (Proprietor)	1. Ms. Nidhi Khullar – 60% 2. Mr. P.V. Khullar – 40%

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 20.11.2020 को सुबह 11:30 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

12.6 As per decision taken by NSEZ Authority in its meeting held on 04.09.2012, *"In case of company/partnership, even if the LOA is same, no transfer charges shall be levied if there is change/transfer of equity up to 50%, but transfer charges shall be levied if more than 50% share/promoters/directors/partners are changed. In case of proprietary concerns, if there is change of hands, transfer charges shall be levied. In case there is change in name only with no changes in constitution and ownership, no transfer charges shall be levied."*

12.7 Proposal and decision taken by NSEZ Authority in its meeting held on 29.06.2015 regarding levy of allotment charges is as under:

"In case of plots, we are charging transfer charges if more than 50% shareholding exchange it was proposed to adopt same analogy in the case of SDF. The Authority approved the proposal."

12.8 Keeping in view the above observation of UAC & decision of NSEZ Authority, it appears that allotment fees of Rs.5,50,515/-@Rs.1750/- per sq. mtrs in respect of SDF No. H-06(B), NSEZ, Noida is applicable as M/s Kassia Couture LLP is new entity.

12.9 Ms. Nidhi Khullar, Partner, M/s Kassia Couture LLP vide letter dated 10.11.2020 has informed that she had applied the change of name in her proprietorship company M/s Shimmer International to a Partnership company there by retaining majority share with herself. Now, as per the company law to convert a proprietorship company to a partnership company, she have to dissolve the proprietorship company firm and then change it into to a new partnership company either with the same name or any other name. She choose to make it a partnership LLP company but she could not get the same name of Shimmer into LLP company as the same has been taken over by somebody else. Therefore, she switched it to M/s Kassia Couture LLP and retaining the majority share in her name. She further informed that there is no change of promoters in this case and any demand of charges is illegal and without any logic. It simply means that they cannot change any proprietorship company into a partnership company by retaining the majority share with the proprietor itself and their proposal was also approved by the Approval Committee in its meeting held on 21.09.2020. She has requested to provide the clarification in this regard by mentioning the concerned rules and notification in this regard.

12.10 Unit is paying lease rent regularly. Lease rent amounting to **Rs.1,64,240/-(Current quarter)** is outstanding in respect of SDF No. H-06(B), NSEZ up to current quarter ending on 31.12.2020.

12.11 It is also mentioned that M/s Shimmer International has taken over the possession of SDF No. H-06(B) on 11.09.2020 but unit has not executed Tenancy Agreement within 45 days from taking over the possession of SDF No. H-06(B), NSEZ, Noida.

12.12 As per examination of Estate Management Section, unit is also required to submit justification for delay in execution of Tenancy agreement of SDF No. H-06(B), NSEZ within 45 days from taking over the possession of SDF.

12.13 In view of above, proposal was placed before NSEZ Authority to take a view on imposition of Allotment Fee of Rs.5,50,515/-@1750/- per sq. mtrs as per observation of UAC & decision of NSEZ Authority.

निर्णय:- The Authority discussed the matter in detail. The Authority after due deliberations, deferred the matter for next meeting and directed Sh. Rajeev Sharma, FCA, M/s Rajeev Sharma & Associates to submit his opinion in the matter. The Authority also directed the Estate Division to check with other SEZ Authorities about the applicable transfer charges/allotment fees in such cases.



नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 20.11.2020 को सुबह 11:30 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

13. 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 took note of progress made.

14. 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 took note of progress made.

15. 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 reviewed the projects one by one and took note of progress made.

16. Amendment in Shop Allotment Guidelines for allotment/renewal in respect of space in Facilitation Centre. (Supplementary agenda)

16.1 It was informed to NSEZ Authority that Shop Allotment Guidelines for allotment/renewal of space in Facilitation Centre were approved by the NSEZ Authority in its meeting held on 22.07.2020. Para 1.3.2 of the said Allotment Guidelines reads as under:-

“The allotment for shops/restaurant/canteens/booths etc. for a period of 5 years extendable for a further period of 05 years, based upon past satisfactory performance of the allottee and timely payment of lease rent.”

16.2 Further, it was also informed to Authority that some of the allottees have already crossed a period of 10 year and have requested for further renewal of their allotment for period beyond 10 year.

16.3 It appears that the intent of the guidelines approved is to grant extension for five years **at a time**. However, the said words are not included in the Para 1.3.2.

16.4 In view of above, it was placed before Authority for taking a view and considering amendment in the Para 1.3.2 of said guidelines by adding the word **“at a time”**.

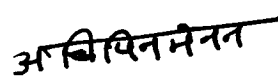
निर्णय:- The Authority, after due deliberation, amended Para 1.3.2 of the said Allotment Guidelines as under:

“The allotment for shops/restaurant/canteens/booths etc. for a period of 5 years extendable for a further period of 05 years at a time, based upon past satisfactory performance of the allottee and timely payment of lease rent.”

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।


(एस.एस. शुक्ल)

संयुक्त विकास आयुक्त


(ए. बिपिन मेनन)

अध्यक्ष एवं सीईओ

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौ.वि.आ.क्षे.प्राधिकरण की बैठक की कार्यसूची

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौएडा विशेष आर्थिक क्षेत्र

प्राधिकरण की बैठक की विषय सूची

क्र. सं.	विषय सूची	पृष्ठ सं.
1.	दिनांक 22.07.2020 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन।	2, 23-63
2.	एसडीएफ एफ, जी, एच एवं आई, एन०एस०ई०जेड० के परित सीवर लाइन बनाने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।	2-3
3.	एसडीएफ एफ, जी, एच, आई, जे, के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० में लगी लिफ्ट बदलने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।	4-5
4.	एसडीएफ डी, ई, के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० के नवीनीकरण हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।	6-8
5.	एन०एस०ई०जेड० में ड्रेनेज सिस्टम की मरम्मत/पुर्न-निर्माण करने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।	9-10
6.	विभिन्न इकाईओं द्वारा कोविड-19 महामारी के कारण तय समय के बाद एसडीएफों के किरायेदारी समझौता एवं प्लोटों की सब लीज डीड रजिस्टर कराने के सम्बन्ध में।	11-12
7.	नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की निधि(फण्ड) को सावधि जमा हेतु पांच राष्ट्रीय बैंकों में विभाजित करने के सम्बन्ध में।	13-14
8.	ट्रान्सफर चार्ज से सम्बन्धित नीति की समीक्षा एवं उपयुक्त संशोधन करना।	15
9.	नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण के सचिव की नियुक्ति का अनुसमर्थन।	16
10.	प्राधिकरण के कार्यों के लिए नामित अधिकारियों/कर्मचारियों हेतु मेहनताना।	17
11.	मूल आवंटी के साथ शेयरिंग परमिशन जारी करने के सम्बन्ध में।	18-19
12.	फर्म के नाम/संविधान में बदलाव के कारण मैसर्स शिमर इंटरनेशनल (अब मैसर्स कसिया कोचर एलएलपी) पर आवंटन शुल्क लगाने के सम्बन्ध में।	20-21
13.	मैसर्स एनबीसीसी इंडिया लिमिटेड द्वारा की जा रही परियोजनाओं की समीक्षा	22, 64
14.	मैसर्स एनपीसीसी लिमिटेड द्वारा की जा रही परियोजनाओं की समीक्षा	22, 65
15.	मैसर्स वाष्कोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा	22, 66
16.	अतिरिक्त अंक, यदि कोई हो, अध्यक्ष और सीईओ की मंजूरी के साथ	22

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौ.वि.आ.क्षे.प्राधिकरण की बैठक की कार्यसूची

1. दिनांक 22.07.2020 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का

अनुसमर्थन:

Ratification of the Minutes of the Authority meeting held on 22.07.2020 & decisions taken in the said meeting in terms of Sub Rule 14 of Rule 10 of SEZ Authority Rules, 2009 is required to be reviewed. Copy of the minutes is attached at Page No. 23 to 63.

2. एसडीएफ एफ. जी. एच एवं आई. एन०एस०ई०जेड० के परित सीवर लाइन बनाने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

2.1 It is submitted that M/s. NBCC (India) Ltd. was requested vide this office letter dated 31.12.2019 to submit scope of work and estimate for construction of new sewer line in SDF F, G, H & I Block at NSEZ, Noida.

2.2 M/s. NBCC (India) Ltd., vide its letter dated 22.01.2020, submitted the provisional estimate for Rs.50,59,401/- including 3% contingency, 2% design & drawing charges, & 9% NBCC charges in respect of Additional External Sewer work in SDF Block F, G, H & I at NSEZ, Noida.

2.3 Details of estimate are given below:-

S. No.	Description	Amount
1.	External sewer line work	44,18,096.22
2.	Add Contingency @ 3%	1,32,542.89
3.	Sub-total (with Contingency)	45,50,639.11
4.	Add Design & Drawing Charges @ 2 %	91,012.78
5.	Sub-total of above	46,41,651.89
6.	Add agency charges @ 9%	4,17,748.67
GRAND TOTAL OF ABOVE		50,59,400.56

2.4 M/s. NBCC (India) Ltd. has proposed to replace the sewer line measuring 1380 mtrs of 250 mm dia R.C.C. pipe. The estimate is based on DSR, 2018.

2.5 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably. The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority in its meeting held on 22.07.2020 for approval.

2.6 The Authority in its meeting held on 22.07.2020 deferred the proposal and directed to identify critical areas/scope of work which are required to be executed on urgent basis. Accordingly, it was requested from M/s. NBCC (India) Ltd. vide this office letter dated 02.11.2020 to visit the site with Caretaker, NSEZ and submit the report incorporating the details of critical areas/scope of work which require to be executed on urgent basis. Reply is still awaited.

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौ.वि.आ.क्षे.प्राधिकरण की बैठक की कार्यसूची

2.7 An estimate has also been requested from M/s. WAPCOS Ltd. for the proposed work vide e-mail dated 18.11.2020. Meanwhile M/s WAPCOS Ltd. has submitted estimate as under:-

S. No.	Description	Amount
1.	Maintenance and laying of new sewer line work around SDF Block F, G, H & I at NSEZ Noida as per the requirement of site.	35,40,000.00
2.	WAPCOS Charges @ 5.70%	2,01,780.00
3.	Sub-total	37,41,780.00
4.	Contingency@3%	1,12,253.00
5.	Total amount	38,54,033.00

2.8 In view of facts mentioned above, current status in the matter is placed before NSEZ Authority for information/necessary decision.

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौ.वि.आ.क्षे.प्राधिकरण की बैठक की कार्यसूची

3. एसडीएफ एफ. जी. एच. आई. जे. के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० में लगी लिफ्ट बदलने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में |

3.1 It is submitted that M/s. NBCC (India) Ltd. was requested vide this office letter dated 29.01.2020 to submit the estimate for replacement of following 09 lifts by new lifts:-

- | | | |
|---|---|----------------------------|
| 1. Goods & passenger lifts of Trading Block | - | 02 nos. (one each) |
| 2. Goods & passenger lifts of 'J' Block | - | 02 nos. (one each) |
| 3. Goods lifts only in SDF K, F, G, H & I Block | - | 05 nos. (Goods lifts only) |

3.2 M/s. NBCC (India) Ltd. vide its letter dated 17.02.2020 submitted the provisional estimate of Rs.3,95,63,164/- including 9% NBCC Centage based on the quote received from lift manufacturer. Details of estimate are given below:-

S. No.	Description	Amount
1.	Passenger lift (13 Passenger) for Trading block & J Block	39,11,600.00
2.	Goods lifts (2000 kg) for Trading, J, K, F, G, H & I Block	2,68,26,800.00
3.	Civil & Electrical work	45,00,902.00
4.	Sub-total	3,52,39,302.00
5.	Add Contingency @ 3%	10,57,179.06
6.	Sub-total (with Contingency)	3,62,96,481.06
7.	Add agency charges @ 9%	32,66,683.30
GRAND TOTAL OF ABOVE		3,95,63,164.30

The cost of one Passenger lift has estimated to be Rs.16,57,458/- (excluding GST) having capacity of 13 passengers and Goods lift to Rs. 32,47,797/- (excluding GST) having capacity of 2000 kg weight. The estimate is based on DSR, 2018.

3.3 In view of above, the estimate was placed before the Committee in its meeting held on 05.03.2020 headed by JDC, NSEZ for examination and recommendations. The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for consideration. Accordingly, the recommendations of the Committee were placed before Authority in its meeting held on 22.07.2020 for approval.

3.4 Authority after due deliberations, deferred the proposal for next meeting with the direction to re-examine the matter in detail. Accordingly, M/s. WAPCOS Ltd. vide this office letter dated 28.10.2020 was requested to intimate the current status of these lifts and also inform this office whether the lifts need any replacement or can be renovated by using the existing infrastructure. Reply of WAPCOS Ltd. has meanwhile been received vide e-mail dated 18.11.2020. They have informed as under:-

S. No.	Name of SDF	Report received from WAPCOS Ltd.
1.	Trading Block Goods and passenger lift	Both the lifts need to be replaced.
2.	F Block Goods and passenger lift	Both the lifts need to be repaired.

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौ.वि.आ.क्षे.प्राधिकरण की बैठक की कार्यसूची

3.	G Block Goods and passenger lift	Both the lifts need to be repaired.
4.	H Block Goods and passenger lift	Goods lift need to be replaced. Passengers lift need to be repaired.
5.	I Block Goods and passenger lift	Both the lifts need to be repaired.
6.	J Block Goods and passenger lift	Both the lifts need to be replaced.
7.	K Block Goods and passenger lift	Goods lift need to be replaced. Passengers lift need to be repaired.

3.5 Meanwhile, Trading Block and SDF Blocks H, J, & K were visited on 17.11.2020 by Zone Authorities to see the condition of Goods as well as Passenger lifts installed there. Based on condition of lifts and degree of use of these lifts following suggestions are made:-

S. No.	Name of SDF	Observations made by Zone Authorities
1.	Trading Block	Because the use of Goods lift in Trading Block is not much, therefore at present there is no need to repair/replace goods lift. As regards, passenger lift. the same may be replaced with a new one.
2.	H Block	Since the block mostly accommodates manufacturing units, hence goods lifts may be replaced. Passenger lift may be repaired.
3.	J Block	Since the block mostly accommodates manufacturing units, hence goods lifts may be replaced. Passenger lift may be repaired.
4.	K Block	Since the block mostly accommodates manufacturing units, hence goods lifts may be replaced.

3.6 As regards, repair/replacement of lifts installed in SDF Blocks F, G & I, NSEZ, possibility for repair may be explored.

3.7 In view of facts mentioned above, the proposal is placed before NSEZ Authority for consideration and decision.

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण

दिनांक 20.11.2020 को पूर्वाह्न 11:30 बजे आयोजित होने वाली नौ.वि.आ.क्षे.प्राधिकरण की बैठक की कार्यसूची

4. एसडीएफ डी, ई, के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० के नवीनीकरण हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

4.1 It is submitted that M/s. NBCC (India) Ltd. was requested vide this office letters dated 18.09.2019, 18.10.2019 & 08.11.2019 to submit the scope of work and estimate for following works:-

1. Water proofing of SDF 'K' Block.
2. Additional work of water proofing (brick coba) on 2500 sq. mtr. roof top on E Block, NSEZ.
3. Replace the water line with CPVC line.
4. Repairing of water tank stand.
5. Replacement of damaged water tanks.
6. Repairing and painting of walls in SDF D & E Block.
7. Replacement of ACP in SDF E Block & Trading Block.

4.2 NBCC (India) Ltd., vide its letter dated 13.12.2019 submitted the provisional estimate for renovation work of SDF 'E' Block & Trading Block, SDF 'D' Block and SDF 'K' Block at NSEZ, Noida for Rs.2,40,86,112/- including 3% Contingency, 2% Design & Drawing charges, & 9% NBCC Centage.

4.3 The brief description of work is given below:-

S. No	Description of work	Quantity	Amount
Renovation work at SDF E & Trading Block			
1.	Demolishing of old brick coba in SDF E Block	1575 cum	1419980.62
2.	Demolishing brick tile	5250 sqm	239925.00
3.	Demolishing mud phaska	945 cum	353382.75
4.	Dismantling	1870 sqm	42458.00
5.	Disposal of Malba in SDF E Block.	3329 sqm	401250.68
6.	Providing precast Cement concrete Jali	36 sqm	29323.80
7.	Brick Coba in SDF E Block.	5250 sqm	5431912.50
8.	Plaster on parapet wall in SDF E Block	1570 sqm	377035.50
9.	Plaster on Common area in SDF E Block	600 sqm	125790.00
10.	Painting on parapet wall in SDF E Block	1570 sqm	236520.50
11.	Distemper in common area in SDF E Block.	400 sqm	37480.00
12.	Grit wash in SDF E Block	400 sqm	233040.00
13.	Grit Wash groove in SDF E Block	300 RM	10320.00
14.	Mumty door in SDF E Block	16 sqm	45924.00
15.	Iron frames for doors, windows and ventilators	240 kg	17772.00
16.	3000 litres water tank in SDF E Block	32 nos.	696000.00
17.	Gun metal gate valve	144 each	66808.00
18.	Water tank fittings & Pipe line in SDF E Block.	1680 mtr	496156.00
19.	Guniting work for water tank beam strengthening in SDF E Block	6400 sqft	1395200.00
20.	False ceiling in Common area in SDF E Block	300 sqm	435870.00
21.	ACP in Trading Block.	200 sqm	681180.00

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22.	Aluminium tube for ACP in Trading Block	440kg	156288.00
Total			12929617.35
Renovation work at SDF D Block			
1.	Demolishing of old brick coba	300 sqm	7290.00
2.	Disposal of Malba	5.4 sqm	650.97
3.	Providing precast Cement concrete Jali	25 sqm	20363.75
4.	Plaster on parapet wall	800 sqm	192120.00
5.	Plaster on Common area	300 sqm	62895.00
6.	Distemper in common area	400 sqm	37480.00
7.	Painting on parapet wall	800 sqm	120520.00
8.	Mumty door	4 sqm	11481.00
9.	Iron frames for doors, windows and ventilators	60 kg	4443.00
10.	False ceiling in Common area	300 sqm	435870.00
11.	ACP	100 sqm	340590.00
12.	Aluminium for ACP	220 kg	78144.00
Total			1311847.72
Renovation work at SDF K Block			
1.	Demolishing of old brick coba	960 cum	865512.00
2.	Demolishing of brick tile	3200 sqm	146240.00
3.	Demolishing mud phaska	576 cum	215395.20
4.	Dismantling old grit	800 sqm	17920.00
5.	Disposal of Malba	2021 cum	243607.44
6.	Brick coba	3200 sqm	3310880.00
7.	Plaster on parapet wall	800 sqm	192120.00
8.	Painting on parapet & new grit wash	800 sqm	120520.00
9.	Grit wash	200 sqm	116520.00
10.	Grit Wash groove	150 sqm	5160.00
11.	Door for mumty	10 sqm	28702.50
12.	Iron frames for doors, windows and ventilators	150 kg	11107.50
13.	3000 litres water tank	32 nos.	696000.00
14.	Gun metal gate valve	72 each	33404.00
15.	Water tank fittings & Pipe line	840 mtr	248078.00
16.	Guniting work for water tank beam strengthening	2480 sqft	540444.67
Total			6791611.31
Grand Total			21033076.38

4.4 Details of estimates are given below:-

S. No.	Description	Amount
1.	SDF 'E' Block & Trading Block	1,29,29,617.35
2.	SDF 'D' Block	13,11,847.72
3.	SDF 'K' Block	67,91,611.31
4.	Sub-total	2,10,33,076.38
5.	Add Contingency @ 3%	6,30,992.29
6.	Sub-total (with Contingency)	2,16,64,068.67

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7.	Add Design & Drawing Charges @ 2 %	4,33,281.37
8.	Sub-total of above	2,20,97,350.05
9.	Add agency charges @ 9%	19,88,761.50
GRAND TOTAL OF ABOVE		2,40,86,111.55

The estimate is based on DSR, 2018.

4.5 The above estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably. The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority in its meeting held on 22.07.2020 for approval.

4.6 The Authority in its meeting held on 22.07.2020 had deferred the proposal of renovation work of SDF 'E' Block & Trading Block, SDF 'D' Block and SDF 'K' Block at NSEZ, Noida. The Authority directed to elaborate all details in the agenda and place it in next meeting along with need and urgency of the proposed work.

4.7 Meanwhile, the above SDF blocks were visited by Zone Authorities on 17.11.2020 to see the condition of SDFs and broadly understand the scope of work. It was observed that in these SDF Blocks some portions of roof require urgent water proofing, water pipes are rusted and need replacement, false ceilings are broken and need repair, plaster are peeled and shafts are in dilapidated conditions. These require immediate repair/maintenance so as to avoid any causality.

4.8 In view of facts mentioned above, full facts in the matter are placed before Authority for consideration and decision.

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5. एन०एस०ई०जेड० में ड्रेनेज सिस्टम की मरम्मत/पुर्न-निर्माण करने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में

5.1 NSEZ Authority in its meeting held on 04.01.2018 decided to re-construct the entire drainage system of the zone in phase manner. M/s. NBCC (India) Ltd., vide letter dated 27.04.2018 submitted the provisional estimate of Rs.14,99,46,356/- which was placed before NSEZ Authority for consideration of the proposal.

5.2 Authority in its meeting held on 19.09.2018 decided to (i) hire a professional to suggest the proper scope of work for drainage system and (ii) to get the digital mapping of the zone done through M/s. NBCC Ltd.

5.3 Sh. Puneet Kapoor, a trade member of NSEZA said that there is no need to engage professional and suggested that the decision should be barred on digital mapping. Accordingly, M/s. NBCC (India) Ltd. conducted digital mapping of the zone.

5.4 Digital Mapping has now been completed. As per drawing 2518 mtr drains are to be newly constructed and 19611.7 mtr drains are to be repaired/reconstructed.

5.5 M/s. NBCC (India) Ltd. vide this office letter dated 14.02.2020 was requested to submit the estimate for repair/re-construction of drainage system at NSEZ, Noida and to specify categorically that which part of the drainage needs to be done on priority, its length and estimate.

5.6 M/s. NBCC (India) Ltd. has submitted the provisional estimate of Rs.42,29,31,296.82/- including all charges for entire drainage system and recommended to re-construct 10 km in first phase.

5.7 M/s. NBCC (India) Ltd. has submitted the provisional estimate of Rs.20,95,78,099/- (including all charges) for 10 km drain in Phase I of left side area of road from Gate No. 1.

5.8 Details of estimate are given below:-

S. No.	Description	Amount
1.	Drain Works	150438253.45
2.	Pumping Station	2574772.86
3.	Rain Water Harvesting	30000000.00
4.	Sub-total	183013026.31
5.	Add Contingency @ 3%	5490390.79
6.	Sub-total (with Contingency)	188503417.10
7.	Add design & drawing charges @ 2%	3770068.34
8.	Sub-total	192273485.44
9.	Add agency charges @ 9%	17304613.69
GRAND TOTAL OF ABOVE		209578099.13

5.9 The provision for Rs.20.00 Cr has been made for this work in the budget for the year 2020-21.

5.10 The estimate of Rs.20,95,78,099/- was placed before Authority in its meeting held on 22.07.2020 for approval. The Authority after due deliberation, deferred the proposal of re-construct the 10 km drainage system of the zone in Phase I and directed to arrange a presentation identifying gravity of the problem, specific upgradation required, work which are more urgent etc. in the next Authority meeting.

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5.11 Accordingly, M/s. NBCC (India) Ltd. was requested vide this office letter dated 05.11.2020 to make a presentation incorporating all the details and present it before NSEZ Authority in its next meeting. NBCC has telephonically confirmed that they will make a detailed presentation before the Authority in this meeting.

5.12 In view of above, the complete facts of the matter along with current status are placed before the Authority for consideration and decision.

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6. विभिन्न इकाइयों द्वारा COVID-19 महामारी के कारण तय समय के बाद एसडीएफों के किरायेदारी समझौता एवं प्लॉट की सब लीज डीड रजिस्टर कराने के सम्बन्ध में।

6.1 यह प्रस्तुत किया जाता है कि निम्नलिखित इकाइयों ने कार्यालय में एसडीएफ का किरायेदारी समझौता एवं प्लॉट की सब लीज डीड कराने हेतु निवेदन करते हुए यह सूचित किया है कि सम्पूर्ण भारत में कोरोना महामारी की स्थिति में लॉकडाउन होने के कारण, वे निर्धारित तिथि पर आवेदन नहीं कर पाए थे। इकाइयों का विवरण निम्नलिखित है:-

क्रम सं.	इकाई का नाम एवं एसडीएफ & प्लॉट सं.	कब्ज़ा की तिथि	आवेदन की तिथि व देर से आवेदन करने के दिनों की संख्या
1.	M/s Aryan Food Ingredients Ltd., SDF No. F-15	05.03.2020	27.08.2020 (128 Days)
2.	M/s KGN Embroidery, SDF No. G-11	05.03.2020	01.09.2020 (149 Days)
3.	M/s Idemia syscom India Pvt. Ltd., SDF No. H-02	20.02.2020	10.09.2020 (154 Days)
4.	M/s AOV international LLP, SDF No. F-13	17.03.2020	17.08.2020 (106 Days)
5.	M/s Usha Fabs Pvt. Ltd., SDF No. J-05	03.12.2019	18.09.2020 (240 Days)
6.	M/s Knoldus Software LLP, SDF No. L-11	10.08.2015	09.09.2020 (The person taking care of the compliances related to that has left the organization and they are unaware about the fact of tenancy agreement.)
7.	M/s Oritex Exports LLP, Plot No. 129G/14	05.03.2020	28.08.2020 (128 Days)
8.	M/s Harsh Industries, SDF No. F-14	02.03.2020	29.09.2020 (211 Days)
9.	M/s Royal Jewellery Palace, SDF No. E-23(A)	01.06.2020	28.10.2020 (105 Days)

6.2 यह सूचित किया जाता है कि नए आवंटी को किरायेदारी समझौता एवं सब लीज डीड रजिस्टर कराने हेतु आवन्टन पत्र की शर्त सं. 05 के अनुसार एसडीएफ का कब्ज़ा लेने की तिथि से 45 दिनों के अन्दर किरायेदारी समझौता या सब लीज डीड रजिस्टर करवाना अनिवार्य है। यदि इकाई 45 दिनों के अन्दर अपना किरायेदारी समझौता या सब लीज डीड रजिस्टर नहीं करती है तो इसके सन्दर्भ में प्राधिकरण की बैठक दिनांक 23.06.2016 में लिया गया निर्णय निम्नलिखित है:-

“The decision taken by the Authority in its meeting held on 23/06/2016 was also reviewed and amended. The clause No. 3 now read as-

"Sub-lease deed / tenancy agreement will have to be executed by the allottee within forty-five days from the date of possession or as extended by the Authority failing which allotment

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shall stand cancelled and amount deposited shall stand forfeited without further reference."
Similar cases be placed before the Authority for consideration and extension may be considered by the Authority on merit on case to case basis"

6.3 कोरोना महामारी के कारण उत्पन्न स्थिति को देखते हुए उपरोक्त इकाइयों के आवेदन को प्राधिकरण की बैठक में अनुमोदन हेतु प्रस्तुत है।

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7. नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की निधि (फण्ड) को सावधि जमा हेतु पांच राष्ट्रीय बैंको में विभाजित करने के सन्दर्भ में।

7.1 It is submitted that as per Income & Expenditure statement as on 26th Aug, 2020 total amount of Rs.12.56 crore is lying in the bank accounts. Details are as under:-

(a) SBI	Rs.1.78 crore (Current Account)
(b) SBI	Rs.7.19 crore (Saving Account)
(c) Canara Bank	Rs.3.59 Crore (Saving Account)

The aforesaid amount of lease rent etc. for Second quarter has been deposited in the Authority Account. It has been proposed to invest fresh FDs Rs.10 crore from the total available balance of Rs. 12.56 Crore in 5 different nationalized banks.

7.2 Further, it is submitted that State Bank of India, NSEZ Branch has maintained our 14(Fourteen) Fixed Deposit (FDs) amounting to Rs. 11,40,00,000/-(Rs. Eleven Crore Forty Lakh Only) and maturity amount of Rs. 12,53,47,287/-(Rs. Twelve Crore Fifty Three Lakh Forty Seven Thousand Two Hundred Eighty Seven Only) with the rate of interest @ 6.7%(1 Year). These FD's are going to mature from 25.09.2020 to 09.10.2020. The details are as under:-

					Values in INR
S.No.	A/c No	Amount	Term	Maturity Date	Maturity Value
1	37963084620	9000000	1 year	25-09-2020	10192484
2	37963092256	9000000	1 year	25-09-2020	10192484
3	37963093533	9000000	1 year	25-09-2020	10192484
4	37963094491	9000000	1 year	25-09-2020	10192484
5	37963095075	9000000	1 year	25-09-2020	10192484
6	37963100847	5000000	1 year	25-09-2020	5662491
7	37964921818	4000000	1 year	25-09-2020	4247129
8	38755150161	6000000	1 year	09-10-2020	6447525
9	38755245678	9000000	1 year	09-10-2020	9671287
10	38755245588	9000000	1 year	09-10-2020	9671287
11	38755245102	9000000	1 year	09-10-2020	9671287
12	38755244914	9000000	1 year	09-10-2020	9671287
13	38755244448	9000000	1 year	09-10-2020	9671287
14	38755244709	9000000	1 year	09-10-2020	9671287
	Total	114000000			125347287

It has been proposed to reinvest aforesaid amounts i.e. Rs.12,53,47,287/-in the shape of F.D.

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7.3 The rate of interest offered by the banks to invest aforesaid amounts in Fixed Deposit for the period of one year is as under:-

Name of Bank	Rate of Interest (%) for one year period (For amount below 1 crore)
Canara Bank	5.40
Union Bank of India	5.25
Bank of Baroda	5.10
HDFC Bank Ltd.	5.10
ICICI Bank Ltd.	5.00
Central Bank	4.95
State Bank of India	4.90
Central Bank	4.90
Punjab National Bank	3.10

7.4 It is submitted that the total 14 FDs are lying in the SBI amounting Rs.12,53,47,287/- (after maturity). As per Ministry of Finance Order No. 7/118/2005-BOA Dated 16th July, 2012, **bidding is not required** and **surplus funds may be placed with one or more banks to spread the resources among the banks**. Now, rate of interest is reduced from 5.1% to 4.9%, it can be reinvested in those banks who offer highest rate of interest.

7.5 It is proposed that matured FDs (Rs. **12.53 Crore**) available with SBI may either be renewed in the same SBI branch i.e. NSEZ Branch or may be transferred to Canara Bank, NSEZ Branch to open the new FDs for next one year as Canara Bank is offering highest rate of interest. Likewise a decision to invest **Rs.10 Crore** in fresh FDs may be taken keeping in view the rate of interest offered by above banks, especially the nationalized banks. Here, it is mentioned that the branches of nationalized banks i.e. SBI, Canara Bank, Central Bank, PNB are located in NSEZ premises itself. Further, it is also mentioned that PNB has been already collecting Customs duties paid by the various units.

7.6 In view of above, complete facts as mentioned above are placed before Authority for consideration and necessary decision in the matter.

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8. ट्रांसफर चार्ज से सम्बन्धित नीति की समीक्षा एवं उपयुक्त संशोधन करना ।

8.1 It is submitted the proposal of M/s. One Touch Solutions (India) Pvt. Ltd., for change in directors of the company was placed before the Approval Committee in its meeting held on 09.01.2020. The Approval Committee, after due deliberations, took note of change in directors of the unit.

8.2 Accordingly, change in directors consisting of following directors of the company w.e.f. 26.02.2019 has been taken on records:

Directors before change	Directors after change
1. Mr. Bharat Surana 2. Mr. Madhu Surana	1. Mr. Nortanmal Nahta 2. Mrs. Bimla Nahta

8.3 It is mentioned that there is no change in shareholding pattern of the company due to change in directors. Shareholding pattern of the company prior to and after change in directors are as under:

Name of shareholder	Shareholding percentage before change	Shareholding percentage after change
i) Mr. Bharat Surana	25.67%	25.67%
ii) Mrs. Kavita Parikh	33.33%	33.33%
iii) Mrs. Madhu Surana	7.66%	7.66%
iv) Mr. Dharmesh Shah	33.33%	33.33%
Change in shareholding pattern		0%

8.4 As per NSEZ Authority in its meeting held on 04.09.2012, "In case of company/partnership, even if the LOA is same, no transfer charges shall be levied if there is change/transfer of equity up to 50%, but transfer charges shall be levied if more than 50% share/promoters/directors/partners are changed. In case of proprietary concerns, if there are changes of hands, transfer charges shall be levied. In case there is change in name only with no changes in constitution and ownership, no transfer charges shall be levied."

8.5 In this case, shareholding of the company has not been changed. Hence, transfer charges are not applicable. Unit is paying lease rent regularly. No lease rent is outstanding in respect of Plot No.129G/15, NSEZ up to 30.09.2020.

8.6 M/s. Rajeev Sharma & Associates, Noida submitted their comments regarding levy of transfer charges due to change of directors. They have opined that:-

1. Since there is more than 50% change in directors, the transfer charges shall be levied.
2. However, since the last line of the said decision stipulates that where there is no change in ownership and constitution, transfer charges shall not be levied.

8.7 Therefore, transfer charges may not be levied by the Competent Authority. However, it appears that suitable amendments to the said decision of NSEZ Authority held on 04/09/2012 with respect to levy of transfer charges need to be done so as to remove any conflicts in future.

8.8 In view of above, above facts are placed before Authority to take a view in the matter and necessary decision.

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9. नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण के सचिव की नियुक्ति का अनुसमर्थन।

9.1 It is submitted that Shri R. P. Verma, the then Assistant Security Officer in Grade Pay of Rs. 4200/ Non- Gazetted Group 'C' on deputation was initially assigned the work of Secretary, NSEZ Authority, vide order dated 18.03.2008, with the approval of Development Commissioner, NSEZ and the decision of Development Commissioner was ratified by NSEZ Authority in its meeting held on 07/12/2009. Keeping in view of the work experience of Sh. R. P. Verma, ASO, NSEZ Authority in its meeting held on 06.11.2007 had decided to continue Mr. Verma as Secretary as per decision of Authority taken in its meeting held on 07.12.2009.

9.2 Now Sh. R.P. Verma has retired on 30.09.2020 and vide Office Order dated 01.10.2020, it has been decided by DC, NSEZ that Sh. Nitin Gupta, Dy. Development Commissioner will function as Secretary, NSEZ Authority in addition to his existing allocated work.

9.3 Aforesaid decision is placed before NSEZ Authority for ratification.

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10. प्राधिकरण के कार्यों के लिए नामित अधिकारियों/कर्मचारियों हेतु मेहनताना ।

10.1 It is mentioned that proposal for Remuneration for the staff officers nominated for the Authority work was placed before the Authority in its meeting held 19.09.2018 and 01.10.2019. The Authority was informed that the Chairman & CEO, NSEZ Authority on 25/05/2011 fixed additional remuneration for Secretary, NSEZ Authority. Accounts Officer, NSEZ amounting to Rs. 2000/- per month. It was also informed that following officers/official are also looking after the work of the Authority in additional to their normal duties:

- (i) Estate Officer, NSEZ Authority
- (ii) Asstt. (Estate Section)

10.2 As the remuneration was fixed in year 2011. i.e. seven year back, it was proposed to revise the remuneration to Rs. 5000/- P.M and accord approval for above to officers also as mentioned above.

10.3 The Authority in its meeting held on 19.09.2018, after due deliberation, decided to refer the matter to the Committee formed by Department of Commerce under the chairmanship of JDC, MEPZ SEZ and comprising of JDC, Noida SEZ: JDC, Kandla SEZ so as to maintain uniformity in administrative financial decision making process in SEZ Authorities across the country. This matter was not deliberated in the said committee as per report available in this office. However, the matter has been discussed with MEPZ SEZ, Madras. They have informed that they are paying Rs. 5,000/- per month as remuneration for the staff/officers nominated for the Authority work.

10.4 In view of above, NSEZ Authority in its meeting held on 01.10.2019 had approved revised remuneration as under:

S. No.	Designation of Officer/Staff	Approved Amount
1.	Estate Officer, NSEZ Authority (DDC)	Rs. 5000/- per month
2.	Secretary, NSEZ Authority	Rs. 5000/- per month
3.	Sr. A.O. NSEZ Authority	Rs. 5000/- per month
4.	Asstt/UDC, NSEZ Authority	Rs. 3000/- per month

10.5 Now, Sh. Pramod Kumar, ADC has been assigned the work of Estate in addition to his existing work w.e.f. 01.10.2020 after the retirement of Sh. R.P. Verma. Hence it is proposed to give remuneration of Rs. 5000/- to Sh. Pramod Kumar, ADC.

10.6 The proposal is placed before NSEZ Authority for consideration and approval.

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11. मूल आवंटि के साथ शेयरिंग परमिशन जारी करने के सम्बन्ध में

11.1 It is placed that NSEZ Authority was allowing sharing permission to valid LOA holders on the decision taken by Authority in its various meetings. Gist of decisions is 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) A unit having multiple LOAs and units under the same management/group.*
- b) 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.*
- c) 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.

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."

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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>

v) 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."

vi) In the meeting held on 23.12.2019, Authority decided as under:-

"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 receipt of directions from Deptt. of Commerce whichever is earlier."

11.2 No decision has been received from Deptt. of Commerce so far. The sharing permissions granted to units have either expired or going to expire on 22.12.2020. Requests have been received for renewal of sharing permissions.

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

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12. फर्म के नाम/संविधान में बदलाव के कारण मैसर्स शिम्मर इंटरनेशनल (अब मैसर्स कसिया कोचर एलएलपी) पर आवंटन शुल्क लगाने के सम्बन्ध में

12.1 It is submitted that the proposal of M/s. Shimmer International, a unit in NSEZ at SDF No. H-06(B) for change of name/constitution of firm was considered by the Approval Committee in its meeting held on 21.09.2020.

12.2 Ms. Nidhi Khullar, Proprietress of M/s Shimmer International informed the Approval Committee that they are changing the constitution of the unit from proprietorship to LLP by way of acquisition of unit by newly formed entity i.e. Kassia Couture LLP.

12.3 The Approval Committee observed that the present request of the unit for change in constitution is tantamount to change in ownership and the applicability of transfer charges shall be first examined by the Estate Management Division.

12.4 The Approval Committee, unanimously took note of change of name/constitution of unit from "M/s. Shimmer International (a proprietorship firm of Ms. Nidhi Khullar)" to "M/s. Kassia Couture LLP (LLP firm with Ms. Nidhi Khullar and Mr. Pramod Vijay Khullar as partners)" in terms of Instruction No. 89 dated 17.05.2018 read with Instruction No. 90 dated 03.08.2018 subject to payment of transfer charges, if applicable.

12.5 Accordingly, change in the name/constitution of firm consisting of following partners has been taken note of in this office records vide this office letter dated 02.11.2020 issued from Project Section, NSEZ:-

Previous Promoter (M/s. Shimmer International)	Present Partners and their Profit & Loss sharing ratio in M/s Kassia Couture LLP.
Ms. Nidhi Khullar (Proprietor)	1. Ms. Nidhi Khullar – 60% 2. Mr. P.V. Khullar – 40%

12.6 As per decision taken by NSEZ Authority in its meeting held on 04.09.2012, "*In case of company/partnership, even if the LOA is same, no transfer charges shall be levied if there is change/transfer of equity up to 50%, but transfer charges shall be levied if more than 50% share/promoters/directors/partners are changed. In case of proprietary concerns, if there is change of hands, transfer charges shall be levied. In case there is change in name only with no changes in constitution and ownership, no transfer charges shall be levied.*"

12.7 Proposal and decision taken by NSEZ Authority in its meeting held on 29.06.2015 regarding levy of allotment charges is as under:

"In case of plots, we are charging transfer charges if more than 50% shareholding exchange it was proposed to adopt same analogy in the case of SDF. The Authority approved the proposal."

12.8 Keeping in view the above observation of UAC & decision of NSEZ Authority, it appears that allotment fees of Rs.5,50,515/-@Rs.1750/- per sq. mtrs in respect of SDF No. H-06(B), NSEZ, Noida is applicable as M/s Kassia Couture LLP is new entity.

12.9 Ms. Nidhi Khullar, Partner, M/s Kassia Couture LLP vide letter dated 10.11.2020 has informed that she had applied the change of name in her proprietorship company M/s Shimmer International to a Partnership company there by retaining majority share with herself. Now, as per the company law to convert a proprietorship company to a partnership company, she have to dissolve the proprietorship company firm and then change it into to a

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new partnership company either with the same name or any other name. She choose to make it a partnership LLP company but she could not get the same name of Shimmer into LLP company as the same has been taken over by somebody else. Therefore, she switched it to M/s Kassia Couture LLP and retaining the majority share in her name. She further informed that there is no change of promoters in this case and any demand of charges is illegal and without any logic. It simply means that they cannot change any proprietorship company into a partnership company by retaining the majority share with the proprietor itself and their proposal was also approved by the Approval Committee in its meeting held on 21.09.2020. She has requested to provide the clarification in this regard by mentioning the concerned rules and notification in this regard.

12.10 Unit is paying lease rent regularly. Lease rent amounting to **Rs.1,64,240/-(Current quarter)** is outstanding in respect of SDF No. H-06(B), NSEZ up to current quarter ending on 31.12.2020.

12.11 It is also mentioned that M/s Shimmer International has taken over the possession of SDF No. H-06(B) on 11.09.2020 but unit has not executed Tenancy Agreement within 45 days from taking over the possession of SDF No. H-06(B), NSEZ, Noida.

12.12 As per examination of Estate Management Section, unit is also required to submit justification for delay in execution of Tenancy agreement of SDF No. H-06(B), NSEZ within 45 days from taking over the possession of SDF.

12.13 In view of above, proposal is placed before NSEZ Authority to take a view on imposition of Allotment Fee of Rs.5,50,515/-@1750/- per sq. mtrs as per observation of UAC & decision of NSEZ Authority.

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

Progress report in respect of ongoing projects awarded to NBCC is enclosed at Page No. 64.

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

Progress report in respect of ongoing projects awarded to NPCC is enclosed at Page No. 65.

15. मैसर्स वाप्कोस लिमिटेड द्वारा दी जा रही सेवाओं के प्रदर्शन की समीक्षा ।

Progress report in respect of ongoing projects awarded to WAPCOS is enclosed at Page No. 66.

16. अतिरिक्त अंक, यदि कोई हो, अध्यक्ष और सीईओ की मंजूरी के साथ ।

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 22.07.2020 को मायें 03:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

Minutes of NSEZ Authority meeting held on 22.07.2020 at 03:00 PM in the Conference hall of Service Centre, NSEZ, Noida under the Chairmanship of Shri. R. P. Goyal, Chairman & CEO, NSEZ Authority.

The following Members of the Authority were present:-

1. Shri S.S. Shukla, Joint. Development Commissioner, NSEZ
2. Sh. Alok Mukherjee, Member from Industry.
3. Sh. Amrit Manwani, Member from Industry

Shri Nitin Gupta, Dy. Development Commissioner, NSEZ, Shri R. P. Verma, Secretary, NSEZ Authority, NSEZ and Sh. Rajeev Sharma, FCA, M/s. Rajeev Sharma & Associates were also present to assist the Authority.

2. At the outset, the Chairman & CEO, NSEZ welcomed the participants and after brief introduction, the Agenda items were taken up for deliberations one by one as under:-

1. दिनांक 23.12.2019 एवं 23.03.2020 को आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक के कार्यवृत्त का अनुसमर्थन:

NSEZ Authority was informed that no reference has been received against minutes of the meeting held on 23.12.2019 & 23.03.2020. Accordingly, Minutes of the meeting held on 23.12.2019 & 23.03.2020 were ratified.

Further, NSEZ Authority reviewed compliance of the decisions taken in its meeting held on 23.12.2019 in terms of sub-Rule 14 of Rule 10 of SEZ Authority Rules, 2009 and expressed satisfaction over progress made.

The Authority noted that only two Agenda points were deliberated during the meeting dated 23.03.2020 i.e. 1.) Review of Budget provisions vis-a-vis progress of the approved works for the year 2019-20 and 2.) Approval of Budget for the year 2020-21.

The Authority was informed that a copy of Budget approved by NSEZ Authority for the year 2020-21 has been forwarded to Department of Commerce on 25.03.2020 in terms of Rule 12(1) and schedule III of SEZ Authority Rules, 2009.

2. प्राधिकरण द्वारा अनुमोदित वर्ष 2019-20 के लिए वार्षिक बजट की समीक्षा-सूचनार्थ:

NSEZ Authority was informed that the budget as approved by the NSEZ Authority for the year 2019-20 and its utilization was placed before the Authority for perusal on 23.03.2020 and was reviewed by the Authority members via email. The members showed satisfaction over outcome of the Budget. This was again placed before the Authority for information in its meeting held on 22.07.2020. The Authority noted the contents of the Budget. The Authority observed the variation in the interest received vis-a-vis projections was taken into consideration. The Authority observed that in future the estimate of interest should be based on the projected receipt of interest on mature FDRs. The FCA noted directions of the Authority for further compliance. The FCA explained that in the Budget only that part of interest received has been shown which was actually received along with maturity of the FDRs and the other interest accrued on the ongoing FDRs has not been taken into account for budget purpose. However, actual interest received for the year has been duly accounted for in the final accounts.



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A. Revenue Receipt:-

(Rs. in Lakh)

S. No.	Particulars	Estimated revenue for the year 2019-20	Total actual revenue receipt up to 31.03.2020	Remarks
1.	2.	3.	4.	5.
A-1	Estimated Revenue:			
	Lease Rentals	3210.00	3030.18	
	User Charges	1088.00	1258.72	
	Interest on fixed deposit	669.00	264.94	
	Others	30.00	91.28	
	Total	4997.00	4645.12	
A-2	Funds available:			
	(i) FDs:-	17110.00	18974.66	
	(ii) Funds available in the Banks (Current/Saving A/cs.)	1293.00	1755.32	
	Total (i) + (ii)	18403.00	20729.98	

B. Actual/Estimated Expenditure:-

B.	Estimated Expenditure	Estimated Expenditure for the year 2019-20	Total actual Expenditure up to 31.03.2020	Remarks
	Minor works: Infrastructure Development (Capital expenditure)	7164.53	1727.07	Budget provisions made for drains for Rs. 15.00 crore, Installation of CCTV for Rs.285.51 lakh could not commenced and other works are going on. Budget provisions for remaining roads for Rs.14.37 crore and Renovation of F, G, H & I for Rs.14.85 but payment has been made for Rs.4.00 and Rs. 6.00 crore respectively.

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	Maintenance	800.00	676.56	
	Rent Rate & Taxes	300.00	267.28	
	FTE/DTE	10.00	0.00	
	Professional fee/ charges	50.00	45.45	
	Advertisement & Publicity	5.00	1.41	
	Office Expenses	100.00	97.04	
	Salary & wages	0.00	0.00	
	Misc. Expenses	100.00	0.00	
	Total:	8529.53	2814.81	

Details of Infrastructure Development:-

a) Details of work assigned to NBCC during past years and the payment details:-

(Rupees in Lakh)

S. no	Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	2.	3.	4.	5.	6.
1.	Construction of SDF Block 'M' at NSEZ	270.93	172.28	0.00	Work completed.
2.	Replacement of 04 nos. lifts in SDF 'E' Block	-30.27	-34.10	0.00	Excess payment released due to clubbing of work. The same has been adjusted in respect of S. No. 1,8 & 10
3.	Renovation of 1st Floor of Service Centre Building.	-27.68	-28.83	0.00	
4.	Renovation / face lifting along with provision of lift in Service Centre Building, NSEZ.	-33.31	-35.91	0.00	
5.	Renovation of SDF Block A, B & C, NSEZ	-68.47	-78.28	0.00	
6.	Replacement of Street lights.	-8.05	-12.43	0.00	
7.	Construction of 4 KM RCC Boundary Wall (2 nd Phase)	-18.37	-31.30	0.00	Work
8.	Repairing & covering	95.55	93.72	0.00	

[Signature]

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	of exiting drains surrounding of all SDFs, Service Centre Building & Staff Quarters.				completed.
9.	Development of Firefighting systems in SDF – F,G,H& I	146.00	189.39	0.00	Work completed.
10.	Strengthening of exiting Road, Central Verge & External Electrification work at NSEZ, Noida	139.46	157.90	0.00	Work completed.
11.	Renovation of /SDF Block J& K Block.	14.79	0.00	0.00	Work completed.
12.	Renovation/Repairing of guest house.				
13.	Construction of Public convenience.	0.96	0.00	0.00	Work completed.
14.	Reconstruction of remaining roads including central verge, street light etc. (10.5 Km bitumen Road and 31950 sqr. mtrs. mastic)	1437.67	401.33	501.93	
15.	Reconstruction of drainage system with cover on drains (10 KM both side) 5 Km section of drain having acute problem and NBCC is able to complete the construction within a year will be identified and both side of drain assigned.	1500.00	0.00	1500.00	Work not commenced.
16.	Renovation of SDF No. F, G, H & I blocks. NSEZ and water proofing of E Block (1000 Sqr. mtrs.)	1485.28	600.51	365.20	Work completed. Final utilization certificate is awaited.
17.	Renovation and expansion of	38.66	35.64	0.00	Work completed.

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	conference hall, NSEZ				
18.	Renovation of stair cases in Service Centre from Reception to 2 nd Floor, NSEZ	36.36	11.13	33.38	Estimate of both works approved for Rs.44.50 lakh
19.	Laying of Tiles & painting of Room No. 101, 102, 104, 105, 106, 110, 111, 112 & 113 and Painting of all above rooms at 1st floor except Room No. 103 & 113 and painting of room no. 206, 209 & 210 at 2nd floor.	51.54			
Total		5031.05	1441.05	2400.51	

b) Details of existing works assigned to NPCC during past years and the payment details:-

(Rupees in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	Painting of common area & repair of shaft area of SDF L Block	0.52	0.52	0.00	Work completed.
2.	Construction of a go-down shed with brick boundary wall near guest house	5.29	4.71	0.00	Work completed.
3.	Renovation of toilet at facilitation center in NSEZ	2.53			
4.	Redevelopment of 4 Parks in NSEZ near Service Centre.	59.34	40.85	0.00	Work completed.
5.	Replacement of sewer line in staff quarters (100 mtrs.)	4.08			
6.	Repairing of Footpath & fixing of tiles from Gate No. 1 to DSC road in	0.56	0.00	0.56	Work completed.

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	NSEZ				
7.	Establishment of solid waste management system	53.72	38.04	0.00	Work completed.
8.	Repair of boundary wall of parks near overhead tanks	41.30	37.01	37.01	Estimate of Rs. 99.22 approved after including other parks also. Actual cost of the work is 74.02.
9.	Construction of new single story warehouse in CWC complex.	185.33	0.00	191.69	Total approved cost after Additional cost of 6.36 lakh is Rs. 3.32 Crore due to change in design/scope of work. In the year 18-19 an amount of Rs.1.40 crore was released.
10.	Total(1 to 9)	352.67	121.13	229.26	

c) **Total Expenditure in respect of ongoing project awarded to NBCC and NPCC (a+b):-**

(Rupees in Lakh)

S. No.	Description of works	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	Ongoing works awarded to NBCC	5031.05	1441.05	2400.51	Details in Table 'a' above.
2.	Ongoing works awarded to NPCC	352.67	121.13	229.26	Details in Table 'b' above.
3.	Total(1+2)	5383.72	1562.18	2629.77	

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d) Break-up of estimated cost of expenditure in r/o. new minor works for the year 2019-20

(Rupees in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	Installation of CCTVs in NSEZ complex	285.51	0.00	50.00	Trade members of NSEZA have advised for CCTVs at both gates and CWC instead of entire complex.
2.	Re-operationalization of Solar System installed at roof top of Service Centre, NSEZ	18.50	0.00	18.50	Work not commenced
3.	Supply of heavy duty 04 wheels iron trolley for mounting of 100 HP Heavy DG Set/Water pump along with all accessories on the trolley for use at the time of water logging	3.36	1.98	0.32	Work completed . Final U.C. is awaited.
4.	Re-construction of DG Set foundation, shed and installation of panels installed at Service Centre, NSEZ Noida	49.37	4.75	14.24	Estimate approved of Rs.18.98 lakh
5.	Repairing of main Gate door and barricader at NSEZ, Repairing of drain and covering of drain with Steel Jal constructed around the SDF 'E' Block and two Jals on main road near Park No. 02.	20.00	14.19	1.58	Work completed . Final U.C. awaited

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6.	Repairing of Meter Room, laying of pavers and repair of shaft at SDF Trading Block, NSEZ	24.16	14.73	0.00	Work completed . Final U.C. is awaited.
7.	Repairing of boundary wall of Jewellery Complex, NSEZ	37.19	0.00	37.19	Work completed . Final U.C. is awaited.
8.	Replacement of 15 nos. of sewer chamber covers near SDF ABC block to Gate No. 02 and construction of 22 meter sewer line, NSEZ	3.79	2.34	0.37	Work completed . Final U.C. is awaited.
9.	Beautification of area from Gate No. 01 to Staff Quarters, NSEZ	17.52	11.65	5.87	Work completed . Final U.C. is awaited
10.	Replacement of waterline of SDF E Block and repairing of structure of water tanks and installation of alarm system in all SDFs to prevent water wastage.	100.00	0.00	100.00	Work not commenced
11.	Redevelopment of tube wells	50.00	11.73	0.00	Work completed.
12.	Repair of sewer line from sewerage pump station to CWC (Tentatively 1.5 KM)	50.00	0.00	50.00	Work not commenced
13.	Replacement of CFLs and Installation of LED lights in Service Centre building.	10.00	0.00	10.00	Work not commenced
14.	Misc. Works:	1000.00	103.52	0.00	
15.	Total	1669.40	164.89	288.07	

*Details of misc. works are as under-

- Digital mapping of the NSEZ Zone complex.
- Fire bore well work of SDF 'M' Block, NSEZ.
- Installation of High Mast pole of 30 meter high for Flag.
- Misc. work at SDF 'E' Block, NSEZ.

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- v. Cleaning of 68 nos. Rain Water Harvesting System in NSEZ.
- vi. Supply of 01 nos UGR sewerage pump of 20 HP capacities in NSEZ, Noida.
- vii. Replacement of 02 nos. defective 12.5 H.P submersible pumps in NSEZ.
- viii. Replacement of firefighting equipments at SDF A, B, C, D, E, J, K, L, M, Trading Block and Service Center, NSEZ.
- ix. Providing of 04 nos. Beam light for flag post at Gate No. 01, NSEZ.
- x. Replacement of Iron Gate and fixation of NSEZ name board etc. at Gate No. 02, NSEZ.
- xi. Painting of boundary wall from Gate No. 1 to DSC road and writing of slogan related to Swachhata Abhiyan and Yog in Hindi in columns. The slogans may be written in difference of every four column.
- xii. Supply and laying of cables to connect the objects from Solar System to use maximum power

e) Total Expenditure in respect of existing work and new work (c) + (d):-

(Rs. in Lacs)

Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
Ongoing works awarded to NBCC and NPCC	5383.72	1562.18	2629.77	Details in Table 'c' above.
Estimated cost of expenditure in r/o. new minor works	1669.40	164.89	288.07	Details in Table'd' above.
Total	7053.12	1727.07	2917.84	

निर्णय:- The Authority ratified the decision taken by the Authority in its meeting held on 23.03.2020, which was held via electronic mode due to lockdown declared by the Government.

[Handwritten Signature]

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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3. वर्ष 2020-21 के वार्षिक बजट की स्वीकृति-सूचनार्थ:

NSEZ Authority was informed that the Annual Budget for the 2020-21 was placed before Authority for approval on 23.03.2020. The Authority approved the Budget for the year 2020-21 as proposed below via electronic mode as physical meeting could not be held due to lockdown declared by the Govt. The copy of same has been forwarded to Department of Commerce in terms of Rule 12(1) of SEZ Authority Rules, 2009. This is for information.

Annual Budget for the year 2020-21

S. No.	Particulars	Rs. in lacs	Remarks
1.	2.	3.	4.
A-1	Estimated Revenue		
	Lease Rentals	3230.00	
	User Charges	902.00	
	Interest on fixed deposit	1200.00	
	Others	50.00	
	Total	5382.00	
A-2	Funds available including FDs up to 12.03.2020	18919.79	
	Funds available in the Banks in saving & current A/cs.	1817.07	
	Total	20736.86	
	Grand Total {(A-1)+(A-2)}	26118.86	
B	Estimated Expenditure		
	Minor works		
	Infrastructure Development	5513.76*	
	Maintenance	800.00	
	Rent Rate & Taxes	350.00	
	FTE/DTE	10.00	
	Professional fee/ charges	100.00	
	Advertisement & Publicity	10.00	
	Office Expenses	120.00	
	Salary & wages	00.00	
	Misc. Expenses	100.00	
	Total	7003.76	

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

Sr. No.	Description	Amount
1.	Estimated expenditure of new works to be carried out during the year 2020-21 (Details given in Table -1 below)	2595.92
2.	Estimated expenditure which has been carried forward from previous year 2019-20: (Details given in Table -2 below)	2917.84
3.	Total(1+2)	5513.76

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1. Details of new works to be carried out during the year 2020-21:

(Rupees in Lakh)				
S. No	Description of work	Projected estimated cost.	Balance to be paid during the year 2020-21	Remark
1.	<u>Public Toilets improvements:</u> Tiling work on the outer walls of existing 6 nos. toilets and construction of 4 more new toilets as earmarked: a. Near parking area at the end point of boundary wall. b. Near Plot No. 129G, NSEZ c. Near SDF L & M Block, NSEZ d. Near Plot no. 27, NSEZ	68.00	68.00	Proposed to be got done through M/s NBCC
2.	Repairing and painting of overhead water tank erected in Park No. 3.	100.00	100.00	Proposed to be got done through M/s NPCC
3.	Repairing and painting of 7 nos. electric substations.	80.00	80.00	Proposed to be got done through M/s NBCC
4.	Repairing of all water & fire pumps houses	18.53	18.53	Proposed to be got done through M/s WAPCOS Ltd.
5.	Installation of LED based lighting in Govt. Building	04.20	04.20	Estimated cost of work is Rs. 14.20 lakh. Rs.10.00 lakh carried forward from the previous year. Proposed to be got done through M/s WAPCOS Ltd.
6.	Laying of Kota stone on the Ground Floor at SDF J Block and repairing of Shaft including replacement of pipe and waterlines.	35.00	35.00	Proposed to be got done through M/s NBCC
7.	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	300.00	Proposed to be got done through M/s NPCC
8.	Replacement of 9 nos. lifts in SDF J, K, F, G, H, I, J and Trading block, NSEZ.	395.63	395.63	Proposed to be got done through M/s NBCC

[Signature]

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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9.	Repairing of Staff Quarters-D-2	40.00	40.00	Proposed to be got done through M/s NPCC
10.	Re-development of drainage system in phase manner.	500.00	500.00	Estimated cost of work is Rs. 2000.00 lakh. Rs.1500.00 lakh carried forward from the previous year. Work already assigned to M/s NBCC
11.	Re-laying of sewer lines in SDF F,G,H and I Block	50.59	50.59	Proposed to be got done through M/s NBCC
12.	Painting and writing of Hindi, Yoga & Sanitation slogans on boundary wall constructed by Noida Metro Rail Corporation towards Staff Quarter.	7.73	7.73	Proposed to be got done through M/s NPCC
13.	Renovation of SDF D, E, K and Trading Block, NSEZ	240.86	240.86	Work already assigned to M/s NBCC
14.	Additional items of Renovation of SDF Block F, G, H & I, NSEZ	141.56	141.56	
15.	Additional work in respect of Fire Fighting work of SDF F, G, H & I, Block, NSEZ	113.82	113.82	
16.	Misc. Works:	500.00	500.00	Expected.
17.	Total(1 to 16)	2595.92	2595.92	

2. Details of existing works to be carried forward from previous year 2019-20.A. Details of existing works assigned to NBCC:-

(Rupees in Lakh)

S. n o	Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	2.	3.	4.	5.	6.
1.	Reconstruction of remaining roads including central verge, street light etc. (10.5 Km bitumen Road and 31950 sqr. mtrs. mastic)	1437.67	401.33	501.93	

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2.	Reconstruction of drainage system with cover on drains (10 KM both side) 5 Km section of drain having acute problem and NBCC is able to complete the construction within a year will be identified and both side of drain assigned.	1500.00	0.00	1500.00	
3.	Renovation of SDF No. F, G, H & I blocks, NSEZ.	1485.28	600.51	365.20	
4.	Renovation of stair cases in Service Centre from Reception to 2 nd Floor. NSEZ	36.36	11.13	33.38	Estimate of both works approved for Rs.44.50 lakh
5.	Laying of Tiles & painting of Room No. 101, 102, 104, 105, 106, 110, 111, 112 & 113 and Painting of all above rooms at 1st floor except Room No. 103 & 113 and painting of room no. 206, 209 & 210 at 2nd floor.	51.54			
6.	Total(1 to 3)	4510.85	1012.97	2400.51	

B. Details of existing works assigned to NPCC:-

(Rupees in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	Repairing of Footpath & fixing of tiles from Gate No. 1 to DSC road in NSEZ	0.56	0.00	0.56	
2.	Repair of boundary wall of parks near overhead tanks	41.30	37.01	37.01	Estimate of Rs. 99.22 approved.

P. Gupta

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3.	Construction of new single story warehouse in CWC complex.	185.33	0.00	191.69	Additional cost of 6.36 approved due to change in design/scope of work.
	Total	227.19	37.01	229.26	

C. Total Expenditure in respect of ongoing project awarded to NBCC and NPCC (a+b):-

(Rupees in Lakh)

S. No.	Description of works	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	Ongoing works awarded to NBCC	4510.85	1012.97	2400.51	Details in Table 'a' above.
2.	Ongoing works awarded to NPCC	227.19	37.01	229.26	Details in Table 'b' above.
3.	Total(1+2)	4738.04	1049.98	2629.77	

D. Details of new minor works assigned to NBCC/NPCC/WAPCOS in the year 2019-20

(Rupees in Lakh)

S. No.	Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 31/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
1.	Installation of CCTVs in NSEZ complex	285.51	0.00	50.00	Trade members of NSEZA have advised for CCTVs at both gates and CWC instead of entire complex.
2.	Re-operationalization of Solar System installed at roof top of Service Centre, NSEZ	18.50	0.00	18.50	Work not commenced
3.	Supply of heavy duty 04	3.36	1.98	0.32	Work

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	wheels iron trolley for mounting of 100 HP Heavy DG Set/Water pump along with all accessories on the trolley for use at the time of water logging				completed. U.C. is awaited.
4.	Re-construction of DG Set foundation, shed and installation of panels installed at Service Centre, NSEZ Noida	49.37	4.75	14.24	Estimate approved of Rs.18.98 lakh
5.	Repairing of main Gate door and barricader at NSEZ, Repairing of drain and covering of drain with Steel Jal constructed around the SDF 'E' Block and two Jals on main road near Park No. 02.	20.00	14.19	1.58	Work completed. U.C. awaited
6.	Repairing of Meter Room, laying of pavers and repair of shaft at SDF Trading Block, NSEZ	24.16	14.73	0.00	Work completed.
7.	Repairing of boundary wall of Jewellery Complex, NSEZ	37.19	0.00	37.19	Work completed. U.C. awaited
8.	Replacement of 15 nos. of sewer chamber covers near SDF ABC block to Gate No. 02 and construction of 22 meter sewer line, NSEZ	3.79	2.34	0.37	Work completed. U.C. awaited
9.	Beautification of area from Gate No. 01 to Staff Quarters, NSEZ	17.52	11.65	5.87	Work completed. U.C. awaited
10.	Replacement of waterline of SDF E Block and repairing of structure of water tanks and installation of alarm system in all SDFs to prevent water wastage.	100.00	0.00	100.00	Work not commenced
11.	Redevelopment of tube wells	50.00	11.73	0.00	Work completed.



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12.	Repair of sewer line from sewerage pump station to CWC (Tentatively 1.5 KM)	50.00	0.00	50.00	Work not commenced
13.	Replacement of CFLs and Installation of LED lights in Service Centre building.	10.00	0.00	10.00	Work not commenced
14.	Misc. Works:	1000.00	103.52	0.00	
15.	Total	1669.40	164.89	288.07	

***Details of misc. works are as under-**

- i. Digital mapping of the NSEZ Zone complex.
- ii. Fire bore well work of SDF 'M' Block, NSEZ.
- iii. Installation of High Mast pole of 30 meter high for Flag.
- iv. Misc. work at SDF 'E' Block, NSEZ.
- v. Cleaning of 68 nos. Rain Water Harvesting System in NSEZ.
- vi. Supply of 01 nos UGR sewerage pump of 20 HP capacity in NSEZ, Noida.
- vii. Replacement of 02 nos. defective 12.5 H.P submersible pumps in NSEZ.
- viii. Replacement of firefighting equipments at SDF A, B, C, D, E, J, K, L, M, Trading Block and Service Center, NSEZ.
- ix. Providing of 04 nos. Beam light for flag post at Gate No. 01, NSEZ.
- x. Replacement of Iron Gate and fixation of NSEZ name board etc. at Gate No. 02, NSEZ.
- xi. Painting of boundary wall from Gate No. 1 to DSC road and writing of slogan related to Swachhata Abhiyan and Yog in Hindi in columns. The slogans may be written in difference of every four column.
- xii. Supply and laying of cables to connect the objects from Solar System to use maximum power

E. Total Expenditure in respect of existing work and new work (c) + (d):-

(Rs. in Lacs)				
Description of work	Approved expenditure as per budget provision for the year 2019-20	Actual expenditure up to 12/03/2020	Balance to be paid or being carried forward for the budget year 2020-21.	Remarks
Ongoing works awarded to NBCC and NPCC	5383.72	1562.18	2629.77	Details in Table 'c' above.
Estimated cost of expenditure in r/o. new minor works	1669.40	164.89	288.07	Details in Table'd' above.
Total	7053.12	1715.80	2917.84	

निर्णय:- The Authority ratified the decisions taken by Authority in its meeting held on 23.03.2020 which was held via electronic mode due to lockdown declared by the Government.

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4. नियम 6 (1) (IV), 11(2), 12 (1) और विशेष आर्थिक क्षेत्र प्राधिकरण नियम, 09 की अनुसूची II और III के अनुसार, वित्तीय विवरण (बैलेंस शीट) और वार्षिक रिपोर्ट 2019-20 की स्वीकृति:

The Balance sheet and Annual Report for the year 2019-20 prepared by a nominated CA firm viz. M/s. Rajeev Sharma & Associates was placed before the Authority for approval in terms of Rules 6(1)(IV), 11(2), 12(1) of SEZ Authority Rules, 2009.

निर्णय:- Sh. Rajeev Sharma, FCA, M/s. Rajeev Sharma & Associates briefed the members of the Authority about highlights of financial statements (Balance Sheet) and notes on accounts. The Authority, after due deliberation approved the Balance Sheet for the year 2019-20 with slight amendment in schedule 11 and schedule 25. It was observed that under SEZ Authority Rules, 2009 NSEZA has very limited power for write off. Accordingly, the Authority directed that no provision for writing off as proposed should be made. Efforts should be made to recover all outstanding lease rent by enforcing Provisions of P.P. Act, 1971. The Authority also directed Estate Division, NSEZ to forward the copies of Annual Accounts/Reports for the year 2019-20 to CAG for statutory audit and DoC for information.

5. पट्टा किराया और अन्य यूजर चार्ज की दरों में वृद्धि करने के सम्बन्ध में।

5.1 It was informed to Authority that Deptt. of Commerce in the meeting held on 01.05.2013 under the Chairmanship of Additional Secretary decided that lease rent should be revised every year in all Central Govt. SEZs. Accordingly, the Authority revises user charges every year in the month of June to be applicable from July every year.

5.2 The present rates are as under:-

S. No.	Lease Rent	Rates applicable from July, 2019 (in sq. mte. per annum)
1.	SDF	₹ 2,000/-
2.	Plot	₹ 144/-
3.	Maintenance	₹ 24/-
4.	Water Charges	Per quarter
5.	Plot upto 1000 sq. mtr	₹ 1,200/-
6.	Plot upto 5000 sq. mtr	₹ 1,695/-
7.	Plot above 5000 sq. mtr	₹ 3,390/-
8.	SDF	₹ 2,260/-

5.3 The rates are to be revised from the month of July, 2020 but Department of Commerce vide letter dated 11.05.2020 has decided following relief for SEZ units on account of COVID-19 outbreak:

A. No increase in lease rent for the SEZ units for the FY 2020-21.

B. Payment of lease rent of first quarter is to be deferred upto 31st July, 2020 for all SEZ units. The deferment may not invite any interest thereof.

5.4 Accordingly, this office has provided above benefits to all units/allottees of Noida SEZ and inform them vide letter dated 11.05.2020.

5.5 The above facts were placed before NSEZ Authority.

निर्णय:- The Authority adopted decision of the DoC for not increasing lease rent for this year and deferment of payment of lease rent up to 31/07/2020.

(Signature)

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6. एन०एस०ई०जेड० में एकीकृत सुरक्षा और निगरानी प्रणाली की आपूर्ति और स्थापना करने के सम्बन्ध में।

6.1 It was submitted before the Authority 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.

6.2 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:-

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.

6.3 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/-

6.4 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,

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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.

6.5 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.

6.6 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.

6.7 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.

6.8 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.

6.9 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.

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

6.11 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 EOI 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.



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

6.13 The Authority discussed the matter in detail and after due deliberations decided to include Sh. Amit Mehra also in the Committee headed by Joint Development Commissioner, NSFZ 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.

6.14 In view of above the, the matter was placed before the Committee in its meeting held on 05.03.2020 headed by JDC to finalize 'Scope of Work' along with make & specification of items/Cameras and infrastructure required/mandatory for operationalization of CCTV system.

6.15 The meeting was held on 05.03.2020 wherein S/Shri. Alok Mukharjee, Sh. Puneet Kapoor and other committee members were present. The Committee discussed the matter in detail and to begin with recommended to strengthen the CCTV system at Gate No. 1, 2 and CWC Complex in first phase. Committee recommended to make budget provision of Rs. 50.00 lakh only for this purpose. Rest may be kept in abeyance. (Page No. 91-93)

6.16 The recommendations of Committee was placed before Authority for appropriate decision.

निर्णय:- Authority after deliberation decided to defer the proposal. The Authority desired that a detailed presentation be made by BECIL with well-defined scope of work in the next meeting on strengthening of CCTV, new technology/procurement, if any and details of item wise expenditure.

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7. एन०एस०ई०जेड० में विभिन्न रखरखाव सम्बंधित सेवाएं प्रदान करने हेतु मैसर्स वापकोस लिमिटेड के साथ अनुबन्ध की समय सीमा बढ़ाने के सम्बन्ध में

7.1 It is submitted that M/s WAPCOS Ltd. vide this office letter dated 07.05.2019 had engaged to undertake following services required by this office at lump sum service charges of Rs. 39,40,000/- for a period of one year w.e.f. 01.07.2019 through the tender. M/s WAPCOS Ltd. was quoted the lowest lump sum service charges of Rs.39,40,000/- for a period of one year:-

S. No.	Description of work/services
1.	Providing Manpower for Round the Clock Security Services
2.	Maintenance & Operationalization for all types of goods/passenger lifts installed in Standard Design Factory (SDF) blocks
3.	Maintenance of Park/Lawn and other Horticulture works
4.	Operation and routine Maintenance of Water supply lines, tube wells, UGRs, Water over head tanks and proper water supply within the Zone and maintenance & operation of all types of firefighting systems and Running, operation and maintenance of fountains installed at NSEZ
5.	Cleanliness of sewers/drains and Disposal of Sludge , sanitation and cleanliness related work inside the zone complex, service Centre building and Staff quarter Building
6.	Maintenance of street lights, including high masts, LEDs, Lawn lights, parking lights and transformers meant for streetlights, electrical works, maintenance and repairing of Acs and Maintenance of Generator sets (160 KVA-03 nos, 125 KVA-02 nos and 45 KVA-01 nos)
7.	Running operation, maintenance and management of Hardware, software, LAN and wireless networking system etc and deployment of power

7.2 The agreement condition no. 7 related to validity and extension is reproduced as under-

"This agreement shall be valid for a period of one year from 01.07.2019 onwards and can be renewed for further period as decided by the parties on mutually agreed terms and conditions."

7.3 Now, M/s WAPCOS Ltd. vide letter dated 03.06.2020 has requested to extend validity of contract for maintenance services for further period of 02 years w.e.f. 01.07.2020 with the existing terms and conditions.

7.4 It is also mentioned that the performance of M/s WAPCOS Ltd. is found satisfactorily.

7.5 The then Development Commissioner decided to extend the validity of contract for further period of 03 months i.e. up to 30.09.2020 on the same rates and Terms & Conditions. The proposal for further extension shall be placed before Authority in its next meeting for further consideration.

7.6 In view of above, the proposal for further extension beyond 30.09.2020 was placed before Authority for further consideration.

निर्णय:- The agenda item was discussed in detail. The Authority member expressed their satisfaction on the services provided by WAPCOS. The Authority after due deliberation, extended the validity of contract up to 30.06.2021 for providing above mentioned maintenance services. The Authority decided that a regular formal monitoring mechanism may be put in place.



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8. सेवा केंद्र में लगी सामान्य लाइट्स को एलईडी लाइट्स में बदलने हेतु प्राकलन प्रस्तुत करने के सम्बन्ध में।

8.1 It was informed to the Authority that Department of Commerce vide letter dated 16.02.2018 and Office Memorandum dated 02.02.2018 issued by Ministry have requested that necessary steps may be taken to ensure the completion of the installation/conversion of LED work well within the prescribed time.

8.2 Accordingly, vide this office letter dated 27.03.2019, DOC was informed that this office has already taken initiative to use LED light as, it would result in reduction of significant amount of energy consumption. In the first phase all street lights from Dadri Road to the end point along with boundary wall have been replaced by LED lights/bulbs. In the second phase, this office has replaced most of the lights/bulbs in the Service Centre (Administrative Block O/o Development Commissioner), Noida Special Economic Zone, Noida with LED lights/bulbs. The detailed status in prescribed pro-forma have been furnished.

8.3 It is mentioned that LED lights/bulbs were replaced in the Chamber of DC only in Service Centre building. Rest office complex (1st floor and 2nd floor) CFL lights/bulb are required to be replaced with LED lights/bulb in reduction of significant amount of energy consumption.

8.4 On being discussed, the matter with M/s WAPCOS Ltd., they have conducted survey of the office and suggested that the light fixtures in NSEZ office are outdated and consumes higher electricity. Moreover, these fixtures and their components are also no longer available in the market. Hence, it is recommended that the present fitting can be converted into LED fittings as per Government of India norms for better efficiency. Details of estimate submitted by M/s WAPCOS Ltd. are as under:-

S. No.	Description of items	Amount(in Lakh)
1.	Replacement of normal fixtures into LED fitting in NSEZ office complex.	13.78,500.00
2.	Contingency @ 3%	41,355.00
3.	Total(1+2)	14,19,855.00

8.5 The details of LED fittings are as under:-

- i. Surface mounting 15Watt LED down lighter fitting 2700/6500K, 230V, 50Hz :- 90 nos.
- ii. Recess mounting 6/7Watt LED down lighter fitting, 230V, 50Hz :- 25 nos.
- iii. Recess mounting 36Watt, 2x2, LED fitting, 2700/6500K, 230V, 50Hz :- 150 nos.
- iv. LED tube light fitting, 18Watt, LED fitting, 2700/6500K, 230V, 50Hz :- 75 nos.
- v. Recess mounting 31/36Watt, 1x4, LED fitting, 2700/6500K, 230V, 50Hz :- 65 nos.
- vi. Cove light 24Watt of 2700K, 50Hz :- 36 meter.

8.6 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably.

8.7 The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority for approval.

निर्णय:- The Authority deliberated in detail. The members felt that the present proposal would be environment friendly and cost effective. Accordingly, NSEZ Authority, approved the estimate for Rs.14,19,855/- for replacement of normal fixtures into LED fitting in NSEZ office complex. The Authority directed that 'Scope of Work' and Tender documents be examined thoroughly.

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9. सभी वाटर एवं फायर पम्प हाउस की मरम्मत हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

9.1 It was informed to the Authority that M/s WAPCOS Ltd. vide letter dated 31.01.2020 has informed that water and fire pump houses in NSEZ have not been repaired from last ten to twelve years. All pump houses are in very bad condition. The structures have been deteriorated and there is problem of water leakage. Plastering of all structures is required as the reinforcement bars have been exposed. In this connection, they have submitted an estimate for repair work for all water & fire pump house. M/s WAPCOS Ltd. has requested to accord approval to proceed for the same.

9.2 Keeping in view the condition of said Pump Houses, M/s WAPCOS Ltd. has submitted estimate sumoto as they are maintaining these equipments. There are 09 Pumps houses. The estimate is based on DSR, 2018.

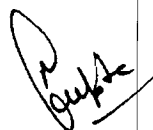
9.3 Details of estimate submitted by M/s WAPCOS Ltd. are as under:-

S. No.	Description of items	Amount(in Rs.)
1.	Pump house near SDF Block-D	1,96,000.00
2.	Pump house near SDF Block-E	1,66,000.00
3.	Booster pump house near SDF Block-E	1,25,000.00
4.	UGR pump house	5,44,000.00
5.	Pump house near SDF Trading Block	1,89,000.00
6.	Pump house near SDF Block- J & K	2,02,000.00
7.	Pump house near SDF Block-L	1,74,000.00
8.	Pump house near SDF Block-F	63,000.00
9.	Pump house near SDF Block-M	45,000.00
10.	Total(1 to 9)	17,02,000.00
11.	WAPCOS PMC Charges@5.70%	97,014.0000
12.	Total(1+2)	17,99,014.00
13.	Contingency @ 3%	53,970.00
14.	Total(3+4)	18,52,984.00

9.1 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably.

9.2 The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority for approval.

निर्णय:- The Authority deliberated in detail. Keeping in view the present condition of the assets and urgent need for repair, the Authority after due deliberation, approved the estimate of Rs.18,52,984/- for repairing work of water and fire pump houses as per agenda.



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10. नौएडा मेट्रो द्वारा बनाई गई बाउंड्री वाल (स्टाफ क्वार्टर की तरफ) का सौन्दर्यीकरण हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

10.1 It was informed to the Authority that boundary wall from Red Light to the end point of Staff Quarter has been repaired, painted and Slogans of Hindi, Yoga & Sanitation has also been placed by M/s NPCC Ltd. It is mentioned that the boundary wall constructed by Noida Metro Rail Corporation towards Staff Quarter has not painted. It required to be painted and Slogans of Hindi, Yoga & Sanitation are to be placed on the said boundary wall as this wall is visible from staff quarter side.

10.2 Now, M/s NPCC Ltd. has informed that a proper survey was conducted for the same, based on which a detailed estimate has been prepared based on DSR 2018 & Market Rate Analysis for non-scheduled items and submitted the same.

10.3 Details of estimate are as under:-

S. No.	Description of items	Amount(Rs.)	Admissible Amount(Rs.)
1.	Total amount for DSR works	641998.59	641998.59
2.	Total amount for MR works	67362.94	67362.94
3.	Total(1+2)	709361.53	709361.53
4.	Contingency @3% on 3	21280.85	21280.85
5.	Total(3+4)	730642.38	730642.38
6.	PMC charges@ 5.75 % on 5	42011.94	42011.94
7.	Labour Cess@1% on 5	73606.42	This has to be provided by the contractor. We are not giving to NBCC also.
8.	Grand Total(5+6+7)	7,79,960.74	7,72,654.32

10.4 Brief details of work is as under:

- i. Length of boundary wall is 521.06 sq. mtrs
- ii. No. of slogans to be displayed 08nos. (36.41 sqr. mtr.)

10.5 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably.

10.6 The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority for approval.

निर्णय:- The Authority discussed the matter in detail. The Authority after due deliberation, felt that there is no urgent requirement for proposed beautification. Hence, rejected the proposal.

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11. पार्क संख्या 2, 3, 4 एवं 5 की मरम्मत कार्य हेतु समय सीमा बढ़ाने के सम्बन्ध में।

11.1 It was informed to Authority that this office awarded the work for **repairing work of Park No. 02, 03, 04 & 05, NSEZ** vide this office letter dated 10.07.2019@ estimated cost Rs. 99,21,516/- to M/s NPCC Ltd. M/s NPCC Ltd. vide their letter dated 25.09.2019 awarded the work to M/s Active Constructions, New Delhi@ cost Rs.69,99,650/- through public tender.

11.2 The brief details of work are as under:-

1. Approved estimated cost	:	Rs. 99,21,516/- (excluding labour cess)
2. Date of Work Order issued to NPCC	:	10.07.2019
3. Tender award amount	:	Rs.69,99,650/-
4. Date of work awarded by NPCC to its contractor	:	25.09.2019
5. Name of Contractor	:	M/s Active Constructions, New Delhi
6. Details of payment already made	:	Rs.37,01,065/- paid to NPCC in two instalments as per agreement(50% of actual cost i.e.Rs.74,02,130/-) as 50% work has been completed.
7. Date of completion of work as per work award letter issued to contractor by NPCC	:	06 months from date of issued of letter dated 25.09.2019 i.e. 25.03.2020

11.3 M/s NPCC Ltd. vide their letter dated 11.04.2020 has informed that the work was being executed in full swing and the progress reflects that it could have been completed in stipulated time. But due to the spread of Corona virus disease (Covid-19) in the country the work was stopped at the site. The Govt. has suspended any construction activity in Delhi/NCR, Haryana and UP vide order dated 22.03.2020 and 24.03.2020. Therefore, the execution works has been stopped at site since 22 March, 2020 and forced for demobilization of resources from the site due to present outbreak.

11.4 M/s NPCC Ltd. has requested to extend the completion time for the project "Repairing work of Park No. 02,03,04 & 05, NSEZ, Noida" for 06 more months i.e. up to 25.09.2020 including period of remobilization and arranging manpower for construction after the normalization of situation for the reasons which are beyond control of NPCC as well as the executing agency.

11.5 As per condition No. 16 of MoU signed with M/s NPCC Ltd, "Any time extension for completion of the work due to genuine reason shall require prior approval of DC, NSEZ".

11.6 The then Development Commissioner has extended the completion time of the work "Repairing work of Park No. 02, 03, 04 & 05, NSEZ" till 24.09.2020 on file. The decision taken by the then Development Commissioner was placed before the Authority for ratification.

निर्णय:- The Authority, after due deliberation, ratified the decision taken by the then Development Commissioner on file approving extension of time in completion of work for repairing work of Park No. 02,03,04 & 05, NSEZ till 24.09.2020.



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12. एसडीएफ एफ, जी, एच एवं आई, एन०एस०ई०जेड० के परित सीवर लाइन बनाने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

12.1 It was informed to Authority that M/s. NBCC (India) Ltd. was requested vide this office letter dated 31.12.2019 to submit scope of work and estimate for construction of new sewer line in SDF F, G, H & I Block at NSEZ. Noida.

12.2 M/s. NBCC (India) Ltd., vide its letter dated 22.01.2020, submitted the provisional estimate for Rs.50,59,401/- including 3% contingency, 2% design & drawing charges. & 9% NBCC charges in respect of Additional External Sewer work in SDF Block F, G, H & I at NSEZ. Noida.

12.3 Details of estimate are given below:-

S. No.	Description	Amount(in Rs)
1.	External sewer line work	44,18,096.22
2.	Add Contingency @ 3%	1,32,542.89
3.	Total(1+2)	45,50,639.11
4.	Add Design & Drawing Charges @ 2 %	91,012.78
5.	Total(3+4)	46,41,651.89
6.	Add agency charges @ 9%	4,17,748.67
7.	Grand Total(5+6+7)	50,59,400.56

12.4 M/s. NBCC (India) Ltd. has proposed to replace the sewer line measuring 1380 mtrs of 250 mm dia R.C.C. pipe. The estimate is based on DSR, 2018.

12.5 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably.

12.6 The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority for approval.

निर्णय:- The Authority after due deliberation, deferred the proposal and directed to identify critical areas/scope of work which require to be executed on urgent basis..

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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13. एसडीएफ एफ, जी, एच, आई, जे, के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० में लगी लिफ्ट बदलने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

13.1 It was informed to the Authority that M/s. NBCC (India) Ltd. was requested vide this office letter dated 29.01.2020 to submit the estimate for replacement of following 09 lifts by new lifts:-

- i. Goods & passenger lifts of Trading Block - 02 nos. (one each)
- ii. Goods & passenger lifts of 'J' Block - 02 nos. (one each)
- iii. Goods lifts only in SDF K, F, G, H & I Block - 05 nos. (Goods lifts only)

13.2 M/s. NBCC (India) Ltd. vide its letter dated 17.02.2020 submitted the provisional estimate of Rs.3,95,63,164/- including 9% NBCC Centage, based on the quote received from lift manufacturer. Details of estimate are given below:-

S. No.	Description	Amount
1.	Passenger lift (13 Passenger) for Trading block & J Block	39,11,600.00
2.	Goods lifts (2000 kg) for Trading, J, K, F, G, H & I Block	2,68,26,800.00
3.	Civil & Electrical work	45,00,902.00
4.	Total(1+2)	3,52,39,302.00
5.	Add Design & Drawing Charges @ 2 %	10,57,179.06
6.	Total(3+4)	3,62,96,481.06
7.	Add agency charges @ 9%	32,66,683.30
8.	Grand Total(5+6+7)	3,95,63,164.30

The cost of one Passenger lift has estimated to be Rs.16,57,458/- (excluding GST) having capacity of 13 persons and one Goods lift to Rs.32,47,797/- (excluding GST) having capacity of 2000 kg weight. The estimate is based on DSR, 2018.

13.3 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 headed by JDC, NSEZ for examination and recommendations.

13.4 The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority for approval.

निर्णय:- The Authority after due deliberation, deferred the proposal for next meeting with the direction to re-examine the matter in detail.



नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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14. एसडीएफ डी, ई, के एवं ट्रेडिंग ब्लॉक, एन०एस०ई०जेड० के नवीनीकरण हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में।

14.1 It was informed to the Authority that M/s. NBCC (India) Ltd. was requested vide this office letters dated 18.09.2019, 18.10.2019 & 08.11.2019 to submit the scope of work and estimate for following works:-

- i. Water proofing of SDF 'K' Block.
- ii. Additional work of water proofing (brick coba) on 2500 sq. mtr. roof top on E Block. NSEZ.
- iii. Replace the water line with CPVC line.
- iv. Repairing of water tank stand.
- v. Replacement of damaged water tanks.
- vi. Repairing and painting of walls in SDF D & E Block.
- vii. Replacement of ACP in SDF E Block & Trading Block.

14.2 NBCC (India) Ltd., vide its letter dated 13.12.2019 submitted the provisional estimate for renovation work of SDF 'E' Block & Trading Block, SDF 'D' Block and SDF 'K' Block at NSEZ, Noida for Rs.2,40,86,112/- including 3% Contingency, 2% Design & Drawing charges, & 9% NBCC Centage.

14.3 The brief description of work is given below:-

- i. Demolishing of old brick coba in SDF D, E and K Block.
- ii. Disposal of Malba in SDF D, E & K Block.
- iii. 3200 sqm Brick coba in SDF K Block and 5250 sqm Brick Coba in SDF E Block.
- iv. 800 sqm plaster on parapet wall in SDF K Block, 1570 sqm plaster on parapet wall in SDF E Block and 800 sqm plaster on parapet wall in SDF D Block.
- v. 600 sqm plaster on Common area in SDF E Block and 300 sqm plaster on Common area in SDF D Block.
- vi. 800 sqm painting on parapet & new grit wash in SDF K Block, 1570 sqm painting on parapet wall in SDF E Block and 800 sqm painting on parapet wall in SDF D Block.
- vii. 400 sqm distemper in common area in SDF D & E Block.
- viii. 200 sqm grit wash in SDF K Block and 400 sqm grit wash in SDF E Block.
- ix. 150 sqm Grit Wash groove in SDF K Block and 300 sqm Grit Wash groove in SDF E Block.
- x. 10 sqm mumty door in SDF K Block, 16 sqm mumty door in SDF E Block and 4 sqm mumty door in SDF D Block.
- xi. 32 nos of 3000 litres water tank in SDF K & E Block.
- xii. Water tank fittings & Pipe line in SDF K & E Block.
- xiii. 2480 sqft Guniting work for water tank beam strengthening in SDF K Block and 6400 sqft guniting work for water tank beam strengthening in SDF E Block.
- xiv. 300 sqm false ceiling in Common area in SDF E & D Block.
- xv. 100 sqm ACP in SDF D Block and 200 sqm ACP in Trading Block.
- xvi. 220 kg Aluminium for ACP in SDF D Block and 440 kg Aluminium tube for ACP in Trading Block.

14.4 The estimate is based on DSR, 2018. Details of estimate are given below:-

S. No.	Description	Amount
1.	SDF 'E' Block & Trading Block	1,29,29,617.35
2.	SDF 'D' Block	13,11,847.72
3.	SDF 'K' Block	67,91,611.31
4.	Total(1+2+3)	2,10,33,076.38

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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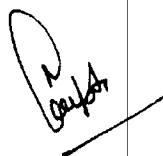
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5.	Add contingency @ 3%		6,30,992.29
6.		Total(4+5)	2,16,64,068.67
7.	Add Design & Drawing Charges @ 2 %		4,33,281.37
8.		Total(6+7)	2,20,97,350.05
9.	Add agency charges @ 9%		19,88,761.50
10.		Grand Total(8+9)	2,40,86,111.55

14.5 In view of above, estimate was placed before the Committee in its meeting held on 05.03.2020 to examine and recommend suitably.

14.6 The Committee discussed the estimate in detail and after due deliberations recommended to place the estimate before NSEZ Authority in its next meeting for approval. Accordingly, the recommendations of Committee were placed before Authority for approval.

निर्णय:- The Authority, after due deliberation, deferred the proposal of renovation work of SDF 'E' Block & Trading Block, SDF 'D' Block and SDF 'K' Block at NSEZ, Noida. The Authority directed to elaborate all details in the agenda and place it in next meeting along with need & urgency of the proposed work.



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15. एन०एस०ई०जेड० में ड्रेनेज सिस्टम की मरम्मत/पुनः-निर्माण करने हेतु प्राक्कलन प्रस्तुत करने के सम्बन्ध में

15.1 It was informed to the Authority that NSEZ Authority in its meeting held on 04.01.2018 decided to re-construct the entire drainage system of the zone in phase manner. M/s. NBCC (India) Ltd., vide letter dated 27.04.2018 submitted the provisional estimate of Rs.14,99,46,356/- which was placed before NSEZ Authority for consideration of the proposal.

15.2 Authority in its meeting held on 19.09.2018 decided to (i) hire a professional to suggest the proper scope of work for drainage system and (ii) to get the digital mapping of the zone done through M/s. NBCC Ltd.

15.3 Sh. Puneet Kapoor, a trade member of NSEZA said that there is no need to engage professional and suggested that the decision should be barred on digital mapping. Accordingly, M/s. NBCC (India) Ltd. conducted digital mapping of the zone.

15.4 Digital Mapping has now been completed. As per drawing 2518 mtr drains are to be newly constructed and 19611.7 mtr drains are to be repaired/re-constructed.

15.5 M/s. NBCC (India) Ltd. was requested vide this office letter dated 14.02.2020 to submit the estimate for repair/re-construction of drainage system at NSEZ, Noida and to specify categorically that which part of the drainage needs to be done on priority, its length and estimate.

15.6 M/s. NBCC (India) Ltd. has submitted the provisional estimate of Rs.42,29,31,296.82/- including all charges for entire drainage system and recommended to re-construct 10 km in first phase.

15.7 M/s. NBCC (India) Ltd. has submitted the provisional estimate of Rs.20,95,78,099/- (including all charges) for 10 km drain in Phase I of left side area of road from Gate No. 1, NSEZ, Noida.

15.8 Details of estimate are given below:-

S. No.	Description	Amount
1.	Drain Works	150438253.45
2.	Pumping Station	2574772.86
3.	Rain Water Harvesting	30000000.00
4.	Sub-total	183013026.31
5.	Add Contingency @ 3%	5490390.79
6.	Sub-total (with Contingency)	188503417.10
7.	Add design & drawing charges @ 2%	3770068.34
8.	Sub-total	192273485.44
9.	Add agency charges @ 9%	17304613.69
GRAND TOTAL OF ABOVE		209578099.13

15.9 The provision for Rs.20.00 Cr has been made for this work in the budget for the year 2020-21.

15.10 In view of facts mentioned above, the estimate of Rs.20,95,78,099/- was placed before Authority for approval.

निर्णय:- The Authority discussed the matter in detail. The Authority after due deliberations, deferred the proposal to re-construct 10 km drainage system of the zone in Phase-I and directed to arrange a presentation in the next Authority meeting identifying gravity of the problem, specific upgradation required, work which are more urgent etc.

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16. एसडीएफ एफ. जी. एच एवं आई. एन.एस.ई.जेड. के नवीनीकरण में लगे अतिरिक्त सामान की स्वीकृति के सम्बन्ध में।

16.1 It was informed to the Authority that NSEZ Authority in its meeting held on 23.06.2016 decided to renovate SDF F, G, H & I blocks at NSEZ, Noida.

16.2 NSEZA approved the estimated cost amounting to Rs.19,80,36,379/- in its meeting held on 19.09.2018. M/s. NBCC (India) Ltd. through tender awarded the work to M/s. S.K. Builders at cost of Rs.13,13,90,988/-.

16.3 M/s. NBCC (India) Ltd., vide its letter dated 26.09.2019 & 17.12.2019, submitted the provisional estimate of extra items amounting to Rs.1,41,56,135/- and estimate for Aluminium for ACP base frame also— approx. 20,000 kgs. M/s. NBCC India Ltd. further clarified vide their letter dated 17.12.2019 that all the additional items are as per the decision taken during the visit of Committee members on 13.09.2019, except Aluminium for the base frame ACP costing Rs. 53,99,750/-. NBCC has requested to give the administrative approval for the same so that the work should be completed in time.

16.4 The matter was placed before the Committee headed by JDC, NSEZ and comprising of MD Salik Parwaiz, Jt. Commissioner (Customs), Sh. Nitin Gupta, Dy. Development Commissioner and Sh. Puneet Kapoor, representative of trade for examination of additional items, its estimate and recommendations. The Committee after due deliberations recommended that additional items 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.

16.5 The proposal along with recommendations of the Committee was placed before the Authority in its meeting held on 23.12.2019 for decision.

16.6 The Authority discussed the proposal in detail and noted that all items except Float glass panes are in accordance with the advice of the committee. 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 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.

16.7 Accordingly, M/s. NBCC (India) Ltd. has been requested vide this office letter dated 22.01.2020 to submit the following documents:-

- BOQ/Tender document and bid of successful bidder.
- Documentary evidence that ACP base frame is necessary to fix the ACP and goods have already been received, required for ACP base frame.

16.8 M/s. NBCC (India) Ltd. vide its letter No. NBCC/SBG/N&U/GM/NSEZ/2020/70 dated 30.01.2020 submitted following documents/information:-

- BOQ/Tender document and bid of successful bidder.

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2. Aluminium base frame is necessary to fix ACP is self-explained in Item description only "Base frame work for ACP Cladding is payable under the relevant aluminium item". ACP fixing is not possible directly on walls or any other surface as it is difficult to maintain line and level without base frame.

16.9 It is mentioned here that Mr. Nagarajan, Project Manager, M/s. NBCC (India) Ltd. in the meeting held on 23.12.2019 explained that Aluminium for ACP base frame was left to be included in BOQ inadvertently but DSR Item Head No. 21.1.1.1 is neither found in estimate nor in tender document.

16.10 The documents submitted by M/s. NBCC (India) Ltd. were placed before the Committee for further examination. Committee discussed the matter in detail and was of the view that matter be examined on file separately. On examination, it is found that M/s. NBCC (India) Ltd. has submitted estimate based on DSR.

16.11 M/s. NBCC (India) Ltd. was requested vide this office e-mail dated 13.03.2020 to provide following information/documents:

Information sought by NSEZ	Information furnished by NBCC
Quantity of aluminium received and consumed in the zone.	The total consumption of Aluminium is 20885.00 Kg.
Name of the suppliers from whom Aluminium was purchased.	Aluminium was procured from different vendors.
Whether goods were recorded at NSEZ gate, if yes, gate entry of NSEZ	The Bill/Vouchers for the material are having gate entry of NSEZ.
Certificate that entire quantity has been consumed in the zone.	M/s. NBCC (India) Ltd. has certified that the same quantity was brought at site and used for the work of base frame of ACP.
Clarification that why this was not included in estimate & tender documents.	M/s. NBCC (India) Ltd. has clarified that due to mistake during preparation of BOQ the base frame of Aluminium for ACP work was neither considered in provisional estimate submitted to NSEZ nor in the tender floated to award the work to contractor.

16.12 On receipt of inputs from NBCC, the brief details of additional works are as under:-

S. No.	Description of additional item	Quantity used	Value
1)	Aluminium for ACP base frame	20885 kg	5399750.00
2)	Mumty Door	56 sq. mtr.	122173.91
3)	Float glass panes 5.5mm	2000 sq. mtr.	1443733.94
4)	Water Tank	480000 litres	2645148.00
5)	Gun Metal Gate Valve 25mm	320 nos.	104151.94
6)	25mm CPVC Pipe	1920 mtr.	315520.55
7)	50mm CPVC Pipe	1100 mtr.	458648.14
8)	Fire Door	45.77 sq. mtr.	211019.98
9)	Guniting	9200 sq. ft.	2005600.00
10)	25mm Nipple	320 nos.	26880.00
11)	Total(1 to 10)		12732626.46

16.13 The work has already been done by M/s. NBCC (India) Ltd.

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16.14 In view of above, it was placed before NSEZ Authority for consideration.

निर्णय:- The Authority noted that decision on the matter has already been given by Authority in its meeting held on 23.12.2019. Hence, there is no need of further decision in the matter.

17. दुकान आवंटन करने हेतु दिशा-निर्देश निर्धारित करने के सम्बन्ध में।

17.1 It was informed to the Authority that there are 16 shops inside the NSEZ Zone and presently, 04 nos. shops are lying vacant. These shops are earmarked for activities as per details given below:-

- a) Courier Services
- b) Air, Rail/Road ticket and Passport Services
- c) Medical Store
- d) Colour/blue print of large map/drawing.
- e) Banks
- f) Other services useful for NSEZ units
- g) Handling of export import cargo
- h) Professional Services

17.2 However, there has been no guideline for allotment/cancellation of shop, change of ownership/change of firm which has been allotted the shop etc. As of now, following is the allotment/occupancy position with respect to said shops:-

Shop No.	Name	Area	Service Provided	Allotment date	Validity of allotment
1	Vacant	13.33	-	-	-
2	Vacant	13.33	-	-	-
3	Puri Brothers	13.7	Tour & Travels	27.04.2007	24.04.2020
4	Jaspal Singh	14.61	Fast food outlet/STD Phone Facility	07.09.2005	06.09.2020
5	Ritu Kumari	12.18	General Store/Stationery	07.09.2005	06.09.2020
6	Ranjodh Singh	13.7	Sale of edible and beverage	07.09.2005	06.09.2020
7 & 7A	NSEZ Entrepreneurs Association	53.8	Medical facility	15.09.2016	-
8	Vishal	16.39	Providing snacks, Lunch, Tea, Fresh Juice. Stationary/General Items etc.	21.09.2016	20.09.2020
9	Shiva Freight Movers	51.77	Handling of export import cargo	05.04.2006	03.10.2020
10	J.K Transport	9.87	Transport service	21.09.2016	20.09.2020
11	Vacant	17.92	-	-	-
12	Rajeev Sharma & Associates	98	Professional Services	04.06.15	03.06.2020
13	Suresh Singh Sengar	48.09	Providing the snacks, Lunch, Tea, Fresh Juice etc.	16.03.2016	14.03.2021
13A	JPR Logistics	7.93	Courier Services	22.09.14	20.09.2020
14A	Vacant	20.08	-	-	-

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14B	Lotus Clearing & Forwarding Agency Pvt. Ltd.	24.08	CHA	22.09.14	20.09.2020
15	Vivek Kumar	5.39	STD PCO/Housekeeping material	19.01.2006	18.01.2021
15 A	Vineet Kumar	7.15	Stationery packing material	28.06.2011	27.06.2020
16	Sai marketing & forwarding agents	24.45	Custom Clearance	30.01.2013	29.01.2021

17.3 The proposal for framing of guidelines for allotment of shops in the zone complex was placed before the Authority in its meeting held on 26/03/2018 wherein it was decided by the Authority to constitute a committee headed by Dy. Development Commissioner (Estate Management), NSEZ and comprising of Secretary, NSEZ Authority and Accounts Officer, NSEZ for preparation of draft guidelines for allotment of shop specific issues of change of shareholding etc. and give suitable recommendations to NSEZ Authority. Draft guidelines prepared by the committee were placed before the Authority in its meeting held on 25/06/2018. However, the same was deferred by the committee for further study.

17.4 The draft guidelines were again placed before the Authority in its meeting held on 19/09/2018 for consideration and approval. Authority decided to forward the draft guidelines to the Committee constituted by Ministry of Commerce under the chairmanship of Sh. D. Anandan, JDC, MEPZ SEZ and comprising of Sh. S.S. Shukla, JDC, Noida SEZ, Sh. Satyadeep Mohapatra, JDC, Kandla SEZ for making recommendation so as to maintain uniformity in functions of SEZ Authorities across all SEZs.

17.5 Accordingly, the draft guidelines were forwarded to the committee vide letter dated 28.09.2018 but as per the report of Anandan Committee available in this office the proposal for allotment of shops has not been deliberated in the report of the committee.

17.6 M/s. National Cargo, M/s. Sai Place Food Hut and M/s. D.V. Enterprises have requested this office for allotment of shop in Facilitation Centre. The requests of these units were placed before Allotment Committee to decide in the matter. Allotment Committee recommended to place the draft guidelines for allotment of shops before NSEZ Authority in its next meeting for approval. Accordingly, the draft guidelines for allotment of shops in Facilitation Centre were placed before Authority for approval.

निर्णय:- Authority after due deliberations approved the guidelines as proposed in the agenda which are annexed at Annexure-I.

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दिनांक 22.07.2020 को सायं 03:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

18. एसडीएफ सं. L-07(A), NSEZ के किरायेदारी समझौता का नवीनीकरण करने के सम्बन्ध में।

18.1 प्राधिकरण को यह सूचित किया गया कि मैसर्स ब्रह्मम नेट सलूशनस प्रा. लि., एसडीएफ सं. L-07(A), NSEZ ने अपने पत्र दिनांक 14.02.2020 के द्वारा सूचित किया है कि एसडीएफ L-07(A), NSEZ का किरायेदारी समझौता 30.09.2016 को समाप्त हो गया था एवं Concern Person की मृत्यु के कारण उन्होंने किरायेदारी समझौता के नवीनीकरण हेतु आवेदन नहीं किया था। अब इकाई को एसडीएफ सं. L-07(A), NSEZ मैसर्स नोल्डस सॉफ्टवेयर एलएलपी को ट्रान्सफर करने हेतु वैध किरायेदारी समझौता की आवश्यकता है। इसलिए इकाई ने किरायेदारी समझौता का नवीनीकरण कराने के लिए अनुरोध किया है। इकाई का LOA दिनांक 09.04.2022 तक वैध है।

18.2 यह सूचित किया जाता है कि नए आवंटी को किरायेदारी समझौता आवंटन पत्र की शर्त सं. 05 के अनुसार एसडीएफ का कब्जा लेने की तिथि से 45 दिनों के अन्दर किरायेदारी समझौता करवाना अनिवार्य है। यदि इकाई 45 दिनों के अन्दर अपना किरायेदारी समझौता नहीं करती है तो इसके सन्दर्भ में प्राधिकरण की बैठक दिनांक 23.06.2016 में लिया गया निर्णय निम्नलिखित है:-

"The decision taken by the Authority in its meeting held on 23/06/2016 was also reviewed and amended. The clause No. 3 now read as-

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

18.3 इकाई ने अपना किरायेदारी समझौता नए आवंटन के उपरान्त वर्ष 2011 में करवा लिया था जोकि दिनांक 30.09.2016 को समाप्त हो गया था। उसके उपरान्त इकाई ने नवीनीकरण नहीं कराया था।

18.4 इकाई का एसडीएफ सं. L-07(A), NSEZ का किरायेदारी समझौते का नवीनीकरण करने का प्रस्ताव प्राधिकरण के समक्ष विचारार्थ प्रस्तुत किया गया।

निर्णय:- प्राधिकरण ने एसडीएफ सं. L-07(A), NSEZ का किरायेदारी समझौते का नवीनीकरण करने के प्रस्ताव को मंजूरी प्रदान की बशर्ते इकाई कार्य कर रही हो तथा इकाई ने वर्तमान तिमाही तक के पट्टा किराये का भुगतान कर दिया हो।

नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

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दिनांक 22.07.2020 को सायं 03:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

19. प्लॉट सं. 129G/10-12, NSEZ की सब लीज डीड रजिस्टर कराने के सम्बन्ध में।

19.1 प्राधिकरण को यह सूचित किया गया कि मैसर्स एडवांस इस्पात इंडिया लि. को आवन्तन पत्र दिनांक 08.02.2005 की शर्त सं. 03 के अनुसार प्लॉट का कब्जा लेने की तिथि से 30 दिनों के अन्दर सब लीज डीड करवाना अनिवार्य है। इकाई ने अभी तक प्लॉट सं. 129G/10-12, NSEZ की सब लीज डीड रजिस्टर नहीं कराई है एवं इकाई ने सूचित किया है कि **Concerned person** की मृत्यु से कम्युनिकेशन न हो पाने के कारण सब लीज डीड समय पर रजिस्टर नहीं कर पाए थे।

19.2 इकाई को प्लॉट सं. 129G/10-12, NSEZ दिनांक 08.02.2005 को आवंटित किया गया है। यदि इकाई 30 दिनों के अन्दर अपनी लीज डीड रजिस्टर नहीं कराती है तो इसके सन्दर्भ में प्राधिकरण की बैठक दिनांक 23.06.2016 में लिया गया निर्णय निम्नलिखित है:-

"The decision taken by the Authority in its meeting held on 23/06/2016 was also reviewed and amended. The clause No. 3 now read as-

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

19.3 इकाई का प्लॉट सं. 129G/10-12, NSEZ की सब लीज डीड रजिस्टर कराने का प्रस्ताव प्राधिकरण के समक्ष विचारार्थ हेतु प्रस्तुत किया गया।

निर्णय:- प्राधिकरण ने प्लॉट सं. 129G/10-12, NSEZ की सब लीज डीड रजिस्टर कराने के प्रस्ताव को मंजूरी प्रदान की बशर्ते इकाई कार्य कर रही हो तथा इकाई ने वर्तमान तिमाही तक के पट्टा किराये का भुगतान कर दिया हो।

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नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण, नौएडा

दिनांक 22.07.2020 को मायं 03:00 बजे आयोजित नौएडा विशेष आर्थिक क्षेत्र प्राधिकरण की बैठक का कार्यवृत्त

20. 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 the progress was taken on record.

21. 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 the progress was taken on record.

22. 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 projects one by one the progress was taken on record.

अध्यक्ष को धन्यवाद के साथ बैठक समाप्त हुई।


(एस.एस. शुक्ल)

संयुक्त विकास आयुक्त


07/08/2020
(आर. पी. गोयल)
अध्यक्ष एवं सीईओ

Shop Allotment Guidelines**1.1 Allotment /Re-Allotment/Restoration Rules**

All shops at Facilitation Centre in the NOIDA SEZ are to be allotted on Lease Rent basis for the following activities:-

- i. Customs House Agent (CHA)
- ii. Stationary/General Store/Photocopier
- iii. Fast food outlet/Tea, Coffee and snacks/STD Booth
- iv. Transport Services/Tour and Travels/Rail and Air Tickets agent.
- v. Courier Service.
- vi. Medical Store/Primary Health Care
- vii. Handling of export import cargo
- viii. Professional Services

1.2 Eligibility Criteria:-

Any sole proprietor firm/individual/partnership firm/cooperative society/company incorporated under Company Act or other Act fulfilling the eligibility criteria can apply.

1.3 Procedure for allotment

- 1.3.1 The allotment shall be made through auction process outsourced to some professional agency. For the time being allotment shall be made through e-auction process of M/s MSTC.
- 1.3.2 The allotment for shops/restaurant/canteens/booths etc. for a period of 5 years extendable for a further period of 05 years, based upon past satisfactory performance of the allottee and timely payment of lease rent.
- 1.3.3 The allotment charges shall be Rs. 1750/- per sq. mtrs., or as decided by Authority from time to time.
- 1.3.4 For auction, bid-variable will be the existing lease rent, which is presently Rs. 2000/- per square meter per annum.
- 1.3.5 Only one shop is to be allotted to a family which would include self/ husband, dependant father, mother, dependent son, daughter-in-law, unmarried daughter and that members of same family would not be allowed to secure any subsequent allotment of shops through any other business transactions such as partnership or purchase etc.
- 1.3.6 At the time of allotment, the allottee will be required to pay the allotment charges,

lease rent for the first quarter in advance and security deposit equal to 01 year lease rent. The allottee shall be supposed to deposit these charges within 30 days from the issue of the allotment letter and in case these charges are not deposited within 30 days from the date of issue of Allotment Letter, the allotment may be cancelled and EMD/ security deposit shall be forfeited.

- 1.3.7 Security deposit shall be refunded on successful completion of the tenancy.
- 1.3.8 The allottee shall execute a Tenancy Agreement in the Prescribed Performa within 45 days of Allotment, failing which the allotment will be cancelled.
- 1.3.9 All allottees have to comply with Child Labor Act-2006.
- 1.3.10 Sale of narcotics is strictly prohibited in shops.
- 1.3.11 Any breach in the terms and conditions of the contract between the NSEZ Authority and allottee will provide an opportunity to the NSEZ Authority to cancel the contract without assigning any reason and forfeiting full part of the EMD/Security Deposit as a penalty.
- 1.3.12 NSEZ Authority may relax any condition of these guidelines on case to case basis on merits. Applicable charges for registration of agreement shall be borne of allottee.

1.4 Documents to be submitted for allotment

For allotment of Shop the individual / firm shall apply with following details:-

- i. Copy of permanent home address along with recent passport size photograph(s),
- ii. Character certificate attested by a Magistrate I-Class along with Application form
- iii. Attested copy of the PAN Card.

Note: The Character Certificate issued by following Authorities will only be accepted by this office:- i. Sub-Divisional Magistrate ii. Executive Magistrate iii. Tehsildar iv. Naib Tehsildar v. Block Officer vi. District Revenue Officer

1.4 LEASE RENT AND OTHER CHARGES :

Every allottee of Shop at Facilitation Centre etc shall, in addition to payment of the prescribed Lease rent, be also liable to pay maintenance charges and water charges etc.

1.5 Revision of Lease rent:

The lease rent shall be increased by 10% every year.

1.6 SUB-LETTING AND SHARING:shall not be allowed

No allottee shall sublet / share the whole or any part of his shop. An allottee, subletting the Shop at Facilitation Centre etc allotted to him or any portion thereof unauthorisely, shall render himself liable for cancellation of the allotment of shop.

1.7 MAINTENANCE OF SHOPS.

- i. The allottee, to whom a Shop at Facilitation Centre etc has been allotted, shall maintain his Shop at Facilitation Centre etc thereof in clean condition; to the satisfaction of the Estate Officer ensure proper maintenance of the building.
- ii. The allottee shall allow the maintenance staff or the worker of the authorized contractors of NSEZ Authority to have access to the premises at all reasonable hours for inspecting and repairs of the building and installation and fixtures provided therein.
- iii. An allottee or his/her staff shall not grow any trees, shrubs or plants contrary to the instructions issued by the NSEZ Authority nor cut or lop off any existing trees or shrubs growing in any garden, courtyard or compound attached to the Shop at Facilitation Centre etc except with the prior written permission of the appropriate authority.
- iv. An allottee shall ensure that he/she and his/her staff do not cause any inconvenience to their neighbors by their conduct.

1.8 INFLAMMABLE MATERIALS:

No inflammable material shall be stored in and around the Shop at Facilitation Centre etc. in violation of Govt. norms.

1.9 DAMAGES / THEFTS :

An allottee shall be personally responsible for any damage beyond normal wear and tear of the fixtures, sanitary fittings, electrical installations, furniture, fencing etc., provided in the Shop at Facilitation Centre etc or theft of any of these items during the period of his occupation of the Shop at Facilitation Centre etc. The allottees have to furnish complete local and permanent addresses of his staff with their photographs to the Security Officer, NSEZ Authority.

1.10 LIABILITY FOR PAYMENT OF LEASE RENT:

The lease rent shall be required to be deposited in advance quarterly during the 1st month of the quarter. In case, the payment is delayed over the prescribed time period, 12% of interest shall be charged from 1st date of the quarter till the date of deposit of lease rent.

1.11 OVERSTAYAL IN SHOPS/ RESTAURANT/ CANTEENS/ BOOTHS ETC AFTER CANCELLATION OF ALLTOMENT:

Where an allotment has been cancelled or is deemed to have been cancelled under the provisions of these Rules and the allottee concerned has not vacated it within the prescribed time-limit, he shall be liable, in addition to any other action that may be taken against him, to pay damages for un-authorized occupation. Action under P.P. Act, 1971 can be initiated in case person fail to pay the lease rent within the prescribed time or violate any terms & condition mentioned in the Tenancy Agreement.

1.12 INTERPRATATION :

On any question of interpretation of these Rules, the CEO & Chairman of NSEZ Authority's decision shall be final.

1.13 RESTRICTION OF TRADES:

When a shop is allotted for a specific trade viz., Stationery, Tea Snacks, CHA etc. the allottee will not ordinarily be allowed to change the trade. However, request in this regard may be considered by NSEZ Authority on case to case basis.

1.14 RELAXATION OF RULES

NSEZ Authority may, for reasons to be recorded in writing, relax all or any of the provisions of the guidelines governing the policy of allotment, regularization, restoration of shops etc., in NOIDA SEZ.

NBCC NSEZ WORKS - NOIDA													
STATUS REPORT AS ON 16.11.2020													
(A) STATUS OF ONGOING WORKS													
S.NO	Type of Buildings	sanction no.	date	Sanctioned Amount	Name of Contractor	Date of Award to Contr.	Awarded value (In lakh)	Payment received	Final Completion Cost	Status	Physical % completion	Balance Amount to be received	Remark/ Utilisation of Structure
1	Fire fighting work at SDF Block F,G,H&I at NSEZ Noida	01/06/2015-EM/11333	02.11.15	8,96,38,687.00	M/s Fire Remedy	26.02.16 25.11.2016 (9 months)		5,89,25,400.00		completed.	100%	1,19,48,624	
2	strengthening of road, External electrification, central verge		05.05.16	10,97,98,027.00	M/s Lal Chand & Company	22.08.2016 21.02.2017	713.98	2,69,00,517.00		completed.	100%		
3	Renovation of Remaining road including Central Verge	F.No.01/03/2012-EM/pt-II/7652	16.07.18	19,35,89,646.00	M/s Krishna Infratech	02.04.19 01.08.19	1245.48	8,80,55,498.00	9,35,37,445.28	completed.	100%	54,81,947	
4	Renovation of SDF Block F, G H & I at NSEZ,	F.No.01/03/2016-EM12000/30/10		19,80,36,379.00	M/s S.K.Builders	23.05.2019 22.02.2020	1313.91	15,34,18,289.00	15,34,18,289.29	completed.	100%		
5	Renovation of Conference Room	F.No.01/03/2016-EM12000/30/10			M/s. Certain Advent	01.04.2019 15.08.2019		55,53,000.00	55,53,000.00	completed.	100%		
6	Digital Mapping of the Zone at NSEZ Noida	01/02/2017-SEZ/2241 dated 24/02/2020		21,00,000.00	M/s. Sunrise India Company	15.09.2019		15,11,370.00	20,71,000.00	completed.	100%	5,59,630.00	
7	Renovation of Reception Room No. 101, 102, 105, 106, 111, 112 & 113 Staircase & Renovation of rooms at first floor at NSEZ, Noida			44,50,043.00	M/s. Arcon Group	15.03.2020 31.07.2020		10,90,260.00	52,93,389.03	completed.	100%	37,38,098.03	
8	DG shed foundation and installation of old DG at NSEZ Noida			18,98,088.00	M/s. Arcon Group	15.03.2020 31.07.2020		4,65,031.00			100%		
9	Drainage work in pipe line								Balance Amount			2,17,28,299	LOA given to Consultancy

STATUS REPORT 18/11/2020 (NPCC)

S. No.	Name of the Project	Work Order issued on	Approved cost of the Project including Contage Charges (in Rupees)	Award cost of the Project excluding Contage 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 is submitted or Not. If yes, amount (in Rupees)	Balance amount (in Rupees)	Expected date of completion (as informed by implementing agency)	Remarks
1	Construction of new warehouse at CWC Complex in NSEZ	10.07.2018	325.68 Lacs	265.44Lacs (Revised=304.85 Lacs)	241.78 Lacs	30.12.2020	30.12.2020	work in progress	83%	-	-	30.12.2020	delay due Covid 19
2	Repair of Park No. 2,3,4 & 5	03.05.2019	89.21 Lacs	69.99 Lacs	37.01 Lacs	30.11.2020	30.11.2020	work in progress	79%	60.65 Lacs	23.64 Lacs	30.11.2020	Fund demand from NSEZ on dated 21.08.2020 but till date no payment received. Contractor stopped the work due to not availability of fund.
3	Operation & Maintenance of SWM System at NSEZ	27.12.2018	5.89 Lacs per month	5.5 Lacs per month	69.79 Lacs	-	-	work in progress	Monthly basis	36.37 Lacs	36.37 Lacs	-	We have not received payment from last three months, so we are unable to pay the last three months payment to contractor and now contractor pressing very hard for releasing his payment.
4	Miscellaneous works at SDF-E block	21.02.2019	47.83 Lacs	-	11.84 Lacs	-	-	Tender work is in progress	-	-	-	-	First call was cancel, second call is in progress due to change of location
5	Establishment of RRC for NDRF	11.03.2020	-	-	-	-	-	-	-	-	-	-	Estimate has been submitted of Rs. 69,89,686/- on dated May 2020 as approval pending.
6	Repair & maintenance of staff Quarter at NSEZ	04.12.2019	-	-	-	-	-	-	-	-	-	-	Estimate has been submitted of Rs. 26,03,637/- on dated June 2020, as approval pending.
7	Replacement of Steel jal at road crossing at NSEZ	22.12.2019	-	-	-	-	-	-	-	-	-	-	Estimate has been submitted of Rs. 7,90,796/- on dated June 2020 as approval pending
8	Repairing of wall, painting and writing of Slogans of Hindi, Yoga & Sanitation etc. on boundary wall from Gate No. 01 to Staff Quarter D-02 and boundary wall from Red Light to Staff Quarters.	19.04.2019	17.53 Lacs	14.69 Lacs	11.65 Lacs	29.01.2020	27.12.2019	Payment Pending	Completed & handedover to NSEZ	15.77 Lacs	4.22 Lacs	-	Final payment is still pending.
9	Repairing of main gate door and barricade and repairing of drain around the SDF-E block at NSEZ	08.04.2019	19.35 Lacs	14.90 Lacs	14.19 Lacs	02.12.2019	20.11.2019	Payment Pending	Completed & handedover to NSEZ	16.14 Lacs	1.95 Lacs	-	Final payment is still pending.

Details of works carried out by M/s WAPCOS Ltd.

S. No.	Name of the Project	Work Order issued on	Approved cost of the Project (in Rupees)	Award cost of the Project excluding Centage 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 is 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)	07-05-2019	8,89,000.00			30.07.2021	31.07.2021	Work Still going on					Monthly Payment on actual basis. Within The approved Cost. Tender was awarded at cost of 6.40 crore
2	Replacement of normal fixtures into LED fitting in NSEZ office complex, Noida	13.08.2020	14,19,855.00	13,78,134	Nil	15.12.2020	15.10.2020	Completed	Completed	Yes			No amount received till the date. Final Bill along with all details has been submitted.
3	Providing basic facilities in hall measuring 700.00 Sq. Mtrs at 1st Floor, Facilitation Centre, NSEZ for establishment of RRC, NDRF-reg	03.09.2020	09,06,895.00	8,30,073	Nil	30.12.2020	15.11.2020	Completed	Completed	Nil			No amount received till the date.
4	Repairing work of all Water & Fire Pump houses in NSEZ, Noida	13.08.2020	18,52,984.00	16,99,710	Nil	30.12.2020	25.11.2020	Work still ongoing		Nil		25.11.2020	No amount received till the date.