

**MINUTES OF THE 55<sup>th</sup> AUTHORITY MEETING HELD ON 29.09.2022 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.**

The following were present:-

1. Shri CPS Chauhan, JDC SEEPZ SEZ - Member/Secretary
2. Shri Abhay Doshi, MD, M/s. Fine Line Circuits Ltd. - Member
3. Shri Adil Kotwal, Chairman/CEO  
M/s. Creations Jewellery Mfg. Pvt. Ltd. - Member
4. Shri Himanshu Dhar Pandey,  
Dy. Directorate General of Foreign Trade - Member

**Special Invites for Estate related Issues :-**

Sh. Anil Chaudhary, Specified Officer, SEEPZ SEZ

Smt. Bridget Joe, E.A. to D.C./Estate Manager, Smt. Rekha Nair, Assistant, Shri. G.S. Bhandari, Assistant, Shri Ravindra Kumar UDC, Shri. Rajesh Kumar, UDC and Shri. Ashok Kumar Meena, LDC also attended for assistance and smooth functioning of the meeting.

The Chairperson welcomed all the members present and thereafter agenda of the meeting was taken up.

**Agenda Item No.1:-** Confirmation of the 54th Authority Meeting held on 04.08.2022

**Decision:** After deliberation the Authority confirmed the Minutes of the 54th Authority Meeting held on 04.08.2022 with consensus. Committee also directed to initiate following action :-

- (i) Expedite the release of payment of M/s. Interlight
- (ii) Issue circular to all the Unitholders conveying the implementation of the gatepass module
- (iii) Payment to be released to M/s .Pushkaraj Entprises for the work already executed; cancel the existing work order and to initiate action and fresh tender.
- (iv) Circular to be issued for revision of lease rent
- (v) Engineer to ensure that all the lift licences certification are done on priority.

Agenda Item No. 1 A:- Supplementary demand for executing various Civil and Electrical Works in all Sectors (Sector I to Sector VII) including Construction of Mega- Common Facilitation Centre. Standard Design Factory IX and Standard Design Factory X.

The Authority was apprised that there are certain proposals which need to be approved in the current financial year and a provision needs to be made via supplementary demand in the Budget to compensate insufficient funds.

*Decision:* - After deliberation, Authority approved in-principle the provision of supplementary demand . However, the Authority also directed Chartered Accountant to prepare the detailed statement with major and minor heads duly indicating the funds, its utilization, additional demand and the requirement of supplementary provision and place the same in the next Authority meeting for information.

Agenda Item No. 2:- Approval for cost escalation of Mega CFC Project at SEEPZ-SEZ

The Authority was apprised w.r.t. cost escalation of Mega CFC Project is due to construction of basement plus ground plus 6<sup>th</sup> floor. The cost escalation for Part A is Rs. 50.77 crores and the revised cost for Part B is Rs. 52.39 crores against the approved cost for Part A is Rs. 29.92 crores and Part B for Rs. 40.84 crores

*Decision :* After deliberation, Authority agreed in principal for cost escalation with a condition that cost of Part B shall not exceed Rs. 40.84 crores. Authority also directed to intimate the same to Ministry for information. Regarding Part "A", the Authority directed that the cost should be re-worked in consultant with the Design Consultant.

Agenda Item No.3 :- Approval for Cost Escalation of construction of SDF-IX at SEEPZ-SEZ

The Authority was apprised that based on the plinth area of 94 m \* 28 m i.e 2632 sq. mtr. the construction of cost of SDF-IX was approx. Rs. 30 crores with a provision of 2 Basement+Ground+5 floor. However on demolishing of additional area near CWC plot the plinth area has been revised to 94 m \* 45 m i.e. 4230 sq. mtr. due to which there is a cost escalation for Rs. 30 crores to Rs. 75 crores.

*Decision:* - After deliberation, the Authority approved the cost escalation in principle and also directed M/s. WAPCOS to provide the detailed extract of the cost escalation and also intimate Ministry w.r.t. cost escalation.

Agenda Item No.4 :- Approval for Cost Escalation of construction of SDF-X at SEEPZ-SEZ

The Authority was apprised that the construction of cost of SDF-X was approx. Rs. 30 crores with a provision of 2 Basement+Ground+5 floors. However as per the topographical survey, the plinth area has been revised to 47 m \* 39 m i.e. 1833 sq. mtr. due to an additional 6<sup>th</sup> floor, there is a cost escalation for Rs. 30 crores to Rs. 40 crores.

*Decision:* - After deliberation, the Authority approved the cost escalation in principle and also directed M/s. WAPCOS to provide the detailed extract of the cost escalation and also intimate Ministry w.r.t. cost escalation.

**Agenda Item No.5 :- Approval for Revision in Gatepass Rate Card**

Authority was apprised that to simplify the manual gate pass system, there is need for development of QR Code based online gate pass module and it was conveyed that the said work has been awarded to M/s .VAMS Safeguard Pvt. Ltd. Also the gate pass rates have not been revised since 2015, hence it was apprised that the proposed cost for the passes would be with an increase of 20% on the existing rates.

*Decision :After deliberation, the Authority approved the 20% escalation on the existing gate pass rates and also directed to issue a circular to all the Unitholders with a detailed procedure to be followed.*

**Agenda Item No.6:- Proposal for fixation of rent for car parking at SDF-VIII**

Authority was apprised that many Units who have been newly allotted galas in SDF-VIII including Gems & Jewellery Skill Council have requested for allotment of car parking at SDF-VIII. It was conveyed that there are 28 nos. of double stack parking for 56 car parking provided in the basement. Hence rent needs to be fixed for per car parking.

*Decision: - After deliberation, Authority approved the proposal for fixation of rent @ Rs. 2000/- per parking per month in SDF-VIII.*

**Agenda Item No.7 :- Approval for proposal for levy of charges towards security deposit.**

Authority was apprised that the security deposit is collected from the Unitholders depending on the nature of work based on the circular no. 26 dt. 03.03.2017. However, Unitholders had requested for change in the methodology for refund of security deposit and its charges.

*Decision: - After deliberation, Authority held the view that security deposit to be levied would be 20% on the actual value of the work to be executed as per the self declaration of the Unit or maximum upto Rs. 2 lakhs.*

Also the Inspection charges levied @ Rs. 2000/- should be categorized as -  
Rs. 1000/- for inspection pre-execution of work  
Rs. 1000/- for inspection post execution of work and clearance of debris.

Also the Engineers to ensure that on intimation by the Unitholders alongwith the photographs pre & post execution of work, the same would be inspected by them and furnish the report within 3 working days and the Estate Section to verify the outstanding dues if any and refund the same within next 3 working days.

Estate Section to also cross check that, if, the outstanding dues are more than 6 months, security deposit will not be refunded and will be adjusted against outstanding rental dues.

**Agenda Item No.8 :- Pending Sector wise and SDF wise rental dues, fine/ penalties to be recovered.**

Authority was apprised that there are huge outstanding dues i.r.o. the active Unitholders, related to Court cases and inactive Units for recovery.

*Decision: -After deliberation, Authority held the view that a regular meeting to be conducted with the defaulters for recovery of the dues and the outcome of the same to be presented in the next Authority meeting with a detailed statement of the actual realizable dues.*

**Agenda Item No.9 :-** Proposal for payment of dues of Rs.35,25,198/- for the period 25.11.2019 to 31.03.2020 and June 2020 to May 2021 as per the current work order dated 03.10.2019 and Payment of Rs. 2,15,380/- for O&M for the month of Jun 2022 and repairing of existing bio-gas plant to stop leakages of Rs. 6,17,600/- and refund of security deposit to M/s. Avi Plast.

Authority was informed that M/s .Aviplast had executed the work and maintained the Bio-gas plant, hence the pending dues to be paid. Authority was also conveyed that EMD paid against the work order of 12.01.2016 has been retained as Security deposit to ensure fulfillment of the contract.

*Decision: - After deliberation, the Authority approved the proposal and directed to release the payment and as regards refund of Security deposit, since the same agency is continuing the said operation and maintenance of bio-gas plant, the security deposit to be retained.*

**Agenda Item No.10:-** Proposal for extension of AMC awarded to agencies for providing various work and services.

Authority was apprised about the current status of all the tenders and extensions required for each ongoing tenders.

*Decision: - After deliberation, Authority approved the proposal and extended all the tenders upto 31.12.2022. Authority also directed the following :*

- (a) Call for fresh tender every year for housekeeping
- (b) Fresh tender to be called for AMC of STP and also prepare tender for waste management consultant
- (c) Tender to be called immediately for appointment of Internal Auditor.
- (d) Tender to be prepared and floated for O&M of Bio-gas plant and also find alternate solution for disposal of wet waste
- (e) Technical cell to update in the next meeting on the floating of tender of AMC of CCTV
- (f) Expedite the tender om GeM for for hiring of a CNG WagonR for official use.
- (g) Authority also suggested that on preparation of the tenders, the same may be discussed/shared with the members for any inputs before floating the same.

**Agenda Item No.11 :-** Proposal for extension in the engagement of Public Procurement Consultant in SEEPZ.

Authority was apprised that that there are implementation of various projects i.e Mega CFC, SDF-9 & 10 and Rs. 200 crores rejuvenation in SEEPZ SEZ for which the services of PPC shall be required from commissioning to completion of the project. The Authority was also briefed about the works undertaken by PPC.

**Decision:** - After deliberation, Authority approved the proposal for extension of engagement of Public Procurement Consultant till the completion of the mega projects with a 10% hike in the remuneration w.e.f. Sept. 2022 and the retainer to be increased to 15 days from the earlier contractual 10 days terms and conditions.

**Agenda Item No.12 :-** Proposal for post facto approval of re-designation of Shri. Imran Shaikh, Jr. Executive to Executive w.e.f. June, 2022

Authority was informed that Mr. Imran is handling all Hindi related matters and handling all security related issues at Executive level and has completed his post-graduation in Diploma in Management operations.

**Decision:** - After deliberation, Authority noted the re-designation of Mr. Imran Shaikh to the post of Executive.

**Agenda Item No.13 :-** Proposal for Hiring of Human Resource Development Agency

Authority was informed that there is a need to engage a consulting agency to bring the necessary domain knowledge, experience and institutional expertise to plan and implement the Human Resource Development, the assessment and recruitment of staff as per skill and the estimated budget for the same for 2 years is approx. Rs. 50/- lakhs.

**Decision:** - After deliberation, Authority approved the proposal for hiring Human Resource Development agency with the estimated budget of Rs. 50/- lakhs for 2 years.

**Agenda Item No.14 :-** Proposal for opening a Yoga Centre by the Yoga institute on the 1st floor of G&J complex III and also proposed estimate for necessary infrastructure arrangement.

Authority was informed that the Yoga Institute had submitted their proposal to open a yoga Institute & Awareness of Yoga inside the SEEPZ premises for all Members/ Officials / Staff who are working inside SEEPZ which would be free of Cost and the suitable space for same has been identified on the 1<sup>st</sup> Floor of ICH Canteen. ICH has surrendered total space 343.79 sq.mtr. for the said arrangement.

Yoga Institute had also suggested some infrastructure changes including plumbing, carpentry, civil work for which the Technical Documentation Agency viz. M/s Creative Consultants had submitted the estimate for Infrastructure Arrangement amounting to Rs. 1,95,108/-

**Decision:** - After deliberation, the Authority approved the proposal for setting up a yoga centre facility and also approved the estimated cost for the infrastructure changes of Rs. 1,95,108/- and also requested to expedite the work.

**Agenda Item No.15 :-** A revised proposal for generating revenue through erection of Advertising media in the form of Hoarding, Gentries and pole Kiosks in SEEPZ- SEZ Premises & Procurement framework thereof .

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Authority was apprised that the proposal of M/s Ronak Advertising for erection of advertising media was approved in the 53<sup>rd</sup> meeting in SEEPZ vicinity for 50,000 sq ft with a payment of Rs.1,02,00,000/- per annum with an enhancement of 10% after every 5 years for a contract of 15 years and they also proposed to pay refundable security deposit of Rs. 8,50,000/- as a revenue for SEEPZ SEZ Authority. However, the agency has submitted a revised proposal with a reduced area of 25,000 sq. ft. at the same cost of revenue through erection of advertising media.

*Decision: - After deliberation, Authority, approved the proposal as it would be a source for generation of revenue for SEEPZ SEZ Authority. However, the said proposal will be through open tender only and the same would be updated in the next Authority meeting.*

**Agenda Item No.16 :-** Request of G&J Skill Council of India for waiver of rental charges i.r.o. both their locations i.e. 4<sup>th</sup> floor of BFC Bldg. and Unit no. 102, SDF-8.

Authority was informed that G&J Skill Council of India has requested for waiver of rental charges. However, it was also conveyed to the Authority that G&J Skill Council had ensured that they would not ask for reduction in the rental charges.

*Decision: - After deliberation, Authority held the view that since GJSCI is not for profit organization functioning under NSDC and MSDE, the rent to be reduced to the slab of Rs. 1600/- per sq. mtr. p.a. with a 10% increase as per the rent revision approved in the 54<sup>th</sup> Authority meeting held on 04.08.2022 for both the locations. The Authority also directed that the decision of the Authority may be intimated to MOC&I.*

**Agenda Item No.17 :-** Proposal for alternate space requirement to M/s. Vijisan Jewels Pvt. Ltd.

Authority was apprised that the plot next to M/s. TCS will be demolished for construction of SDF-10, hence M/s Vijaysan Jewels Pvt Ltd. has informed that since the area 411 sq. mtr provisionally allotted to them will be demolished, they had requested for alternate space in SDF-I till the newly constructed SDF-X is completed.

Authority was informed that there are 2 vacant units in SDF-I, Unit no. 20 admeasuring 823 sq. mtr. and Unit no. 24 admeasuring 712 sq. mtr. which has been surrendered by M/s. Laxmi Jewels.

*Decision: -After deliberation, Authority approved the proposal and agreed for allotment of alternate space in SDF-I i.e. unit no. 20 admeasuring 823 sq. mtr. till the completion of construction of SDF-X.*

**Agenda Item No.18 :-** Allotment of gala no. GJ-19 at SDF-VII to M/s. Diasqua India Pvt. Ltd and execution of sub-lease agreement

Authority was apprised that Liquidator had conveyed that M/s. Tara Jewels had executed an MOU in Oct. 2018 and agreed to sell the Unit no. GJ-19, SDF-7 admeasuring 630 sq. mr. to M/s. Diasqua Jewellery LLP. M/s. Tara Jewels had also furnished the copy of the possession note w.r.t. transfer of gala to M/s. Diasqua Jewellery on 10.10.2018. Authority was also informed that the space

is lying idle for more than 7 years and would result in exports of approx. Rs. 150 crores per year, if the area is allotted to M/s. Diasqua Jewellery.

*Decision: - After deliberation, Authority approved the proposal for granting provisional allotment to M/s .Diasqua Jewellery and also the final allotment would be issued only on approval of their proposal in the Approval Committee meeting.*

**Agenda Item No.19 :-** Proposal for investment of SEEPZ- SEZ Authority funds in RBI Bond or any other appropriate investment options managed through Wealth Management Agency.

Authority was informed that FDRs kept in various Banks are providing rate of interest to the range of 3.25% to 6.10% depending on the quantum of investment and duration of FDRs. Further Authority was informed that RBI bonds are providing rate of interest in the range of 7.15% to 8% depending on the type of bonds, however with a lock-in-period of minimum 7 years.

*Decision: -After deliberation, Authority approved the proposal and agreed to transfer/convert the Flexi deposits from Central Bank to State Bank of India for Fixed Term deposits with a rate of interest @ of 7.00 % to 7.05 % as offered by SBI.*

**Agenda Item No. 20 :-** Proposal for payment of tax liability of Rs. 4,968.40/- to Department of Goods and Services Tax.

Authority was informed that MVAT Dept had conveyed that there is an outstanding MVAT liability of Rs. 24,842/- as on 20.07.2022 for which@ 20% tax liability needs to be paid before 30.09.2022 amounting to Rs. 4968.40 to close the matter.

*Decision: - After deliberation, Authority approved the proposal for payment of Rs. 4968.40 to MVAT department of State of Maharashtra.*

**Agenda Item No. 21 :-** Proposal for procurement of Leased line Internet connectivity 100 Mbps (Fresh Tender as existing Tender has been expired) Lan Patch cable, keyboard & Mouse wired, wireless keyboard & Mouse, computer DDR3 and DDR4 RAM, Fiber cable connectivity at D-2 office and gate no.-3, through GeM & other Platform.

Authority was informed that hardware materials, fibre cable connectivity work and New Internet leased line tender, lan patch cable, keyboard and mouse wired, etc. needs to be procured to connect gate no. 3, D-2 office IT Dept through GeM and other platform.

*Decision: - After deliberation, Authority approved the proposal for procurement of the hardware materials and update the same to the Authority in the next meeting.*

**Agenda Item No. 22 :-** To appraise action initiated related to the Court proceedings for the structural repair work executed by NFCD and the payment thereof

Authority was informed that the Court has asked to deposit the payment of Rs. 9,92,23,671/- to the Court within a period of 8 weeks against the summary suit no. 990 of 2019 as per Hon'ble High Court decision dt. 11.08.2022.

*Decision: - After deliberation, Authority noted the Court decision and directed that the updated decision of the Court may be apprised to the Authority in the next meetings and steps to be taken to obtain stay on the said order of Court.*

**Agenda Item No. 23:-** Proposal for approval for the work of Laying & Fixing of tarpaulin at Residential Staff Quarters, SCB Building, Dry & Wet Waste Shed SEEPZ SEZ through M/s. WAPCOS Ltd.

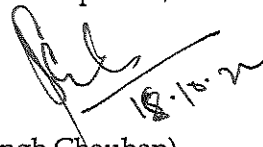
Authority was informed that M/s. WAPCOS had carried out the work of laying of tarpaulin sheets in Residential Staff Qrts. However, mail was received from M/s .Garib Nawaz Corp. that there are heavy leakages from the GI Roofing sheet and all the cardboard and other scrap materials were damaged due to rain water leakages. Also SEEPZ Service Centre Bldg. had heavy leakages and therefore laying of tarpaulin sheets was necessary.

*Decision: - After deliberation, Authority approved the release of payment to WAPCOS for the execution of work related to Laying & Fixing of tarpaulin at Residential Staff Quarters, SCB Building, Dry & Wet Waste Shed SEEPZ SEZ.*

**SUPPLEMENTARY AGENDA :-** *The remaining agenda points could not be taken up due to paucity of time and it was decided to take up the said matter in the next Authority meeting.*

The Meeting ended with a vote of thanks to the Chair.

This issues with the approval of the Chairperson, SEEPZ SEZ Authority.



(C.P. Singh Chauhan)  
Secretary/Jt. Development Commissioner,  
SEEPZ SEZ Authority