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**AGENDA FOR THE 18<sup>th</sup> MEETING OF THE SEEPZ-SEZ AUTHORITY**  
**SCHEDULED TO BE HELD AT 03.00 P.M. ON 3<sup>rd</sup> JUNE, 2013.**

**Agenda Item No.1:**      **Providing new access to SEEPZ Service Centre premises and providing chain link fencing around the premises**

From the administrative convenience, it is necessary to isolate the SEEPZ Service Centre Bldg., Business Facilitation Centre Bldg. and the Bank Bldg. from the processing area of the Zone.

MIDC vide its note dated 08.02.2013 was requested to submit estimate for a separate entry/exit. The proposal forwarded by MIDC for a new gate adjacent to Gate No. 1 for entry to SEEPZ Service Centre premises, consists of the following:-

- 1> MS Gate adjacent to Gate No. 1.
- 2> Approach road leading to Service Centre Building.
- 3> Compound wall in chain link fencing around the premises.
- 4> Gate for exit to units of SEEPZ Zone.
- 5> Security cabins.

The estimate submitted by MIDC is as follows:

Estimated cost + 5% contingencies	Rs. 80,48,601.00 (N)
+ 12.5% ETP charges	Rs. 9,14,613.75
Total	Rs. 82,31,523.75
<b>Say</b>	<b>Rs. 82,31,600.00 (G)</b>

As the banks have also been pressing hard to source business avenues financing eligible Mid-Corporate available outside SEEPZ-SEZ to ensure sustained business growth and profitability of the Branch, approval for incurring an expenditure of Rs. 82, 31,600/- has been approved and communicated to MIDC to enable them to take up the work at the earliest.

The matter is placed before the Authority for ratification.

**Agenda Item No.2:**      **Creche facility**

The creche facility has been provided for the well-being/benefit of the women employees working in the units of SEEPZ-SEZ. In terms of the Factories Act, 1948, it is mandatory for the employer to provide creche facility if there are 30 or more women employees in their firm.

Expenditure for running the crèche facility includes electricity/telephone/water bills at actuals. In the 11<sup>th</sup> meeting of the Authority, it was decided to meet the expenditure from the Authority Fund in order to ensure early commencement of the facility. It was also approved to

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@ Rs. 56/- per sq. mtr. p.a. as services charges and BMC taxes as applicable.  
The Gym became operational w.e.f 2.07.2011.

M/s. D.K. Hospitality in its letter dated 15.10.2010 had requested for discount of 50% of the proposed rent from Rs. 44/- per sq. ft. p.m. to Rs. 22/- per sq. ft. p.m. as the gym would be restricted to people working in SEEPZ and also it would take six months for overall operation to settle. The Authority in its Meeting held on 14.03.2011 granted 50% concession for a period of 6 months. Based on the firm's request on 06.04.2011 for consideration of rent concession of 50% initially for a period of 12 months instead of 6 months to enable them to mobilize the operation and to market the Gym facilities in the corporate at SEEPZ, the Authority in its Meeting held on 27.04.2011 approved their request subject to the condition that the revenue generation of the Gym will be reviewed after 6 months to justify the extension of the period for further 6 months. The Gym facility commenced w.e.f. 02.07.2011 and the six months period came to an end on 01.01.2012. The matter was again taken up in the 13<sup>th</sup> meeting of the SEEPZ Authority held on 10.02.2012 wherein the Authority approved extending the concessional rent for a further period upto 31.03.2012 and in the meanwhile to assess the economic viability of continuing the facility with lease rent at normal rate. Further it was decided to charge full lease rent w.e.f. 01.04.2012.

M/s. D.K. Hospitality vide their letter dated 26.12.2012 have requested to reconsider the rental charges as it was not viable for them to run the Gym with the present rent charges and requested to extend the discount rate of Rs. 22/- per sq. ft. which was prevailing for the last financial year July, 2011 to March, 2012. The firm has also stated that they are not in a position to manage the gym at the present rental charges and have served 30 days termination notice to enable them to terminate the contract w.e.f. 30<sup>th</sup> April, 2013.

Considering that the Gym has been created as part of infrastructure of the Zone, for the benefit of employers/employees of units, a view needs to be taken as to whether the Gym needs to be discontinued or/ concessional rent is to be allowed to the Gym.

The request of M/s. D.K. Hospitality is placed before the Authority for consideration.

**Agenda Item No.4: Extension of tenure of appointment of Shri R. Asokan, Legal Consultant**

In response to Zone Administration's advertisement published in the Newspaper inviting application from Law Ministry approved Panel Counsel, 5 applicants appeared for interaction out of the 9 applications received. As only Shri R. Asokan is in the Panel of the Law Ministry for the last 20 years and was also a Sr. Standing Council for the CBEC, he was considered for appointment as Legal Consultant in SEEPZ SEZ and his schedule of fees as follows:-

- (i) The Schedule of fees as per CBEC letter dated 5.12.2007 to be followed.
- (ii) In respect of legal service not covered in the CBEC Circular, Ministry of law Schedule may be followed.
- (iii) For Service not covered in both the Schedule, fee will be fixed by mutual consultation.

operative for six months. Pending decision on fixation of uniform rent for all allottees in the Govt. SDFs, no revision of rent to be made.

M/s. Tache Jewellery

Carpet area should be considered instead of built up area. 95% of the MIDC rate should be considered as reserve price along with premium. While the rate for premises outside SEEPZ is Rs. 12000 - 15000 per sq.ft., within the Zone the rate is approximately 5000-6000 per sq.ft. The existing practice of exiting unit bringing the new entrepreneur to be continued. In private SEZ, they have a system. They publish/make available quarterly rates of land and property and if the exiting entrepreneurs wishes to return the premises at that rate to the private SEZ Developer they can and the premise is taken over by the private SEZ Developer. If the exiting entrepreneurs feel the price offered by the Developer is less then they have the option to get the best possible rate individually and pay the 10% differential of cost and the quarterly rate published by the Developer.

SGJMA

Have sought one month's extension for furnishing their suggestion as many owners of the units have gone to US to participate in Las Vegas Show.

M/s. Yash Jewellery

Have sought one week's time to submit suggestions.

SEEMA

The rent slabs currently are Rs:630-700-860-930-1320-1450-2230. SEEMA has requested to remove each slab annually and over a six year period all the rent will be at the 2230 level. In the first year 630 slab will pay 700, the in the second year the 700 slab will pay 860 and similarly in the sixth year the 1450 slab will pay 2230. SEEMA has also requested to have a moratorium on the highest rent (2230) for this six year period. Further they have requested for 50% rent subsidy for this six year period only and once the differential rent is removed then let that single unsubsidized rent amount be applied to all the SDF units. This phased rent difference removal and a limited time subsidy on the rent will enable the Electronic units to adjust their business to

appearance of the bldgs, which affect the overall image of SEEPZ. This plan may be revived and implemented. Rent increase be graded based on year of construction, i.e. condition of bldg., investment at time of construction, return on investment. Any such increase may be implemented over a 5 year period @ 20 X per year.

**Agenda Item No.6: Bio-Methanization plant in SEEPZ SEZ**

The Authority approved setting up a bio-methanization plant by M/s. Ashoka Bio-green Pvt. Ltd. with the objective of treatment of existing wet waste and also generation of bio-gas. The project envisages an estimated cost of Rs. 90/- lakhs. The MNRE approved the grant of Rs. 28.75 lakhs for the project for a period of one year as per the conditions specified in the MNRE's letter No. 19-14/2009-R&D/BE/BGFP, dated 10<sup>th</sup> February, 2011. This period was extended upto 30.7.2012.

M/s. Ashoka Bio-green informed us that the plant has been commissioned on 25.7.2012 which was communicated by us to the MNRE. Subsequently, the MNRE have vide their letter dated 21.12.2012 informed that the grant sanctioned by them for demonstration of integrated technology - package on medium - size bio gas fertilizer plants for generation, purification and bottling of biogas at SEEPZ SEZ and the same has not been completed. In the said letter MNRE has stated that the grant sanctioned stands cancelled.

Subsequently, the above issue was discussed with M/s. Ashoka Bio green as well as the Director, MNRE and Dr. Kale of BARC. The Director, MNRE, indicated that that the promoter has to give a specific schedule for the implementation of the project as per the requirements specified in the MNRE's sanction order. This information need to be furnished to MNRE by D.C., SEEPZ SEZ so that restoration of the grant can be considered by them. M/s. Ashoka Biogreen have vide their email dated 21<sup>st</sup> May, 2013 gave a schedule for the implementation of the plant. During discussion, i.e. on 27.5.2013 they said that they would be submitting a detailed letter to us containing the information required by the MNRE so that the same can be communicated by SEEPZ to the MNRE seeking restoration of the plant. M/s. Ashoka Biogreen have informed the following:-

The plant has been envisaged based on the details contained in the MIDC's proposal wherein on a average 5 MT of bio degradable waste is estimated. However, the canteen waste available at present is only to the tune of 1 MT. Efforts are on to make the units aware of the need for proper segregation of wet waste so that the total quantity of waste generated is available for feeding the plant. However, after detailed examination it is seen that major portion of the feed for the plant will be in the nature of dry leaves, which require pre-treatment. Further, the quantity of generation of gas from a plant using feed such as cowdung or canteen waste is much better in terms of output as compared to dry leaves used as feed. Under these circumstances, the plant is to mainly serve as a plant for treatment of waste which is the main objective for setting up the plant. M/s. Ashoka Bio Green have stated during discussion on 27.05.2013 that as a result of deficit in supply of bio-degradable