

MINUTES OF THE 71st AUTHORITY MEETING HELD ON 04.02.2025 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present:-

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| 1. Smt Mital Hiremath,JDC,SEEPZ SEZ | Member/ Secretary |
| 2. Shri Himanshu Dhar Pandey, Dy. Director, Nominee of Addl. DGFT | Member |
| 3. Shri Hasmukhbhai Dholakiya, Partner of M/s. H. K. Design (India) LLP | Member |
| 4. Shri Sapinder Singh, Managing Director of M/s. Omega Products Pvt. Ltd. | Member |

Special Invitee:-

1. Shri Adil Kotwal, President, SGJMA & Ex-Authority Member.
2. Shri Vijay Gujrathi, chairman SEEMA

Shri Jay Shah, Estate Officer & DDC, SEEPZ SEZ, Smt. Y Mangla, Sr. Account Officer, Shri. Hanish Rathi, ADC (Estate Operations), Shri Palash Shankar, ADC, Shri. Ajeet Bhati, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1:- Confirmation of the Minutes of the 70th Authority meeting held on 07.10.2024.

Decision: After deliberation, Agenda wise directions of the Authority are as beow:

<p>Confirmation of the Minutes of the 69th Authority Meeting held on 20.08.2024</p> <p>Decision in 70th Authority Meeting: After deliberation, the Authority confirmed the Minutes of the meeting held on 20.08.2024 with consensus with the following observations:</p> <ol style="list-style-type: none"> a. ADC (Security) to issue a circular with sop to all unitholders and security section regarding granting a special vehicle pass to the owner of the unit. b. PAO to ensure recoupe of HRA of govt. Staff deducted 	<ol style="list-style-type: none"> (a). It was informed that Circular has been issued and provision in Pravesh application is made. On request of Authority Members (Trade representative) and special invitee Shri Adil Kotwal, Authority decided that the criteria of 500 cr export to issue privilege pass shall be on the basis of total export of Group companies also if a single balance sheet is being filed by the firms. Pass to 01 director of all such Units shall be issued. (b). Authority Noted the action taken and directed to ensure the compliance.
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<p>from their salary to Authority fund by undertaking due process in PFMS and without affecting the tax benefits of the officers.</p>	
<p>2. Monthly Statement Expenditure incurred through Imprest.</p>	<p>Authority noted the proposal.</p>
<p>3. Proposal for fixation of lease rent in NEST 2 and for other new allotments.</p>	<p>Authority revisited the decisions regarding rent for new enterprises in all SDF and NEST-02 in the Agenda No. 11.</p>
<p>4. Proposal for levy of charges related to applications received for transfer of assets and liabilities under Rule 74 A of SEZ Rules 2006.</p>	<p>Authority directed to redraft the Circular explaining details for applicability, procedure adopted to calculate transaction value etc.</p>
<p>5. Approval of MOU between GJEPC & SEEPZ Authority for utilization of vacant space at Mega CFC beyond Authorized operations of GJEPC unit at Mega CFC on revenue sharing basis.</p>	<p>Authority noted the proposal.</p>
<p>6. Hiring of 01 Public Relation Officer and one part time Resource Executive for Social Media.</p>	<p>Authority noted that partial compliance done as 01 Public Relation Officer is hired, however resource executive effluent in Hindi, English and Marathi with good communication, drafting, handling social media skills is yet to be hired.</p>
<p>7. Proposal for obtaining Commercial quotation for Capex Fiber laying work form M/s RailTel corporation of India Limited at SEEPZ-SEZ</p>	<p>Authority directed to follow up to submit revised proposal.</p>
<p>Agenda Item No. 1A:- Monthly Statement Expenditure incurred through Imprest.</p> <p>Expenses incurred through imprest were presented before the Authority, and the Senior Accounts Officer informed that the expenses incurred for the Office of the DC have been recouped.</p> <p>Decision: After deliberation, The Authority noted the expenses incurred through imprest.</p>	

Agenda Item No. 2:- Creation of depreciation reserve for an amount equivalent to Accumulated Depreciation in the financial statement of current Financial Year 2024-25

The Authority was informed that the Audit team, during the certification audit and in accordance with the 'Uniform Formats of Accounts for Central Autonomous Bodies,' suggested creating a Depreciation Reserve to facilitate/aid the replacement of depreciated fixed assets at the end of their useful life. According to the Audit observation, a reserve fund will be reflected as of 31st March 2025 upon finalization of the financial accounts."

Decision:

After deliberation, the Authority approved the same.

Agenda Item No. 3:- Proposal for rent waiver on basement and terrace area.

Authority apprised that, Possession was issued to GJEPC for Mega CFC vide letter dated 29.01.2024 & 01.04.2024 and Authority approved the proposal for making rent payment for Mega CFC Bldg w.e.f. 01.04.2024 as per applicable rates decided under MOU dated 06.12.2022.

GJEPC vide their letter dated 26.11.2024 requested to waive the rent charges for the Basement and Terrace within Bharat Ratnam- Mega CFC. Area of basement is 19806 sqft and Terrace is 3489 sqft. However, chiller plants, cooling tower are installed in an area of 230.79 sq. mtr (2483.31 sq ft) at the Terrace Floor are being used by GJEPC. Accordingly, it was proposed to take over possession of basement and terrace area and GJEPC may be allowed to use the area admeasuring 2483.31 sqft at the rate applicable for said permissions.

Decision:

After deliberation, the Authority approved the proposal.

Agenda Item No. 4:- Proposal to urgent requirement of funds to meet Miscellaneous Expenditure of Estate as the earlier budgeted amount of RS. 4.98 Lacs is already exhausted out of available funds of Rs 10 Lakhs.

Authority was apprised that there is an urgent requirement of funds to meet miscellaneous expenditure of Estate as the earlier budgeted amount of Rs 4.98 lacs is already exhausted and it was proposed to Re-appropriate the fund amounting to Rs. 5 lacs from Training Expenses- Human Resource to budget head Miscellaneous Expenditure (Estate).

Decision:

After deliberation, Authority approved the same.
Agenda Item No. 5:- Proposal to Invest the Fixed Deposit maturity amount of Rs. 107.84 Cr. with HDFC Bank on 10-Dec-2024.

The Authority was informed that SBI Bank has proposed a maximum annualized yield rate of 8.04% on a non-callable 12-15 month fixed deposit, while HDFC Bank had proposed 7.76%, with a compound interest rate of 7.99% on a non-callable deposit. Although SBI quoted a higher rate of interest, with a marginal difference of 0.05 paise, the proposal from HDFC was accepted considering diversification of bank deposit and their active participation in welfare initiatives for SEEPZ, such as the Women's Health Care Programme for health check-ups and doctor consultations for the large women workforce at SEEPZ SEZ under the Swasth Nari Viksit Bharat Campaign.

Decision:

After deliberation, Authority approved the same.

Agenda Item No. 6:- Several projects have been initiated for Rejuvenation and Redevelopment & Implementation Support for various initiatives taken by SEEPZ-SEZ, Mumbai. Proposals for works and services have been carried out in relation to the projects.

List of Works Proposals:

- 1 Rejuvenation of crèche (Day care) in SEEPZ-SEZ.
- 2 Procurement of Baggage Scanners with specified features in SEEPZ SEZ Mumbai.
- 3 Appointment of service provider for supply, commission, testing and maintenance of Handheld Trans Receiver (Walkie-Talkie) sets and accessories.
- 4 Appointment of service provider for supply, commission, testing and maintenance of Face Detection Devices.
- 5 Repairing of Lift entry/ exit gate external side removing damaged plaster, re-plaster and painting work at SDF-II.

It was proposed by the chairperson that rejuvenation of crèche (Day care) situated at BFC building may be done by Trade under CSR and Authority Member, Shri Hasmukhbhai Dholakiya expressed his willingness for the same. Authority thanked Shri Hasmukhbhai Dholakiya for the same.

Decision:

After deliberation, the Authority approved proposals 2 to 5 and proposal 1 authority decided to rejuvenate and beautification of crèche with taking help from unit. and thanked Shri Hasmukhbhai Dholakiya for his willingness to rejuvenate the crèche (day care) in SEEPZ-SEZ."

Agenda Item No. 7:- Proposal for appointment of Consultant for preparation of Detailed Master Plan for 30 years & Detailed Architectural design for model building for SEEPZ-SEZ.

The Authority was apprised that SEEPZ-SEZ seeks to appoint a consultant for the preparation of a master plan for the 110 acres of land. This master plan will provide a conceptual layout to guide land use, infrastructure development, and overall design, essentially acting as a roadmap for future projects and decisions within the area. The proposed NEST-03 will be constructed after the demolition of SDF-I. The estimated cost for this project is Rs. 1,000 Lacs.

Additionally, It was informed that the technical bid has already been opened, with three bidders participating. A presentation was made by each bidder on 03.02.2025. Special invitee Shri Adil Kotwal, a member of the Tender Evaluation Committee for the tender, mentioned that the bidders would be provided with key information, such as plots that are not to be redeveloped immediately. After this, one opportunity will be given to present their plans. The Chairperson suggested that the master planner propose designs for these plots as part of the 30-year plan, so that they can be developed in the future according to the master plan. Furthermore, Authority members suggested revisiting the area proposed for NEST-03.

Decision:

After deliberations, Authority approved the proposal.

Agenda Item No. 8:- The proposal for Project Management Consultancy for carrying out construction of civil and interior works in SEEPZ-SEZ.

Authority apprised that the Proposal include three works listed below.

- i. This Construction of new staff quarters alongwith landscaping for 18,000 sqm of campus area.
- ii. Construction of 2-wheeler parking shed with medium to light weight tubular structures and covering of STP drainage.
- iii. Interior works for Custom Facility Centre at ground floor of SDF-8 building.

Based on the above project M/s WAPCOS was qualified with total score 93.38 & accordingly work order is issued date 00

Authority was apprised about the proposal for Project Management Consultancy for carrying out construction civil and interior works in SEEPZ as mentioned in the agenda. It was informed that M/s WAPCOS has been on-boarded through a transparent bidding process and they are preparing the RFP to onboard the contractors for the same.

Decision:

After deliberations, Authority approved the proposal.

Agenda Item No. 9:- Proposal for seeking legal opinion on AEML Tariff Petition no 2015 of 2024.

Authority was appraised about the appointment of a Legal consultancy firm (M/s TILA) for Teriff Petition no 215 of 2024 filed by M/s AEML before MERC. M/s TILA has been issued work order dated 8th January 2025 for engaging them to examine AEML Tariff Petition. Accordingly, they submitted their comments/ observations and submitted invoice amounting to Rs. 4,00,000/- towards Professional Fees for the Legal opinion. As the matter pertains to Trade, Special Invitee Shri Adil Kotwal was also perused the comments/ observations prepared by M/s TILA and expressed that they have done a good job. Authority was informed that comments/ observations prepared by Legal consultancy firm (M/s TILA) has been submitted to MERC for consideration.

Decision:

After deliberation, Authority Noted the same also satisfied the report submitted by legal consultancy firm and approved the payment for the Legal opinion.

Agenda Item No. 10:- Proposal for amendment in the Allotment Rules 2015.

The Authority was appraised that the SEEPZ residential quarters are located on Plot No. F-9 and were constructed in 1974 to provide allotments to employees and government staff working in SEEPZ. Accordingly, A and B type buildings and C type bungalows were allotted to government staff based on eligibility criteria.

The Allotment Rules for Accommodation in the SEEPZ-SEZ residential complex, notified on 01.03.1977, were amended through the Allotment Rules 2009 after approval in the 26th Authority Meeting. However, it was not specified whether these quarters could be allotted to other government departments.

An audit objection was raised that vacant quarters could result in a loss of revenue, leading to the decision to allot vacant quarters to officers from other Ministries or Departments. A committee was constituted to frame the Allotment Rules, and the Allotment Rule 2015 came into effect in June 2015, which allowed quarters to be allotted to outsourced staff and service providers.

If no applications are received for allotment after a quarter is vacated, the quarter remains vacant, resulting in a loss of revenue for the SEEPZ Authority. Therefore, the allotment of quarters to employees/officers from other government departments may be approved on a retrospective basis, i.e., from 30.06.2023.

Decision:

After deliberation, Authority approved the proposal.

Agenda Item No. 11:- Proposal for cancellation of existing advertisement & amend new policy for unit allotment in SEEPZ.

Proposal 1: The Authority was apprised that SEEPZ-SEZ had advertised on the SEEPZ website on 17.10.2024 and 24.10.2024, and by 08.11.2024, 28 applications had been received. However, the finalization of the allotment was cancelled due to the existing space allotment procedure, which is paper-based, involves physical interaction, and relies heavily on subjective assessment, lacking transparency and competition. Therefore, it was proposed to cancel the existing advertisement and implement a more transparent, E-auction-based system.

Proposal 2: The Authority was informed about the proposal for a new policy for space allotment, wherein the following steps were discussed: Advertisements will be floated through an online platform, and bidders will apply online. A committee authorized by the Authority will examine the proposals received through the online portal based on the eligibility criteria outlined in the agenda. An E-auction process will be conducted on the online platform for qualified bidders. Trade representatives suggested that the minimum eligibility criteria for IT/ITES, Electronics, and Jewellery Units should differ on which Authority agreed. It was also mentioned by the Authority Members (Trade representative) that the base price of Rs 6500 per sqm per annum is high for the older SDF buildings and that will lead to non participation for bid/ auction, however, chairperson mentioned that decisions will be taken if such situations will arise as it is the need of the hour to implement this policy.

Decision:

After deliberation, the Authority decided 1) Cancellation of the existing advertisement as mentioned in proposal 1. 2) E auction for future unit allotment 3) Base rate of 6500 per sq meter per year for e auction 3) The process of e auction to implement the policy for the further allotment of space. The Authority may revisit the policy if no participation is received for SDFs at the base rate of Rs 6500 or if any better options for enhancing transparency are identified in the future.

Agenda Item No. 12:- Proposal for allotment of additional land for future expansion of SEEPZ-SEZ.

Authority was apprised that in order to meet the increasing demand for manufacturing space at affordable rentals, there is a need to acquire additional land near SEEPZ for expansion. However, during discussions, the Industrial Commissioner mentioned that acquiring the Array land is challenging and suggested that the Authority explore opportunities in the vicinity of the New Mumbai Airport, as SEEPZ has expertise in Gems and Jewellery, and the same ecosystem is already present there. Special Invitee Shri Adil Kotwal recommended that the Authority should request 200 acres.

Decision:

After deliberation, the Authority approved that correspondence may be initiated with the respective authorities to acquire an additional 100 acres or more of land in the neighborhood of the New Mumbai Airport.

Agenda Item No. 13:- Approval for relocation from SDF-I building and allotment of units in proposed NEST 2.

Authority was appraised about the re-location of Units from SDF-1 building to NEST-02 As per the drawings prepared by EPC Contractors and submitted by WAPCOS, we may allot the space to the existing unit holders of SDF-1 in NEST-2, subject to the following criteria:

- a. If the area is equivalent to or less than the existing area in SDF-1, the area shall be allotted at ₹4500 per sqm per annum.
- b. If the area exceeds the existing area in SDF-1 and there is no viability to create a saleable area, the unit holder shall pay ₹6500 per sqm per annum for the additional area allotted beyond the SDF-1.
- c. If there is viability to create a saleable area, as suggested by the EPC contractor, the same will be auctioned as mentioned in agenda 12

For further clarity the list of proposed allotment are attached Annexure A

Decision:

After deliberation, Authority approved the proposal.

The meeting concluded with a vote of thanks to the Chair.

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

Signed by

Mital Sudhir Hiremath

Date: 11-02-2025 10:33:47

(मितल हिरेमठ)

संयुक्त विकास आयुक्त,

सीपज़ सेज़, सदस्य/सचिव

NEST-2 Unit Allocation Record From SDF-01								
Sr No	Company Name	SDF-01		NEST-2				Remarks
		Galla No in SDF-1	Total carpet space in sqft.	Allotted Floor	No. of Allotted Units	Unit No	Allotted Carpet Area in Sqft.	
1	Vishay Semiconductor India Pvt. Ltd.	22 PAN23A 23	12912	Ground	1	G02	11836	Unit No 105 Utility Room/Common Room 1st Floor in NEST-01 is allotted to ensure minimum reduction in existing area in.
2	PORTESCAP INDIA PVT. LTD	2A 3B 4A 4AA 13 16	33464	Ground First First	2	G01 101 105	33252	
3	Advance Power Display Systems Ltd	6A 7 7PAN 8 8PAN	18001	First	1	102	18243	
4	Infinx Services Pvt.Ltd	1A 5 5PAN 9 9PANA 9PANB 10 10PAN 11 11PAN 14 14 PAN	40372	Second Third	2	201 302	40673	
5	TCS	Structure demolished		Third	1	303	2367	
6	Webify Services (India) Pvt. Ltd	6B	3120	Third	1	306	3067	
7	Finacus Solutions Pvt. Ltd	24	7661	Fourth	1	401	7646	

8	ACE Software Solutions (I) Pvt. Ltd	17	16656	Fourth	1	402	7643	ACE Software Solutions (I) Pvt. Ltd. was allotted Unit No 403 (area admeasuring 9112 sq ft), however, they requested to allot Unit No 402 (area admeasuring 7643 sq ft). Accordingly, allotted Unit No 402.
		17PAN						
		21						
9	Trigyn Technologies	27A	6564	Fourth	1	404	6181	
		27B						
		27PAN						
10	Diamour Jewels Pvt Ltd	19	8855	Fifth	1	502	8952	
11	Aakash Jewels	18	4046	Fifth	1	503	3943	
12	Fine Jewellery Manufacturing Ltd.	20	8855	Fifth	1	504	9117	