

विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 28.05.2025 को आयोजित 73वीं प्राधिकरण बैठक का कार्यवृत्त

**MINUTES OF THE 73rd AUTHORITY MEETING HELD ON 28.05.2025 UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.**

**The following are present:**

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|---------------------------------------------------------------------------------------|--------|
| 1. Smt. Mital Hiremath, Joint Development Commissioner, SEEPZ-SEZ<br>Member/Secretary |        |
| 2. Shri Backiyavelu Mutharasu ITS Deputy,<br>Nominee DGFT, Mumbai,                    | Member |
| 3. Shri HasmukhBhai Dholakiya, Partner of M/s. HK<br>Designs (India) LLP              | Member |
| 4. Shri Sapinder Singh, Managing Director of<br>M/s Omega Products Pvt. Ltd           | Member |

**Special Invitee:-**

1. Shri Adil Kotwal, President SGJMA
2. Shri Rajendra Wagh, Deputy Engineer, MIDC

Smt. Smitha Nambiar, Dy. Development Commissioner, Smt. Y. Mangala, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner (Estate Operation), Ms. Divyanshi Goyal LDC also attended for assistance and smooth functioning of the meeting.

**Agenda Item No. 1:** Confirmation of Minutes of 72nd Authority held on 17.04.2025.

**Decision:** After Deliberation, Authority confirms the minutes of the meeting held on 17.04.2025 and noted the action taken in Agenda No 1 to 9. However in Agenda 10 following discussion were made

**(i). Ola/Uber Services:**

The Authority was apprised that the matter of permitting Ola/Uber services within SEEPZ-SEZ is currently under discussion with the Security Consultant (M/s MitKat Advisory Services Pvt. Ltd.), the Pravesh Gatepass system developer (M/s VAMS), and the Master Planner (M/s Tractebel). During the meeting, it was suggested to explore the feasibility of integrating Ola/Uber driver and vehicle details within the Pravesh Gatepass system. These details should be tagged to the respective vehicle, along with necessary controls and validations, to ensure that the vehicle exits the premises immediately after passenger drop-off or pick-up.

## **(ii). Signage in Premises, including Parking Boards and Building Signages:**

The Authority was apprised that the Fire Officer, in coordination with SEEPZ Engineers, has identified appropriate locations for installing parking and no-parking signages across the premises. These proposed locations, along with suggestions for building name signage and related requirements, have been shared with the Master Planner for their review and inputs.

The Chairperson emphasized that all signage within the SEEPZ premises should follow a consistent design, format, and quality to ensure uniformity and enhance visual appeal. During the discussion, an Authority Member suggested that the signage installation could be undertaken through sponsorships. The Chairperson appreciated this idea, subject to the condition that all sponsored signage must conform to the prescribed design and quality standards.

Accordingly, it was decided that the format, specifications, and overall design standards for signage will be finalized in consultation with the Master Planner. Once finalized, a circular may be issued to all unit holders inviting them to sponsor signage—either partially or for the entire premises—with the option to display their name/logo on the signage, subject to prior approval.

### **Agenda Item No. 1 (A):- Monthly Statement Expenditure incurred through Imprest Account.**

**Decision:** After Deliberation, The Authority **noted** the expenses incurred through Imprest Account.

### **Agenda Item No. 2: Proposal for executing of Renewed Memorandum of Understanding (MoU) with GJEPC for continued Operation and staffing of precious metal assaying machine at SEEPZ-SEZ.**

The Authority was apprised that in accordance with MoC&I directions and past decisions, a Precious Metal Assaying Machine (Fisher XAN 110) is operational at SEEPZ Customs premises through an MoU with GJEPC. The previous MoU, valid until 13.12.2023, facilitated staffing and maintenance arrangements. The agenda proposed renewal of the MoU for further two years with annual review, regularizing the previous terms, including financial contributions, staffing, oversight, and maintenance responsibilities.

**Decision:** After deliberation, the Authority **approved** the proposal.

### **Agenda Item No. 3: Proposal for Rent Adjustment and refund of Excess amount paid towards house rent by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ.**

The Authority was apprised that Ms. Anuja Sayaji Chavan, daughter of Late Shri Sayaji Ganpat Chavan—a long-serving Head Security Guard at SEEPZ-SEZ who passed away due to COVID-19—continued to occupy Quarter No. B2/18 after his demise. During this period, she was engaged as a Contractual Junior Executive in SEEPZ-SEZ. However, from May 2022 to April 2025, rent was charged at ₹19,850 per month under the formula applicable to unauthorized occupation, despite her status as an outsourced employee.

As per the decisions taken in the 22nd and 24th Authority Meetings, and in line with the prevailing accommodation policy, outsourced staff residing in Type B quarters are to be charged ₹10,000 per month. Consequently, an excess rent of approximately ₹3,44,750 was collected over a period of 35 months.

**Decision:** After deliberation, the Authority **approved** the proposal for rent adjustment and refund of excess house rent paid by Ms. Anuja Sayaji Chavan, Contractual Junior Executive, SEEPZ-SEZ, and directed the Estate and Finance Sections to verify the calculations and process the refund accordingly.

**Agenda Item No. 4: Proposal Policy for the Transfer of Assets for Liabilities for Sub-Leases of Galas with Terms of 5 Years, and Long-Term Sub-Leases for Plots/Galas with Durations of 30, 95 and 99 Years in the SEEPZ SEZ Estate.**

The Authority was apprised in detail about the proposed policy covering all categories of sub-leased Plots and Galas in SEEPZ-SEZ, as detailed in the agenda. The policy is intended to regulate the process for formal and non-formal transfers, ensure operational continuity, and minimize disruption to exports and employment. It outlines comprehensive guidelines for both operational and non-operational units, specifies transaction charges, and sets forth applicable procedures to be followed through the SEEPZ Approval Committee.

**Decision:** After deliberation, the Authority **approved** the comprehensive policy framework governing the transfer of assets and liabilities for various categories of sub-leased Galas and Plots, encompassing both operational and non-operational units. The policy shall come into effect immediately and shall apply to all units granted a Letter of Approval (LOA) on or after 28.05.2025.

**Agenda Item No. 5: Proposal Policy for Renewal of Sub-Lease of Galas for 5 years and Renewal of Sub-Lease of Plots/Galas for 30, 95 and 99 Years in SEEPZ SEZ estate.**

The Authority was apprised of the need to establish a transparent and structured policy for renewal of sub-leases for Galas and Plots across

different categories within SEEPZ-SEZ, as detailed in Agenda.

The proposed policy covers renewal provisions for operational and non-operational units and introduces a formula-based methodology to determine fair and inflation-adjusted lease rent for renewed periods. A minimum notional premium benchmark and annual rent escalation are also proposed to ensure consistent revenue and policy fairness.

Special Invitee President SGJMA Shri Adil Kotwal suggested that other methods shall also be explored before finalizing the rent determination method for such Plots/ Galas which are sub-leased for longer period 30 years or more with or without payment of premium at the time of allotment.

**Decision:** After Deliberation, Authority **deferred** the agenda for next Authority Meeting with other possible methods to determination of Lease rent.

**Agenda Item No. 6: Consideration of the proposal for Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II and III within SEEPZ-SEZ.**

The Authority was apprised of the disparities in lease rent among operational units located in SDF-I to VI and G&J Complex I to III. This differentiation in rent arises not from any transparent mechanism such as e-auction, but rather from the historical dates of allotment. As a result, some units are charged ₹2,037 per sq. mtr./annum, others ₹2,992 per sq. mtr./annum, with certain exceptional cases as well. It was further noted that these prevailing rates are relatively low, particularly in comparison to recent e-auction outcomes for similar galas.

To address this inconsistency while avoiding any sudden financial burden on existing units, the Authority proposed to rationalize the lower rate of ₹2,037 per sq. mtr./annum. This will be done through a phased increase over four years, so that the rent for all operational units aligns uniformly at ₹2,992.50 per sq. mtr./annum plus 5% increase per annum. The existing annual escalation of 5%, as prescribed under Authority Circular No. 13/2024 dated 10.01.2024, shall continue to apply. This revision is applicable only to currently operational units. Vacant units will continue to be allotted via e-auction to ensure transparency and fair market discovery.

**Decision:** After detailed deliberation, the Authority approved the proposal for standardization of lease rent across operational units in SDF-I to VI and G&J Complex I to III, as outlined above. To avoid immediate financial burden on existing operational units, it was

decided—based on the suggestions of Authority Members and the President of SGJMA—to implement the increase in a phased manner.

Further, Authority Members expressed concern that the high rates discovered through e-auctions may not be viable for existing units. While new bidders determine and quote rates based on their own business viability and willingness, imposing similar rates on existing units during reallocation to newly redeveloped buildings could severely impact their operations and may compel them to shut down or exit the SEZ.

After due deliberation, the Authority decided that existing units, originally allotted prior to the introduction of the e-auction process, shall be reallocated space in the newly redeveloped buildings at a lease rent equivalent to the rate applicable to units reallocated from SDF-I to NEST-I and NEST-II (currently ₹4,750 per sq. mtr. per annum). This rate shall be subject to an annual escalation of 5%, and the applicable lease rent at the time of actual reallocation shall be determined accordingly. However, this lease rent shall apply only to the equivalent area previously occupied in the old buildings. Any additional area beyond the existing allotment shall attract lease rent as was adopted in the case of NEST-II decided in Agenda No 13 of 71<sup>st</sup> Authority Meeting.

The meeting concluded with vote of thanks to the chair.

(ज्ञानेश्वर भा. पाटील)  
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सीप्ल-सेज़