

MINUTES OF THE 20th SPECIAL MEETING OF THE SEEPZ SEZ AUTHORITY HELD ON 1ST NOVEMBER, 2013 AT 11.30 A.M. UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ SEZ AND CHAIRPERSON, SEEPZ SEZ AUTHORITY.

The following were present :

- 1) Shri P.S. Raman, Dy.Development Commissioner, SEEPZ SEZ. : Member
- 2) Shri Rajiv Sheth, Managing Director, M/s. Tara Jewels : Member
- 3) Shri Amar Kothari, Managing Director, M/s. Inter Gold : Member

In Attendance: 1) Smt. M. J. Kulkarni Manager (Estate)

Minutes of the Special Authority meeting held on 19th July, 2013 were confirmed.

AGENDA ITEM NO. 1 : The Annual Account of the Authority for the period 2011-12.

The Authority noted that in the Annual Accounts of 2011-12, the suggestions of the Audit Party relating to the Annual Accounts of past period i.e. 2009-10 & 2010-11 have been taken into account relating to classification of receipts. It was also noted that the increase in the receipts during 2011-12 has been due to revision of rent effective from 1-1-2012 and the rent received in respect of SEEPZ ++ premises relating to 2009-10 & 2010-11.

DECISION : The Authority approved the Annual Accounts for 2011-12.

AGENDA ITEM NO. 2 : Revision of Rent

As per the Guidelines of Ministry rent is to be revised every year and as per rent policy adopted by the Authority in the 18th meeting of the SEEPZ SEZ Authority held on 3-6-2013 the difference in the lease rent in Government premises is also to be phased out. It was also noted that at present the exporters are passing through a difficult phase and any substantial increase in the highest prevailing rent would result to hardship to the units. Keeping this in view, the proposal is not to enhance the present highest prevailing rent but to effect an increase of 20% in respect of the lowest lease rent of Rs. 630/- per sq.mt. per annum 15% to the next slab of Rs. 700 per sq.mt. per annum 10% to the slab of Rs. 860 per sq.mt. per annum and 5% to the next slab of Rs. 930 per sq.mt. per annum w.e.f. 1-1-2014. Similarly, in respect of basement premises, the proposal envisages an increase of 10% in respect of existing rent of Rs. 1320/- per sq. mt. per year and 5% in respect of Rs. 1450 per sq.mt. per year. With the above mentioned proposed increase and the rounding of the amount to the nearest 10 Rupees stage, the revised lease rent w.e.f. 1-1-2014 shall be as follows:-

SDF/G&J	Rent rate per sq.mtr p.a. as on 1-1-2011	% of increase proposed
SDF/G&J	630.00	760/-
	700.00	810/-
	860.00	950/-
	930.00	980/-
	2230.00	No change
Basement	1320.00	1460/-
	1450.00	1530/-
Plot/SEEPZ++	100.00	No change

DECISION : The Authority approved revision of rent as proposed w.e.f. 1-4-2014

AGENDA ITEM NO. 3 : Maintenance of building

The Authority noted that at present the maintenance SDF and G & J Complex buildings are carried out by SEEPZ Authority through MIDC. The proposal is to increase the lease rent in lieu of actual maintenance cost incurred by the Authority w.e.f. 1st April, 2014. However, in case the allottees in these buildings are interested in forming an Association to take up maintenance works themselves, then in that case the lease rent on account of maintenance cost would not be charged. This would facilitate efficient maintenance of the buildings by the Association.

DECISION : The Authority approved the proposal.

AGENDA ITEM NO. 4. : Setting up of an Employee Clinic, a proper crèche facility and Providing a fair price shop for employees.

It was noted that estimate for construction of a building to locate an employee clinic, a proper crèche facility and a fair price shop for employees, of Rs. 6965300/- was approved in the 9th meeting held on 14-3-2011. The MIDC has now submitted revised estimate of Rs. 8386820/- as the lowest offer received in response to tender notice published by them is 25.50% above the estimated cost.

DECISION : The Authority approved the revised estimated cost of Rs. 84 lakhs and directed that the construction of the building may be taken up and completed expeditiously.

OTHER MATTERS :

- 1) Providing Annual Check Up facility at the SEEPZ Dispensary in the BFC building.

The Authority was informed that the facility available in the dispensary can be further improved to provide Annual Health Check Up facility for employees of the unit as required under the Factories Act, 1947. It was noted that the Medical Officers who are on the Panel of the Directorate of Health and Safety, Govt. of Maharashtra are only authorized to carry out the Annual Check Up. It is, therefore, necessary to identify Medical Officer(s) from the Panel and to make available his/her services for carrying out Annual Health Check Up of employees of the Zone units. This will enable proper utilization of the Dispensary facility.

DECISION (The Authority directed that a meeting of the MARG and rep of some major exporters may be held and arrangements may be made to provide in the Dispensary the facility of Annual Health Check Up of employees of the Zone units. It was also directed that a facility of Chemist may also be provided in the Dispensary.)

The meeting ended with a vote of thanks to the Chairman.


CHAIRMAN
SEEPZ SEZ AUTHORITY.