

**MINUTES OF THE 25<sup>TH</sup> MEETING OF THE SEEPZ SEZ AUTHORITY HELD ON 13<sup>TH</sup> APRIL, 2015 AT 11.30 AM UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER, SEEPZ SEZ AND CHAIRPERSON, SEEPZ SEZ AUTHORITY.**

**The following were present:**

- |  |                             |
|--|-----------------------------|
| 1) Shri P.S. Raman-<br>Joint Development Commissioner                            | Member                      |
| 2) Shri. K.K. Srivastav -  | Secretary                   |
| 3) Shri. Abhay Doshi, (MD)-<br>M/s. Fineline Circuit Ltd.                        | Member Representating Trade |
| 4) Shri. Prem kumar L. Kothari, (CMD)-<br>M/s. Fine Jewellery Manufacturing Ltd. | Member Representating Trade |

**In Attendance:**

- 1) Smt. M.J. Kulkarni  
Asth. Development Commissioner

Minutes of the meeting held on 13<sup>th</sup> April, 2015 were confirmed.

**Agenda item No. 1 Gate Pass will be delivered only after receipt of the payments:**

Authority noticed that some of the unit holders have not made the outstanding payment of gate passes. As per Circular no. 02/2005 dated 13.04.2005 of this office payment of gate passes should be made in advance before issuance of gate pass. The CAG Audit has observed that the requirement of advance payment should be strictly adhered to. Accordingly, it has been decided that w.e.f. 1.4.2015 gate pass will be issued only against advance payment.

Based on the average requirement of gate pass for the previous year, the units shall deposit amount equivalent to one month's gate pass requirement by way of Demand Draft drawn favour of 'SEEPZ-SEZ Authority Fund' and gate pass charges will be debited as per actual issue of gate passes. As and when the deposit is exhausted/ fully utilized, the unit shall make fresh deposit and without advance payment, gate passes shall not be issued w.e.f. 1.4.2015.

**Decision:** Trade representative informed that it is instead of submitting DD for each to and every gate pass. It would better maintain credit balance with the Authority. After detailed discussion it was decided that gate passes will be issued either against DD or credit balance maintained by units.

*hym*

**Agenda item No. II: Budget for the year 2015 - 16.**

**Decision:** The Authority approved the Budget for the year 2015-16.

**Agenda item no. III: 12% interest will be charged on outstanding of Lease rent, Service Charge and BMC charges**

The Authority noted that as per Ministry's Circular no. 2/2/87 NEPZ dated 31<sup>st</sup> October, 1995 the rate of penal interest be fixed at 12% with effect from 1.11.1995. This office is charging 12% interest on outstanding of lease rent only. It is proposed to charge 12% interest will be charged on outstanding of Service Charge and BMC charges also.

**Decision:** The Authority approved the proposal to charge 12% interest on outstanding of Service Charge and BMC charges.

**Agenda item No.IV : Rent Revision for the Financial Year 2015-16**

After detailed deliberation it was decided to reduce no of slabs to 4 of. Hence rent was approved as under:

Rate (2014-15)		Revised Rate per sq. mtr. p.a. (2015-16)	
760		1100	
810		1100	
860		1100	
950		1100	
980		1100	
1030		1600	
1320		1600	
1450		1600	
1940		2350	
2230		2350	
<b>BASEMENT</b>			
1460		1600	
1530		1600	
TOWER I	100		
TOWER II	100	No Change	
PLOTS	100	No Change	
BANKS	100	No Change	
TATA POWER	100	No Change	
BEHIND G&J	100	No Change	
ASHOKA	100	No Change	

Utility Services such as post office, ICH canteen and MTNL is being charged at nominal rate. It was decided that w.e.f Financial Year 2015-16 rent rate will be minimum of Rs. 500/- sq mtr. pa.

SEEPZ Residential Complex		
Location	Existing Rate	Revised Rate per sq. mtr. p.a. (2015-16)
SHOPPING COMPLEX	690	1100

Some of the Quarters were allotted earlier at nominal rent, it was decided that w.e.f. financial year 2015-16 rent rate will be Rs. 4,000/- PM.

**Decision: The Authority approved the lease rent for following categories w.e.f. 1.04.2015.**

**BFC Building**

It was noted that at present concessional rent is granted in BFC Building to the following allottees.

- 1) **Crèche run by M/s Stree Mukhti Sanghatna and Seven Hills Clinic:** No lease rent is charged.
- 2) **Dental Clinic:** In the 23<sup>rd</sup> Authority meeting held on 26.11.2014, the Authority approved the rent concession to the extent of 50% w.e.f 1.12.2014 for the period of 1 year for employee's clinic facility (Dental Clinic).
- 3) **GYM:** In the 21<sup>st</sup> Authority meeting held on 23.04.2014, the Authority approved the rent concession to the extent of 50% w.e.f 08.06.2014 for the period of 1 year for GYM (Big Boss).

It was decided that lease rent in respect of remaining allottees will be Rs. 474 per sq. mtr. pm.

**Agenda V & IX: Charges for issue of Gate Passes and Misuse of 1 day gate passes:**

The Authority noted that as an average 4,000 to 5,000 daily gate passes are issued to units and may of gate pass continuous for more than 15 days. By adopting to obtain daily gate passes in a such case the unit concern is avoiding to pay the charges for 15 days gate pass there by misusing the facility.

To avoid the misuse it is proposed to charge Rs. 10/- for each daily gate pass.

*lyr*

Decision: After detailed deliberation, Authority decided to revised rate Gate pass charges as under:

No.	Description of Gate Pass	Existing Gate pass charges	Revised Gate pass charges w.e.f. 1.4.2015
1	Daily Gate Pass  Daily Gate pass with Vehicle	NIL NIL	Rs.10 (1-20 free 21 & above Rs. 10/- for each Gate pass) Rs. 25/-
2	15 days Gate Pass	Rs. 5/-	Rs. 100/-
3	6 Months Gate Pass	Rs. 50/-	Rs. 150/-
4	One Year Gate Pass	Rs.100/-	Rs.150/-
5	3 Year Gate Pass	Rs.150/-	Rs.250/-
6	VVIP	NIL	Nil
7	6 month Vendor	Rs.500/-	Rs.600/-
8	6 month Utility	NIL	Rs. 150/-
9	One year Canteen Workers	Rs.100/-	Rs. 200/-
10	One year Car Sticker of Commercial Vehicle and T - Vehicle/Parking	Rs.250/-	Rs.500/-
11	One year Bus Sticker/Parking	Rs.2000/-	Rs.5000/-
12	One year Two Wheeler Sticker	Rs.150/-	Rs.300/-
13	Monthly night permission Sticker for commercial Vehicle	NIL	Rs. 2000/-

**Agenda VI: Strengthening and Repairs to SDF- IV Building in SEEPZ-SEZ premises**

The Authority noted that the proposal of Strengthening and Repairs to SDF- VI Building in SEEPZ-SEZ premises

**The details of work proposed are as follows:**

- Strengthening of external and internal walls at cracked portion by using polymer mortar treatment.
- Strengthening of structural members by using micro polymer concrete by applying rust resisting chemicals to reinforcements.
- Repairing of Kota stone and marble flooring to steps and passage of fire escape and main staircase.

*lps*

- > Providing plastic paint to internal common portion and external Acrylic painting to external side of SDF - IV Building.
- > Provision of concrete work for drainage gutters and plinth protection, tiling work and drainage pipe work as per requirement.

**Decision:** After detailed discussion, the estimate of MIDC for Rs. 1,51,65,000/ was approved.

**Agenda Item No.VII: Appointment of Disaster Management**

**Advisor:**

The Authority noted that services of a Co-ordinator with necessary expertise in implementing of DMP is required for implementation of the DMP as Disaster Management Advisor for a period of 11 months ended on 20<sup>th</sup> December, 2014. In this regard, the CAG Audit Party has raised an observation to the effect that as per the calculation of compensation, the un-commuted pension is to be deducted from the last salary drawn instead of commuted pension. They have, thus observed that a sum of Rs. 1,89,772/- per month is to be recovered. In this regard, the Authority has replied to the Audit stating that the remuneration was fixed taking into account the relevant experience of the person in the specialized field of Disaster Management and therefore, the observation may be dropped. However, the Audit has still maintained the observation.

As regards renewal of the contract for a further period, the same was under process and the following proposals are submitted:-

- 1) The appointment of Comdr. Surinder Singh as Disaster Management Advisor on outsourced basis may be considered for a period of 11 months from 21<sup>st</sup> January, 2014 to 20<sup>th</sup> December, 2014 at a consolidated compensation of Rs. 72,000/- + transport allowance of Rs. 1500/- per month.
- 2) Though the calculation during the previous contract period of 11 months was made as per the last pay drawn basis, the compensation of Rs. 72,000/- deemed to have been arrived at on the basis of relevant experience possessed by Comdr. Surinder Singh in the specialized field of Disaster Management, without linking the committed value of pension.

**Decision:** 1) It was decided to approve continuation of contract basis appointment of Cdr. Surendra Singh as Disaster Management Advisor with consolidated compensation of Rs. 72,000/- + Rs. 1500/- travelling allowance p.m. for a further period of 11 months w.e.f. 21.01.2015

2) For the period 21<sup>st</sup> January, 2014 to 20<sup>th</sup> December, 2014 the compensation awarded to Disaster Management Advisor, it noted that,

calculation of compensation was made as per the last pay drawn basis, the compensation of Rs. 72,000/- deemed to have been arrived at on the basis of relevant experience possessed by Comdr. Surinder Singh in the specialized field of Disaster Management, without linking the committed value of pension.

**Agenda Item No. VIII: Disposal of Investment Powder:**

The Authority noted that the though tenders were floated on many occasion in the past the response received were not in accordance with the tender condition i.e. the tender condition specifies to quote "The bidder should quote his/ their charges for the above work as a percentage of the value of precious metal content ascertained based on sample test carried out at the Government Mint or reputed private Mint excluding customs duty, e.g. if the value of precious metal content ascertained as per sample test at Mint is Rs. 10/- than, what percentage on the same shall be your charges excluding customs duty." where as the tender received were on the basis of per kg rate on as is where is basic conditions.

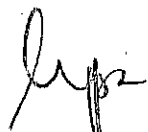
It was also noted that "the Investment Powder waste has been accumulated behind the Gem & Jewellery Complex III and is occupying the common area causing hindrance in the proper up-keep of the surrounding" having adverse impact on the proper upkeep of the premises. Further during monsoon the investment powder waste may get washed away in the flood water causing choke up of the drains which may cause flooding of the low lane area.

**Decision:** - The Trade Member stated that the investment powder disposed of the common area is actually a waste like the any other waste as whatever recovery of precious metal content is feasible has already been recovered by the units. Hence, this waste may be disposed in the manner other waste materials are disposed of. After detailed discussion on the subject, the Authority decided that fresh Tender may be invited for disposal of investment powder waste on "as is where is basis" inviting tender for disposal on the basis.

**Agenda Item No. X: Addition and alteration to the Gate No. I:**

The Authority noted that MIDC has submitted the estimate for some addition and alternation to Gate No. I and prepared an estimate based on MIDC's current DSR:-

- 1) Demolition works.
- 2) RCC works.



- 3) Masonry, plaster, painting and flooring works.
- 4) Door works.
- 5) Interiors works.
- 6) Landscaping and ACP
- 7) Road development work.

Sr. No.	Name of work	Estimated Cost in Rs.
1.	Addition and alternation to the Gate No. I	80,86,161.00
2.	Total	8086616.00
3.	ADD 5.00% Contingencies	4.04.330.80
4.	Architects fees 4.50% on estimated cost	3,63,897.72
5.	Total Rs.	88,54,844.72
6.	SAY Rs.	<b>88,54,900.00 (N)</b>
7.	ADD 12.50% ETP charges	11,06,862.25
8.	Total	99,61,762.50
	<b>Total</b>	<b>99,61,800.00 (G)</b>

The estimated expenditure to Rs. 99,61,800/-


**Decision:** After detailed discussion, the estimate of MIDC for Rs. 99,61,800 was approved.

**Agenda: XI Extension of G4S Security Contract for further period of one year w.e.f. 12.01.2015:**

In the 21<sup>st</sup> Authority meeting, Tender was approved for outsourcing of Security Guards, Supervisors and accordingly G4S Security has been awarded the contract for providing the services of 83 Security Guards and 5 Supervisors @ Rs.30,002/- pm for Ex-serviceman Security Guard and Rs. 35,130/- pm for per Ex-servicemen Supervisor and Rs. 15,500/- for Civilian Security Guards. At present, it was noted that present deployment is 12 Civilian Security Guards, 71 Ex-serviceman Security Guards and 5 Ex-Servicemen Supervisors. M/s. G4S Secure Solution (India) Pvt. Ltd. vide their letter dated 20.12.2013 have requested for extension for further period of one year i.e. from 01.04.2015 to 01.03.2016 for Security Guards the increased the strength Security Guards i.e. 88 to 98 guards and henceforth the services of supervisor has been discontinued.

Decision: The Authority approved the proposal for continuation of the existing contract for further period of one year w.e.f. 01.04.2015 on existing terms & condition with increased strength of Security of Guards from 88 to 98 guards.

The Meeting ended with vote of Thanks to the Chair.

  
Chairperson  
SEEPZ SEZ Authority