

037

**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY**

**ANDHERI (E), MUMBAI - 400 096.**

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**AGENDA FOR THE 24<sup>th</sup> MEETING OF THE  
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY**

**VENUE :- CONFERENCE HALL OF SEEPZ SERVICE CENTRE,  
2<sup>ND</sup> FLOOR, ANDHERI (E), MUMBAI - 400 096.**

**ON 16<sup>th</sup> February, 2015 AT 11.30 A.M.**

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**Agenda for the 24<sup>th</sup> Meeting of the SEEPZ Special Economic Zone  
Authority held on 16<sup>th</sup> February, 2015**

**List of Agenda:**

- 1) Repairing to External, Internal walls with painting and other allied works to SDF-VI in SEEPZ-SEZ, Premises.
- 2) Remolding and refurbishing of Conference Hall at SEEPZ Services Centre Building.
- 3) Construction of security cabin and canopy for Gate No. II at SEEPZ-SEZ
- 4) Repairs to SDF-I building.
- 5) Annual Maintenance Contract for operation, Maintenance and allied services for STP in SEEPZ-SEZ
- 6) Construction of 1<sup>st</sup> and 2<sup>nd</sup> floor of Crèche, Wellness, Clinic and Wholesale Price Shop near SDF-II Building in SEEPZ-SEZ premises.
- 7) Extension of Housekeeping contract of BVG for further period of one year w.e.f. 04.02.2015
- 8) Stree Mukti Sanghtana Renewal of contract for the further 2 years, @ Rs. 4,02,600/- per month.
- 9) Revised license fees rate for allotment of residential units to outsource of staff.
- 10) Promotional Activity at SEEPZ cafeteria area i.e. ICH Canteen.
- 11) Repairs to SDF-III building
- 12) Resurfacing of existing asphalt road in SEEPZ-SEZ premises.

Present status of Action taken in respect of decision taken in 23<sup>rd</sup> meeting of SEEPZ SEZ Authority held on 26<sup>th</sup> November, 2014.

Agenda Item	Action taken
1) Supplying and erecting perforated and ladder tray to SDF and G&J Building in SEEPZ-SEZ premises.	Letter issue to MIDC vide letter dt. 02.01.2015
2) Annual Maintenance for the high mast, street light and electrical installations in the SEEPZ-SEZ premises and colony premises. (For 2014-15)	
3) Employees clinic facility	Allotment letter issue to Dr. Vivek Khanna @ 50% lease rent for the period of one year
4) Requirement of outsourced services of 2 Data Entry Operator in Estate section	Appointed
5) Qtrs. allotted to Private Person	Circular issued
6) Koashik Advocate – Legal Adviser cum Advocate	Noted
6) Bio-mechanization (Ashoka plant)	Noted
7) Penalties for unauthorized dumping of debris and stacking of materials in the common area.	Circular issued vide letter no. No. EMS/Authority Circular/2014-15 dated 1 <sup>st</sup> January, 2015
8) Opening of small cafeteria with snacks in lake premises	Noted
9) Caretaking Allowance to the aforementioned Security Guards.	Allowance Granted

**AGENDA FOR THE 24<sup>th</sup> MEETING OF THE SEEPZ SEZ AUTHORITY  
SCHEDULED TO BE HELD AT 03.30 P.M. ON 16<sup>th</sup> February, 2015.**

**Agenda No. 1: Repairing to External, internal walls with painting and  
other allied works to SDF-VI in SEEPZ - SEZ Premises.**

MIDC has submitted estimate for repairs to External, internal walls with painting and other allied works to SDF-VI in SEEPZ - SEZ Premises as follows:

Estimated cost + 5% Contingencies	Rs. 56,72,800.00 (N)
+ 12.5% ETP charges	Rs 7,09,100.00
Total+	Rs. 63,81,900.00 (G)

The estimated expenditure for the above work is **Rs. 63,81,900/-**

Submitted for consideration of Authority.

**Agenda No. 2: Remolding and refurbishing of Conference Hall at SEEPZ  
Services Centre Building.**

The conference Hall in the office of Development Commissioner, SEEPZ requires repair/ renovation. The MIDC has in this regard submitted estimate as follows:

The scope of this proposal consists:-

Doors and window work, Carpentry work, false ceiling work, loose furniture work, chairs, Miscellaneous works, Electrical works, Audio Visual works, HVAC works.

The Conference Hall in the O/o DC. SEEPZ requires repair/renovation. The MIDC has in this regard submitted estimate as follows:-

Sr. No.	Name of work	Estimate Cost in Rs.
01.	Remolding and refurbishing of Conference Hall in SEEPZ Services Centre Building	Rs. 76,37,872.75
02.	ADD 5.00% Contingencies	Rs. 3,81,893.64
03.	ADD 4.50% Architect fees	Rs. 3,43,704.27
04.	ADD 5.00% Escalation	Rs. 3,81,893.64
		SAY Rs. 87,45,400.00 (N)

05.	ADD 12.5% ETP Charges	Rs. 10,93,175.00
		Rs. 98,38,575.00
		SAY Rs. 98,38,600.00 (G)

The estimated expenditure is **Rs. 98,38,600/-**

Submitted for consideration of Authority

**Agenda No. 3: Construction of security cabin and canopy for Gate NO. II at SEEPZ-SEZ**

The Dy. Engineer, MIDC, has submitted revised design & estimate for construction of security cabin and canopy for Gate No. II at SEEPZ-SEZ premises as follows:-

- 1) Providing new gate with entry and exist
- 2) Providing new security cabin and canopy
- 3) Electrical and allied works as bellow:-
  - (a) Entire electrical internal and external electrification work
  - (b) Providing baggage scanners – 2 No's
  - (c) Providing flap barriers – 16 No's with 2 No's of handicapped person
  - (d) Providing door frame metal detector with access control system accessories – 4 No's
  - (e) Integration of new access control system with existing access control system.
  - (f) Liasoning and shifting of existing Reliance Power cables.

Sr. No.	Name of work	Estimated cost in Rs.
01.	Construction of entry and exist pass issue for Gate No.II	Rs. 85,17,026.00
02.	Electrical and allied works including removing and re installation of existing access control system for entry and providing new access control system for exist	Rs. 2,25,81,837.00
03.	Total	Rs. 3,10,98,863.00
04.	ADD 5.00% Contingencies	15,54,943.00

05.	Architects fees 4.50% on estimate cost	Rs. 14,69,421.00
06.	Total Rs.	Rs.3,41,23,227.00
07.	SAY Rs.	Rs. 3,41,23,230.00
08.	ADD 12.5% ETP charges	Rs. 42,65,404.00
09.	Total	Rs. 3,83,88,633.00
	Say	<b>Rs. 3,83,88,650.00 (G)</b>

The estimated expenditure is Rs. **3,83,88,650/-**

Submitted for consideration of Authority

**Agenda No. 4: M&R to SEEPZ.... Repairs to SDF-I building in SEEPZ-SEZ premises**

The MIDC vide letter dt. 23.01.2015 stated that, in the last year monsoon period, heavy leakages through joint of beam & walls, beam and column joints were observed. The cracks in the external and internal wall of SDF-I building is observed at many places.

They have received several complaints from the unit holders due to falling of internal ceiling, plaster and leakages through cracks in columns and beams. Therefore, considering the above factual condition of SDF-I Building, it is necessary to carry out strengthening of walls, chajjas, columns and beam and painting to all over external wall portion and internal common passages portion.

The MIDC has submitted detailed estimate for strengthening and repairs of SDF-I building is prepared based on MIDC's current DSR for the year 2013-14 as under:-

1. Strengthening of external and internal walls at cracked portion by using polymer mortar treatment.
2. Strengthening of structural members by using micro polymer concrete by applying rust resisting chemicals to reinforcements.
3. Providing luster painting to internal common portion and external Acrylic painting to external side of SDF-I building.
4. Provision of concrete work for drainage gutters and plinth protection, tilling work and drainage pipe work as per requirement.

Estimated cost + 5% Contingencies	Rs. 1,24,76,500.00(N)
+ 12.5% ETP charges	Rs. 15,59,562.50
	Rs. 1,40,36,062.50
<b>Total</b>	<b>Rs. 1,40,36,100.00 (G)</b>

The estimated expenditure is Rs. 1,40,36,100/-

Submitted for consideration of Authority

**Agenda No. 5 : Annual Maintenance Contract for operation Maintenance and allied services for STP in SEEPZ-SEZ**

The MIDC vide letter dt. 22.01.2015 stated that, the existing AMC work for "Annual Maintenance Contract for operation, maintenance and allied services for STP in SEEPZ-SEZ ", is entrusted to M/s. Siddhivinayak Enterprises, vide agreement No. B-2/17 for the period of 2013-14. The AMC period for said contract is from 03.03.2014 to 02.03.2015

The MIDC has prepared an estimate amounting to Rs. 54,79,120/- (G) as per DSR rates & market rates for the year 2015-16 as follows:-

Estimated cost + 5% Contingencies	Rs. 48,70,326.00(N)
+ 12.5% ETP charges	Rs. 6,08,790.75
	Rs. 54,79,116.75
<b>Total</b>	<b>Rs. 54,79,120.00 (G)</b>

The estimated expenditure is Rs. 54,79,120/-

Submitted for consideration of Authority

**Agenda No. 6: Construction of 1<sup>st</sup> and 2<sup>nd</sup> floor of Crèche, Wellness, Clinic and Wholesale Price Shop near SDF-II Building in SEEPZ-SEZ premises.**

The MIDC has submitted estimate for "M&R to SEEPZ Construction of 1<sup>st</sup> and 2<sup>nd</sup> floor of Crèche, Wellness, Clinic and Wholesale Price Shop near SDF-II Building in SEEPZ-SEZ premises " of above work is mentioned below:-

Sr. No.	Particulars	Estimated Cost Rs.
1.	Sub- Estimate No. I – Civil works	99,87,935.00
2.	Sub-Estimate No. II – Finishing works	7,90,478.00
3.	Sub-Estimate No. III - Doors	4,69,625.00
4.	Sub-Estimate No. IV – Glazing works	51,94,745.00
5.	Sub-Estimate No. V – False Ceiling works	5,50,440.00
6.	Sub-Estimate No. VI – Carpentry and misc. works	7,08,438.75
7.	Sub-Estimate No. VII – lift works	29,38,800.00
8.	Sub-Estimate No. VIII – Electricity works	30,93,362.00
9.	Sub-Estimate No. IX - Landscaping	644860.00
10.	Sub-Estimate No. x – Modular kitchen works	40,00,000.00
11.	Sub-Estimate No. XI – Fire works	14,79,030.00
	Total Estimated Cost Rs.	2,98,57,713.00
	ADD 5.00% Contingencies on Estimated Cost Rs.	14,92,886.00
	ADD 5.00% Escalation Estimated Cost Rs.	14,92,886.00
	Architectural Consultancy @ 4.50%	13,43,598.00
	Total Rs.	3,41,87,083.75
	SAY Rs.	<b>3,41,87,100.00 (N)</b>
	ADD 12.5% ETP Charges	42,73,387.50
	Total Rs.	3,84,60,487.50
	Say Rs.	<b>3,84,60,500.00 (G)</b>

The estimated expenditure is Rs. **3,84,60,500/-**

Submitted for consideration of Authority



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**Agenda No. 7: Extension of it is contract of BVG for further period of one year w.e.f. 04.02.2015**

M/s. BVG India vide their letter dt. 24.12.2014 has requested for extension for further period of one year i.e. from **4<sup>th</sup> February, 2015 to 3<sup>rd</sup> February, 2016** at the existing rate of **Rs. 3,85,29,961/-** per annum on the same rate, terms & conditions.

The existing contract provides "If the contractor shall desire an extension of the time for completion of the work on the ground of his having been unavoidably hindered in its execution or on any other ground, he shall apply in writing to the Manager (Estate) before the expiration of the period stipulated in the tender or before the expiration of 30 days from the date on which he was hindered as aforesaid or on which the case for asking for extension occurred, which, is earlier ever & the Manager (Estate) may, if, in his opinion, there are reasonable grounds for granting an extension, grant such extension as he thinks necessary or proper. The decision of the Manager (Estate) in this matter shall be final. **Also if the Zone Administration wishes to extend the cleaning contract, the same will be done at the same rate as approved under the tender clause.**"

Since the upkeep of the Zone Complex needs to be done on day to day basis, extension has been granted for a further period till finalization of the contract at the same rate of **Rs. 3,85,29,961/-** per annum on the same rate, terms & conditions.

The proposal for continuation of existing contract for further period of one year w.e.f. 04.02.2015 is submitted for consideration of Authority.

**Agenda No. 8: Extension for renew of the contract for further two years.**

M/s. VASUNDHARA GHANKACHRA VYAVASTHAPAN SAHAKARI SANSTHA vide letter dt. 22.12.2014 they have submitted the proposal for renewal of the contract for further period as the contract ends on 05.01.2015

Now, vide their letter dt. 22.12.2014, they have submitted renewed proposal for the Period of two years 2015 & 16 i.e. w.e.f. 06.01.2015.

The details are as follows:-

Sr. No.	Particulars	Units	Rates	Total cost
1.	15 workers	15	12000	12000/-
2.	2 Vehicles (Dry/wet) collection	2	(12000*6)	150000-

	for 12 hours (7 am to 7 pm)		(2500*30*2)	
3.	6 labours (per vehicle 3 labours)	6	12000 (12000*6)	72000/-
4.	2 Supervisor	2	12000	24000/-
5.	Admin Cost: 10%		Total into 10% i.e. (366000*10%) = 36600	36600/-
	<b>Total Cost</b>			<b>402600/-</b>

The above proposal for renewal of the contract for further period of 2 years. However, if the work is not found to be satisfactory during the contractual period, the contract would be terminated after giving them one month notices will be given.

Submitted for consideration of Authority

**Agenda No. 9: Revised license fees rate for allotment of residential Qtrs. to outsource of staff.**

In the 22<sup>nd</sup> Authority meeting dated 5/8/2014, SEEPZ-SEZ Authority decided to allot Quarters to Contractor/Service provider for housing outsourced staff. In the 23<sup>rd</sup> Authority meeting dated 26/11/2014 SEEPZ-SEZ, The Authority decided to charge rent as under:

Sr. No.	Type of Qtrs	License fees	Total Amount
1	A	Rs. 245/- (15 times of license fees)	Rs. 3675 + Water Charges+ Electricity Charges
2	B	Rs. 310/- (25 times of license fees)	Rs. 7750 + Water Charges+ Electricity Charges

The Zone Administration had earlier levied an amount of Rs.4000/- for 'A' type Quarters and 10000/- for 'B' Quarters.

It is proposed that we may revise the charges to Rs.4000/- as was charged earlier.

The revised calculation as follows:-

Sr. No.	Type of Qtrs	License fees	Total Amount (PM)
1	A	Rs. 245/- (16 times of license fees)	Rent Rs.3920 + Water Charges Rs 80/- + Electricity Charges <b>Total =Rs 4,000/- PM</b>
2	B	Rs. 310/- (32 times of license fees)	Rent Rs. 9920 + Water Charges Rs 80/-+ Electricity Charges <b>Total = Rs. 10,000/- PM</b>

Submitted for consideration of Authority

**Agenda No. 10: Promotional Activity at SEEPZ cafeteria area i.e. ICH Canteen.**

The Zone Administration receives request from various service providers viz. Bank, UTI, Airtel, etc. for promotional activity of their product & schemes inside the zone at SEEPZ cafeteria area i.e. SEEPZ ICH Canteen & Kaydees canteen for the SEEPZ employees for two to three days.

It may be mentioned here till date the Zone Authority has not charged any rent form the services providers for allotting such promotional activity. We allow only those products/services which are related for the workers of Zone units. It is proposal that we may charge as same of Rs. 2,000/- per day. A proper location for permitting such activity shall be identified ensuring that the same does not inconvenience any other allottees.

Submitted for consideration of Authority

**Agenda No. 11: Repairs to SDF-III building**

MIDC vide letter dt. 10.02.2015 stating that, the work of special repairs to SDF-III & SDF-IV in SEEPZ-SEZ Premises was carried out in the year 2008-2009 vide tender Agreement No. B-1/14 for 2008-09 & their Defect liability period of this work was already completed.

The MIDC vide letter dt. 23.01.2015 stated that, in the last year monsoon period, heavy leakages through joint of beam & walls, beam and column joints were observed. The cracks in the external and internal wall of SDF-III building is observed at many places.

They have received several complaints from the unit holders due to falling of internal ceiling, plaster and leakages through cracks in columns and

beams. Therefore considering the above factual condition of SDF-III Building, it is necessary to carry out strengthening of walls, chajjas, columns and beam and painting to all over external wall portion and internal common passages portion.

The MIDC has submitted detailed estimate for strengthening and repairs of SDF-III building is prepared based on MIDC's current DSR for the year 2013-14 as under:-

- 5. Strengthening of external and internal walls at cracked portion by using polymer mortar treatment.
- 6. Strengthening of structural members by using micro polymer concrete by applying rust resisting chemicals to reinforcements.
- 7. Proving luster painting to internal common portion and external Acrylic painting to external side of SDF-III building.
- 8. Provision of concrete work for drainage gutters and plinth protection, tilling work and drainage pipe work as per requirement.

Estimated cost + 5% Contingencies	Rs. 1,82,31,700.00 (N)
+ 12.5% ETP charges	Rs. 22,78,962.50
	Rs. 2,05,10,662.50
<b>Total</b>	<b>Rs. 2,05,10,665.00 (G)</b>

The estimated expenditure to Rs. 2,05,10,665/-

Submitted for consideration of Authority

**Agenda No. 12: Resurfacing of existing asphalt road in SEEPZ-SEZ premises.**

The MIDC has submitted estimate for "M&R to Resurfacing of existing asphalt road in SEEPZ-SEZ premises" as under:-

Estimated cost + 5% Contingencies	Rs. 1,80,56,600.00 (N)
+ 12.5% ETP charges	Rs. 22,57,075.00
	Rs. 2,03,13,675.00
<b>Total</b>	<b>Rs. 2,03,14,000.00 (G)</b>

The estimated expenditure to Rs. 2,03,14,000/-

Submitted for consideration of Authority

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**SUPPLIMENTARY AGENDA FOR THE 24<sup>th</sup> MEETING OF THE SEEPZ SEZ**

**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY**  
**ANDHERI (E), MUMBAI – 400 096.**

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**SUPPLIMENTARY AGENDA FOR THE 24<sup>th</sup> MEETING OF THE**  
**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY**

**VENUE :- CONFERENCE HALL OF SEEPZ SERVICE CENTRE,**  
**2<sup>ND</sup> FLOOR, ANDHERI (E), MUMBAI – 400 096.**

**ON 16<sup>th</sup> February, 2015 AT 11.30 A.M.**

AUTHORITY SCHEDULED TO BE HELD ON 16<sup>th</sup> February, 2015 AT 11.30

A.M.

**List of Agenda:**

- 1) **Modified Exit Policy**
- 2) **Addition and alteration to the Gate No. I**
- 3) **Extension of G4S Security Contract for further period of one year  
w.e.f. 12.01.2015**

## SUPPLIMENTARY AGENDA

### Agenda Item No.1: Modified Exit Policy

The Authority approved the Guidelines & Procedure for Exit from SEEPZ-SEZ for Units located in SDF-VII, Tower I & II of SEEPZ++, Multistoried Building, (Allotted to units by Recovering cost) and self-built factories on plots in SEEPZ-SEZ of part thereof. A copy of the same is attached as annexure A.

Based on the difficulties expressed by Association/units draft of modified in the exiting Guideline was hosted on the website on 06.02.2014 inviting comments of the units a copy of the same is attached as annexure B. No comments have been received

The modified exit policy is placed before the Authority for consideration.

### Agenda Item No.2: Addition and alteration to the Gate No. I

The 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>

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Sub:- Modification in the existing exit Guidelines in respect of premises in SDF VII, Tower I & II, SEEPZ ++, Multi-storied building and self-built Factories located on plots in SEEPZ SEZ.

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The above mentioned Exit Policy was hosted on the website of SEEPZ on 27-5-2013. Thereafter, interaction with the trade from time to time indicated that the reserve Price of 75% of Circle rate of MIDC fixed is on the higher side and there is need to revise the same downward, considering that the properties in SEEPZ are not free hold. Another issue raised by the industry was that the bid system does not become practical for the reason that if they do not get bid to the expected level of price, then there is no provision for withdrawing from the deal.

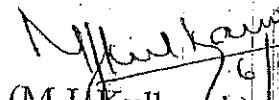
Considering the difficulties expressed by the trade, the following modifications in the Exit Policy are proposed by the SEEPZ Authority:-

- 1) To modify downward the Reserve Price from the existing 75% of MIDC Circle Rate to 50%.
- 2) The Administrative charges of 10% of differential premium as per MIDC Circle Rate which shall be payable by the allottee to SEEPZ Authority.
- 3) To inform units in SEEPZ to indicate whether they are interested in premises located in SDF VII, Tower I & II, SEEPZ ++, Multi-storied building and self-built factories located on plots in SEEPZ SEZ for their expansion or for locating new unit, and if so, to indicate the requirement. 30 days time will be given for furnishing the response. Interested units have to indicate the projected exports, employment and NFE details in the application. The applications received will be wait-listed for a period of 90 days only. The applications received will be examined by a Committee constituted for the purpose, which will give its recommendation based on the projected details furnished in the application as well as parameters such as past performance of the applicant during the preceding 5 years, whether the applicant is in the priority sector, whether the premises available is in the same floor or in the same building where the existing applicant unit is located, whether any violation of any Government Regulation has been observed on the part of the applicant in the preceding 5 years, etc.



There is no wait-list system at present. The proposal is to have a wait-list for a period of 90 days. Accordingly, the applications received in response to the modified Exit Guidelines will be wait-listed and the validity of the wait-list will be for 90 days from the last date for submission of application. The premises becoming available during the validity period will be considered for allotment. After the expiry of the 90 days' period, the validity of wait-list lapses and fresh applications may be invited in similar manner.

The SEEPZ units, SEEMA, SGJMA and Regional Director, Western Region of EPCES, are requested to furnish their suggestions, if any, in respect of the proposed modifications in the Exit Policy, on or before 28/2/2014

  
(M.J. Kulkarni) 6/2/2014  
Asstt. Development Commissioner,  
SEEPZ SEZ Authority.

A copy of the detailed estimate is submitted by MIDC is attached.

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

Submitted for consideration of Authority.

**Agenda: 3 Extension of G4S Security Contract for further period of one year w.e.f. 12.01.2015**

M/s. G4S Secure Solution (India) Pvt. Ltd. Vide their letter dated has requested for extension for further period of one year i.e from 12.01.2015 to 11.12.2016 for security Guards (Ex-servicemen) @ Rs. 30,002/- p.m., Security Supervisor (Ex-servicemen) @ Rs. 35,130/- for p.m. Security Guards Civilian @ 15,500/- per p.m., Security Supervisor Civilian @ 17,200/- per p.m.

In this regard, it may be mentioned that as per the work order dt. 20.12.2013 Sr. No. '1' specified "The Contract is for period of one year on expiry of the aforesaid period contract shall automatically terminate unless specifically renewed by SEEPZ SEZ.

The proposal for continuation of existing contract for further period one year w.e.f. 12.01.2015 is submitted for consideration of Authority.

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