

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY

ANDHERI (E), MUMBAI – 400 096.

**AGENDA FOR THE 32nd MEETING OF THE
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY**

VENUE :- CONFERENCE HALL OF SEEPZ SERVICE CENTRE,

2ND FLOOR, ANDHERI (E), MUMBAI – 400 096.

27th March, 2017 AT 11.00 A.M.

**FOR THE 32nd MEETING OF THE SEEPZ SEZ AUTHORITY
SCHEDULED TO BE HELD AT 11.00 A.M. ON 27th March, 2017.**

List of Agenda:

1. Application for Repairs /Renovation /Addition /Alteration /Demolition within the unit premises (Major and Minor Work)
2. Penalty will be imposed for violation of norms.
3. Appointment of Senior and Junior Engineer and Assistant Estate Manager - Finance and HR.
4. Revision of Service Charges.
5. Revision of lease Rent.
6. Fixing of Lease Rent (Construction of New Tower).
7. Budget for the financial year 2017-18

/Demolition within the unit premises (Major and Minor Work).

The competent Authority has approved the application for minor and major repair shall be submitted on the format enclosed herewith as annexure I & II.

Minor Work:

All work which does not involve civil work, excavation, dismantling work, alteration / addition / modification work and the cost of work is not more than Rs. 5,00,000.00 (Rs. Five Lakhs Only).

Fees Details:

Inspection Fee (Non Refundable): Rs.2,000/- (Rupees Two Thousand) in advance

Security Deposit (Refundable): Rs. 25,000 (Rupees Twenty Five Thousand) in advance

Major Work:

All work which involve civil work, excavation, dismantling work, alteration / addition / modification work, all other works not covered under Minor Works and the cost of work which is more than Rs. 5,00,000.00 (Rs. Five Lakhs Only).

Fees Details:

Inspection Fee (Non Refundable): Rs. 2,000/- (Rupees Two Thousand) in advance

Security Deposit (Refundable): Rs. 2,00,000 (Rupees Two Lakhs) in advance

The Application should be addressed to Estate Manager of SEEPZ-SEZ Authority and should be submitted at Receipt Counter at ground floor Office of the Development Commissioner.

Submitted for ratification please.

Agenda II: Penalty will be imposed for violation of norms.

Chairperson of SEEPZ-SEZ Authority to impose the penalty up to any earlier if any violation by the unit holders and public utilities have been noticed.

A. Minor Work penalty will be imposed up to 1,00,000/- (Rupees One lakhs)

All work which does not involve civil work, excavation, dismantling work, alteration / addition / modification work and the cost of work is not more than Rs. 5,00,000.00 (Rs. Five Lakhs Only).

penalty will be imposed up to 5,00,000/- (Rupees Five lacs)

All work which involve civil work, excavation, dismantling work, alteration / addition / modification work, all other works not covered under Minor Works and the cost of work which is more than Rs. 5,00,000.00 (Rs. Five Lakhs Only).

Agenda III: A. Appointment of Senior Engineer with remuneration of Rs. 1,50,000/- and Junior Engineer with remuneration of 1,00,000/- w.e.f November, 2016

The scope of work for Appointments of Senior Engineer and Junior Engineer for SEEPZ-SEZ Office.

The detail scope of work is as follows:

1. To liaison with MMRDA, MMRC, L&T for the work of Metro Rail and other technical work
2. Recommending for approval to the application of unit Holders of SEEPZ-SEZ for repairs
3. To monitor the construction or any other projects
4. Any other work directed by Estate Manager and Chairperson from time to time.

B. Appointment of Assistant Estate Manager - Finance with remunerations of Rs. 73,675/- PM and Assistant Estate Manager - HR with remunerations of Rs. 73,675/- PM w.e.f December, 2016.

In 30th Authority Meeting held on 18th November, 2016 it was decided to create 3 posts.

1. Assistant Estate Manager (Finance co-ordination)

2. Assistant Estate Manager (HR/Operation co-ordination (2 officials))

Finance with remuneration of Rs. 73,675/- PM and Assistant Estate Manager-
HR with remuneration of Rs. 73,675/- PM through NFCD.

Agenda IV: Revision of Service Charges. (Working paper shall be supplied during the meeting)

Agenda V: Revision of lease Rent. (Working paper shall be supplied during the meeting)

Agenda VI: Fixing of Lease Rent (Construction of New Tower). (Working paper shall be supplied during the meeting)

Agenda VII: Budget for the financial year 2017-18.

**MINUTES OF THE 31st AUTHORITY MEETING OF THE SEEPZ SEZ
AUTHORITY HELD ON 4th JANUARY, 2017 AT 11.30 AM**

The following were present:

- 1) Shri V.P. Shukla- Secretary
Estate Manager/Secretary
- 2) Shri. Abhay Doshi, (MD)- Trade Member Representating
M/s. Fineline Circuit Ltd.
- 3) Shri. Prem Kothari, (CMD)- Trade Member Representating
M/s. Fine Jewellery Manufacturing Ltd.

**Agenda No. 1: Repairs to SDF 1 to 6 Bldgs, Gems & Jewellery 1 to 3
Buildings and SEEPZ Colony residential quarters.**

NFCD has submitted the Detailed Project Report and Estimate for Repairs to SDF 1 to 6 Bldgs, Gems & Jewellery 1 to 3 Buildings and SEEPZ Colony residential quarters Rs 40,48,58,035.90/- including 5% contingency charges.

Discussion: It was observed during the meeting that IIT has audited the buildings for structural stability. The IIT report has recommended for demolishing the structure. NFCD informed that they have got the report from another structural consultant, who has recommended that the building can sustain for another 15-20 years by structural repair. Therefore, it was decided during the meeting to approve the proposal which includes:

- 1) Structural Repair Work
- 2) Masonary Work
- 3) Structural Steel Work
- 4) Plaster Work
- 5) Tilling Work
- 6) Plumbing Works
- 7) Door & Windows Works
- 8) Miscellaneous Work

Estimated cost of project as submitted by NFCD is Rs. 40,48,58,035.90/- with 5% contingency charges. It was informed by NFCD that there may be increase

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of cost during the execution of said work as the work is of repairing and not the construction for such work, approved will be taken.

Decision: After detailed discussion the Authority approved the proposal with estimated cost of Rs. 40,48,58,035.90/-

Agenda No.2: Waterproofing treatment to roof slabs of SDF 1 to 6 & GJ 1 to 3 at SEEPZ - SEZ premises

NFCD has submitted the Detailed Project Report and Estimate for Waterproofing treatment to roof slabs of SDF 1 to 6 & GJ 1 to 3 at SEEPZ - SEZ premises of Rs. 31,12,18,037.00/-

Discussion: NFCD informed that the water proofing treatment will be done simultaneously with structural repairs of the said buildings and it will be done with proper grouting, polymer, based mortar and brick bat coba, plastering service as the buildings are old and the slopes require labeling and gathering also. It was also desired that the said work should be completed before monsoon and if required more than one agency should be engaged to complete the project.

Decision: After detailed discussion the Authority approved the proposal with Estimate cost of Rs. 31,12,18,037.00/-.

Agenda 3: Renovation and modernizing of pavements in SEEPZ-SEZ premises

NFCD has submitted the Detailed Project Report and Estimate for Renovation and modernizing of pavements in SEEPZ-SEZ premises of Rs. 57,303,597.12.

Discussion: It was observed that existing pavements have been damaged due to water accumulation and underground utilities. As a result, the pedestrians are not using the pavements for the movement and its purpose has been defeated. The pedestrians are walking on roads and not using pavements. Therefore, it was observed that there is urgent need to replace the existing

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pavements with outside and confirming to green norms, with proper consolidations and laying of proper slopes so that the surface is not damaged in future and pedestrians can use it at ease.

Decision: After detailed discussion the Authority approved the proposal and Estimated Cost of Rs. 57,303,597.12/-.

Agenda.4: Annual Maintenance Services for day to day maintenance of SEEPZ quarters, BFC building, SC building and Gate no. 1,2,3 at SEEPZ-SEZ Premises.

NFCD has submitted the Detailed Project Report and Estimate for Annual Maintenance Services for day to day maintenance of SEEPZ quarters, BFC building, SC building and Gate no. 1,2,3 at SEEPZ-SEZ Premises of Rs. 89,44,394.35/-

Discussion: Annual Maintenance for Services for day to day maintenance of SEEPZ quarters, BFC building, Service Centre building and Gate no. 1,2,3 at SEEPZ-SEZ Premises was approved in the 30th Authority Meeting held on 18.11.2016 Cost of Rs. 51,04,890/- including minor carpentry works, plumbing works, removing leakages of water supply lines & drainage lines & day to day miscellaneous maintenance works of SEEPZ staff quarters, BFC building, Service Centre building, Gate No.1,2,3 in SEEPZ-SEZ premises.

NFCD has submitted the additional Estimate including Material Cost i.e. 40% of Estimated Cost (Rs. 18,39,600/-) and masonry work (Rs. 14,66,136.30/-), i.e the total cost of Rs. 33,05,736.30/- in addition to earlier approved cost, which was placed before the Authority.

Decision: After detailed discussion the Authority approved only masonry work of Rs. 14,66,136.30/-.

4/1/16

2	Plan Area covered by Service Duct	Sqm	1,600.00	0.90		1,440.00	
3	Hence cost of land	Rs.					65,376,000.00
4	No. of Ducts laid within the plan Area	Nos	12.00				
5	Hence Proportionate cost of land per Duct	Rs.					5,448,000.00
6	No. of Years required to Amortization	Year	10.00				
7	Hence Amortization Cost per Duct	Rs.					544,800.00
8	Hence Rent per Meter length of duct per month	Rs. / Meter / Year	1,600.00				340.50
8	Hence Minimum Lease Rent per Cable Duct Shall be	Rs / Year / Meter					340.50
		Rs / Month / Meter	12.00				28.38

Decision: After detailed discussion the Authority approved the tariff for use of Cable ducts.

W. P. Shukla
V.P. Shukla
Estate Manager/JDC
SEEPZ-SEZ Authority