

**SEEPZ SPECIAL ECONOMIC ZONE
ANDHERI (EAST), MUMBAI.**

**SUPPLIMENTARY AGENDA FOR THE 35TH MEETING OF THE
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY**

VENUE : Conference Hall, SEEPZ Service Center Building, 2nd Floor,
SEEPZ-SEZ, Andheri (East), Mumbai.

DATE : 29th March, 2019

TIME : 11.30 A.M.

SUPPLIMENTARY AGENDA FOR THE 35TH MEETING OF THE SEEPZ
SPECIAL ECONOMIC ZONE AUTHORITY SCHEDULED TO BE HELD ON
29TH MARCH, 2019 AT 11.30 A.M.

List of Agenda are as follow:-

- 1) Permission for external staircase for entry into unit no. 17 & 21,
SDF-I of M/s. ACE Software Solutions India Pvt. Ltd.

SEEPZ-SEZ AUTHORITY
SEEPZ SPECIAL ECONOMIC ZONE, GOVT. OF INDIA,
MINISTRY OF COMMERCE & INDUSTRY,
ANDHERI (EAST), MUMBAI

AGENDA ITEM NO.0\

a) **Proposal: -**

Permission for external staircase for entry into unit no. 17 & 21 - M/s .Ace Software Solutions (India) Pvt. Ltd.

b) **Specific Issue on which decision of UAC is required: -**

Approval for Permission for external staircase for entry into unit no. 17 & 21.

c) **Relevant provisions of SEZ Act, 2005 & Rules, 2006/Instruction/Notification:-**

Section 34 of the SEZ Act 2005 read with Rule 7 of the Authority Rules 2009.

d) **Other Information: -**

- (i) M/s. Ace Software, unit no. 17 & 21 located in SDF-I vide letter dt. 17.07.2017 had requested for civil work of unit no. 17. The requisition along with the plan layout was sent to NFCD engineers on 20.07.2017 for examination and furnishing their comments.
- (ii) NFCD vide their communication dt. 02.08.2017 had communicated that the unit wishes to connect unit no. 17 and unit no. 21 internally by providing staircase thereby breaking the 1st floor structural slab and the unit wishes to open external entrances on rear and side walls at window locations. However as per the inspection of the engineers it was conveyed to the Unit vide letter dt. 09.08.2017 to furnish a revised drawings incorporating the following :-
 - (a) Merging of unit no. 17 (ground floor) with unit no. 21 (1st floor) not allowed. Staircase connecting 2 units shall be removed and opening in the structural slab is not allowed

- (b) Introducing of entrances on rear side and right hand sides are not allowed.
 - (c) All structural columns and beams shall be retained and no structural changes/modifications/alterations would be allowed
- (iii) NFCD vide their communication dt. 07.08.2017 conveyed that the Unit wishes to increase the height of windows by lowering the height of block wall in unit no. 17. Hence as informed by the engineers, it was informed to the Unit vide letter dt. 16.08.2017 that raising of window height was not considered as the elevation of the bldg. will change if the window height is increased and block wall is lowered.
- (iv) Unit once again vide letter dt. 14.08.2017 requested for back entrance and modification of the structural changes for unit no. 17 and the same was once again forwarded to NFCD vide letter dt. 23.08.2017 alongwith the revised drawings.
- (v) NFCD once again vide letter dt. 31.08.2017 conveyed their approval for carrying out civil work in unit no. 17 subject to conditions :
- (a) No structural changes/modifications/alterations allowed
 - (b) Internal staircase connection both the units not allowed
 - (c) Introducing of Back and side entrances not allowed
 - (d) No change in the elevation of the bldg.
- (vi) However the said request was sent to MIDC Special Planning Authority vide letter dt. 05.09.2017 and subsequent reminder on 22.09.2017 & 30.10.2017
- (vii) Unit completed the sajja work and furnished the drawing for plastering, painting alterations in the bathroom etc. vide letter dt. 16.02.2018 and the same was forwarded to NFCD vide letter dt 28.02.2018.
- (viii) NFCD vide letter dt. 06.03.2018 that renovation work can be carried out. However, also reiterated that internal staircase is not allowed and new entrances is not allowed. The same was conveyed to the Unitholder vide letter dt. 14.03.2018.

- (ix) MIDC subsequently, vide letter dt. 01.11.2017 granted permission to the Unit directly and a copy endorsed to this office for information conveying the approval for shift current back entrance and also for developing the garden subject to certain conditions and also payment of land rent of Rs. 1,95,000/- per annum for the area occupied 16.38 sq. mtr.
- (x) In reply to our letters seeking the approval of MIDC as mentioned in (vi) above, MIDC in its letter dt. 04.04.2018 had mentioned that MIDC had denied to add one staircase internally from unit no. 17 to 21. However the same can be permitted from outside as mentioned in their letter dt. 01.11.2017 and back entrance and development of lawn/garden can also be permitted.
- (xi) Accordingly the Unit was asked to make the payment of Rs. 1,95,000/- per annum and the Unit made the payment on 09.04.2018.
- (xii) NFCD examined the revised plan of the Unit and vide letter dt. 24.04.218 had conveyed that the unitholder may increase the windows height below the beam without disturbing the structural members i.e. beams and columns and external staircase cannot be granted as it can cause inconvenience for the fire brigade to enter in case of an fire. Accordingly the same was conveyed to unit vide letter dt. 04.05.2018.
- (xiii) Unit vide letter dt. 08.05.2018 once again reiterated their request for external staircase and submitted revised drawings of straight staircase instead of dog-legged staircases as approved by MIDC earlier.
- (xiv) MIDC vide letter dt. 06.08.2018 mentioned that straight staircase can be provided externally on temporary basis to connect both the units vertically by considering all parameters i.e. distances required in between building edges subject to payment of Rs. 1,95,000/- per annum as land rent.
- (xv) The Unit vide their communication requested that if permission granted for external staircase, at the time of debonding they would reinstate the unit as it is.

(xvi) However, on re-examination it was decided that though MIDC had granted permission for external staircase, a decision was taken to refund the annual rent of Rs. 1,95,000/- thus given to Authority as the Govt. owned SDF bldgs. thus constructed are very old, and constructing external staircase may affect the stability of the structure. Also if permission granted to one Unit all other units may also request for such permissions and the time of debonding it would be difficult to restore the bldg. in its original shape. Unit was informed vide letter dt. 07.08.2018 that the payment of Rs. 1,95,000/- would be returned to them.

(xvii) Inspection was carried out by SEEPZ Authority and MIDC. MIDC was asked to frame the policy for additional infrastructure in the SDF bldg. MIDC has examined and framed on the following points :-

- (a) SDF bldgs. are old RCC structure bldgs. built in 1976 wherein there are 2 wings and one lift each for goods are provided in each bldg. and there are 2 main staircases in each wing and approach to fire escape staircase to each unit on all the floors in case of emergency.
- (b) However as per the advancement some additional infrastructure viz. lifts and staircases are required to be provided as per the need of the unitholders. Hence since the bldg. is old and not advisable to construct passenger lift and staircase as a common infrastructure the same can be considered on need based and feasibility point of view.
- (c) Providing staircases in SDF as common facility will not be feasible, however the same may be considered need based and feasibility from planning point of view on case to case basis.

MIDC has further stated that the request of M/s. Ace Software for staircase for their unit no. 17 & 21 from outside has been approved by them looking at the feasibility and communicated to this office on the said terms and conditions in their letter dt. 01.11.2017 subject to payment of rent @ Rs. 1,95,000/- per annum.

As MIDC has granted permission to the unit for external staircase, and requested to levy rental charges to the unit for covering the area, we may, if approved, subject to payment of rental charges every year, grant them permission for the same. In future such request can be entertained on case to case basis.

e) Recommendation :-

The proposal for a policy decision is placed before the Authority for consideration

*Similar as
SIT approved
Structure of
MIDC/SEEPZ for rent
entertained mtr. working for
units*