

MINUTES OF THE 64th AUTHORITY, MEETING HELD ON 06-12-2023 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present:-

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| 1. Shri C.P.S. Chauhan, JDC, SEEPZ SEZ | : Member/Secretary |
| 2. Shri Himanshu Dhar Pandey, Dy. Director, Directorate General of Foreign Trade | : Member |
| 3. Shri Adil Kotwal, Chairman/CEO, M/s. Creations Jewellery Mfg. Pvt. Ltd. | : Member |
| 4. Shri. Abhay Doshi, Managing Director M/s. Finline Circuits Ltd. | : Member |

Shri Prasad Varwantkar, DDC/ Estate Officer, Smt. Bridget Joe, EA to DC, Shri Hanish Rathi, ADC (Security/IT), Smt. Rekha Nair, Assistant & Shri Ravindra Kumar Assistant also attended for assistance and smooth functioning of the meeting.

The Chairperson welcomed all the members present and thereafter agenda of the meeting was taken up.

Agenda Item No. 1:- Submission of Monthly expenditure accounts percentage of expenditure and balance in the approved annual financial statement of the SEZ Authority.

The SEEPZ-SEZ Authority had approved an Annual Financial Statement of Rs. 313.90 crore for the FY 2023-24. The budgeted expenditure is paid from respective budgeted head. The details of utilization of Budget from 01-04-2023 to 30.11.2023 are submitted to SEEPZ-SEZ Authority. The summarized budgeted expenditure as per each budgeted head.

Decision: The Authority noted the details of utilization of Budget from 01.04.2023 to 30.11.2023. Further, Authority advised for detailed bifurcation to be included in this agenda for getting fair idea about the budgets & expenditure.

Agenda Item No. 2:- Proposal for reduction in the Maintenance charges to Unit holders in G&J Complex-III

G&J Complex-III Tenants Association in their communication dt. 23.08.2023 had conveyed that they had renovated the building with their own contribution and have obtained stability certificate for a period of 5 years. They have assured that they would maintain the building for 5 years.

The said proposal was placed in the 58th Authority meeting held on 09.01.2023 wherein the Authority had conveyed to the trade member to work out the expenses incurred by each unit and then to propose the reduction in the maintenance charges and the period for which the said reduction is required to compensate the unit holders for expenses incurred by them or renovation/repair of G&J Complex-III

Decision: After deliberation, the Authority approved the proposal of G&J Complex-

III to compensate the unit holders for expenses incurred by them by way of reducing the service charges to 50% for 04 years. Chairman advised this arrangement to bring it to the notice of occupants of other Govt. buildings as well to provide a nudge to them to undertake the urgent repair of their respective buildings and to maintain the same. By accepting this proposal of trade, Authority has reimbursed 2/3rd of expenses made by trade in a phased manner and this is an example of Public-Private Partnership in undertaking such maintenance projects. The decision of Authority will motivate other unit holders to maintain the buildings as per their requirements.

Agenda Item No. 3:- Proposal for calculation of penal interest on similar manner with other Zones.

It is to apprise the Authority that on the basis of the recommendation of the Committee on uniformity in administrative/financial decision making process, Ministry vide its letter no. K-43020(14)/2/2018-SEZ dt. 11.11.2020 had forwarded a uniform format to be followed by all SEZs related to allotment letter and handing over possession for transfer of assets.

In the said allotment letter, clause no. 5 stipulates that the lease rent shall be paid within the end of the 1st month of the quarter failing which penal interest (compounded on a quarterly basis) @ 12% p.a. would be levied from the first day of the second month of the quarter.

Decision: After deliberation, the Authority decided that the matter should be referred to Ministry to get clarity on the issue and update the Ministry about current practice being followed which is unambiguous also taking into account the legal provisions related to the issue..

Agenda Item No. 4:- Investment of Authority fund in HDFC Bank FD.

SEEPZ SEZ Authority has received FD maturity proceeds of Rs.213 Crore held in State Bank of India (SEEPZ SEZ Branch). Upon comparing the rate of interest provided by various banks viz Punjab National Bank, State Bank of India, Central Bank of India and HDFC Bank Limited, it is observed that HDFC bank Limited was providing the highest rate of interest @ 7.35% under callable scheme for the period of 1 year 1 day. Accordingly, Rs 210 Crore has been invested in HDFC bank on 19/10/2023 to avail the high interest benefit.

Decision: After deliberation, the Authority noted the details.

Agenda Item No. 5:- Proposal for grant of remuneration to Dr. Prasad Varwantkar, DDC (Pay level 11 - 7th CPC) for attending the Authority related work.

The proposal for grant of remuneration to the existing govt. staff for attending the Authority related work was approved in the 56th Authority Meeting held on 29.11.2022 w.e.f. 1 st December, 2022.

Decision: After deliberation, the Authority approved, the remuneration to Dr. Prasad Varwantkar, @Rs.30,000/- p.m w.e.f. 01.12.2023 for attending work related to authority in addition to his routine duties.

Table Agenda: Proposal by SEEPZ Authority member Shri Adil Kotwal for grant of remuneration to Development Commissioner and Joint Development Commissioner for attending the Authority-related work.

Decision : After deliberation, the Proposal by SEEPZ Authority Trade member for grant of remuneration @ Rs.50,000/- p.m to Development Commissioner and Rs. 40,000/- p.m to Joint Development Commissioner for attending the Authority related work was approved.

Agenda Item No. 6:- Proposal for Investment of Authority fund in PNB Bank FD.

SEEPZ SEZ Authority has received maturity proceeds of Rs.30,63,71,436/- from Fixed deposits held in Punjab National Bank (SEEPZ SEZ Branch). Further, after comparing the rate of interest provided by various banks viz Punjab National Bank, State Bank of India, Central Bank of India and HDFC Bank Limited, it is observed that Punjab National Bank was providing highest rate of interest @ 7.40% under callable scheme for the period of 9 months. Accordingly, Rs 30,63,71,436/- has been invested in Punjab National Bank on 23.11.2023 to avail the high interest benefit.

Decision: The Authority noted the details of investment made in Punjab National Bank.

Agenda Item No. 7:- Proposal of Payments made to Contractor/Service Provider for work done.

Authority was apprised that the payments have been made to the Contractors / Service Providers with approval of JDC, SEEPZ in accordance with the delegation of powers of DC under Section 12(6) of SEZ Act, 2005, in absence of DC, as communicated by Ministry vide letter dated 14.11.2023. The details of payments made are placed at Annexure A of agenda for perusal.

Decision: The Authority noted the details of payments made by Joint Development Commissioner, in absence of Development Commissioner SEEPZ under delegation of powers of DC and approved the same on post-facto basis.

Agenda Item No. 8:- Proposal for Providing 150 mm dia GI pipeline from G&J Complex 2 & 3 sump to SDF-4 due to water shortage in SDF-III and SDF-IV and re-appropriation of funds from "Strategic Advisory Services (Consultant) for rejuvenation and re-development to "Providing 150 mm dia GI pipeline from G&J Complex 2 & 3 sump to SDF-4".

SGJMA had requested MIDC & Municipal Corporation of Greater Mumbai (MCGM) to resolve acute water shortage faced by units in SDF-III & IV. In this connection,

MIDC has stated that, the unit holders at SDF-III & IV are facing acute shortage at their underground shortage tanks, therefore they have to carry water from the low level sumps at Gems & Jewellery building no. II & III available within SEEPZ premises.

The said matter was taken up in 63rd Authority meeting [Agenda no. 19] held on 11.10.2023 and after deliberation Authority had approved the proposal of Rs. 58,61,600/- and directed to obtain DPR from MIDC. Accordingly letter was issued to MIDC requesting for DPR on 27.10.2023 and MIDC subsequently submitted the DPR for the said work amounting to Rs. 58,42,900/-

Decision: After deliberation, the Authority approved the proposal for providing 150 mm dia GI pipeline from G&J Complex 2 & 3 sump to SDF-4 due to water shortage in SDF-III and SDF-IV and re-appropriation of funds from "Strategic Advisory Services (Consultant) for rejuvenation and re-development to "Providing 150 mm dia GI pipeline from G&J Complex 2 & 3 sump to SDF-4".

Agenda Item No. 9:- Proposal for approval of DPR in respect of Repair / Replacement of Street Light Poles with light Fixture from Gate No. II to III (Phase II)

Authority was apprised that MIDC submitted the DPR amounting to Rs. 58,27,000/- on 30.10.2023 for replacement of existing damaged street light poles by GI Octagonal street light poles with LED light fitting from Gate No II to III road. Authority was informed that there are total 41 poles to be replaced and 22 Feeder pillars of Flood light and High Mast to be replaced which are rusted and the contactor, switching units, etc. are damaged. Further, there are total 11 High masts, which were installed more than 10 years back, and the power cable feeding power to light fixtures are also damaged. The three phase motor placed inside the high mast for lifting the ring shape light fixture of high mast, got rusted and need to be serviced for smooth operation.

Decision: After deliberation, the Authority approved the DPR of MIDC for Rs. 58,27,000/- for Repair / Replacement of 41 nos. of Street Light Poles with light Fixture [85 nos] from Gate No. II to III (Phase II), replacement of 12 nos. of high mast Power cables, 12 nos. of rewinding/servicing of High Mast 3 phase motors, 12 nos. of replacement of feeder pillar of High Mast light and 10 nos. of replacement of feeder pillar of flood light.

Agenda Item No. 10:- Engaging an experienced Construction Consultant for development of Residential Plot (F-2)

In 62nd meeting of Authority, it was discussed to work on the redevelopment of the Residential Colony plot in a holistic manner. Looking at the plot size and location, there is a requirement of an experienced Construction Consultant who can advise in finalizing the modalities and plan to achieve best possible utilization of land with maximizing revenue generation through commercial development and reducing the cost burden on Authority for developing quarters/colony. Selection of Consultant will be done after calling Expression of Interest.

Decision: Authority member Shri. Abhay Doshi suggested **that services of Shri A. K. Jain Retd. from Military Engineering Service (MES)**- can be utilized for this purpose as he has very good experience of significant cost reduction & efficiency in such projects. Authority after deliberation decided to hire the proposed services till the floating of tender & selection of vendor at remuneration of Rs. 1 Lakh per month.

Agenda Item No. 11:- Engaging a PSU by competitive bidding in compliance of GFRs to execute Works at SEEPZ-SEZ:-

Rule 133 (3) of GFR 2017 is as under –

"As an alternative to 133(2), a Ministry or Department may award repair works estimated to cost above Rupees thirty Lakhs and original works of any value to:

(i) any Public Sector Undertaking set up by the Central or State Government to carry out civil or electrical works or

(ii) to any other Central/ State Government organization /PSU which may be notified by the Ministry of Urban Development (MoUD) for such purpose after evaluating their financial strength and technical competence.

For the award of work under this sub-rule, the Ministry/ Department shall ensure competition among such PSUs / Organizations. This competition shall be essentially on the lump sum service charges to be claimed for execution of work."

Decision: After deliberation, the Authority approved the proposal for engaging a PSU by competitive bidding in compliance of GFR 133 (3) to execute Works at SEEPZ-SEZ.

Agenda Item No. 12:- Proposal for Repair of Existing UPS system.

Power supply is required continuously for Data servers. In the event of failure of Grid source, an alternative source of power is required. The importance and necessity of uninterrupted power supply (UPS System) to the servers cannot be undermined.

Therefore, in order to ensure un-interrupted power supply to the Servers, for an alternative source of power through UPS repairing is proposed. Existing UPS are non-operational for quite some time and can be made operational with repair.

Decision: After deliberation, the Authority approved the Proposal for Repair of Existing UPS system.

Agenda Item No. 13:- Repairing and Renovation of Guest house of BFC Building, Sector-1, SEEPZ-SEZ

The Guest house located on 5th Floor of BFC Building in Sector-1 SEEPZ-SEZ with a total 8 Nos of rooms having approximately 250 Sq. ft / per room has damaged

false ceiling, flooring tiles, doors, louvers window & European commode and need repair and replacement of lights & AC Structural Cracks, damaged plaster.

Overall condition of the Guest house & pantry room is not good and needs to be repaired and renovated for making the same habitable for guests.

Decision: After deliberation, the Authority approved the proposal for Repairing and Renovation of Guest house of BFC Building, Sector-1.

Agenda Item No. 14:- Hiring of 8 Labourers (6 Skilled/Semi-Skilled and 2 Unskilled Labors) for providing Facility Management Services (FMS) regarding minor Civil and Plumbing related works in SEEPZ.

The Authority was apprised about the requirement of Facility Management Service (FMS) for minor Civil and Plumbing related works in SEEPZ. It has been observed that at present minor repairing works in SEEPZ need to be carried out by inviting 3 bids and work is executed after approval from the Local Purchase Committee which is time consuming and not even cost effective.

Decision: After deliberation, the Authority approved the proposal for hiring of 8 Labourers (6 Skilled/Semi-Skilled and 2 Unskilled Labourers) for providing Facility Management Services (FMS) regarding minor Civil and Plumbing related works in SEEPZ for 6 (six) months and thereafter review the progress and outcome of the same to decide further course of action.

Agenda Item No. 15:- Compliance status of Action Points for Security related measures applicable for SEEPZ-SEZ.

Col. V. Supanekar has been on boarded by SEEPZ Administration for risk assessment of all kinds including security related matters. A checklist of 33 different points that need to be checked from security perspective is submitted for response. It is found that all points are already taken care of except the points related to QRT and accordingly the Authority was apprised that there is a need of dedicated QRT team and one Vehicle, as old motorcycles are in non-working and non-repairable condition and there is no official vehicle for Security Officer for rounds in the premises.

Decision: After deliberation, the Authority noted the Compliance status of Action Points for Security related measures applicable for SEEPZ-SEZ, as pointed out under Disaster Management Action Plan and also approved hiring of 01 no. of vehicle for security section. It was directed that QRT should be constituted from the existing staff.

Agenda Item No. 16:- Compliance status of Action Points for Disaster Management related Prevention and Mitigation measures applicable for SEEPZ-SEZ.

Prevention and Mitigation measures, applicable for the SEEPZ area including the most likely emergencies in the area has been identified in the form of 18 compliance points by SEEPZ Authority through the risk assessment done by Col. V. Supanekar (Disaster Management Consultant). It is found that most of the points have been implemented or are under process except the matter related to cleaning of Lake present in SEEPZ SEZ, availability of full time medical officer and emergency

response vehicle.

Decision: After deliberation, Authority noted the compliance status of the action points for Disaster Management related Prevention and Mitigation measures applicable for SEEPZ-SEZ and directed that the vehicle thus hired for security section to be used for disaster management as & when required. Authority also directed that cleaning/dredging of the SEEPZ Lake i.e. Deval Talao and hiring of full time Medical Officer has to be carried out on priority.

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

This issues with the approval of the Chairperson, SEEPZ SEZ Authority.

(C.P.S. Chauhan)
Secretary/Jt. Development Commissioner,
SEEPZ SEZ Authority

**Signed by Chanderpalsingh
Chauhan**

Date: 18-12-2023 13:12:03

Reason: Approved