

सीपज़ विशेष आर्थिक क्षेत्र

SEEPZ SPECIAL ECONOMIC ZONE

अंधेरी (पूर्व), मुंबई।

ANDHERI (EAST), MUMBAI.

सीपज़ विशेष आर्थिक क्षेत्र प्राधिकरण की 72वीं बैठक का एजेंडा

**AGENDA FOR THE 72nd MEETING OF THE SEEPZ
SPECIAL ECONOMIC ZONE AUTHORITY**

स्थान: वीबेक्स एप्लिकेशन पर वीडियो कॉन्फ्रेंसिंग के माध्यम से।

VENUE: Through video conferencing on Webex application.

दिनांक : 17.04.2025

DATE : 17.04.2025

समय : अपराह्न : 05.30 बजे

TIME : 5.30 P.M

INDEX

Agenda Item No.	Subject
<u>Agenda Item No. 01</u>	Confirmation of the Minutes of the 71 st Authority Meeting
Action Taken Report of 71 st Authority Meeting Dated 04.02.2025	
<u>Finance Division</u>	
<u>Agenda Item No. 1A</u>	Proposal for approval of detailed Annual Financial statements for F.Y. 2025-26 of SEEPZ SEZ.
<u>Agenda Item No. 02</u>	Monthly Statement Expenditure incurred through Imprest.
<u>Agenda Item No. 03</u>	MIDC's dues outstanding with SEEPZ Authority related to: 1. Balance payments towards M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years) 2. Balance payments towards construction of SDF-VIII building.
<u>Agenda Item No. 04</u>	Proposal for payment of pending bills to M/s Avioplast for Operation and Maintenance of 5 TPD NISARGRUNA Biogas Plant at SEEPZ SEZ
<u>Estate Division</u>	
<u>Agenda Item No. 05</u>	Proposed Policy for Renewal of Sub-Lease of Galas for 5 years and Renewal of Sub-Lease of Plots/ Galas for 30 years in SEEPZ SEZ estate.
<u>Agenda Item No. 06</u>	Proposed Policy for the Transfer of Assets and Liabilities for Sub-Leases of Galas with Terms of 5 Years, and Long-Term Sub-Leases for Plots/Galas with Durations of 30, 95, and 99 Years in the SEEPZ SEZ Estate.
<u>Agenda Item No. 07</u>	Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ.
<u>Agenda Item No.08</u>	Standardization of Miscellaneous Permission Charges for Buildings and Plots in SEEPZ-SEZ.
<u>Agenda Item No. 09</u>	Repair Works Of Existing Damaged Drainage Chambers
<u>Agenda Item No. 10</u>	Proposal for taking over the Pumping Operations, Network Maintenance, and Internal Water Distribution within SEEPZ-SEZ Area to reduce Water Supply Costs for Unit Holders present in SEEPZ-SEZ.
<u>Security Division</u>	
<u>Agenda Item No. 11</u>	Request for change in criteria for issuance of Privilege Passes to Directors/Partners/Owners of SEEPZ-SEZ units.

<u>Supplementary Agenda</u>	
<u>Facility Management Division</u>	
<u>Supplementary Agenda 01</u>	Proposal for Tripartite agreement (MOU) among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS) and Sphoorti Cooperative.
<u>Supplementary Agenda 02</u>	RFP for E-Tender cum E-Auction for “Allotment of galas at SEEPZ Mumbai”
<u>Supplementary Agenda 03</u>	Proposal for providing additional 150 mm D.I pipe line on existing pipeline network near Plot No. 36 to resolve the water supply shortage for SEEPZ++ Units in SEEPZ-SEZ.

दिनांक 04.02.2025 के 71 वीं प्राधिकरण बैठक की कार्यवाही रिपोर्ट।

ACTION TAKEN REPORT OF 71st AUTHORITY MEETING DATED. 04.02.2025

Sr. No	Name of Proposal	Decision	Action Taken
1	Confirmation of the Minutes of the 70 th Authority meeting held on 07.10.2024	After Deliberation, Agenda wise direction of the Authority	
	1 Confirmation of the Minutes of the 69 th Authority Meeting held on 20.08.2024	After Deliberation, the Authority confirmed the Minutes of the meeting held on 20.08.2024 with consensus with the following observation.	a) Revised Circular issued However, as requested by SGJMA proposal to change in criteria is placed in this Authority Meeting in Agenda no.11
	1 (a) ADC (Security) to issue a Circular with SOP to all unitholders and security section vehicle pass to the owner of the unit.		
	b) PAO to ensure recoupe of HRS of govt. Staff deducted from their salary to Authority fund by undertaking due process in PFMS and without affecting the tax benefits of the officers		b) Being action been taken
	2 Monthly Statement Expenditure incurred through Imprest.	Authority noted the proposal.	Noted
	3 Proposal for fixation of lease rent in NEST 2 and for other new allotments.	Authority revisited the decisions regarding rent for new enterprises in all SDF and NEST-02 in the Agenda No. 11	Agenda placed in ensuing meeting.
	4 Proposal for levy of charges related to applications received for transfer of assets and liabilities under Rule 74A of SEZ Rules 2006.	Authority directed to redraft the Circular explaining details for applicability procedure adopted to calculate transaction value etc.	Clarification to Circular No.02 dated 08.01.2025 issued on 11.04.2025 for Applicability of Administrative Charges for transfer of Assets & Liabilities Under

Sr. No	Name of Proposal	Decision	Action Taken
			Rule 74A of SEZ Rules, 2006-reg. Further the draft policy is place in this meeting at Agenda no. 5
5	Approval of MOU between GJEPC & SEEPZ Authority for utilization of Vacant space at Mega CFC beyond Authorized operations of GJEPC unit at Mega CFC on revenue sharing basis.	Authority noted the proposal	Noted
6	Hiring of 01 Public Relation Officer and one part time Resource Executive for Social Media.	Authority noted that partial compliance done as 01 Public Relation Officer is hired, however, resource executive effluent in Hindi, English and Marathi with good communication, drafting handing social media skills is yet to be hired.	Noted
7	Proposal for obtaining Commercial quotation for Capex Fiber laying work from M/s RailTel Corporation of India Limited at SEEPZ-SEZ	Authority directed to follow up to submit revised proposal	
1A	Expenses incurred through imprest were presented before the Authority and the Senior Accounts Officer informed that the expenses incurred for the Office Of the DC have been recouped.	After deliberation, The Authority noted the expenses incurred through imprest.	Noted

Sr. No	Name of Proposal	Decision	Action Taken
2	Creation of depreciation reserve for an amount equivalent to Accumulated Depreciation in the financial statement of Current Financial year 2024-25	After deliberation, The Authority approved the same.	A reserve fund will be reflected as of 31 st March 2025 upon finalization of the accounts.
3	Proposal for rent waiver on basement and terrace area.	After deliberation, the Authority approved the proposal.	Letter sent to GJEPC dated 06.03.2025
4	Proposal to urgent requirement of funds to meet Miscellaneous Expenditure of Estate as the earlier budgeted amount of Rs. 4.98 Lacs is already exhausted out of available funds of Rs 10 Lakhs.	After deliberation, the Authority approved the proposal.	Amount of Rs. 5 lacs was transferred from Training Expenses- Human Resource to budget head- Miscellaneous Expenditure (Estate) and payments are released.
5	Proposal to invest the Fixed Deposit Maturity amount of Rs. 107.84 Cr. With HDFC Bank on 10.Dec.2024.	After deliberation, the Authority approved the proposal.	Noted
6	Several Projects have been initiated for rejuvenation and Redevelopment & implementation support for various initiatives taken by SEEPZ-SEZ, Mumbai. Proposals for works and services have been carried out in relation to the projects. List of Works Proposals: 1. Rejuvenation of crèche (Day care) in SEEPZ-SEZ. 2. Procurement of Baggage Scanners with specified features in SEEPZ SEZ Mumbai. 3. Appointment of service	After deliberation, the Authority approved proposal s 2 to 5 and proposal 1 Authority decided to rejuvenate and beautification of creche with taking help from unit and thanked Shri Hasmukhbhai Dholakiya for his willingness to rejuvenate the creche (day care) in SEEPZ-SEZ.	For proposal 1: permission Letter dated 13.03.2025 issued to Shri Hasmukh bhai Dholkiya, Partner of M/s. H. K. Design (India) LLP For Proposal 4: tender was floated on GeM Portal & the price quoted by the L1 bidder is more than 40% higher than the estimated

Sr. No	Name of Proposal	Decision	Action Taken
	<p>provider for supply, commission, testing and maintenance of Handheld Trans Receiver (Walkie-Talkie) sets and accessories.</p> <p>4. Appointment of service provider for supply, commission, testing and maintenance of Face Detection Devices.</p> <p>5. Repairing of Lift entry/ exit gate external side removing damaged plaster, re-plaster and painting work at SDF-II.</p>		<p>cost i.e. 1,42,362.28/-.</p> <p>During meeting held with DC Chamber, M/s. CSC ensured to provide these devices within the estimated cost i.e. below Rs. 1 lakh.</p>
7	<p>Proposal for appointment of consultant for preparation of Detailed Master plan for 30 years & Detailed Architectural design for model building for SEEPZ-SEZ.</p>	<p>After deliberation, Authority Approved the proposal.</p>	<p>a) LOA has been issued vide letter dated 24.03.2025 to M/s. Tractable Engineering Pvt. Ltd. J V with M/s. Reza Kabul Architects Pvt. Ltd.</p> <p>b) Letter for approval regarding appointment of International PMC is being issued.</p>
8	<p>The proposal for project Management Consultancy for carrying out construction of civil and interior works in SEEPZ-SEZ.</p>	<p>After deliberations, Authority Approved the proposal.</p>	<p>Noted</p>
9	<p>Proposal for seeking legal opinion on AEML Tariff Prtition no 2015 of 2024.</p>	<p>After deliberation, Authority noted the same also satisfied the report submitted by legal consultancy firm</p>	<p>Noted</p>

Sr. No	Name of Proposal	Decision	Action Taken
		and approved the payment for the Legal opinion.	
10	Proposal for amendment in the Rule 2015	After deliberation, Authority approved the proposal.	Circular no. 05 dated 11.04.2025 regarding Amendment in Allotment Rules 2015 of Accommodation in SEEPZ-SEZ residential Complex.
11	Proposal for cancellation of existing advertisement & Amend new policy for unit allotment in SEEPZ	After deliberation, the Authority decided: 1) Cancellation of the existing advertisement as mentioned in proposal 1. 2) E-Auction for future unit allotment. 3) Base rate of 6500 per sq mtr per year for e-auction 4) The process of e-auction to implement the policy from the further allotment of space. The Authority may revisit the policy if no participation is received for SDFs at the base rate of Rs. 6500 or if any better options for enhancing transparency are identified in the future.	1) Circular no. 03 dated 28.02.2025, issued reg. cancellation of existing advertisement. 2) The process of e-auction has been implemented.
12	Proposal for allotment of additional land for future expansion of SEEPZ-SEZ	After deliberation, the Authority approved that correspondence may be initiated with the respective authorities to acquire and additional 100 acres or more of land in the neighborhood of the New Mumbai	Letter dated 18.02.2025 issued to Shri Vijay Singhal, Managing Director, City & Industrial Development Corporation of Maharashtra.

Sr. No	Name of Proposal	Decision	Action Taken
		Airport.	
13	Approval for relocation from SDF-I building and allotment of units in proposed NEST 2.	After deliberation, Authority Approved the proposal.	Letter dated 05.03.2025 sent to NEST 2 Unit holders reg, Interior work of allotted gala at NEST 2

MINUTES OF 71th AUTHORITY MEETING DATED 04.02.2025

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

AGENDA ITEM NO. 1A

A. Proposal:

Proposal for approval of detailed Annual Financial statements for F. Y. 2025-26 of SEEPZ SEZ

B. Relevant provision of SEZ Act, 2005 & Rules

Rule 42 of the GFR Rule 2017 as amended

C. Other Information :

As per Minutes of the 71st Authority Meeting held on 04-02-2025, it was directed to submit the detailed financial statement for FY 2025-26 with comparison sheet with financial statement of FY 2024-25. Accordingly, CA section has submitted the following:

1. Revenue Budget for F.Y. 2024-25 and 2025-26
2. Comparative Analysis of budgeted provision of Revenue Expenditure for the F.Y. 2024-25 and its utilization and the statement of budget expenditure for the F. Y. 2025-26
3. Comparative analysis of budgeted provision of Capital Expenditure for the F. Y. 2024-25 and its utilization and the statement of budgeted Expenditure for the F. Y. 2025-26
4. Unaudited balance sheet as at 31.03.2025 and budgeted balance sheet as on 31.03.2026
5. Unaudited Profit & Loss account for the year ended 31.03.2025 and budgeted Profit and Loss Account for the year ended 31.03.2026
6. Statements showing estimated cash/bank balance at the end of 31-03-2026.

D. Recommendation:

Detailed Annual Financial statements for F. Y. 2025-26 are placed before the Authority for approval.


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SEEPZ SEZ AUTHORITY
REVENUE BUDGET FOR F.Y. 2025-26

	Budget	ACTUALS	
	F Y 2024-25 Budget	Actuals	Budget
Particulars		1-Apr-24 to 31-Mar-25	2025-26
Sales Accounts			
Creche Income	7,31,500.00	1,65,000.00	1,73,250.00
Sale of Garbage	84,93,120.00	4,08,43,273.15	4,28,85,436.81
Direct Incomes			-
Gate Pass Income	1,85,33,945.10	2,01,00,813.59	2,11,05,854.27
Lease Rent	49,65,98,152.00	52,43,95,905.74	55,06,15,701.03
Service Charges	8,66,82,896.00	8,34,59,207.94	8,76,32,168.34
Fine & Penalty - Customs Section		20,000.00	21,000.00
Fire Cess Income From Units	1,03,48,870.00	1,15,69,911.55	1,21,48,407.13
Income for Machinery Rent		30,00,000.00	31,50,000.00
Income From BMC Property Tax		8,21,978.12	8,63,077.03
Income From Guest House	4,94,220.00	3,50,700.00	3,68,235.00
Penalty Interest From Unit	1,47,85,503.00	1,30,42,453.31	1,36,94,575.98
Penalty Interest on Fire Cess		4,19,741.16	4,40,728.22
Rent Income From BFC Bldg.	2,28,375.00	15,500.00	16,275.00
RENT - SEEPZ QTRS.	35,20,712.00	23,38,596.00	24,55,525.80
Tenancy Agreement Fine & Penalty Income	29,996.00	17,89,733.00	18,79,219.65
Water Charges for SEEPZ Qtrs.		11,745.00	12,332.25
Indirect Incomes			-
Interest on FD	20,56,66,791.00	25,63,42,010.49	27,00,00,000.00
Prior Period - Income		28,125.00	-
Interest on Income Tax Refund		7,03,139.00	-
Miscellaneous Income F.Y.2024-2025	1,93,75,695.00	1,24,66,820.38	1,30,90,161.40
Misc. Penalty Income		14,75,036.38	15,48,788.20
Sundry Balance Written Off		-66.40	
Closing Stock			
	86,54,89,775.10	97,33,59,623.41	1,02,21,00,736.09
Note			
1. Interest on Fixed Deposit		Rs. In Cr.	
Fixed Deposit	2023-24	2024-25	
CBI	0.15	1.15	
HDFC Bank	281.50	140.50	
PNB	54.06	0.00	
SBI (UPTO oct -2023 FDR OF Rs. 262.44)	0.00	174.50	
TOTAL FIXED DEPOSIT	335.71	316.15	
CBI	0.00	0.03	
HDFC	3.83	15.18	
PNB	6.44	4.37	
SBI	12.28	6.05	
TOTAL INTEREST ON FD	22.55	25.63	

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SEEPZ SEZ AUTHORITY
BUDGET FOR FINANCIAL YEAR 2025-26 BASED ON BUDGET OF 2024-25

	PARTICULARS	F. Y. 2024-25				F. Y. 2025-26		
		AMT	AMT	%AGE		AMT	AMT	%AGE
A	HR		4,70,00,000	2.07%	HR		4,65,00,000	3.03%
B	IT		25,05,00,000	11.05%	IT		11,88,58,920	7.74%
C	SECURITY		13,74,00,000	6.06%	SECURITY		14,42,70,000	9.39%
D	Estate		1,79,37,43,898	79.13%	Estate		1,20,34,46,928	78.33%
E	ADMIN	2,61,76,250			ADMIN	81,76,250		
	ADMIN-JOSH SCHL	1,20,00,000	3,81,76,250	1.68%	ADMIN-JOSH SCHL	1,20,00,000	2,01,76,250	1.31%
F	DISASTER MGT.		0		DISASTER MGT.		31,00,000	0.20%
	TOTAL		2,26,68,20,148	100.00%			1,53,63,52,098	100.00%

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Budgeted Expenditure For FY2025-26

A	Human Resources		
	Final Head	Description of Activities	Total Amount
	10H120010201	Payment to outsource staff	4,00,00,000
	10H120010301	Miscellaneous Expenditure	25,00,000
	10H120010401	Training Exp	40,00,000
		Total	4,65,00,000
			-
B	IT and E-Governance		
	Final Head	Description of Activities	Total Amount
	10I110010101	IT Capital Expenditure	11,00,40,000
	10I110010201	IT Revenue Expenditure	63,18,920
	10I120010301	Miscellaneous Expenditure	25,00,000
		Total	11,88,58,920
			-
C	Security		
	Final Head	Description of Activities	Total Amount
	10S110010101	Security Capital Expenditure	4,05,30,000
	10S120010201	Security Revenue Expenditure	10,24,80,000
	10S120010301	Miscellaneous Expenditure	12,60,000
		Total	14,42,70,000
			-
D	Estate		
	Final Head	Description of Activities	Total Amount
	10E120010102	Estate- Revenue Expenditure	18,87,89,928
	10E110010401	Electrical Works - Capital	1,15,00,000
	10E120010401	Electrical Works - Revenue	4,89,37,000
	10E110010402	Civil Works - Capital	92,35,20,000
	10E120010402	Civil Works - Revenue	2,97,00,000
	10E120010301	Miscellaneous Expenditure	10,00,000
		Total	1,20,34,46,928
			-
E	Administration Expenses		
	Final Head	Description of Activities	Total Amount
	10A120010101	Administration Exp- Revenue	66,76,250
	10A120010301	Miscellaneous Expenditure	15,00,000
	10A120010401	Payment to Josh school	1,20,00,000
		Total	2,01,76,250
			-
F	DISASTER MANAGEMENT EXPENDITURE		
	Final Head	Description of Activities	Total Amount
		Estate	21,00,000
		Miscellaneous Expenditure	10,00,000
			31,00,000
		Grand Total	1,53,63,52,098
			-

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Annexure A
Human Resources

	FY	FY	
	2024-25	2025-26	
Description of Activities	Revenue Expenditure	Revenue Expenditure	Remark
Payment to outsource staff	4,00,00,000	4,00,00,000	The budget amount is calculated considering the following points:- 1. Monthly salary of outsourced staff based on March 2025 bill of M/S Avadh Business Services Private Ltd. Of Rs 22.63 Lakh p.m approx would amount to 2.72crores p.a. approx. Now an increase of 10% on the existing amount would come to Rs. 2.99 Cr. 2. Amount of Rs. 100 lakh kept for contingency fund towards additional personnel hired if any. 3. Same as Last Year
Miscellaneous Expenditure	25,00,000	25,00,000	The budget amount is calculated considering the following points:- 1.Amount of Rs 16.50 lakh kept for training programme if any . 2. Amount of Rs 11 lakh kept for salary/professional fees of appointment of any professional consultant. 3. Same as last Year
Training Exp	40,00,000	40,00,000	
Total	4,65,00,000	4,65,00,000	

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Annexure B
IT capital Expenditure

Particulars of work	Budget Amount		Remark
	FY	FY	
	2024-25	2025-26	
Network operation center (NOC), Security operation center (SOC), Command & control center (CCC)	7,00,00,000	0	Ependiture under this head is not estimated in the current year as last year also there was no expendittrue incurred under this head
Rise ERP Project	15,00,00,000	10,10,40,000	As per the estimates provided by the IT Section
Pravesh Gate pass System/ Pravesh Cloud /AMC(Yearly)	60,00,000	50,00,000	As per the estimates provided by the IT Section
IT capital expenditures	1,00,00,000	0	Ependiture under this head is not estimated in the current year as last year also there was no expendittrue incurred under this head
LAN Environment & Upgradation	0	40,00,000	As per the estimates provided by the IT Section
Webex Renewal		70,000	As per the estimates provided by the IT Section
Total (A)	23,60,00,000	11,00,40,000	




IT Revenue Expenditure

NICNET/E-office	15,00,000	11,49,000	The NICNET leased line services for the NIC application such as E-office gov emial etc. and as per the estimates provided by the IT Section
MPLS Line Fpor ICE GATE	40,00,000	50,00,000	The dedicated MPLS (Multi protocal label switching)line connection is necessary for ICEGATE implementation in SEEPZ-SEZ and as per estimates provided by the IT Section
AMC for website maintenance	15,00,000	1,69,920	website maintenance for the timely upgradation & as per the estimates provided by the IT Section
Software & licenses	50,00,000	0	Ependiture under this head is not estimated in the current year as last year also there was no expendittrue incurred under this head
EOU monitoring application with AMC	10,00,000	0	Ependiture under this head is not estimated in the current year as last year also there was no expendittrue incurred under this head
Internet Leased Line Connection (Primary Connection) 200 MBPS (Yearly)		12,00,000	As per estimates provided by the IT Section
Total (B)	1,30,00,000	63,18,920	
IT Miscellaneous Expenditure			
Miscellaneous contingency fund	15,00,000	25,00,000	As per estimates provided by the IT Section
Total (C)	15,00,000	25,00,000	
Grand Total (A+B+C)	25,05,00,000	11,88,58,920	

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Annexure C
Security Capital Expenditure

	FY	FY	
	2024-25	2025-26	
Particulars of work	Budget Amount	Budget Amount	Remark
1 Hand Metal detector and doorframe metal detector	22,00,000	23,10,000	5% increase in last year provision
2 Baggage scanner machine with AMC	2,50,00,000	2,62,50,000	5% increase in last year provision
3 Security devices	10,00,000	10,50,000	5% increase in last year provision
4 Two wheeler for patrolling	5,00,000	5,25,000	5% increase in last year provision
5 Four wheeler for patrolling	12,00,000	12,60,000	5% increase in last year provision
6 IT infrasturue- boom barrier & Flap barrier	75,00,000	78,75,000	5% increase in last year provision
7 Arms & Ammunition	2,00,000	2,10,000	5% increase in last year provision
8 Security capital Expenditure	10,00,000	10,50,000	
Total(A)	3,86,00,000	4,05,30,000	

Security Revenue Expenditure

	FY	FY	
	2024-25	2025-26	
Particulars of work	Budget Amount	Budget Amount	Remark
1 Security Services Expenditure	9,00,00,000	9,45,00,000	5% increase in last year provision
2 Security consultancy expenditure	35,00,000	36,75,000	5% increase in last year provision
3 Walkie-Talkie expenditure	10,00,000	10,50,000	5% increase in last year provision
4 Gust punch ready (Patrolling tool) with AMC	10,00,000	10,50,000	5% increase in last year provision
5 patriotism ceremony expense (independence Day & Republic Day)	5,00,000	5,25,000	5% increase in last year provision
6 Airtime Service expense AMC For Walkie talike	4,00,000	4,20,000	5% increase in last year provision
7 Infrastructural at gates	10,00,000	10,50,000	5% increase in last year provision
8 security training	2,00,000	2,10,000	5% increase in last year provision
Total(B)	9,76,00,000	10,24,80,000	

Miscellaneous Expenditure

Particulars of work	Budget Amount		Remark
1 Miscellaneous Expenditure	12,00,000	12,60,000	5% increase in last year provision
Total(C)	12,00,000	12,60,000	
Grand Total(A+B+C)	13,74,00,000	14,42,70,000	

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Annexure D

Electrical Work- Capital			
	FY	FY	
	2024-25	2025-26	
Particulars of works	Budget Amount	Budget Amount	
Solar Roof Top on Each Watch tower (4 Nos.)	15,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
SCADA Implementation System	60,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
BFC Building Fire fighting System operationalization	85,00,000	85,00,000	Same as last year
Supply Installation & commissioning of damaged street light poles from Gate II to Gate II	60,00,000	-	Ependiture under this head is not estimated as the work is completed and there is no further requirement of expenditure under this head.
Procurement of DG set for DC seepz office & BFC build	30,00,000	30,00,000	Same as last year
Total (B)	2,50,00,000	1,15,00,000	



Electrical Works - Revenue			
	FY	FY	
	2024-25	2025-26	
Particulars of works	Budget Amount	Budget Amount	
Electricity Expenses (Bill)	2,50,00,000	2,62,50,000	5 % increased in last yerar Provision
AMC of all Elevator (Jay Bhagwan & KONE Elevator)	10,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
AMC of Electrical Maintenance, CCTV/PA System & DG set for SDF VIII	47,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
AMC of Elevators for SDF VIII	4,50,000	8,82,000	As per Estimate from CBRE
AMC of Elevators (JCB, BFC)	-	5,00,000	AS per Estimate
AMC of Air Conditioner for SDF VIII	2,50,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
AMC of Air Conditioner	-	12,00,000	As per Estimate from CBRE
AMC of Fire Fighting for SDF VIII	11,00,000	11,55,000	5 % Increased in last yerar Provision
Electrical Material Purchases	10,00,000	10,50,000	5 % Increased in last yerar Provision
Consultant for Assisting in Operationalising Power Distribution License	5,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
Miscellaneous Head	10,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
AMC of CCTV for SEEPZ premises	56,00,000	5,00,000	As per Estimate from CBRE
AMC of Lift for (SDF I -VI & G) complex)	1,10,00,000	1,15,50,000	5 % increased in last yerar Provision
AMC of Electrical for SEEPZ premises	50,00,000	52,50,000	5 % increased in last yerar Provision
AMC of STP for SEEPZ Premises	15,00,000	6,00,000	As per Estimate
Total (C)	5,81,00,000	4,89,37,000	

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Civil Works - Capital			
	FY	FY	
	2024-25	2025-26	
Particulars of works	Budget Amount	Budget Amount	
Construction of NEST 1 Building	10,00,00,000	-	Expenditure under thei head is Not required in current Year
Construction of NEST 2 Building	81,00,00,000	40,00,00,000	As per Project Cost
Construction of Mega CFC	34,00,00,000	6,00,00,000	As per Project Cost
Redevelopment of SEEPZ-SEZ Staff Colony	20,00,00,000	20,00,00,000	As per Project Cost
Reconstruction of Gate no. 02 in SEEPZ SEZ premises.	3,45,00,000	45,00,000	As per Project Cost
Reconciliation to MIDC			
1 Deviation cost for SDF VIII (MIDC due)	2,00,00,000	2,50,40,000	As Per Report
2 ASIDE Scheme (CCTV Periphery)		3,70,23,000	As Per Report
3 ASIDE Security		1,02,81,000	As Per Report
4 Fire Station (Recurring Expenses)		8,85,76,000	As Per Report
Master Plan Development & Architechtrual Design Consultancy		4,49,00,000	As per Tender
Advisory Consultant for Rejuvenation & Redelopment		32,00,000	As per Tender
Consultancy Fees for PMC		1,50,00,000	Tentative Estimate
Asides schemes (MIDC due)	4,00,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
Raising height of compound wall from chainage 520 to chainage 690 including razor wire fencing and 600mm dia concertina coil near V/s Sanghavi Jewels in sector VI.	27,00,000	-	Ependiture under this head is not estimated in the current year as last year also there was no expenditruue incurred under this head
Strenthening the partly collapsed and dilapidated compound wall near STP plot, plot no. 36, plot GJ-11 and wall near Gate no. 3 /Reconstruction of Gate No. 3 in SEEPZ SEZ Premises	95,00,000	3,50,00,000	As per Project Cost
Total(D)	1,55,67,00,000	92,35,20,000	

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Annexure D

Civil Works - Revenue

	FY	FY	
	2024-25	2025-26	
Particulars of works	Budget Amount	Budget Amount	
Works done by M/s Arvind Infra Projects		20,00,000	As per Estimate
Repair & Renovation of Business Facilitation Building		40,00,000	As per Estimate
Repair & Renovation of Service Centre Building		10,00,000	As per Estimate
Repair & Renovation of SDF 2 Building		6,50,000	As per Estimate
Repair & Renovation of SDF 3 Building		10,00,000	As per Estimate
Repair & Renovation of SDF 4 Building		9,00,000	As per Estimate
Repair & Renovation of SDF 5 Building		5,00,000	As per Estimate
Repair & Renovation of SDF 6 Building		5,00,000	As per Estimate
Repair & Renovation of GJ 2 Building		8,50,000	As per Estimate
Repair & Renovation of GJ 3 Building		14,50,000	As per Estimate
Consultancy Fees for TDA, TPVA and SCVA	20,00,000		Expenditure under thei head is Not required in current Year
Repair and Renovation work of Non Processing Zone, Sector-1, SEEPZ-SEZ	18,00,000		Expenditure under thei head is Not required in current Year
External Structural repairing, Ducts repairing work along with replacing existing pipe lines & Painting work at BFC building SEEPZ-SEZ	40,00,000		Expenditure under thei head is Not required in current Year
Internal repairing & Renovation work of Development Commissioner Office, Service center building SEEPZ-SEZ	5,00,00,000		Expenditure under thei head is Not required in current Year
Repair/Renovation work of Gents & Ladies Toilets at Front of Post office & Central Bank in Seervice Centre Building. SEEPZ-SEZ.	7,00,000		Expenditure under thei head is Not required in current Year
External Repairs & waterproofing work of Secrvice Center Building	30,00,000		Expenditure under thei head is Not required in current Year
Emergency repair work to internal road leading to M/s Intergold & NEST 01 site at SEEPZ SEZ.	35,00,000		Expenditure under thei head is Not required in current Year
Emergency repair work to internal road near NEST 01 and resealing of joints in concrete road well chowk to garbage plot.	53,00,000		Expenditure under thei head is Not required in current Year
Emergency repair work to service road from SDF I to Mega CFC and resealing of joints in concrete road from Gate 1 to well chowk to multi-storied building.	48,00,000		Expenditure under thei head is Not required in current Year
Repairing of sewer line manhole by raising the height up to the road level and providing Fibre-reinforced plastic [FRP] manhole cover along with the frames [Phase II] at SEEPZ SEZ.	34,00,000		Expenditure under thei head is Not required in current Year
Providing and fixing fabricated MS grating/grill on the open storm water chambers and open cable ducts [Phase II] at SEEPZ SEZ.	4,50,000		Expenditure under thei head is Not required in current Year

Providing structural and civil repair works in Fire Station building in SEEPZ SEZ.	50,50,000	50,50,000	As per Estimate
Providing 150mm dia DI pipeline from G&J II & III sump to SDF IV on emergency basis.	53,00,000	-	Expenditure under thei head is Not required in current Year
Providing pumping arrangements from SDF II to SDF IV to ensure the water supply.	50,000	-	Expenditure under thei head is Not required in current Year
Construction of new sump and pump house for SDF V building in SEEPZ SEZ premises.	1,12,00,000	-	Expenditure under thei head is Not required in current Year
Emergent cleaning of gutter chambers in SEEPZ SEZ premises.	5,00,000	-	Expenditure under thei head is Not required in current Year
Providing MS Y angles with barbed wire for safety to the Mega CFC building compound wall.	1,80,000	-	Expenditure under thei head is Not required in current Year
Provision of silicon sealant in gap portion of facade glass at SDF VIII building in SEEPZ SEZ.	13,00,000	13,00,000	As per Estimate
AMC for Water Supply Network Maintenance and Repair		17,00,000	As per Estimate
Provision of Civil Tools, Tackles and Materials		10,00,000	As per Estimate
SDF VIII Mis. civil works	15,00,000	-	Expenditure under thei head is Not required in current Year
Civil AMC tools and tackles and Materials	16,00,000	-	Expenditure under thei head is Not required in current Year
Underground and overhead water tank cleaning	15,00,000	15,00,000	As per Estimate
Construction and Repair of Gutters with provision of Covers/MS/FRP/CC) for SEEPZ SEZ		45,00,000	Tentative Estimate
Repaor of Dry Waste Area		18,00,000	Tentative Estimate
Interim repairing of Duct waste & soil pipe line plumbing & civil work repairing of sewer line chambers of SDF-I & II	10,00,000	-	Expenditure under thei head is Not required in current Year
External painting to SDF-I, Middle and B-wing building portion opposite to MEGA CFC building north facing and part of SDF-II, Sector-IV, SEEPZ-SEZ.	6,50,000	-	Expenditure under thei head is Not required in current Year
Purchase of water meters for replacement of water meters	50,000	-	Expenditure under thei head is Not required in current Year
Repairing of Road in between Multistoried building and SDF-I & II	10,00,000	-	Expenditure under thei head is Not required in current Year
Total (E)	10,98,30,000	2,97,00,000	
	FY	FY	
	2024-25	2025-26	
Particulars of works	Budget Amount	Budget Amount	
Miscellaneous Expenditure			
Any Adhoc requirements	15,00,000	10,00,000	
Total (F)	15,00,000	10,00,000	
Grand Total(A+B+C+D+E+F)	1,79,37,43,898	1,20,34,46,928	

Annexure D
Estate- Reveue Expenditure

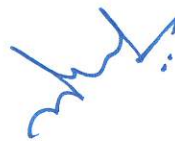
	FY	FY	
	2024-25	2025-26	
Description of Activities	Budget Amount	Budget Amount	Remark
Bank Charges	16,000	16,000	same as last year
Vehicle Gate Pass and Stickers	57,000	57,000	same as last year
Printing & Stationery Miscellaneous	2,00,000	2,20,000	10% increase in last year provision
Seepz Directory Printing	45,000	45,000	same as last year
Guest house maintenance	5,40,000	5,40,000	same as last year
Creche for children	16,12,300	17,73,530	10% increase in last year provision
Internet leased line charges (TATA PRI & ISP)	13,90,000	13,90,000	same as last year
House Keeping	2,58,91,198	2,71,85,758	5% increase in last year provision
Tree Pruning in SEEPZ campus	-	12,00,000	
Disposal of Waste in SEEPZ SEZ	-	15,00,000	
Vehicle Hiring & Taxi Charges	24,02,400	26,42,640	10% increase in last year provision
Refreshment	2,00,000	2,00,000	same as last year
Imprest	8,60,000	8,60,000	same as last year
Advertisements		5,00,000	Tentative
Pest Control	19,00,000	6,00,000	As per estimate by CBRE
Water Charges	75,00,000	15,00,60,000	Calculated as SEEPZ SEZ has planned to take over the water distribution role from MIDC BMC Bill - 14,25,60,000 (108/cum x 4000cum x 30 days x 11 months) Water consumed by SEEPZ Administration as per previous year provision - 75,00,000/-
Additional Expenditure estimated for FY2025-26	-	-	
Total (A)	4,26,13,898	18,87,89,928	-

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Annexure E

Administration Expenses			
	FY	FY	
	2024-25	2025-26	
Description of Activities	Budget Amount	Budget Amount	Remark
Accounting Charges, Billing Services and Income Tax Assessment	42,00,000	42,00,000	Same as last year
Internal Audit Fees	2,50,000	2,50,000	Estimated on ad-hoc basis
Tax Audit Fees	75,000	75,000	Same as last year
CRA Audit Fees	5,51,250	5,51,250	Same as last year
Labour Consultant (Individual/Firm)	30,00,000	-	Expenditure under thei head is Not required in current Year
Other Professional/Consultancy Services (Horticulture/ Energy audit/ Solar / Waste Management)	1,00,00,000	-	Expenditure under thei head is Not required in current Year
Legal Charges	16,00,000	16,00,000	Same as last year
Development control Regulation (Architect)	50,00,000	-	Expenditure under thei head is Not required in current Year
Total (A)	2,46,76,250	66,76,250	-
	FY	FY	
	2024-25	2025-26	
Description of Activities	Budget Amount		Remark
Miscellaneous Expenditure			
Miscellaneous Expenditure	15,00,000	15,00,000	10% increase in last year provision Kept on Adhoc Basis
Total (B)	15,00,000	15,00,000	
Grand Total (A+B)	2,61,76,250	81,76,250	-

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Annexure F

Estate- Disaster Management Expenditure

ESTATE			
SR NO	Description of Activities	Budget Amount (Rs.)	Remark
1	Safety Material Component	10,50,000	
2	Fire Extinguisher Refilling Expenses	5,25,000	same as last year
3	Programs and Functions	5,25,000	same as last year
	Total (A)	21,00,000	-
MISCELLANEOUS			
SR NO	Description of Activities	Budget Amount (Rs.)	Remark
1	MISCELLANEOUS Expenditure	10,00,000	
	Total (B)	10,00,000	
	Grand Total (A+B)	31,00,000	

For

SEEPZ SEZ AUTHORITY 2024-25
Provisional Balance Sheet as on 31-03-2025

	SEEPZ SEZ AUTHORITY 2024-25			SEEPZ SEZ AUTHORITY 2024-25	
Liabilities	as at 31-Mar-25		Assets	as at 31-Mar-25	
Capital		5,95,09,15,748.51	Fixed Assets		3,57,90,69,953.61
Reserves & Surplus	66,33,87,214.51		Air Conditioner	17,38,317.35	
Corpus / Capital Fund	5,24,79,20,534.00		Capital WIP	1,93,51,73,878.82	
Unutilised Government Grant	3,96,08,000.00		Computers & Software	49,81,064.58	
Loans (Liability)		5,10,91,378.01	Electrical Installation	1,66,36,057.04	
Deposit From Staff	5,000.00		Furnitures	45,21,878.52	
Deposit From Units	5,10,86,378.01		Intangible Asset	7,77,27,459.25	
Current Liabilities		49,80,51,941.03	Land & Building	1,21,95,10,910.57	
Duties & Taxes	4,32,107.87		Motor Vehicles	3,12,229.43	
Sundry Creditors	7,19,06,180.45		Office Equipments	42,30,263.12	
BMC Charges	33,945.62		Plant & Machinery	11,41,34,031.93	
EMD & DEPOSIT	67,65,253.18		PLANT & MACHINERY(MEGA Cfc)	20,01,03,863.00	
Pre-Received Gate Pass Income	1,48,20,796.16		Investments		32,50,000.00
Provisions for Tax	19,07,59,117.00		Investment-(Ashoka-Bio Green)	32,50,000.00	
Withhold & Retention -Aashi Solution	7,58,00,711.70		Current Assets		4,51,81,06,201.20
Withhold & Retention- Aziz & Associate	3,03,455.01		Closing Stock		
Withhold & Retention- CK Infra	10,28,17,874.00		Deposits (Asset)	39,32,099.00	
Withhold & Retention- Godrej & Boyance	51,21,881.00		Loans & Advances (Asset)	59,06,18,065.89	
Withhold & Retention- Hariom	2,87,93,402.00		Sundry Debtors	48,28,42,584.83	
Withhold & Retention-Wapcos	84,777.00		Cash-in-hand		
Retention-D.B Infratech	2.00		Bank Accounts	17,18,63,002.99	
Retention Sarathi Enterprises	0.04		Accrued Interest	-3,00,45,270.95	
Retention Silhouette Infra			Fixed Deposits	3,29,88,94,642.44	
Water Charges Collected From NFCD	2,29,607.00		TDS on FDs	1,077.00	
WITHHOD SINGH PROTECTIVE	47,831.00				
Withhold Immortal	1,35,000.00				
Suspense A/c		1,57,206.00			
Suspence	1,57,206.00				
Prior Period - Exp					
RENTAL_DEBTOR					
TDS Charges					
Excess of income over expenditure		1,60,02,09,881.26			
Opening Balance	87,24,03,554.31				
Current Period	72,78,06,326.95				
Total		8,10,04,26,154.81	Total		8,10,04,26,154.81

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Budgeted Expenditure For FY2024-25

A										
Final Head	Description of Activities	Total Amount	Remark	Budget Utilised from 01.04.2024 to till date .	Budget Utilised (%)	Budget Balance unutilised	Budget Unutilised (%)	In Process	Unutilised Budget Balance after considering In process	%age of Allocation
10H120010201	Payment to outsource staff	4,00,00,000.00	For detailed calculation please refer Annexure A	2,69,53,379.00	67.38%	1,30,46,621.00	32.62%		1,30,46,621.00	
10H120010301	Miscellaneous Expenditure	25,00,000.00			0.00%	25,00,000.00	100.00%	47,745.00	24,52,255.00	
10H120010401	Training Exp	45,00,000.00	For the month of February - March 2025, an amount of Rs.5.00 lacs is Approved, may re-appropriated from Training Expenses - HR to Miscellaneous Expenditure (Estate). Noting Dated: 05.02.2025.		0.00%	45,00,000.00	100.00%		45,00,000.00	
	Total	4,70,00,000.00	-	2,69,53,379.00	57.35%	2,00,46,621.00	42.65%	47,745.00	1,99,98,876.00	2.07%
B										
	Description of Activities	Total Amount	Remark	Budget Utilised from 01.04.2024 to till date .	Budget Utilised (%)	Budget Balance unutilised	Budget Unutilised (%)	In Process	Unutilised Budget Balance after considering In process	
10110010101	IT Capital Expenditure	23,60,00,000.00	For detailed calculation please refer Annexure B	7,76,11,449.00	32.89%	15,83,88,551.00	67.11%	31,48,000.00	15,52,40,551.00	
10110010201	IT Revenue Expenditure	1,30,00,000.00		55,27,541.00	42.52%	74,72,459.00	57.48%	11,86,180.00	62,86,279.00	
10120010301	Miscellaneous Expenditure	15,00,000.00			0.00%	15,00,000.00	100.00%		15,00,000.00	
	Total	25,05,00,000.00	-	8,31,38,990.00	33.19%	16,73,61,010.00	66.81%	43,34,180.00	16,30,26,830.00	11.05%
C										
	Description of Activities	Total Amount	Remark	Budget Utilised from 01.04.2024 to till date .	Budget Utilised (%)	Budget Balance unutilised	Budget Unutilised (%)	In Process	Unutilised Budget Balance after considering In process	
10S110010101	Security Capital Expenditure	3,86,00,000.00	For detailed calculation please refer Annexure C	1,28,000.00	0.33%	3,84,72,000.00	99.67%	9,983.00	3,84,62,017.00	
10S120010201	Security Revenue Expenditure	9,76,00,000.00		9,69,82,526.00	99.37%	6,17,474.00	0.63%	3,38,954.00	2,78,520.00	
10S120010301	Miscellaneous Expenditure	12,00,000.00		2,94,000.00	24.50%	9,06,000.00	75.50%		9,06,000.00	
	Total	13,74,00,000.00	-	9,74,04,526.00	70.89%	3,99,95,474.00	29.11%	3,48,937.00	3,96,46,537.00	6.06%

Budgeted Expenditure For FY2024-25

D											
		Description of Activities	Total Amount	Remark	Budget Utilised from 01.04.2024 to till date .	Budget Utilised (%)	Budget Balance unutilised	Budget Unutilised (%)	In Process	Unutilised Budget Balance after considering In process	%age of Allocati on
	10E120010102	Estate- Revenue Expenditure	4,26,13,898.20	For detailed calculation please refer Annexure D	3,46,46,951.00	81.30%	79,66,947.20	18.70%	73,42,237.21	6,24,709.99	
	10E110010401	Electrical Works - Capital	2,50,00,000.00		13,27,624.00	5.31%	2,36,72,376.00	94.69%	5,24,321.00	2,31,48,055.00	
	10E120010401	Electrical Works - Revenue	5,81,00,000.00		2,46,36,618.00	42.40%	3,34,63,382.00	57.60%	1,64,50,845.00	1,70,12,537.00	
	10E110010402	Civil Works - Capital	1,55,67,00,000.00		53,41,96,818.00	34.32%	1,02,25,03,182.00	65.68%	8,94,06,422.00	93,30,96,760.00	
	10E120010402	Civil Works - Revenue	10,98,30,000.00		2,08,07,632.00	18.95%	8,90,22,368.00	81.05%	1,15,67,230.00	7,74,55,138.00	
	10E120010301	Miscellaneous Expenditure	15,00,000.00	For the month of February - March 2025, an amount of Rs.5.00 Lacs is Approved, may re-appropriated from Training Expenses - HR to Miscellaneous Expenditure (Estate). Noting Dated: 05.02.2025.	6,39,960.00	42.66%	8,60,040.00	57.34%	6,85,314.00	1,74,726.00	
		Total	1,79,37,43,898.20	-	61,62,55,603.00	34.36%	1,17,74,88,295.20	65.64%	12,59,76,369.21	1,05,15,11,925.99	79.13%
		Description of Activities	Total Amount	Remark	Budget Utilised from 01.04.2024 to till date .	Budget Utilised (%)	Budget Balance unutilised	Budget Unutilised (%)	In Process	Unutilised Budget Balance after considering In process	
	10A120010101	Administration Exp- Revenue	2,46,76,250.00	For detailed calculation please refer Annexure E	45,10,736.00	18.28%	2,01,65,514.00	81.72%	1,07,015.00	2,00,58,499.00	
	10A120010301	Miscellaneous Expenditure	15,00,000.00		14,98,657.00	99.91%	1,343.00	0.09%		1,343.00	
	10A120010401	Payment to Josh school	1,20,00,000.00	Amt Rs. 5,25,429/- was wrongly spent from the Budget Head Miscellaneous Expenditure (Estate) Instead of Budget Head Payment to Josh School. Corrected on the basis of noting dated:05.02.2025.	25,68,225.00	21.40%	94,31,775.00	78.60%	5,23,308.00	89,08,467.00	
		Total	3,81,76,250.00	-	85,77,618.00	22.47%	2,95,98,632.00	77.53%	6,30,323.00	2,89,68,309.00	1.68%
		Grand Total	2,26,68,20,148.20	-	83,23,30,116.00	36.72	1,43,44,90,032.20	63.28	13,13,37,554.21	1,30,31,52,477.99	

[Signature]
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**SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI**

AGENDA ITEM NO. 02

A. Proposal:

Monthly Statement Expenditure incurred through Imprest.

B. Relevant provision of SEZ Act, 2005 and Rules:

Section of the SEZ Act, 2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. Other Information:

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the month of January 2025 to March 2025. (Copy enclosed)

Sr No.	Date	Description	Amount (in Rs.)
1	06.01.2025	Purchase of Water Meter for Gate No-1	1600.00
2	06.01.2025	Minister Duty Traveling Expenses of Shri Santosh Yashavant Patankar	1473.94
3	06.01.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	18136.00
4	07.01.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	18136.00
5	09.01.2025	Purchase of Electrical Material	8835.00
6	09.01.2025	Water Supply charges of Gate No-1	3600.00
7	09.01.2025	Minister Duty Traveling Expenses of Shri Santosh Yashavant Patankar	1534.93
8	09.01.2025	Purchase of Electrical Material	9289.00
9	09.01.2025	Purchase of Electrical Material	9800.00
10	09.01.2025	Purchase of Electrical Material	8035.00
11	09.01.2025	Purchase of Electrical Material	9530.00
12	09.01.2025	Purchase of Electrical Material for SO cabin	6800.00
13	10.01.2025	DC Sir Mobile Recharge	883.82
14	21.01.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	18136.00
15	21.01.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	20136.00
16	21.01.2025	Purchase of drawing Material for Republic	4280.00

		Day Celebration	
17	23.01.2025	Mobile Repairing Charges (03 Security Mobiles)	12331.00
18	23.01.2025	IRCTC Ticket booking of Dc sir from Pune to Delhi	30703.00
19	23.01.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	6423.00
20	23.01.2025	Minister Duty Traveling Expenses of Shri Hemant Kumar	1695.00
21	23.01.2025	Purchase of Plumbing Material for Service Center Building	1000.00
22	23.01.2025	Laundry charges for Office Towels.	250.00
23	05.02.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	24136.00
24	07.02.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	25136.00
25	11.02.2025	Cintax Law Publication purchase	12,500.00
26	11.02.2025	Purchase of Electrical Material Shri Dipak Ghare , Electrician	1870.00
27	11.02.2025	Ministers Meeting Duty Traveling Expenses of Shri Amit Shiravalakar	945.00
28	13.02.2025	Security Mobile Repairing	4110.00
29	14.02.2025	Ticket Booking COK to BOM & BOM to IDR of Shri Raghuraj Rajendran	15375.00
30	14.02.2025	JIO Recharge of DC Sir Mobile	883.82
31	06.03.2025	Mobile Repairing Charges (02 Security Mobiles) By M/s Zain Telecom	8220.00
32	06.03.2025	Minister Duty Traveling Expenses of Shri Hemant Kumar	1755.00
33	06.03.2025	Purchase of Plumbing Material	1200.00
34	06.03.2025	Purchase of Water tanker for gate No-3&1	800.00
35	06.03.2025	TATA Sky Recharge of Cabin no-201	2890.00
36	06.03.2025	Purchase of Electrical Material	1250.00
37	06.03.2025	Minister Duty Traveling Expenses of Shri Mayur Gadge	706.00
38	06.03.2025	Mobile bill payment of Imprest Mobile (9152201285)	1290.66
39	19.03.2025	DC Sir mobile recharge	883.82
40	21.03.2025	Minister Duty Traveling Expenses of Shri Suresh Gopinath Indulkar	151.00
41	21.03.2025	Minister Duty Traveling Expenses of Shri Suresh Gopinath Indulkar	1195.00
42	21.03.2025	EV car charging for going to Electrical Inspector, Raigad of shri Suresh Sharma	300.00
43	21.03.2025	Minister Duty Traveling Expenses of Shri S Y Patankar	743.97

44	21.03.2025	AC Repairing charges of Cabin No-205 (M/s Cold Wave HVAC Service)	4300.00
45	27.03.2025	Purchase of Commode Seat for C6 Bunglow	1200.00
46	27.03.2025	Purchase of Electrical Material (PVC Tape)	540.00
47	27.03.2025	Purchase of Plumbing Material for Quarters B3 Building	3926.00
		Total	308914.96

It is directed that all the payments towards Travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the month of January , 2025 to March, 2025 which needs to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (in Rs.)
1	06.01.2025	Minister Duty Traveling Expenses of Shri Santosh Yashavant Patankar	1473.94
2	06.01.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	18136.00
3	07.01.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	18136.00
4	09.01.2025	Minister Duty Traveling Expenses of Shri Santosh Yashavant Patankar	1534.93
5	21.01.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	18136.00
6	21.01.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	20136.00
7	23.01.2025	IRCTC Ticket booking of Dc sir from Pune to Delhi	30703.00
8	23.01.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	6423.00
9	23.01.2025	Minister Duty Traveling Expenses of Shri Hemant Kumar	1695.00
10	05.02.2025	IRCTC Ticket booking of Dc sir from Mumbai to Delhi	24136.00
11	07.02.2025	IRCTC Ticket booking of Dc sir from Delhi to Mumbai	25136.00
12	14.02.2025	Ticket Booking COK to BOM & BOM to IDR of Shri Raghuraj Rajendran	15375.00
13	06.03.2025	Minister Duty Traveling Expenses of Shri Hemant Kumar	1755.00
14	21.03.2025	Minister Duty Traveling Expenses of Shri Suresh Gopinath Indulkar	151.00
15	21.03.2025	Minister Duty Traveling Expenses of Shri Suresh Gopinath Indulkar	1195.00
16	21.03.2025	Minister Duty Traveling Expenses of Shri S Y	743.97

	Patankar	
	Total	184865.84

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

D. Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

[Signature]
16/12/25

Jan
16.04.25

**GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
MUMBAI**

AGENDA ITEM NO. 03

A. Proposal :- MIDC's dues outstanding with SEEPZ Authority related to:

1. Balance payments towards M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years)
2. Balance payments towards construction of SDF-VIII building.

B. Relevant provisions of SEZ Act, 2005 & Rules, 2006/Instruction/Notification:

C. Other Information:- A Reconciliation Committee was formed and Meeting held on 12/03/2025 at WTC under the chairmanship of Hon. CEO, MIDC for resolving various pending issues between MIDC & SEEPZ SEZ officials.

Following recommendations were made by Reconciliation Committee of SEEPZ SEZ Authority & MIDC officials for dues of MIDC mentioned below discussed in detail & the joint committee has submitted the report as below for making payment to MIDC. The minutes of meeting between both the parties were signed by the authorised members.

1) M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years)

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
Utilization Certificate for the said work amounting to Rs.885.76 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434584 dated 21/03/2025 alongwith details statement showing expenditure. The expenditure as per Utilization Certificate for year 2018-2019 to 2020-2021 is already submitted as below. a) Total expenditure : Rs.399.77 lakhs b) Funds released : Nil c) Balance amount to : Rs.399.77 lakhs be released. (A) The expenditure as per Utilization Certificate for year 2021-2022 to 2023-2024 is now proposed for payment as	This office vide DO Letter No SEEPZ-SEZ/ Infra/96/03-04/Vol.X dated 29.01.2009, requested for setting up Fire station to CEO, MIDC, which was accepted vide letter CE(HQ)/MIDC/256/2009 dated 11.02.2009 to run a Fire station in SEEPZ SEZ. Accordingly, it has been recommended that payment made towards operations and Maintenance of MIDC Fire station may be disbursed on the basis of their ERP statements towards such expenses

<p>below :-</p> <p>a) Total expenditure : Rs.485.79 lakhs</p> <p>b) Funds released : Nil</p> <p>c) Balance amount to be released. (B) : Rs.485.79 lakhs</p> <p>Total amount to be released (A+B) : Rs.885.76 lakhs*</p> <p>* Revised statement was submitted on 1st April, 2025.</p>	<p>duly authenticated/ certified by the Competent Authority of MIDC.</p> <p>It has also been decided that henceforth, all the claims pertaining to Fire station shall be submitted on a quarterly basis to SEEPZ Authority along with the muster roll of the officers/ employees to avoid long pending dues of the claims and to enable SEEPZ Authority to verify the claims on time. It has also been decided the future claims shall be enclosed with the muster roll of the staff for which the claim has been raised.</p> <p>The committee has decided to pay the establishment charges + ETP @12.5%. Hence, Committee has accepted amount of Rs.885.76 lakhs for payment.</p>
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2) SEEPZ-SEZ construction of Tower on Plot No. F-1 in SEEPZ-SEZ.

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.4744.90 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434546 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure are as under :-</p> <p>a) Total expenditure : Rs.4744.90 lakhs</p> <p>b) Funds released : Rs.4494.50 lakhs</p> <p>c) Balance amount to be released. : Rs. 250.40 lakhs</p>	<p>Total Estimated cost of this project was Rs. 5145.35 lakhs and Total cost of the work as submitted by MIDC is Rs. 4744.00 lakhs out of which SEEPZ has already released an amount of Rs. 4494.50 lakhs to MIDC inclusive of TDS.</p> <p>On verification of the documents with SEEPZ, the following observations are made:</p> <ol style="list-style-type: none"> 1. In the 2nd Final escalation Bills, Overhead are being charged @ 18%, wherein details of the same has not been submitted to this office & hence the claims shall not be considered. 2. GST has been claimed in bills which shall be deducted as Authority is exempted from GST being a developer. 3. ETP charges shall be paid @12.5 % vide MIDC OM dated 10th August, 2005 instead of 15% claimed in the

	<p>maintenance bills.</p> <p>4. Since no details or invoices regarding the overheads amounting to Rs 8,05,187/- has been provided by MIDC to SEEPZ Authority, the amount cannot be released and shall be kept in withheld and released as and when the invoices are submitted to this office.</p> <p>5. An annexure is attached along with the reconciliation statement and an amount of Rs 1,81,47,336/- is the total payable amount.</p> <p>(Enclosed: Comparative Statement)</p>
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D. Recommendation:

Proposal to pay the establishment charges + ETP @12.5%, Committee has accepted amount of **Rs.885.76 lakhs** for payment towards M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years) and an amount of **Rs 1,81,47,336/-** for payment towards construction of Tower on Plot No. F-1 in SEEPZ-SEZ is placed before Authority for post facto approval.

Recd

E. J. S. S. S.
16/06/2025

		Comparable statement of SDF-8 after reconciliation										
Sr No	Particulars	Claims summary submitted by MIDC				Claim as per SEEPZ reconciliation						Diff in ETP
		Bill Amount	ETP	Total payable	GST Amount claimed	Bill Amount	ETP	Total payable	GST Amount claimed			
1	Providing architectural services	5524157	828624	6352781	0	5524157	828624	6352781	0		0	
2	Misc Works	897098	134566	1031663	0	897098	134565	1031663	0		1	
(a)	Replacing existing drainage line	755725	113359	869084	0	755725	113359	869084	0		0	
(b)	Survey AMSL & DGPS for aviation permission	42697	6405	49102	0	42697	6405	49102	0		0	
(c)	Investigation of soil for foundation	98676	14801	113477	0	98676	14801	113477	0		0	
3	Construction of Tower	400528718.2	60079305	460608023.2	0	399329213	59137539	454036520	4430232		941766	
(a)	RA1 to RA20	392273865.2	58841077	451114942.2	3692574	392273865	58287194	446868485	3692574		553883	
(b)	Escalation Bill 1st	2219570	332936	2552506	0	2219570	332936	2552506	0		1	
	Escalation Bill 2nd	242840	36426	279266	37042	242840	30870	236668	37042		5556	
(c)	Overheads, Modifications & Alterations	1199505	179925	1379430	No invoice	0	0	0	No invoice		0	
(d)	AMC	4592938	688941	5281879	700616	4592938	486540	4378862	700616		202401	
4	MIDC statutory charges	4587688	0	4587688		4587688	0	4587688			0	
5	Electricity charges	1661004	249164	1910168		1661004	207626	1868630			41539	
Total		413198665.2	61291858	474490304.2		411999160	60908353	467877281	4430232		983306	
Amount to be Hold for clarification from MIDC on GST					4430232	1199505		983306	6613042			
Note: Bills are appers to be inclusive of GST and SEEPZ is exempted from GST.						Total Value of Work as per MIDC		474490304				
						Amount already paid by SEEPZ		449550000				
						Balance amount claimed by MIDC		24940304				
						Deductions proposed on reconcd		6792968				
						Total Payable amount		18147336				
		Bill Amount	ETP	GST Amount c	Total Deduction							
GST in [D]		0	0	4430232	4430232							
diff ETP		0	983306		983306							
Overheads, Modifications & Alterations		1199505	179925	0	1379430							
Total Deductions					6792968							

(Minutes of the Meeting of reconciliation committee of MIDC & SEEPZ –SEZ dated 25/03/2025 at 2nd Floor, Conference Room, SEEPZ-SEZ, Andheri)

Members attended:

A. From SEEPZ Office-

1. Jay Manoj Shah, DDC/ Estate Officer, SEEPZ
2. Y Mangala, Senior AO, SEEPZ
3. Hanish Rathi, ADC – Estate i/c, SEEPZ

B. From MIDC Office:

1. Shri. Rahul K. Bansod, Superintending Engineer (QE), MIDC
2. Shri. Satish V. Powar, Executive Engineer (IT Dn), MIDC
3. Shri. Vishal S. Dahe, Senior Accountant (IT Dn), MIDC

Agenda: MIDC's dues outstanding with SEEPZ Authority related to

1. **M&R works carried out during 2009 to 2019, for which supporting documents to be submitted by MIDC- Fire station.**
2. **Balance payments towards construction of SDF-VIII building.**
3. **SEEPZ-SEZ Electronic Security System ... Providing perimeter CCTV system for SEEPZ-SEZ.**
4. **SEEPZ-SEZ Electronic Security System ... Access Control System with integration and CCTV camera.**

Ref:- Meeting held on 12/03/2025 at WTC and under the chairmanship of Hon. CEO, MIDC for resolving various issues.

The meeting was held on 25/07/2024 under the chairmanship of Hon. Development Commissioner, SEEPZ SEZ to discuss various pending issues between MIDC & SEEPZ SEZ to decide on road map for future infrastructure projects. As per discussion during the said meeting, it is decided mutually by MIDC and SEEPZ SEZ Authority to form a committee consisting of officers from MIDC & SEEPZ SEZ to finalized reconciliation of pending ASIDE /M&R works.

Accordingly MISDC has formed 'Reconciliation Committee' and informed SEEPZ Authority vide letter No. CE(HQ)/MIDC/ P283220 / 2024 dated 26/07/2024. To sort out pending issue of reconciliation, MIDC has submitted work wise expenditure alongwith Utilization Certificate and necessary supporting documents to SEEPZ Authority vide letter No.EE(IT Dn.)/MIDC/ P299239 /2024 dated 21/08/2024.

Recently the meeting was held on 12/03/2025 under the chairmanship of Hon. Chief Executive Officer, MIDC to discuss various pending issues between

MIDC & SEEPZ SEZ officials and Hon. CEO, MIDC has directed to clear the issue of balance payment of MIDC on priority by joint committee formed by MIDC & DC, SEEPZ.

MIDC has informed 'Reconciliation Committee' and informed SEEPZ Authority vide letter No. CE(HQ)/MIDC/ P433922 / 2025 dated 20/03/2025. The work wise expenditure alongwith Utilization Certificate and necessary supporting documents again submitted by MIDC & details are as below.

Following recommendations were made by Reconciliation Committees of SEEPZ SEZ Authority & MIDC the above dues of MIDC are discussed in details & after discussion the joint committee is submitting the report as below for making payment to MIDC.

1) M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years)

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.880.55 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434584 dated 21/03/2025 alongwith details statement showing expenditure. The expenditure as per Utilization Certificate for year 2018-2019 to 2020-2021 is already submitted as below.</p> <p>a) Total expenditure : Rs.399.77 lakhs b) Funds released : Nil c) Balance amount to : Rs.399.77 lakhs be released. (A)</p> <p>The expenditure as per Utilization Certificate for year 2021-2022 to 2023-2024 is now proposed for payment as below :-</p> <p>a) Total expenditure : Rs.485.99 lakhs b) Funds released : Nil c) Balance amount to : Rs.485.99 lakhs be released. (B)</p> <p>Total amount to be released (A+B) : Rs.885.76 lakhs*</p> <p>* Revised statement was submitted on 1st April, 2025.</p>	<p>This office vide DO Letter No SEEPZ-SEZ/ Infra/96/03-04/Vol.X dated 29.01.2009, requested for setting up Fire station to CEO, MIDC, which was accepted vide letter CE(HQ)/MIDC/256/2009 dated 11.02.2009 to run a Fire station in SEEPZ SEZ.</p> <p>Accordingly, it has been recommended that payment made towards operations and Maintenance of MIDC Fire station may be disbursed on the basis of their ERP statements towards such expenses duly authenticated/ certified by the Competent Authority of MIDC.</p> <p>It has also been decided that henceforth, all the claims pertaining to Fire station shall be submitted on a quarterly basis to SEEPZ Authority along with the muster roll of the officers/ employees to avoid long pending dues of the claims and to enable SEEPZ Authority to verify the claims on time. It has also been decided the future claims shall be enclosed with the muster roll of the staff for which the claim has been</p>

	<p>raised.</p> <p>The committee has decided to pay the establishment charges + ETP @12.5%. Hence, Committee has accepted amount of Rs.885.76 lakhs for payment.</p>
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2) SEEPZ-SEZ Electronic Security System ... Access Control System with integration and CCTV camera.

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.350.31 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434595 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure is as under. :-</p> <p>a) Total expenditure : Rs.350.31 lakhs b) Funds released : Rs.247.50 lakhs c) Balance amount to be released : Rs.102.81 lakhs</p>	<p>On verification of the documents available with SEEPZ, the following observations are made:</p> <ol style="list-style-type: none"> 1. As per the 19th RA Bill which is also the final Bill, wherein the cost has escalated to 5.32 cr, and the cost of total work done is being shown as 5.14 cr. 2. As per the Authority Meeting held on 29.12.2017, it was very clearly mentioned that the CCTV cameras have not been taken over by the SEEPZ Authority and the same was also conveyed to DE, MIDC vide SEEPZ letter dated 05.02.2018. Hence, the claim for CCTV cameras may be withheld for the time being and arrive at a decision at a later stage. 3. Since the work was not taken over by SEEPZ the final claim was not released by this office as of now this office cannot settle this claim and the matter shall be placed before Authority for reconciliation under intimation to you. 4. The committee has decided to verify the claim at a later stage as the documents available are incomplete.

3) SEEPZ-SEZ Electronic Security System- Providing perimeter CCTV system for SEEPZ-SEZ.

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.578.13 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434609 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure are as under :-</p> <p>a) Total expenditure : Rs.578.13 lakhs b) Funds released : Rs.207.90 lakhs c) Balance amount to : Rs.370.23 lakhs be released.</p>	<ol style="list-style-type: none"> 1. As per the Authority Meeting held on 29.12.2017, it was very clearly mentioned that the CCTV cameras have not been taken over by the SEEPZ Authority and the same was also conveyed to DE, MIDC vide SEEPZ letter dated 05.02.2018. Hence, the claim for CCTV cameras may be withheld for the time being and arrive at a decision at a later stage. 2. Since the work was not taken over by SEEPZ the final claim was not released by this office as of now this office cannot settle this claim and the matter shall be placed before Authority for reconciliation under intimation to you. 3. The committee has decided to verify the claim at a later stage as the documents available are incomplete.

4) SEEPZ-SEZ construction of Tower on Plot No. F-1 in SEEPZ-SEZ.

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.4744.90 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434546 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure are as under :-</p> <p>a) Total expenditure : Rs.4744.90 lakhs b) Funds released : Rs.4494.50 lakhs c) Balance amount to : Rs. 250.40 lakhs be released.</p>	<p>Total Estimated cost of this project was Rs. 5145.35 lakhs and Total cost of the work as submitted by MIDC is Rs. 4744.00 lakhs out of which SEEPZ has already released an amount of Rs. 4494.50 lakhs to MIDC inclusive of TDS.</p> <p>On verification of the documents with SEEPZ, the following observations are made:</p> <ol style="list-style-type: none"> 1. In the 2nd Final escalation Bills, Overhead are being charged @ 18%, wherein details of the same has not been submitted to this office & hence the claims shall not be considered.

	<p>2. GST has been claimed in bills which shall be deducted as Authority is exempted from GST being a developer.</p> <p>3. ETP charges shall be paid @12.5 % vide MIDC OM dated 10th August, 2005 instead of 15% claimed in the maintenance bills.</p> <p>4. Since no details or invoices regarding the overheads amounting to Rs 8,05,187/- has been provided by MIDC to SEEPZ Authority, the amount cannot be released and shall be kept in withheld and released as and when the invoices are submitted to this office.</p> <p>5. An annexure is attached alongwith the reconciliation statement and an amount of Rs 1,81,47,336/- is the total payable amount.</p> <p>(Enclosed: Comparative Statement)</p>
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7/04/25

Vishal S. Dahe,
Senior Account (IT Dn)



Satish V. Powar,
Executive Engineer (IT Dn)



Rahul K. Bansod,
Superintending Engineer(QE)



(Hanish Rath)
Asst. Development Commissioner
SEEPZ-SEZ



(Y. Mangala)
Pay & Accounts Officer
SEEPZ-SEZ



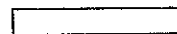
(Jay M Shah)
Deputy Development Commissioner
SEEPZ-SEZ

		Comparative statement of SDF-8 after reconciliation									
Sr No	Particulars	Claims summary submitted by MIDC				Claim as per SEEPZ reconciliation					Diff in ETP
		Bill Amount	ETP	Total payable	GST Amount claimed	Bill Amount	ETP	Total payable	GST Amount claimed		
1	Providing architectural services	5524157	828624	6352781	0	5524157	828624	6352781	0	0	
2	Misc Works	897098	134566	1031663	0	897098	134565	1031663	0	1	
(a)	Replacing existing drainage line	755725	113359	869084	0	755725	113359	869084	0	0	
(b)	Survey AMSL & DGPS for aviation permission	42697	6405	49102	0	42697	6405	49102	0	0	
(c)	Investigation of soil for foundation	98676	14801	113477	0	98676	14801	113477	0	0	
3	Construction of Tower	400528718.2	60079305	460608023.2	0	399329213	59137539	454036520	4430232	941766	
(a)	RA1 to RA20	392273865.2	58841077	451114942.2	3692574	392273865	58287194	446868485	3692574	553883	
(b)	Escalation Bill 1st	2219570	332936	2552506	0	2219570	332936	2552506	0	1	
	Escalation Bill 2nd	242840	36426	279266	37042	242840	30870	236668	37042	5556	
(c)	Overheads, Modifications & Alterations	1199505	179925	1379430	No invoice	0	0	0	No invoice	0	
(d)	AMC	4592938	688941	5281879	700616	4592938	486540	4378862	700616	202401	
4	MIDC statutory charges	4587688	0	4587688		4587688	0	4587688		0	
5	Electricity charges	1661004	249164	1910168		1661004	207626	1868630		41539	
	Total	413198665.2	61291659	474490323.2		411999150	60308353	467877281	4430232	983306	
Amount to be Hold for clarification from MIDC on GST				4430232		1199505		983306	6613042		
						Total Value of Work as per MIDC		474490304			

Note: Bills are appers to be inclusive of GST and SEEPZ is exempted from GST.

	Bill Amount	ETP	GST Amount c	Total Deduction
GST in [D]	0	0	4430232	4430232
diff ETP	0	983306		983306
Overheads, Modifications & Alterations	1199505	179925	0	1379430

Total Deductions	6792968
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MoM of Reconciliation Committee for ASIDE and M&R works in SEEPZ-SEZ

From : eemumbaiit@midcindia.org
Subject : MoM of Reconciliation Committee for ASIDE and M&R works in SEEPZ-SEZ
To : YMANGALA YMANGALA <ymangala.17@gov.in>, Deputy Development Commissioner SEEPZ Special Economic Zone <ddcseepz-mah@nic.in>, Hanish Rathi <hanishr.g171701@gov.in>
Cc : cehqmumbai@midcindia.org, seqe@midcindia.org, semumbai@midcindia.org, eemumbaiit@midcindia.org, Vishaldahe124@gmail.com

Mon, Apr 07, 2025 04:14 PM

1 attachment

Sir/Madam

Please find signed copy of MIDC's Reconciliation Committee for the subject work.
Further, Necessary compliance has been submitted for the works considered under the subject work:-

1. Access Control System with integration and CCTV camera.**2) Providing perimeter CCTV system for SEEPZ SEZ.**

i. Therefore it is requested to SEEPZ authority to consider the above and release the due payments to MIDC. MIDC will clarify all points raised by SEEPZ authority and also provide necessary supporting documents in this regards

ii.

Thanks & Regards,

S.V.Powar
Executive Engineer- IT Div.
Andheri (East), Mumbai- 93.
7208424279.

(Minutes of the Meeting of reconciliation committee of MIDC & SEEPZ -SEZ dated 25/03/2025 at 2nd Floor, Conference Room, SEEPZ-SEZ, Andheri)

Members attended:

A. From SEEPZ Office-

1. Jay Manoj Shah, DDC/ Estate Officer, SEEPZ
2. Y Mangala, Senior AO, SEEPZ
3. Hanish Rathi, ADC - Estate i/c, SEEPZ

B. From MIDC Office:

1. Shri. Rahul K. Bansod, Superintending Engineer (QE), MIDC
2. Shri. Satish V. Powar, Executive Engineer (IT Dn), MIDC
3. Shri. Vishal S. Dahe, Senior Accountant (IT Dn), MIDC

Agenda: MIDC's dues outstanding with SEEPZ Authority related to

1. M&R works carried out during 2009 to 2019, for which supporting documents to be submitted by MIDC- Fire station.
2. Balance payments towards construction of SDF-VIII building.
3. SEEPZ-SEZ Electronic Security System ... Providing perimeter CCTV system for SEEPZ-SEZ.
4. SEEPZ-SEZ Electronic Security System ... Access Control System with integration and CCTV camera.

Ref:- Meeting held on 12/03/2025 at WTC and under the chairmanship of Hon. CEO, MIDC for resolving various issues.

The meeting was held on 25/07/2024 under the chairmanship of Hon. Development Commissioner, SEEPZ SEZ to discuss various pending issues between MIDC & SEEPZ SEZ to decide on road map for future infrastructure projects. As per discussion during the said meeting, it is decided mutually by MIDC and SEEPZ SEZ Authority to form a committee consisting of officers from MIDC & SEEPZ SEZ to finalized reconciliation of pending ASIDE /M&R works.

Accordingly MIsDC has formed 'Reconciliation Committee' and informed SEEPZ Authority vide letter No. CE(HQ)/MIDC/ P283220 / 2024 dated 26/07/2024. To sort out pending issue of reconciliation, MIDC has submitted work wise expenditure alongwith Utilization Certificate and necessary supporting documents to SEEPZ Authority vide letter No.EE(IT Dn.)/MIDC/ P299239 /2024 dated 21/08/2024.

Recently the meeting was held on 12/03/2025 under the chairmanship of Hon. Chief Executive Officer, MIDC to discuss various pending issues between

MIDC & SEEPZ SEZ officials and Hon. CEO, MIDC has directed to clear the issue of balance payment of MIDC on priority by joint committee formed by MIDC & DC, SEEPZ.

MIDC has informed 'Reconciliation Committee' and informed SEEPZ Authority vide letter No. CE(HQ)/MIDC/ P433922 / 2025 dated 20/03/2025. The work wise expenditure alongwith Utilization Certificate and necessary supporting documents again submitted by MIDC & details are as below.

Following recommendations were made by Reconciliation Committees of SEEPZ SEZ Authority & MIDC the above dues of MIDC are discussed in details & after discussion the joint committee is submitting the report as below for making payment to MIDC.

1) M&R to Fire Station : Recurring expenditure on fire station in SEEPZ-SEZ for year 2018-2019 to 2023-2024 (6 years)

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.880.55 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434584 dated 21/03/2025 alongwith details statement showing expenditure. The expenditure as per Utilization Certificate for year 2018-2019 to 2020-2021 is already submitted as below.</p> <p>a) Total expenditure : Rs.399.77 lakhs b) Funds released : Nil c) Balance amount to : Rs.399.77 lakhs be released. (A)</p> <p>The expenditure as per Utilization Certificate for year 2021-2022 to 2023-2024 is now proposed for payment as below :-</p> <p>a) Total expenditure : Rs.485.99 lakhs b) Funds released : Nil c) Balance amount to : Rs.485.99 lakhs be released. (B)</p> <p>Total amount to be released (A+B) : Rs.885.76 lakhs*</p> <p>* Revised statement was submitted on 1st April, 2025.</p>	<p>This office vide DO Letter No SEEPZ-SEZ/ Infra/96/03-04/Vol.X dated 29.01.2009, requested for setting up Fire station to CEO, MIDC, which was accepted vide letter CE(HQ)/MIDC/256/2009 dated 11.02.2009 to run a Fire station in SEEPZ SEZ.</p> <p>Accordingly, it has been recommended that payment made towards operations and Maintenance of MIDC Fire station may be disbursed on the basis of their ERP statements towards such expenses duly authenticated/ certified by the Competent Authority of MIDC.</p> <p>It has also been decided that henceforth, all the claims pertaining to Fire station shall be submitted on a quarterly basis to SEEPZ Authority along with the muster roll of the officers/ employees to avoid long pending dues of the claims and to enable SEEPZ Authority to verify the claims on time. It has also been decided the future claims shall be enclosed with the muster roll of the staff for which the claim has been</p>

	<p>raised.</p> <p>The committee has decided to pay the establishment charges + ETP @12.5%. Hence, Committee has accepted amount of Rs.885.76 lakhs for payment.</p>
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2) SEEPZ-SEZ Electronic Security System ... Access Control System with integration and CCTV camera.

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.350.31 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434595 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure is as under. :-</p> <p>a) Total expenditure : Rs.350.31 lakhs b) Funds released : Rs.247.50 lakhs c) Balance amount to be released : Rs.102.81 lakhs</p>	<p>On verification of the documents available with SEEPZ, the following observations are made:</p> <ol style="list-style-type: none"> 1. As per the 19th RA Bill which is also the final Bill, wherein the cost has escalated to 5.32 cr, and the cost of total work done is being shown as 5.14 cr. 2. As per the Authority Meeting held on 29.12.2017, it was very clearly mentioned that the CCTV cameras have not been taken over by the SEEPZ Authority and the same was also conveyed to DE, MIDC vide SEEPZ letter dated 05.02.2018. Hence, the claim for CCTV cameras may be withheld for the time being and arrive at a decision at a later stage. 3. Since the work was not taken over by SEEPZ the final claim was not released by this office as of now this office cannot settle this claim and the matter shall be placed before Authority for reconciliation under intimation to you. 4. The committee has decided to verify the claim at a later stage as the documents available are incomplete.


3) SEEPZ-SEZ Electronic Security System- Providing perimeter CCTV system for SEEPZ-SEZ.


Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.578.13 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434609 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure are as under :-</p> <p>a) Total expenditure : Rs.578.13 lakhs b) Funds released : Rs.207.90 lakhs c) Balance amount to : Rs.370.23 lakhs be released.</p>	<ol style="list-style-type: none"> 1. As per the Authority Meeting held on 29.12.2017, it was very clearly mentioned that the CCTV cameras have not been taken over by the SEEPZ Authority and the same was also conveyed to DE, MIDC vide SEEPZ letter dated 05.02.2018. Hence, the claim for CCTV cameras may be withheld for the time being and arrive at a decision at a later stage. 2. Since the work was not taken over by SEEPZ the final claim was not released by this office as of now this office cannot settle this claim and the matter shall be placed before Authority for reconciliation under intimation to you. 3. The committee has decided to verify the claim at a later stage as the documents available are incomplete.

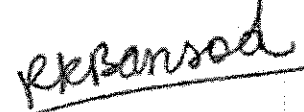
4) SEEPZ-SEZ construction of Tower on Plot No. F-1 in SEEPZ-SEZ.

Details of Balance payment of MIDC	Submission of Jt. Reconciliation committee
<p>Utilization Certificate for the said work amounting to Rs.4744.90 lakhs was resubmitted to SEEPZ vide EE's letter No. P-434546 dated 21/03/2025 alongwith details statement showing expenditure. Tender wise expenditure are as under :-</p> <p>a) Total expenditure : Rs.4744.90 lakhs b) Funds released : Rs.4494.50 lakhs c) Balance amount to : Rs. 250.40 lakhs be released.</p>	<p>Total Estimated cost of this project was Rs. 5145.35 lakhs and Total cost of the work as submitted by MIDC is Rs. 4744.00 lakhs out of which SEEPZ has already released an amount of Rs. 4494.50 lakhs to MIDC inclusive of TDS.</p> <p>On verification of the documents with SEEPZ, the following observations are made:</p> <ol style="list-style-type: none"> 1. In the 2nd Final escalation Bills, Overhead are being charged @ 18%, wherein details of the same has not been submitted to this office & hence the claims shall not be considered.

	<p>2. GST has been claimed in bills which shall be deducted as Authority is exempted from GST being a developer.</p> <p>3. ETP charges shall be paid @12.5 % vide MIDC OM dated 10th August, 2005 instead of 15% claimed in the maintenance bills.</p> <p>4. Since no details or invoices regarding the overheads amounting to Rs 8,05,187/- has been provided by MIDC to SEEPZ Authority, the amount cannot be released and shall be kept in withheld and released as and when the invoices are submitted to this office.</p> <p>5. An annexure is attached alongwith the reconciliation statement and an amount of Rs 1,81,47,336/- is the total payable amount.</p> <p>(Enclosed: Comparative Statement)</p>
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Vishal S. Dahe,
Senior Account (IT Dn)


Satish V. Powar,
Executive Engineer (IT Dn)


Rahul K. Bansod,
Superintending Engineer(QE)

(Hanish Rathi)
Asst. Development Commissioner
SEEPZ-SEZ

(Y. Mangala)
Pay & Accounts Officer
SEEPZ-SEZ

(Jay M Shah)
Deputy Development Commissioner
SEEPZ-SEZ

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महाराष्ट्र औद्योगिक विकास महामंडळ
(महाराष्ट्र शासन अंगिकृत)

उद्योग सारथी, अंधेरी (पूर्व), मुंबई - ४०० ०९३
दूरध्वनी: ०२२ - ४०१६०८००

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

"Udyog Sarathi", Andheri (E), Mumbai-400 093

Tel. No.: 022 - 40160800

No. CE(HQ)/MIDC/P-433922 /of 2025
Office of the Chief Engineer (HQ),
MIDC, Andheri (E), Mumbai-400 093
Date :- 20/03/2025.

To/
✓ Hon. Development Commissioner,
SEEPZ-SEZ, Andheri (E),
Mumbai-400 096.

Sub:- Formation of 'Reconciliation Committee'.

Ref:- 1. Meeting of Meeting dated 25/07/2025
2. This office letter No. P-283220 dated 26/07/2024.
3. This office letter No. P-29939 dated 21/08/2024.

Sir,

As per the discussions during meeting dated 25/07/2024 at your good office, to resolve different pending issues between SEEPZ & MIDC, it was decided to form a "Reconciliation Committee".

Accordingly name of officials from MIDC side under the said committed was intimated to SEEPZ authority vide letter under reference no.(2). Further vide letter under reference no.(3) MIDC has submitted work wise expenditure details, utilization certificate & necessary supporting documents to SEEPZ authority.

The said "Reconciliation Committee" from MIDC side is revised as under.

Sr No	Name	Designation
1.	Shri. R. K. Bansod	Superintending Engineer (OE), MIDC, Mumbai-93.
2.	Shri. S. V. Powar	Executive Engineer, MIDC, IT Division, Mumbai-96.
3.	Shri. Vishal Dahe	Sr. Accountant (IT Dn.), MIDC, Mumbai-93.

The committee of MIDC and SEEPZ shall report about following issues of SEEPZ & MIDC

- 1) MIDC's dues outstanding with SEEPZ towards M&R works carried out during 2009 to 2024 for which supporting evidence documents were submitted by MIDC.
- 2) Balance payment to be paid by SEEPZ to MIDC towards construction of SDF VIII building.
- 3) Reconciliation of ASIDE funding for different works executed at SEEPZ.
- 4) Payment of Fire Station O&M and Establishment cost by SEEPZ to MIDC.

The committee shall submit their report on the above issues to Hon. Development Commissioner, SEEPZ.

Thanking you.

Yours faithfully,

(P. B. Chavan)
Chief Engineer (HQ)
MIDC, Mumbai-400 093.

- Copy submitted to the Chief Executive Officer, MIDC, Mumbai-93 for favour of information.
- Copy f.wcs. the Chief Accounts Officer, MIDC, Mumbai-93 for information.
- Copy to Executive Engineer, MIDC, I.T. Dn. Mumbai-400 093 for information.

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

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AGENDA ITEM NO. 04

A. Proposal :-

Proposal for payment of pending bills to M/s Aviplast for Operation and Maintenance of 5 TPD NISARGRUNA Biogas Plant at SEEPZ SEZ

B. Relevant provisions of SEZ Act, 2005 & Rules, 2006/ Instruction/ Notification:

Section 34 read with, Rule 7 of SEZ Authority Rules 2009.

C. Other Information :-

Work Order dated 03.10.2019 was issued to M/s. Avi Plast for Operation and Maintenance of 5 TPD NISARGRUNA Biogas Plant at SEEPZ SEZ.

In this connection, in the Agenda No 13 of the 61st Authority Meeting it was directed to release the payment amounting of Rs. 47, 88, 938/- to M/s Avi Plast. Payments for the AMC have been made to M/s Avi Plast for the period from April-2019 to August-2022 (including Plant repairing).

Original Work Order was for the period of 3 years from 15.10.2019 i.e. till 14.10.2022. However, the same was extended till 30.09.2023 vide Extension of work letter dated 31.08.2023. Payments have been made till August-2022 and payments from September-2022 to September-2023 have not been disbursed till date.

Month wise details are as below:

Pending Payments Month wise				
Sr. No.	Month	Amount	Invoice No. & date	Remarks
1	Sep-22	2,15,380.00	Invoice No. 52 dated 02.10. 2022	-
2	Oct-22	2,15,380.00	Invoice No. 58 dated 02.11.2022	-
3	Nov 22	2,15,380.00	Invoice No. 65 dated 01.12.2022	-
4	Dec-22	2,15,380.00	Invoice No. 71 dated 01.01.2023	-

Pending Payments Month wise				
Sr. No.	Month	Amount	Invoice No. & date	Remarks
5	Jan-23	2,15,380.00	Invoice No. 79 dated 01.02.2023	-
6	Feb-23	2,15,380.00	Invoice No. 83 dated 01 03.2023	-
7	Mar 23	2,15,380.00	Invoice No. 3 dated 02.04.2023	-
8	Apr-23	2,15,380.00	Invoice No. 6 dated 02.05.2023	-
9	May 23	2,15,380.00	Invoice No. 13 dated 02.06.2023	-
10	Jun-23	2,15,380.00	Invoice No. 16 dated 02.07. 2023	-
11	Jul 23	2,15,380.00	Invoice No. 20 dated 02.08.2023	-
12	Aug-23	2,15,380.00	Invoice No. 24 dated 10.09.2023	-
13	Sep 23	2,15,380.00	Invoice No. 27 dated 03.10.2023	-
14	Oct 23	2,15,380.00	Invoice No. 32 dated 31.10.2023	Extension was up to 30.09.2023, therefore cannot be paid.
15	EMD cum SD	1,00,000.00	Work Order No.SEEPZ SEZ/BIOGAS/25/2015-16/19395 dated 03.10.2019	-
16	EMD cum SD	2,00,000.00	Work Order No.SEEPZ SEZ/BIOGAS/25/2015 16/360 dated 12.01.2016	-
	Total	3,315,320.00		

After excluding Bill for the Month of Oct-2023, total bills are pending amounting to Rs. 27,99,940/-, Further, EMD cum SD amounting to Rs. 2,00,000/- for Work Order dated 03.10.2019 and EMD cum SD amounting to Rs. 1,00,000/- for previous Work Order dated 12.01.2016 are yet to be released.

In this connection, letter dated 13.11.2024 received from M/s Avi Plast requesting to release the payment.

Details of workers present Month wise,

S. N.	Name of worker	Number of Days Present												
		Sep -22	Oct -22	Nov -22	Dec -22	Jan -23	Feb -23	Mar -23	Apr -23	May -23	Jun -23	Jul-23	Aug -23	Sep -23
1	Desharat Chavan	27	10	0	0	0	0	0	0	0	0	0	0	0
2	Anjana Chandanshive	26	19	15	0	23	9	0	0	0	0	0	0	0
3	Promod Kamble	26	22	23	20	22	22	24	23	22	26	26	25	26
4	Tarabaei Shrodkar	26	18	21	26	19	23	21	20	26	21	26	26	19
5	Ashok Kharat	13	7	2	2	0	0	0	0	0	0	0	0	0
6	Chotelal Arrya	1	9	2	3	6	2	2	2	0	0	0	0	1
7	Vikas Chavan	0	0	26	27	1	0	0	0	0	0	0	0	0
8	Devendra Ghungare	0	0	0	0	5	18	7	0	0	0	0	0	0
9	Vidya Hankare	0	0	0	0	0	0	14	23	26	25	25	26	26
10	Kiran	0	0	0	0	0	0	0	0	0	0	0	0	1
	Worker less than 5 in the month	12	22	26	27	25	23	25	25	26	26	26	26	26

As per Term & Condition No 7 of Work Order dated 03.10.2023, workers to be deployed by the Agency shall not be less than 5 in two shifts.

Further, as per scope of work, responsibilities of M/s Avi Plast were as below-

1. Operation and maintenance of Biogas Plant for waste management in SEEPZ-SEZ.
2. Any auxiliary mechanical equipment eg. Blower, Air Compressor Mixer, Grinder, Lift and Balloon.
3. The expected waste in up to 03MT per day. The expected output of the gas should be in the range of 60 cubic meters per MT waste processed.
4. Packing of manure generated through the plant in different capacity depending upon the requirement.
5. Waste collection will be done at the plant level. However, final segregation will be done by the contractor
6. The agency shall also use dry leaves for Biogas Plant.

However, as per Term & Condition No, 3 of the work order "Since work for repairing of said plant has also been awarded to you w.r.t existing 5 TPD Biogas plant to stop linkages, Once the plant is functional, further Civil maintenance of the plant shall be carried out by SEEPZ-SEZ Authority Any defect in the operation

of Biogas plant shall be immediately brought to the attention of the SEEPZ-SEZ Authority.

Accordingly, M/s. Avi Plast have intimated SEEPZ SEZ Authority vide mail dated 22.08.2022 and monthly report that the Biogas holder Dome is 10 years old & damaged & it is beyond repair. Also, the contractor has provided daily photos for the work being carried out by them.

Therefore, payments after deduction of penalties for the days on which workers deployed by the Agency were less than 5 in two shifts may be released.

Amount payable after deductions are as below:

Month	Bill Amount	No of days workers were not adequate	Penalty	Amount payable
[A]	[B]	[C]	[D]=[C]X1000	[E]=[B-E]
Sep-22	215380.00	12	12000.00	203380.00
Oct-22	215380.00	22	22000.00	193380.00
Nov-22	215380.00	26	26000.00	189380.00
Dec-22	215380.00	27	27000.00	188380.00
Jan-23	215380.00	25	25000.00	190380.00
Feb-23	215380.00	23	23000.00	192380.00
Mar-23	215380.00	25	25000.00	190380.00
Apr-23	215380.00	25	25000.00	190380.00
May-23	215380.00	26	26000.00	189380.00
Jun-23	215380.00	26	26000.00	189380.00
Jul-23	215380.00	26	26000.00	189380.00
Aug-23	215380.00	26	26000.00	189380.00
Sep-23	215380.00	26	26000.00	189380.00
Total	2,799,940.00	315	315,000.00	2,484,940.00

The Biogas plant served the purpose of disposal of wet waste generated in SEEPZ-SEZ which is mandated by the Mumbai Municipal & State Pollution Control Board laws and as a by-product generated biogas which could be either supplied to the canteen for the purpose of cooking and electricity generation. As the containment dome for the generated Biogas was damaged and was without repairs the gas generated could not be stored. However the main purpose of wet waste processing has been carried out during the AMC period successfully.

Final details of payment is as follows,

Sr. No.	Description	Amount (Rs.)
01	Bill Claimed (Sept 22 to Sept 23)	27,99,940.00

02	Deduction as per Condition no. 7 of Work order for providing inadequate manpower	-(3,15,000.00)
03	EMD cum SD (Work Order No. SEEPZ SEZ/ BIOGAS/25/2015-16/19395 dated 03.10.2019)	1,00,000.00
04	EMD cum SD (Work Order No. SEEPZ SEZ/ BIOGAS/25/201516/360 dated 12.01.2016)	2,00,000.00
	Total	27,84,940.00

D. Recommendation:

Accordingly, we may

1. Disburse **Rs. 24,84,940/-** for the bills raised for the period Sept 22 to Sept 23;
2. Release EMD cum SD (Work Order No. SEEPZ SEZ/ BIOGAS/25/2015-16/19395 dated 03.10.2019) amounting to **Rs. 1, 00, 000/-**.
3. Release EMD cum SD (Work Order No. SEEPZ SEZ/ BIOGAS/25/201516/360 dated 12.01.2016) amounting to **Rs. 2, 00, 000/-**.

Proposal for above mentioned payment for Operation and Maintenance of 5 TPD NISARGRUNA Biogas Plant at SEEPZ SEZ by M/s Avioplast is placed before the Authority for consideration.

Received

*Encl. 2/2/2016
16/01/2016*

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कार्यसूची मद संख्या

AGENDA ITEM NO. 05

A. Proposal:

Proposed Policy for Renewal of Sub-Lease of Galas for 5 years and Renewal of Sub-Lease of Plots/ Galas for 30 years in SEEPZ SEZ estate.

B. Relevant provision of SEZ Act, 2005 & SEZ Rule, 2006

- Rule 8 of SEZ Authority Rules, 2009.

C. Preamble:

This draft policy outlines proposed improvements in process of renewal of Sub-lease agreement in respect of plots/ galas in the SEEPZ SEZ estate, aiming towards increased transparency, competition, and revenue generation. This supersedes earlier lease renewal procedure. The policy is divided in following sections:

D. Brief about Available Plots/ Galas in SEEPZ SEZ estate are as under:

1. **Galas in SDF 1 to 6 and 8, G&J 1 to 3; NEST-01 & 02 and future buildings of SEEPZ Authority - 5-year Sub-Lease:** SEEPZ SEZ Authority charges rent from these Galas on quarterly basis.
2. **Galas in SDF-VII allotted by MIDC on 30-year sub-lease with a one-time premium payment at the time of the sub-lease agreement:** SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.
3. **Plots allotted to public utilities in the non-processing area on a 30-year sub-lease agreement (e.g., Bank Buildings):** SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.
4. **Plots/ Galas allotted to public utilities in the non-processing area on a 5-year renewal sub-lease agreement (e.g., Gala in BFC, Public Utilities, Bank Buildings):** SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.

E. GALAS ALLOTTED BY SEEPZ AUTHORITY ON 5 YEARS SUB-LEASE:

1. Allotment procedure:

Vacant Galas in SDF 1 to 6 and 8, G&J 1 to 3; NEST-01 & 02 and future buildings of SEEPZ SEZ Authority shall be allotted to units through Tender cum E-Auction as decided in Agenda Item No. 11 of 71st Authority Meeting held on 04.02.2025.

2. Renewal of Sub-Lease Agreement:

The galas are allotted for 5 years lease, charging monthly rent hence renewal is done from time to time as per authority rules as well as valid LOA certificate. There is no policy for those plots/ galas which out leased out for 30 years and above period by charging premium and nominal rent by competent authority, hence we propose following:

F. PLOTS AND GALAS IN SDF-VII / SEEPZ++ TOWERS 1 & 2 / MULTI-STOREYED BUILDINGS ALLOTTED BY MIDC: 30-YEAR RENEWABLE SUB-LEASES WITH ONE-TIME PREMIUM PAYMENT:

Authority charges lease rent at a nominal rate from these Plots/ Galas on their built-up area as applicable. These unitholders have paid a premium amount for their sub-lease period at the time of possession. However, there is no policy available for renewal charges of sub-lease of such type of Plots/ Galas. It has also been observed that many Plots/ Galas are under-utilized or not being utilized by the unit holders for which the said space was allotted to them, which causes loss of Foreign Exchange and Employment. To address these issues and define the clear rules for “**Renewal of Sub-lease**”, suitable policy to be drafted.

Renewal Policy may be classified in following categories on the basis of unit's status:

1. Operational Units:

a. Unit wishes to renew sub-lease agreement:

Upon expiry of the sub-lease period, operational units may apply for renewal for another 30 years, however, the renewal is subject to the payment of lease rent *(as determined on the basis of the initial premium paid at the time of allotment, illustrated in Annexure-1)* along with any outstanding dues, service charges, BMC charges, and fire cess.

This policy establishes a structured and transparent methodology for determining lease rent based on the initial premium paid at the time of allotment. The lease rent is calculated using a formula that converts the one-time premium into an equivalent annual rent with a 7% yearly increase to account for inflation and fair valuation.

Formula for First year Annual Rent Calculation:

$$A_1 = \frac{Y \times (-x\%)}{1 - (1 + x\%)^n}$$

Where:

Y : Total premium paid at the time of allotment

x% : Annual increase rate (7%)

n : Lease term (30 years)

A₁ : First-year rent

A₂ : A₁*(1 + x%)

A₃ : A₂*(1 + x%)

A_n : A_(n-1)*(1 + x%)

After renewal, the annual rent will also increase by 5% each year to maintain fair valuation and adjust for inflation in terms of SEEPZ Authority's Circular No. 13/2024 dated 10.01.2024.

This policy ensures that lease rent remains fair, transparent, and inflation-adjusted while providing a clear framework for renewal. Units must comply with SEEPZ Authority regulations and ensure timely payment of dues to qualify for renewal.

- b. **Unit is operational but not utilizing the space in effective manner for Exports and generation of employment or non-adhering the Rules & regulations of SEEPZ SEZ Authority or SEZ Act-2005 and rules made thereunder.**

On expiry of sub-Lease period, Units may apply for renewal for another 30 years as specified in clause (a) above subject to the approval and recommendations of the Approval Committee.

Note:

- i. If the LOA period has not expired but the sub-lease agreement has expired, the Authority may renew the sub-lease only for the remaining duration of the LOA.

- ii. Based on the recommendations of the Approval Committee, considering the unit's performance for its authorized activities, the Authority may renew the sub-lease for the whole or a partial area previously occupied by the unit.

2. Non-Operational Units:

a. **Plots/ Galas which were found non-operational during sub-lease period:**

Upon the expiry of the Sub-Lease of Plots/Galas that are non-operational or non-compliant during their Sub-Lease period, renewal will not be considered. The sub-lessor will be required to hand over vacant and peaceful possession of the plot/gala after settlement of all dues. Failure to do so will result in necessary action being initiated by the SEEPZ SEZ Authority under the Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The Authority may allot the same plot/gala to a new entrepreneur through a Tender-cum-E-Auction process, as decided in the Agenda Item No. 11 of 71st Authority Meeting held on 04.02.2025.

Annexure 1

Illustration of Lease Rent Calculation

For example, assume a 500 square meter plot is allotted on January 1, 1996, at a one-time premium of ₹1,00,00,000/-. The sub-lease will expire on December 31, 2025.

Let convert the one-time premium paid at the time of allotment into an equivalent annual rent with a fixed 5% increase per year, then-

The first-year rent (1996) is calculated in following method-

Description	Formula	Value (Example)
Total Premium (Y)	Y	1,00,00,000
Annual Increase Rate (x%)	x%	5%
Lease Term (n)	n	30
First-Year Rent (A)	$A = Y * (-x\%) / (1 - (1+x\%)^n)$	1,05,864

Now, for subsequent years, this table illustrates the proportional rent derived from the initial premium, adjusted annually with a 7% increase over the 30-year lease term.

Total Built up area is **500 square meter**

Year	Annual increase in Rent	Proportional Annual Rent derived from Premium (Rs.)	Rate of Rent per sqm per annum (Proportional Annual Rent/ Built up area)
1996	0%	105864	212
1997	7%	113275	227
1998	7%	121204	242
1999	7%	129688	259
2000	7%	138766	278
2001	7%	148480	297
2002	7%	158873	318
2003	7%	169995	340
2004	7%	181894	364
2005	7%	194627	389
2006	7%	208251	417
2007	7%	222828	446
2008	7%	238426	477
2009	7%	255116	510
2010	7%	272974	546
2011	7%	292082	584
2012	7%	312528	625
2013	7%	334405	669
2014	7%	357813	716

2015	7%	382860	766
2016	7%	409660	819
2017	7%	438337	877
2018	7%	469020	938
2019	7%	501852	1004
2020	7%	536981	1074
2021	7%	574570	1149
2022	7%	614790	1230
2023	7%	657825	1316
2024	7%	703873	1408
2025	7%	753144	1506
Present Value of total premium paid in 30 years		10000000	15873

Applicable Rent After Expiry (From January 1, 2026, if Renewed) will be Rs. 1239/-per square meter per annum and rent will be increased 5% on every 1st April in terms of SEEPZ Authority's Circular No. 13/2024 dated 10.01.2024.

Recommendations: Draft Policy is placed before the Authority for consideration.

Recd. by *E. J. J. J.*
16/04/2025

**SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI**

कार्यसूची मद संख्या

AGENDA ITEM NO. 06

A. Proposal No:

Proposed Policy for the Transfer of Assets and Liabilities for Sub-Leases of Galas with Terms of 5 Years, and Long-Term Sub-Leases for Plots/Galas with Durations of 30, 95, and 99 Years in the SEEPZ SEZ Estate.

B. Relevant provision of SEZ Act, 2005 & SEZ Rule, 2006

- Rule 11(5) of SEZ Rules, 2006 to be read with Instruction No 98 dated 29.08.2019.
- Rule 74 and 74A of SEZ Rules, 2006 to be read with Instruction No 108 dated 11.10.2021.
- Rule 8 of SEZ Authority Rules, 2009.

C. Preamble:

In many cases, existing units have made significant investments in machinery, furniture, and human resources. Evicting such units and auctioning the space to a new entity is a time-consuming process that can disrupt employment and hinder export promotion. Furthermore, prospective buyers will not take the liabilities of the existing unit.

Additionally, certain units may seek to merge operations, or a unit structured as an LLP may wish to integrate with a company to meet client requirements for dealing with a single corporate entity. To address these challenges, an alternative process is introduced, allowing companies or LLPs to take over an existing unit along with its liabilities—without requiring an auction.

This draft policy proposes an improved framework for the Transfer of Assets and Liabilities related to Gala/Plot allocations within SEEPZ SEZ. It aims to enhance transparency, competition, and revenue generation while streamlining the transition process.

D. Available Plots/ Galas in SEEPZ SEZ estate are as under:

1. **Galas in SDF 1 to 6 and 8, G&J 1 to 3; NEST-01 & 02 and future buildings of SEEPZ Authority - 5-year Sub-Lease:** SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.
2. **Galas in SDF-VII allotted by MIDC on 30-year sub-lease with a one-time premium payment at the time of the sub-lease agreement:** SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.
3. **Plots allotted on 95 or 99 years (SEEPZ++ Tower 1 & 2, Multi-storied Building) sub-lease with a one-time premium payment at the time of the sub-lease agreement:** SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.
4. **Plots allotted to public utilities in the non-processing area on a 30-year sub-lease agreement (e.g., Bank Buildings):** SEEPZ SEZ Authority charges nominal rent as per the sub-lease agreement.
5. **Plots/ Galas allotted to public utilities in the non-processing area on a 5-year renewal sub-lease agreement (e.g., Gala in BFC, Public Utilities, Bank Buildings):** SEEPZ SEZ Authority charges rent from these Galas, and the rent is subject to revision every year by SEEPZ SEZ Authority.

E. GALAS ALLOTTED BY SEEPZ AUTHORITY ON 5 YEARS SUB-LEASE:

1. To prevent disruptions in employment and exports, an alternative process allows companies or LLPs to take over existing units along with their liabilities, avoiding the time-consuming eviction and auction process, an operational unit may transfer its Assets & Liabilities to another unit, subject to the conditions outlined in Rule 74A of the SEZ Rules, 2006, and the prior approval of the Approval Committee. This also facilitates mergers and structural changes to meet business requirements without requiring an auction.
2. Provided, the incoming unit (taking over the assets and liabilities of the transferring unit) must pay the highest rent being paid by any unit in the same or a similar building at the time of transfer.

F. PLOTS AND GALAS IN SDF-VII / SEEPZ++ TOWERS 1 & 2 / MULTI-STOREYED BUILDINGS ALLOTTED BY MIDC: 30-YEAR, 95-YEAR, AND 99-YEAR RENEWABLE SUB-LEASES WITH ONE-TIME PREMIUM PAYMENT:

1. The authority charges lease rent at a nominal rate from these Plots and Galas based on their built-up area. Unit holders have paid a premium amount for their sub-lease period at the time of possession. However, it has been observed that if such Plots or Galas are under-utilized or not utilized by the unit holders for the purpose for which the space was allotted, it results in a loss of foreign exchange and employment. Conversely, if an operational unit is maintained, it will contribute to the generation of foreign exchange and employment.
2. Sometimes, agencies such as ED, NCLT, DRT, or Financial Institutions take possession of a unit but are unable to initiate the auction process, leading to a loss of foreign exchange and employment generation. To address these issues, a policy is required to reduce litigation and ensure the early disposal of assets.
3. To streamline the transfer of assets and liabilities within the SEEPZ Special Economic Zone (SEZ), this policy establishes clear guidelines based on the nature of the transfer and the operational status of the unit. Following principles set by the Maharashtra Industrial Development Corporation (MIDC) and Maharashtra Airport Development Company Limited (MADCL), transfers are classified as either "Formal" or "Non-Formal," each with specific requirements and associated charges. This classification ensures a balance between facilitating legitimate business transactions and maintaining the economic viability and compliance of SEZ units.

3.1 Formal Transfer:

Transfers that meet specific criteria may be classified as "Formal Transfers". These transfers typically represent internal restructuring, legal obligations, or minor administrative changes that do not result in a significant change in ownership or control of the underlying assets. Therefore, SEEPZ Authority may not charge any transaction charges to facilitate these transfers and minimize administrative burden. These transfers shall be subject to the approval of Approval Committee of SEEPZ in terms of SEZ Act, 2005 and rules made thereunder read with Instruction No 109 dated 18.10.2021 as amended.

Formal Transfers shall include following type of Transfers subject to Approval Committee's discretion and specific circumstances:

3.1.1 Formal Transfers where minimum transfer charges as "Processing Fees" will be charged:

- (i) The plot holder wants to change the constitution and include his blood relations or close relations (i.e. husband/ wife/ sons/ daughters/ father/ mother/ brothers/ sisters or removal of any person) excluding the legal heir.
- (ii) The transfers due to death or by bequeath/ will/ heirship.

(iii) All involuntary transfers including amalgamation, demergers etc. under the direction of the Competent Court/ Tribunals/ Government Body.

(iv) Change in the name of legal entity other than Public Limited Company and shareholding of original Directors/ Shareholders is not going below 51%.

a) Converting Partnership firm to Private Limited/ Public Limited and increasing the numbers of Directors/ Shareholders and if the shareholding of original Directors/ Shareholders is not going below 51%.

b) Converting Private Limited company to Public Limited company and increasing the numbers of Directors/ Shareholders as per the required law if the shareholding of original Directors/ Shareholders is not going below 51%.

c) In Public Limited company if the shareholding other than Public Share of Original Shareholders is not getting less than Majority and if the control on management as per companies act 1956 is remain with them.

3.1.2 Processing Fees for Formal Transfer similar to the established principals as per MIDC Circular No. 2633 dated 12 May 1998, however, fees of **Rs. 10,000** will apply irrespective of the area.

3.1.3 Formal Transfers where no fee/ premium will be charged:

(i) Transfer from promoter of the proposed private limited company to private limited company incorporated by the promoter within stipulated time period.

(ii) Change in the name of the proprietary concern/ partnership firm, without changes in the individual proprietor/ partners, or

(iii) Change in the name of the limited company under the provisions of the Companies Act 1956. or

(iv) Where there is change of management of the limited company not involving transfer of interest in the Land/ Gala there being no transfer of interest.

3.2 Non-Formal Transfer:

Any transfer that does not qualify as a Formal Transfer will be classified as a Non-Formal Transfer. A unit may transfer its assets and liabilities to another unit, subject to the conditions specified in Rule 74A of the SEZ Rules, 2006, and with prior approval from the Approval Committee.

3.2.1 Such transfers shall be permitted upon payment of transaction charges, in accordance with the established policies of the Maharashtra Industrial Development Corporation (MIDC) and the Maharashtra Airport Development Company Limited (MADCL). Relevant paras of said policies are iterated in Annexure-A.

3.2.2 Since the Plot/ Gala-holders, eligible to Transfer the Asset & Liabilities in terms of Rule 74A of the SEZ Rules, 2006 are operational units, and are already 100% developed, the minimum transactional charges specified in the MIDC and MADCL policies shall apply. Accordingly, a transaction charge of 10% shall be levied, as outlined in:

- a. Paragraph 1 of the Circular (F. No. MIDC/DCM/Transfer Guidelines/651/2633, dated 12.08.1998); and
- b. Sub-clause (ii) of Paragraph 5.3 of the Policy for Transfer of Leasehold Rights of Plot/Unit/Apartment in the MIHAN Notified Area, issued by MADCL.

Relevant paras of above referred Circulars are attached in the **Annexure 1**.

Differential Premium: As per the Transfer Policy of Maharashtra Industrial Development Corporation (MIDC) and the Maharashtra Airport Development Company Limited (MADCL), differential premium is the amount equivalent to the difference between the present premium of such Plot/ Gala and premium at the time of allotment of Plot/ Gala to the existing Plot/ Gala holder.

In the case of SEEPZ, the Differential Premium can be calculated using any one of the following methods. The "Initial Premium" refers to the amount paid by the unit at the time of original allotment of the Plot/ Gala, while the "Present Premium" shall be determined as the highest of the below alternatives as detailed below. The calculation of all the above mechanisms are as below:

Alternate 1: The "Present Premium" is determined as per latest Industrial Land Allotment Rate as per circular of MIDC. As per Chapter IV, Land Pricing and Allotment, Clause 4.1, MIDC allots plot of land on lease basis for a period of 95 years on recovery of upfront lease premium at rates fixed from time to time. Hence, proportioning of the allotment rate for subject lease period in case of SEEPZ is considered for the purpose of determination of land allotment rate or "Present Premium". The latest circular of MIDC in this regard is Circular No. P71225 dated 15.03.2024 in which the industrial land allotment rate for Marol, Andheri (East) is Rs. 63,180 per sqm.

In case of sub-lease period is different than 95 years, per square meter "present premium" will be calculated as below:

Present Premium (Per Square Meter)

$$\text{Present Premium (₹/sqm)} = \frac{\text{Industrial Land Allotment Rate} \times \text{Period of Sub-Lease (in years)}}{95}$$

Alternate 2: The Transaction Value agreed upon between the existing unit transferring the sub-lease and the incoming unit taking over the assets and liabilities.

4. Further, Units may be classified on the basis of status of their operations also.

4.1 Operational Units:

a) Operational Units wishes to Transfer of Assets under Rule 74A of SEZ Rules, 2006 within the sub-lease period:

Units have to apply before SEEPZ Approval Committee for Transfer of Assets under Rule 74A of SEZ Rules, 2006 and only after approval from the Approval Committee, unit may transfer the Asset & liabilities after payment of transaction charges @10% on the Differential Premium as defined above.

These charges will be over and above the outstanding dues, lease rent as per sub-lease agreement and other applicable charges in SEEPZ Authority such as Services charges, BMC charges, Fire Cess etc.

4.2 Non-Operational Units:

Since such units occupy space without contributing to foreign exchange or employment, they undermine the purpose of the SEZ Zone. However, these Plots/Galas have been leased for 30, 95, or 99 years upon payment of a premium amount. Therefore, a policy is needed to address these issues, minimize litigation, and facilitate the early disposal of assets.

a. Plots/ Galas which are non-operational within sub-lease period:

Plots/ Galas whose Sub-Lease agreement period is not expired but unit on such Plot/ Gala is non-operational then In this type of cases, the decision of Interim Application (L) No 5547 of 2020 in Company Petition No 641 of 2024 in the matter of SEEPZ SEZ Authority Versus Core Education and Technologies Ltd (under Liquidation) may be referred, wherein the Hon'ble High Court of Bombay has directed to SEEPZ Authority to refund Premium amount to the Official Liquidator and Official Liquidator shall handover the possession of the premises including the movables on "as is whereas basis" to the SEEPZ Authority.

In the same line, SEEPZ Authority may offer the unit "**proportionate premium**", calculated using the straight-line method for the remaining period of the sub-lease as defined in para 10 of Annexure-A of Instruction No 108 dt. 11.10.2021 of MoC&I. **Annexure 2** of this document may be referred herein for sample calculation.

b. Plots/ Galas under possession of Agency (viz. ED/ DRT/ NCLT/ Financial Institutions- hereinafter will be referred as "Agency")

In such type of cases, Agency (viz. ED/ DRT/ NCLT/ Financial Institutions - hereinafter will be referred as Agency) may Auction the Plot/ Gala within a reasonable time period and before the expiry of the Sub-Lease period.

It is proposed that Transaction Charges @10% may be charged from the incoming unit on the Differential Premium. Differential Premium in such case shall be the difference between the premium amount paid at the time of Original allotment of Plot/ Gala and the Premium amount (excluding the cost of movables and liabilities, as determined) discovered by the auction conducted by NCLT, DRT, banks, or other financial institutions since these entities have already done price discovery in transparent manner. These charges shall be over and above the outstanding dues, lease rent and other applicable charges in SEEPZ SEZ Authority such as Services charges, BMC charges, Fire Cess etc.

However, in case of the Agency is not able to auction the said Plot/ Gala in reasonable time-period results the premises remain idle, causing a loss of Foreign Exchange and Employment, it is proposed that the premises shall be taken over by the Authority for an un-utilised proportionate premium as mentioned in **Clause 4.2(a)** above. The SEEPZ Authority may then E-Auction the plot, as decided in Agenda Item No. 11 of the 71st Authority Meeting held on 04.02.2025.

Furthermore, after expiry of sub-lease, agency does not have any right to hold the possession of Plot/ Galas taken over in possession during the valid sub-lease period of such property.

Recommendations: Policy is placed before the Committee for consideration.

Received 27/2/25
16/04/2025

Annexure 1

Determination of Transaction Charges during Transfer of Asset & Liability on Exit from SEEPZ SEZ:

As these plots/galas have been sub-leased for a period of 30 years, 95 years, or 99 years upon payment of a premium for specified use in accordance with the SEZ Act, 2005, and the rules made thereunder, there is a need for a policy to define the charges applicable for the transfer of assets and liabilities of the plot/gala for the remaining duration of their sub-lease when the unit wishes to exit.

To finalize the policy for SEEPZ to non-formally transfer the Asset & liabilities, we have taken reference from policies adopted by various state government agencies of State of Maharashtra viz. ***"Transfer guidelines for - Industrial plots/sheds/Residential plots, Galas in Flatted Type Buildings, Residential Flats -Modified Guidelines of Maharashtra Industrial Development Corporation (MIDC) and "Policy for Transfer of leasehold right of plot/unit/apartment in the MIHAN Notified by Maharashtra Airport Development Company Limited (MADCL)"***

i. As per "Transfer guidelines for - Industrial plots/sheds/Residential plots, Galas in Flatted Type Buildings, Residential Flats - Modified Guidelines of Maharashtra Industrial Development Corporation (MIDC):

FORMAL TRANSFER

Formal Transfers where minimum transfer charges will be charged:

1. The plot holder wants to change the constitution and include his blood relations or close relations (i.e. husband / wife / sons / daughters / father / mother / brothers / sisters or removal of any person) excluding the legal heir.
2. The transfers due to death or by bequeath / will / heirship
3. All involuntary transfers including amalgamation, demergers etc. under the direction of the Competent Court / Tribunals / Government Body.
4. Transfer from promoter of the Co-op. society to the Co.op. Society registered under Maharashtra Co.op. Society Act.

Formal Transfers where no fee / premium will be charged:

1. Transfer from promoter of the proposed private limited company to private limited company incorporated by the promoter within stipulated time period
2. Change in the name of the proprietary concern / partnership firm, without changes in the individual proprietor / partners or change in the name of the limited company under the provisions of the Companies Act 1956. or where there is change of management of the limited company not involving transfer of interest

in the land/Shed/gala there being no transfer of interest.

NON-FORMAL TRANSFERS

Any transfer which does not fall under the formal transfers referred to above will be treated as a NON-FORMAL transfer, and will be permitted subject to the recovery of the differential premium as mentioned below:

1. Where the Licensee/Lessee has constructed or consumed at least 10% of the permissible F.S.I. of the plot area, such transfer will be permitted on recovery of 10% of the differential premium.
2. Where the condition at (1) above is not fulfilled, i.e., has not constructed at least 10% of the permissible F.S.I. of the plot area, such transfer will be permitted on recovery of 30% of the differential premium."
- ii. **As per Policy for Transfer of leasehold right of plot/unit/apartment in the MIHAN Notified by Maharashtra Airport Development Company Limited (MADCL):**

FORMAL TRANSFER

As per para 4.1 of the said policy:

The following transfers shall be considered as Formal Transfer and will be permitted on payment of minimum processing fee. i) Transfer by a natural person/individual allottee to a partnership firm by inducting his blood relation as partners viz. husband/wife/son/unmarried daughter/father/mother/brother /sister /daughter-in-law of the intending transferor or in case, original partners want to delete any of the persons (excluding legal persons) and induct the aforesaid blood relations. ii) Transfer because of death i.e. by bequeath/will/heirship, pursuant to a Succession Certificate or Heirship Certificate or in case of Will by a probate or letters of administration issued by a court of competent jurisdiction.

NON-FORMAL TRANSFER

As per para 5.3 of the said policy is reiterated below:

5.3. The transfer of plot/unit/apartment shall be permitted after recovery of Processing Fee or Transfer Charges depending upon the mode of transfer.

The rates of Processing Fee or Transfer Charges are summarized in the table given below:

Processing Fee	Transfer Charges	
Processing Fee shall be at the	Developed Plots:	Open Plots:

rate of Rs. 50 per sq.mtr. of area subject to minimum of Rs. 5000/- For Calculation of Processing Fee: (i) The plot area shall be considered in case of open plot. or (ii) The carpet area in case of apartment. or (iii) The area proposed to be transferred in all other cases.	(i) 30% of Differential Premium if development carried out is below 20% (ii) 10% of Differential Premium if development carried out is 20% or more.	30 % of differential premium subject to minimum amount equivalent to processing fee.
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Note: 1) **'Differential Premium'** shall mean the difference between the land premium rate at the time of allotment of the plot/unit/apartment or the rate at the time of previous transfer and the prevailing rates as determined by the Company from time to time.

2) The percentage construction or development is the percentage of permitted FSI consumed at a particular time under reference.

In light of the above, it is proposed that the Authority may impose Transaction Charges for non-formal transaction. Given that the sub-leased Galas are bare units in buildings constructed by the SEEPZ SEZ Authority, the development percentage exceeds 20% and the Floor Space Index (FSI) consumed is more than 10%. Therefore, the charges specified in paragraph 1 of the Circular (vide F No. MIDC/DCM/Transfer Guidelines/651/2633, dated 12.08.1998) and sub-clause (ii) of paragraph 5.3 of the Policy for Transfer of Leasehold Rights of Plot/Unit/Apartment in the MIHAN Notified Area by Maharashtra Airport Development Company Limited (i.e., 10% of the differential premium) may be applicable. However, considering that in the case of a SEEPZ Gala/Plot, the unit holder cannot sell the premises but can only recover the Asset & Liability along with a proportionate premium amount, it would be appropriate to charge a **10% transaction charge on the Differential Premium**.

Annexure 2

Further, there are some cases wherein the Transfer of Asset & Liabilities are delayed because of non interest of Sub-leasee. Sub-leasee is delaying transfer process for better options or possession has been taken by any Agency such as ED/ NCLT/ DRT/ Financial Institutions and they are not able to start the process of Auction, which in turn causing to loss of Foreign Exchange, Employment Generation. Therefore, Policy is required to address these issues to reduce litigation, early disposal of asset.

In this type of cases, the decision of Interim Application (L) No 5547 of 2020 in Company Petition No 641 of 2024 in the matter of SEEPZ SEZ Authority Versus Core Education and Technologies Ltd (under Liquidation) may be referred, wherein the Hon'ble High Court of Bombay has directed to SEEPZ Authority to refund certain amount to the Official Liquidator and Official Liquidator shall handover the possession of the premises including the movables on "as is whereas basis" to the SEEPZ Authority.

In view of the above, SEEPZ Authority may offer the unit or Agency (as the case may be) "proportionate premium", calculated using the straight-line method for the remaining period of the sub-lease as defined in para 10 of Annexure-A of Instruction No 108 dt. 11.10.2021 of MoC&I. The illustration of calculation is as per below:

For illustration, if a 100 sqm plot is handed over to a unit in year 2011 at a premium of Rs. 3,00,00,000 for 30 years, the yearly premium for that plot is Rs. 10,00,000 i.e., Rs. 3,00,00,000/30. If in the year 2025 wherein the un-utilised sub-lease period is 15 years (i.e., 2011+40-2025), SEEPZ SEZ Authority wishes to take over that particular plot, it needs to pay Rs. 1,50,00,000 (i.e., Rs. Rs. 10,00,000 x 15).

**SEEPZ SEZ AUTHORITY
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MINISTRY OF COMMERCE & INDUSTRY
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AGENDA ITEM NO. 07

A. Proposal: Standardization of Lease Rent across all existing operational units in SDF-I to VI and G&J Complex I, II, and III within SEEPZ-SEZ.

B. Relevant Provision of SEZ Act, 2005 & SEZ Rules, 2006:

Rule 8 of SEZ Authority Rules, 2009.

Rule 34(1)(d) of SEZ Authority Rules, 2009

C. Preamble: It has been observed that within the same buildings of SDF-I to VI and G&J Complex I to III, different lease rent rates are being charged to units based on the date of allotment. Units allotted before the year 2000 are charged Rs. 1,940/- per square meter per annum, whereas those allotted after the year 2000 are charged Rs. 2,850/- per square meter per annum. This disparity in rental rates has led to inconsistencies and a lack of uniformity among the units operating within the same building premises.

The rent structure for these units was not discovered through a uniform auction or any transparent price discovery process.

D. Proposal: To address this disparity and ensure equitable treatment of all units within the same building, it is proposed to standardize the lease rent for all operational units allotted prior to the introduction of the current eAuction mechanism at Rs. 2,992/- per square meter per annum. This proposed rate aligns with the revised rental rates scheduled to come into effect in April, wherein the existing rates of Rs. 1,940/- and Rs. 2,850/- will escalate to Rs. 2,047.50/- and Rs. 2,992.50/- respectively.

This standardization shall be applicable **only to existing operational units**. Any vacant units or those that become vacant in the future will be allotted through the eAuction mechanism, ensuring fair market discovery and transparency.

E. Justification: The current rent structure of Rs. 1,940/- and Rs. 2,850/- per square meter per annum is already significantly low compared to prevailing market benchmarks. Given the current revenue generated from such rents, it is financially unviable for SEEPZ-SEZ Authority to consider redevelopment or construction of new buildings to accommodate units paying such low rentals. Therefore, to rationalize rents and ensure financial sustainability while maintaining fairness and equity, the proposed standardized rate of Rs. 2,992/- per square meter per annum is recommended.

F. Recommendation: The proposal is placed before the SEEPZ Authority for approval.

Recd 16/04/2025

**SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI**

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AGENDA ITEM NO. 08

A. Proposal: Standardization of Miscellaneous Permission Charges for Buildings and Plots in SEEPZ-SEZ.

B. Relevant Provision of SEZ Act, 2005 & SEZ Rules, 2006:

Rule 8 of SEZ Authority Rules, 2009.

Rule 34(1)(d) of SEZ Authority Rules, 2009

C. Preamble: The current structure of rent and charges for miscellaneous permissions within SEEPZ-SEZ is inconsistent, with rates varying significantly depending on when the permission was granted. This has led to discrepancies and lack of transparency in rent assessment and billing.

Circular No. C/1758 revised the charges for specific equipment installations (Chiller, Blower, AHU), but it did not cover a wider range of permissions granted to units across the SEEPZ estate. The following agenda proposes standardization to bring clarity, transparency, and equity in rent structure across all miscellaneous permissions.

D. Observations: As per the records handed over by the CA team to the ERP team, different rates were charged for various types of permissions as of 30.09.2024. These rates differed based on whether permissions were granted before or after the issuance of Circular No. 01 dated 31.07.2018 and Circular No. 04 dated 25.05.2017. New permissions followed the rates prescribed in those circulars, while older permissions continued with their original rent.

Circular No. C/1758 updated rates for equipment such as Chillers, Blowers, and AHUs to:

- Rs. 1,568/- per square meter per annum (Ground)
- Rs. 2,585/- per square meter per annum (Terrace)

However, it does not apply to other types of miscellaneous permissions like water tanks, generators, cabins/sheds, etc., leading to varied and inconsistent charges.

E. Proposal:

A. For Permissions Already Granted:

- 1. Revision of Circular No. 07/2024 (dated 26.09.2024):**

- a. The circular may be revised to include all types of miscellaneous permissions effective from 01st October, 2024.
- b. A uniform rate structure may be adopted:
 - i. Rs. 1,568/- per square meter per annum for ground-level installations
 - ii. Rs. 2,585/- per square meter per annum for terrace installations
 - iii. If the space is used for non-essential or storage purposes, rent will be charged at the prevailing rate of the Gala occupied by the unit. Such permission will be granted only if sufficient open space is available and there is no disruption to the operations of other units.
- c. Annual escalation of 5% shall be applied to these charges.
- d. **Telecommunication Towers:** It is proposed to standardize the annual charges for telecommunication towers to Rs. 3,00,000/- per tower per annum.

F. Recommendations: The above proposals is placed before the Authority for deliberation and approval.

Final 27/12/23
16/11/23

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY

AGENDA ITEM NO.09

A. Proposal: Repair Works Of Existing Damaged Drainage Chambers

Repair works of existing damaged drainage chambers and replacement of Mild Steel (MS) gratings across identified locations within the SEEPZ-SEZ premises. The work includes dismantling the damaged portions of the chamber structures, site clearing, reconstruction where necessary, fabrication, and proper placement of new MS gratings to restore and enhance the functional integrity of the drainage system.

B. Relevant provision of SEZ Act, 2005 & Rules:

Section 34 of the SEZ Act, 2005 & Rule 7(1) & (2) of SEZ Authority Rules, 2009

C. Other information:

The various locations within the SEEPZ-SEZ premises where drainage chambers and MS gratings are observed to be in damaged, corroded, or structurally unsafe condition, as identified by the Engineering and Utility cell during routine inspections.

Scope of Work:

The scope of the proposed work includes the following activities:

- **Dismantling:** Safe dismantling of the damaged RCC chamber tops and removal of rusted/damaged MS gratings.
- **Debris Removal:** Clearing and disposal of dismantled debris in compliance with environmental and SEZ waste disposal norms.
- **Structural Repairs:** Reconstruction of chamber tops where required, using appropriate grade concrete and reinforcement as per standard design specifications.
- **Fabrication of MS Gratings:** Supply and fabrication of heavy-duty MS gratings conforming to IS standards, with anti-rust coating/paint to ensure longevity.
- **Installation:** Placement and proper fixing of new MS gratings over the chamber tops using welding/bolting, ensuring alignment and stability.
- **Site Restoration:** Cleaning and leveling of the area post-work, removal of leftover material, and ensuring the area is safe for pedestrian and vehicular movement.
- **Safety Compliance:** Implementation of safety measures such as barricading, signage, PPE usage during the work execution.

4. Justification:

Several drainage chambers within the SEEPZ-SEZ area have deteriorated due to prolonged use, exposure to load, weathering, and corrosion, making them structurally unsafe. Damaged or missing MS gratings further pose a serious safety hazard to pedestrians and vehicles, especially during monsoons. Timely repair and replacement are essential to prevent accidents, maintain proper drainage functionality, and ensure the infrastructure remains compliant with safety standards.

5. Estimated Cost:

An approximate cost of Rs. 16,62,500/- (Rupees Sixteen Lakhs and Sixty Two Thousand and Five Hundred only) inclusive of all labor, materials, equipment have been estimated based on market rates and previous similar works undertaken.

As per **Rule 7 (2) of SEZ Authority Rule** which stipulates the power of Chairperson as under

The power to approve contingent expenditure both recurring and non-recurring : Provided that the expenditure so incurred does not exceed Rupees Fifty Lakh at a time.

6. Source of Fund:

The expenditure will be met from the approved budget under the SEEPZ-SEZ Maintenance Fund for civil and infrastructure repair works for the current financial year.

7. Expected Duration of Work:

The entire work is expected to be completed within 2 Months from the date of issue of the work order, subject to weather conditions and site accessibility.

Recommendation:

As the work is of Urgent Nature, The tender has been floated for the **Repair Works of Existing Damaged Drainage Chambers in SEEPZ-SEZ Premises on CPP Portal** and the same is placed before the Authority for information.

Received
E. J. S. S. S.
16/04/2025

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

AGENDA ITEM NO. 10

A. Proposal:

Proposal for taking over the Pumping Operations, Network Maintenance, and Internal Water Distribution within SEEPZ-SEZ Area to reduce Water Supply Costs for Unit Holders present in SEEPZ-SEZ.

B. Relevant provision of SEZ Act, 2005 and Rules:

Section 34 (2) (a) of the SEZ Act, 2005 read with Rule 7 (2) of the SEZ Rules 2006.

C. Other Information:

At present, the responsibilities of water distribution, pump operation, and pipeline maintenance within the SEEPZ-SEZ premises are being undertaken by MIDC authorities. The associated charges including cost of water fixed by BMC, and other overheads are being billed to both the SEEPZ-SEZ Authority and the Unit Holders as per the respective usage. However, the **SEEPZ Authority has received multiple representations from Unit Holders** expressing concern over the **high charges levied by MIDC**, highlighting the significant financial burden it places on their operations.

These concerns were deliberated during a meeting held on 12.03.2025 at the World Trade Centre, Cuffe Parade, between the CEO, MIDC and the Development Commissioner, SEEPZ in presence of other officials from both organisations. It was mutually agreed that the SEEPZ Authority would assume responsibility for water distribution, pump operations, and line maintenance, in order to address the cost-related concerns raised by the Unit Holders.

Details of Charges levied by MIDC,

S N	Description	MCGM rate per Cum	MIDC rate per Cum
1	Water Charges	63.65	63.65
2	Drainage/Sewerage Charges	44.56	44.56
3	ETP Charges (12.5% of MCGM Rate)	-	13.53
4	Difference between supply & Assessment Qty. (Approx 10% of MCGM Rate)	-	10.82
5	Maintenance (Approx 1.4% of MCGM Rate)	-	1.50
TOTAL		108.21	134.00

Accordingly, taking over these services would have the following advantages to the Unit Holders in SEEPZ SEZ,

1. Cost Rationalization for Unit Holders

By internalizing water supply operations, SEEPZ Authority can eliminate overhead charges levied by MIDC and adopt a transparent, needs-based costing model. This will result in more economical water tariffs for unit holders and eliminate ambiguity in cost components.

2. Improved Responsiveness and Operational Efficiency

With in-house control, the Authority can ensure quicker resolution of complaints related to supply disruptions, leakages, and pressure variations through a dedicated response and escalation mechanism. This will reduce operational downtime.

3. Optimized Water Distribution and Pressure Management

SEEPZ Authority can deploy smart water management practices, including zonal metering, flow monitoring, and pressure control, to achieve equitable and demand-based distribution of water across all units.

4. Planned Maintenance and Reduced Water Wastage

In-house control will allow SEEPZ to implement preventive and predictive maintenance schedules, reduce unaccounted-for water (UFW), and ensure timely repair of distribution infrastructure—thus minimizing technical and commercial losses.

5. Better Integration with SEEPZ-Wide Infrastructure Projects

Synchronizing water supply management with ongoing civil, electrical, and mechanical infrastructure projects within SEEPZ will ensure holistic development and avoid inter-agency delays.

The factors having cost implication on the total rate is as follows:

S N	Description	SEEPZ SEZ revised rate per Cum (Rs.)
1	Water Charges and Drainage/Sewerage Charges (By MCGM)	108.21

2	Overhead Amount (By SEEPZ)	<p>The overall cost of overheads is being assessed based on CPHEEO Guidelines which includes multiple factors like,</p> <ol style="list-style-type: none"> 1. manpower required for pump operations, 2. annual maintenance contract (AMC) expenses, 3. water loss due to leakages or unauthorized usage, 4. routine and emergency repair works,
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The efforts for taking over the Water Supply Scheme of SEEPZ SEZ in cooperation with MIDC by way of preparing M&R Tender and development of Billing System is underway. Since the system is being developed and operationalised for the first time, a reasonable stabilization period is anticipated to ensure its effective functioning. In view of this, the SEEPZ Authority has requested MIDC to extend the existing AMC and continue the deployment of the MIDC Establishment's Services until the end of May 2025 to ensure seamless transition and uninterrupted operations.

D. Recommendation:

The Proposal for taking over the Pumping Operations, Network Maintenance, and Internal Water Distribution within SEEPZ-SEZ Area to reduce Water Supply Costs for Unit Holders present in SEEPZ-SEZ, is placed before the Authority for consideration and approval.



 16/04/2025

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

AGENDA ITEM NO. 11

A. Proposal :-

Request for change in criteria for issuance of Privilege Passes to Directors/Partners/Owners of SEEPZ-SEZ units.

B. Relevant provision of :-

Sec 46 of SEZ Act, 2005 & Rule 70 of SEZ Rules 2006

C. Other Information :-

1. Office Order No. 433/2024 was issued regarding issuance of "Privilege Pass" for Directors/Partners/Owners of SEEPZ-SEZ units to which the following conditions were set.
 - i. Exports of over Rs.500 cr in the preceding financial year.
 - ii. Employment to over 500 persons
 - iii. Member of SEEPZ Authority.
 - iv. Ex-Member of SEEPZ Authority.
 - v. Chairman of GJEPC/EPCES.
 - vi. President of SGJMA.
 - vii. Ex-Chairman of GJEPC/EPCES (last 5 years).
 - viii. President of SEEMA.
 - ix. Ex- President of SGJMA (last 5 years).
 - x. Ex-President of SEEMA (last 5 years).

The following additional terms:

1. No authority dues pending
 2. No sub lease agreement pending
 3. No FE beyond permissible limits pending.
 4. No case of DRI/DGGI/GST/ED.
 5. No dispute with SEEPZ Authority of whatsoever nature.
-
2. As per the request of the Authority members (trade representatives) and Shri Adil Kotwal Ji, President, SGJMA, the Authority has decided to revised the criteria, which were initially based on exports of ₹500 crore from a single entity, will now also include total exports of group

companies, provided a single balance sheet is being filed by the firms. Consequently, privilege pass will be issued to one director from each entity as mentioned in the minutes of 71st Authority meeting held on 04.02.2025. Accordingly, notification has been issued and published on the website.

3. Now we had received letter dated 10.03.2025 from Shri Adil Kotwal, President (SGJMA) (Letter Attached in Annexure -I) wherein they have mentioned that partially amending to Office Order No. 433/2024 may not provide much practical benefit to the units. This is because the condition of filing a single balance sheet is not feasible for most group companies. As many group companies under a single group/promoter operate multiple entities as separate entities, each of which maintains its own balance sheet. None of these group companies maintains a single consolidated balance sheet, and hence, the criteria as currently stated will not allow any of these entities to meet the eligibility requirements.

In view of the above, they request that the requirement of single balance sheet may be waived for these group companies. In order to ensure that the companies belong to the same group or promoter, an undertaking to this effect may be sought from the group or promoter for issuance of privilege passes.

They therefore request that this may be considered favourably to ensure that the benefit of privilege pass reaches all the eligible units.

4. It is proposed that the units applying for privilege pass should not have the complaint of tax evasion.
5. Furthermore, it is proposed that privilege pass holder may be allowed to enter through Gate No.4 (Mega CFC) and random checking shall be there as per directions from the DC Office.

D. Recommendation:-

1. Proposal by SGJMA is submitted that this may be considered favourably to ensure that the benefit of privilege pass reaches all the eligible units.

Permit
27/03/25
16/04/2025

Ref. No. SGJMA/2024-25/100

March 7, 2025

Shri Dnyaneshwar Patil, I.A.S.
Development Commissioner,
SEEPZ Special Economic Zone,
Andheri (East),
Mumbai - 400 096

Sir,

**Sub: Criteria for issuance of Privilege Pass for Directors /
Partners / Proprietors of SEEPZ Units**

This has reference to your letter No. SEEPZM-SEC00SECA/02498 dated 19.02.2025 issued in partial modification of the Office Order No. 433/2024 dated 17.12.2024, on the subject cited above.

We appreciate the modification made to the officer order as per our request, vide letter No. SGJMA/2024-25/090 dated 3rd February, 2025, to include the collective exports of group companies for determining eligibility under the export criteria of Rs.500/- Crores for the issuance of the Privilege Pass.

While we acknowledge and appreciate this change, we would like to bring to your attention that this modification, in its current form, may not be of much practical benefit to the units. This is because the condition requiring a single balance sheet to be filed is not feasible for most group companies.

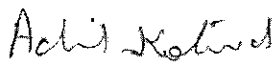
As you may be aware, many group companies under single group / promoter operate multiple units as separate entities, each maintaining its own balance sheet. None of these group companies maintain a single consolidated balance sheet, and therefore, the criteria, as currently stated, would not allow any of these units to meet the eligibility requirements.

In view of the above, it is requested that the requirement for a single balance sheet be waived for these group companies. To ensure that the companies belong to the same group or promoter, an undertaking to this effect from the group or promoter could be sought for the issuance of the Privilege Pass.

We hope this request will be considered favorably to ensure that the benefits of the Privilege Pass reach all eligible units.

Thanking you,

Yours faithfully,
For SEEPZ Gems & Jewellery Mfrs. Association


Adil Kotwal
President

Copy to: Smt. Mital Hiremath (IDAS), Joint Development Commissioner, SEEPZ SEZ.

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

कार्यसूची क्रम संख्या

Supplementary Agenda Item No. 1

A. Proposal:

Proposal for Tripartite agreement (MOU) among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS) and Sphoorti Cooperative.

B. Relevant provision of SEZ Act, 2005 & Rules:

Section 34 of SEZ Act, 2005 and Section 6 of SEZ Authority Rule, 2009.

C. Other Information:

SEEPZ SEZ had been running and maintaining CRECHE for children's aged from 03 months to 06 years and continued operating the crèche facility in SEEPZ SEZ vide MOU dated 22.06.2015 by & between SEEPZ SEZ Authority and SMS. It provides a safe, nurturing environment for children to play, learn and develop social skills.

The Memorandum of Understanding (MOU) which is executed between SEEPZ SEZ Authority and Stree Mukti Sanghatana on 22nd June 2015, for the operation of the Creche within the SEEPZ SEZ, effective from 1st June 2015, with an initial term of two years which is valid until 31st May 2017, which was subsequently extended till finalization of new contract.

SMS has submitted the draft MOU to be executed by and between SEEPZ, Stree Mukti Sanghatana and Sphoorti Cooperative for functioning of Creche in SEEPZ, wherein proposed MOU is Tripartite agreement among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS), and Sphoorti Cooperative

Wherein SMS is an NGO duly registered under Societies Registration Act and Sphoorti Cooperative, introduced by SMS and informed that staff members of SMS under the guidance of SMS, established SPhoorti Cooperative in 2023 and for uninterrupted function of crèche.

Recommendation:

Proposal to execute MoU and authorise Chairman & Secretary of Authority for finalisation of terms and condition. The final MoU will be placed before the Authority for approval

Recd
16/01/2024

Supplementary Agenda Item No. 2

1. Proposal:

RFP for E – Tender cum E – Auction for “Allotment of Galas at SEEPZ, Mumbai”

A. Relevant provision of SEZ Act, 2005 & Rules:

- Proviso of Rule 18(2) (ii) of SEZ Rule 2006
- Rule 8 (viii) of SEEPZ Authority Rule, 2009

B. Reference:

- 71st Authority Agenda meeting dated February 4, 2025
 - i. Agenda Item 11: Proposal for cancellation of existing advertisement & amend new policy for unit allotment in SEEPZ SEZ

C. Aim of E – tender cum E – auction:

- The process for allotting vacant units (Galas) at SEEPZ SEZ underwent significant changes. Initially, the Authority had advertised available units on October 17 and 24, 2024, but this allotment process was cancelled in 71st Authority Agenda meeting (Agenda Item 11) on February 4, 2025, as the procedure was entirely paper-based and required physical interaction. To improve this, a proposal was made to transition to an online system.
- The aim of this transition was to increase transparency, foster greater competition, and enhance potential revenue generation.

D. Features of New System:

- The Authority designed a process that includes both electronic tendering (E-tender) and real-time bidding (E-auction), ensuring a transparent and competitive environment for potential bidders.
- SEEPZ Authority published the Request for Proposal (RFP) for "E-tender cum E-auction for Allotment of Galas at SEEPZ SEZ" on March 1, 2025, at the Central Public Procurement Portal.

E. Wider Publicity

- The RFP advertisement was shared with various organizations, including the Embassy of Hong Kong, and associations such as SGJMA, SEEMA, GJEPC, along with developers and all Zonal Development Commissioners throughout India. To achieve better outreach, the following measures were undertaken:
 - Advertisement of the tender was published in three major national newspapers:
 - Navbharat Times (Hindi Newspaper)
 - Maharashtra Times (Marathi Newspaper)
 - Economic Times (English Newspaper)
 - Times of India (English Newspaper)
 - A standee displaying unit allotment details was also installed at the following locations:
 - Gate No. 1, 2 & 3
 - Service Building

F. Other Information

- In the following weeks, several corrigenda were issued to address queries and make necessary adjustments.
- Pre-bid meetings were held on March 12 and 17 to answer any further questions from potential bidders.
- Various corrigendum provided responses to questions raised during the pre-bid meetings and extended the submission deadline from March 31 to April 7, 2025, based on requests from potential bidders.

- The bid submission date was further extended from April 7, 2025, to April 14, 2025, as per the request of SGJMA and several other units via email.

G. Recommendation

- RFP and corrigendum is placed for perusal and approval of authority.

Perusal

E. J. J. J. J.
16/04/2025

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

Supplementary Agenda 3

A. Proposal:

Proposal for providing additional 150 mm dia. D.I. pipe line on existing pipeline network near Plot No. 36 to resolve the water supply shortage for SEEPZ ++ Units in SEEPZ SEZ.

B. Relevant provision of SEZ Act, 2005 and Rules:

Section 34 (2) (a) of the SEZ Act, 2005 read with Rule 7 (2) of the SEZ Rules 2006.

C. Other Information:

MIDC is looking after water supply and related day to day maintenance works of SEEPZ SEZ Area. Last year complaints were received from unit holders of SDF III & IV regarding acute shortage of water supply. Necessary work was completed by MIDC and currently water shortage issues of SDF-III & IV are resolved.

It is now being communicated that after implementation of above water supply arrangement unit holders in SEEPZ ++ area are experiencing water shortages. To resolve this issue, a detailed proposal along with cost estimate based on current PWD/MCGM SSR has been prepared by MIDC amounting to Rs.6,56,626/- (N) & Rs.7,38,750/-(G).

The scope of work is as bellows.

- 1) Providing 150 mm dia Di pipeline of length approximately 60 metre on existing pipeline network near Plot No.36.
- 2) Excavation and encasing concrete along the above proposed pipeline.
- 3) Providing & fixing 150 mm dia Sluice valve, 90 degree bends and other related accessories.
- 4) Construction of RCC Chambers for valves near plot no. 36 and SDF 3 footpath.

Administrative Approval has been issued to MIDC for Execution of Work on 11.04.2025.

D. Recommendation:

Proposal for providing additional 150 mm dia. D.I. pipe line on existing pipeline network near Plot No. 36 to resolve the water supply shortage for SEEPZ ++ Units in SEEPZ SEZ is placed before the Authority for information and post facto approval.

Review