

**MINUTES OF THE 75<sup>th</sup> AUTHORITY MEETING HELD ON 24.12.2025 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.**

विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 08.08.2025 को आयोजित 74वीं प्राधिकरण बैठक का कार्यवृत्त

**The following are present:**

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| 1. Shri. Mayur Mankar, Joint Development Commissioner, SEEPZ-SEZ         | Member/Secretary |
| 2. Shri Backiyavelu Mutharasu ITS Deputy, DGFT, Mumbai,                  | Member           |
| 3. Shri Hasmukh Bhai Dholakiya, Partner of M/s. HK Designs (India) LLP   | Member           |
| 4. Shri Sapinder Singh, Managing Director of M/s Omega Products Pvt. Ltd | Member           |

**Special Invitee:-**

1. Shri Vijay Gujrathi, Chairman, SEEMA
2. Shri Rajendra Wagh, Deputy Engineer, MIDC

Smt. Smitha Nambiar, Dy. Development Commissioner, Shri Sandeep Bhosale, Dy. Development Commissioner, Smt. Y. Mangala, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner, Shri Aman Kumar Sharma, Assistant Development Commissioner, Shri Rahul Shivannagol, Assistant Development Commissioner, Shri. Jagdish Gaur, LDC, Shri Janesh Tripathi, LDC, Shri Ajeet Bhati, LDC, Ms. Divyanshi Goyal, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 74th Authority held on 08.08.2025.

**Decision:** After Deliberation, Authority confirms the minutes of the meeting held on 08.08.2025

**Agenda Item No. 1 (A) (a & b):- Monthly Statement expenditure incurred through Imprest**

**(a) For the Month of July, August & September, 2025**

**(b) For the Month of October & November, 2025**

Authority was apprised that, this account is regularly being recouped with ministry fund whenever an emergency payment is made through the Authority fund

towards DCO expenses. It has also been assured that a new card for imprest from ministry fund shall be taken at the earliest as the regular DDC has taken charge.

**Decision:** After Deliberation, Authority approved the said proposal.

**Agenda Item No. 2:- Administrative approval is sought for the recurring expenditure incurred on providing refreshments during various meetings (Authority, TEC and other Meetings) and for hosting official guest of the Authority.**

M/s Indian Coffee House is regularly providing refreshment services for official meetings and guests, with monthly payments being made, but without a formal administrative approval under the Authority fund.

**Decision:** After deliberation, the Authority approved the proposal and directed that refreshment bills up to ₹50,000 may be booked under the Imprest Account as per delegation of financial power with condition that expenditure account will be put up post facto for perusal in authority meeting.

**Agenda Item No. 3: Consideration and approval of the Committee Report on provisional payment to M/s. KRAN-SRIT Consortium towards:**

1. Operations & Maintenance (O & M) Support (Technical Support and Helpdesk Support), and
2. Change request (CR) payments

in respect of the **RISe-ERP implementation at SEEPZ-SEZ**, along with release of payments as per the Committee's recommendations.

The Authority was apprised that the **RISe-ERP project** at SEEPZ-SEZ was awarded to **M/s KRAN-SRIT Consortium** in April 2023 and has been implemented in a **phased manner** owing to expanded user requirements and inclusion of additional modules. The phase-wise Go-Live resulted in deviation from the originally envisaged O&M commencement. Accordingly, a Committee was constituted to examine the matter. After considering the operational constraints and the provisions of the Contract, the Committee recommended a **uniform and transparent methodology** for determining O&M and CR payments within the approved contractual limits.

Accordingly, approval was sought for **acceptance of the Committee Report** and for release of **provisional payments** towards:

- **O&M Support:** ₹1.34 crore, and
- **Change Requests:** up to ₹52.50 lakh.

### **Decision**

The Authority examined the Committee's recommendations and approved the Committee Report. Accordingly, the Authority accorded approval for release of

payments to M/s KRAN–SRIT Consortium towards Operations & Maintenance (O&M) Support amounting to ₹1.34 crore and Change Request (CR) payments up to ₹52.50 lakh, in accordance with the methodology and conditions recommended by the Committee and within the approved contractual limits.

The Authority also agreed to fix 01.12.2025 as the complete Go-Live date for the RISE–ERP project, as recommended by the Committee.

**Agenda Item No. 4: Post-facto approval is sought for the expenditure incurred towards 100% advance payment for supply and installation of stands for Supreme Face detection Devices at the SEEPZ Gates. The procurement and installation were undertaken to enhance security and streamline access control within the SEEPZ premises.**

The Authority was apprised that post-facto approval was sought for the expenditure incurred towards 100% advance payment made for the supply and installation of stands for Supreme Face Detection Devices at various entry and exit gates of the SEEPZ premises.

It was informed that the procurement and installation of the said stands were undertaken to strengthen security arrangements, improve access control mechanisms, and streamline the movement of personnel and visitors within the Zone. The requirement arose on an urgent basis due to increased footfall and heightened security considerations, necessitating immediate operationalization of the face detection-based access control system.

The Authority noted that the work, being of a capital nature, was awarded to M/s CSC e-Governance Services India Ltd. through a duly issued work order. Against the said work order, a full advance payment of ₹1,95,000/- (Rupees One Lakh Ninety-Five Thousand only) was released on 15.10.2025 to facilitate timely supply and installation of the stands in view of the urgency involved.

It was further clarified that the expenditure was incurred in administrative and operational exigencies to ensure that the face detection devices could be installed and made functional without delay, thereby enhancing surveillance and access management at the SEEPZ gates.

**Decision:** After detailed deliberations, the Authority accorded post-facto approval to the expenditure incurred towards the supply and installation of stands for Supreme Face Detection Devices at the SEEPZ gates, including the 100% advance payment of ₹1,95,000/- made to M/s CSC e-Governance Services India Ltd. on 15.10.2025. The Authority observed that the action was taken in view of urgent security requirements and, accordingly, the expenditure incurred was ratified and approved.

**Agenda Item No. 5: Approval for execution of a Tripartite Memorandum of Understanding (MoU) among SEEPZ Special Economic Zone Authority, Stree Mukti Sanghatana (SMS) and Sphoorti Mahila Audogik Sahakari Sanstha Maryadit (SPHOORTI) for operation and management of the Crèche facility at**

**SEEPZ Special Economic Zone.**

Authority was apprised that SEEPZ SEZ Authority has been providing a common Crèche facility in the Zone as a welfare measure aimed at supporting women workers employed in the SEEPZ area. In-principle approval for execution of a Tripartite Memorandum of Understanding for the operation and management of the Crèche facility was accorded by the Authority in its 72nd Meeting.

Pursuant to the said approval, a Tripartite Memorandum of Understanding has been executed among SEEPZ SEZ Authority, Stree Mukti Sanghatana (SMS), and Spohoorti Mahila Audogik Sahakari Sanstha Maryadit (SPHOORTI) for the effective operation and management of the Crèche facility. The arrangement is intended to ensure continuity of services, proper management, and adherence to prescribed welfare norms for the benefit of women workers in the Zone. A copy of the duly executed Memorandum of Understanding was placed before the Authority for information and consideration.

**Decision:** After detailed deliberation, the Authority took note of the execution of the Tripartite Memorandum of Understanding and accorded its approval to the same.

**Agenda Item No. 6: Approval for construction Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential towers with 88 flats)..**

The Authority was apprised to accord approval for the construction of a Stilt + 11 Floors Residential Tower at SEEPZ-SEZ, having a total built-up area of 7,940 sq. metres, comprising 88 residential units, including 44 units of 1 BHK transit-type accommodation and 44 units of 2 BHK quarters for regular residential use.

The Authority was further informed that the transit-type accommodation is proposed to be allotted to SEEPZ LOA holders through a transparent mechanism, including auction or any other method as approved by the Authority, strictly for temporary accommodation of employees of SEEPZ units, subject to such terms and conditions as may be prescribed separately.

It was also placed before the Authority that the total estimated cost of the project is Rs. 32,79,36,697.00 (Rupees Thirty-Two Crore Seventy-Nine Lakh Thirty-Six Thousand Six Hundred Ninety-Seven only), excluding GST, as proposed by the Project Management Consultant, M/s WAPCOS.

**Decision:**

After detailed deliberations, the Authority approved the proposal for construction of the Stilt + 11 Floors Residential Tower at SEEPZ-SEZ at the estimated project cost as placed before it. The Authority further directed that a meeting with SGJMA and SEEMA shall be convened to ensure their active participation in matters relating to the staff quarters. It was also decided that the residential quarters shall

be allotted exclusively to industrial units operating in SEEPZ-SEZ, in accordance with the policy and terms and conditions to be finalized separately. The above directions were noted for compliance and further necessary action.

Further, The Authority was informed that the demand for residential quarters was sought from SGJMA and SEEMA only with the objective of ascertaining whether the industrial units were interested in availing residential quarters in SEEPZ-SEZ. It was clarified that the exercise was undertaken merely to assess the level of interest and requirement, and not for allotment purposes at this stage. In response, SGJMA and SEEMA have furnished the demand details indicating their interest in SEEPZ residential quarters, which was noted by the Authority for information and future planning.

**Agenda Item No. 7: Post- facto approval of the water supply rate finalized and being charged to the units/ plot holders within the SEEPZ-SEZ premise, consequent upon takeover of the water supply system from the Maharashtra Industrial Development Corporation (MIDC).**

The Authority was apprised that SEEPZ-SEZ has taken over the internal water supply system from MIDC with effect from 01.11.2025 and, upon review of the overall cost structure, has revised the water supply charges. It was informed that the water supply rate has been rationalized and reduced from Rs. 134 per cubic meter to Rs. 124 per cubic meter, which includes BMC charges, operation and maintenance expenses, and a provision towards system losses. The revised rate was stated to be reasonable and lower than the earlier rate charged by MIDC. Accordingly, post-facto approval was sought for charging the revised rate to units and plot holders within the SEEPZ-SEZ.

**Decision:**

After detailed deliberation, the Authority took note of the proposal and clarified that the revised water supply rate of Rs. 124 per cubic meter is not final and may be revised further, if required. The Authority also instructed that any additional pipelines or allied infrastructure, wherever necessary, shall be installed to ensure efficient and uninterrupted water supply. The Authority further clarified that the water losses at present are high and directed that necessary measures be taken to assess, control, and recover such water losses.

**Agenda Item No. 8: Hiring of project Management Consultant (PMC) for construction of Internal roads with Cable Ducts, Street Lighting, Footh paths, and Two-Lane Roads within SEEPZ-SEZ Premises.**

The Authority was apprised that several unit holders in SEEPZ-SEZ, particularly in Sector-VI, have reported severe deterioration of internal roads, leading to traffic congestion, operational inconvenience, and safety concerns. It was informed that a joint site inspection was conducted by the Technical Cell on 12.09.2025, which confirmed extensive structural damage to the existing bituminous roads. The damage has been further aggravated by persistent waterlogging caused due to

clogged and inadequate stormwater drainage, and it was observed that the condition cannot be effectively addressed through routine or patch repairs, thereby necessitating comprehensive resurfacing and rehabilitation of the internal roads.

In view of the scale of the work, multiple locations involved, and the technical complexity of the proposed road rehabilitation, the Authority was informed that it is proposed to engage a Project Management Consultant for providing end-to-end professional services, including preparation of detailed estimates, planning and design inputs, assistance in tendering and bid evaluation, supervision and monitoring of works, quality control, and certification of bills. The engagement of a PMC would ensure transparency in execution, adherence to technical specifications, cost control, and timely completion of internal road infrastructure works, including roads, parking areas, footpaths, and associated utilities within the SEEPZ-SEZ premises. Considering the scale, multiple locations, and technical complexity of the proposed road rehabilitation works, it is proposed to engage a Project Management Consultant (PMC) for planning, tendering support, supervision, quality control, and bill certification. The PMC will ensure transparency, quality assurance, cost control, and timely completion of internal road infrastructure works, including roads, parking areas, footpaths, and associated utilities.

**Decision:** After detailed deliberation, the Authority approved the proposal for hiring a Project Management Consultant (PMC) for construction and upgradation of internal roads within the SEEPZ-SEZ premises, including provision of cable ducts, street lighting, footpaths, and two-lane roads. The Authority observed that engagement of a PMC is essential to ensure proper planning, transparent tendering, effective supervision, quality control, and timely completion of the works. The Authority further directed that the PMC shall be engaged in accordance with applicable procurement guidelines and that the execution of the works shall be carried out as per approved specifications and estimates.

**Agenda Item No. 09: Approval of payment of honorarium and related facilities to the members of the Expert Committee constituted for formulation of a Renewal Policy for Renewal of sublease of plots/Galas for 30,95 and 99 years in SEEPZ Special Economics Zone Estate.**

The Authority was apprised that, in its 74th Authority Meeting held on 08.08.2025, approval was accorded for the constitution of an Expert Committee for framing a transparent, fair, and equitable renewal policy for renewal of sub-lease agreements in respect of plots and galas in SEEPZ-SEZ. The Authority had also decided that the honorarium payable to the members of the Expert Committee would be determined in accordance with Government norms and approved separately.

It was further informed that, as per Office Order No. 06 dated 05.09.2025, the honorarium and facilities proposed for the members of the Expert Committee are as under. The Chairman of the Expert Committee shall be paid an honorarium of Rs. 40,000/- per visit for attending meetings, whether held in physical or virtual mode. Shri M. A. Sayeed, Former Member, Maharashtra State Human Rights

Commission and Former Principal Law Secretary and R.L.A., Government of Maharashtra, shall be paid an honorarium of Rs. 30,000/- per sitting. Shri Pandurang Jotiba Jadhav, Former Joint Secretary, Finance Department, Government of Maharashtra, shall be paid an honorarium of Rs. 25,000/- per sitting. Each sitting shall be treated as a session of up to eight hours, irrespective of the mode of meeting. Accommodation and food, wherever required, shall be provided to the Committee members at the SEEPZ-SEZ Guest House, free of charge, during their stay. GST, if applicable, shall be borne by the SEEPZ-SEZ Authority. The payment to the Committee members shall be made in accordance with the provisions contained at Sl. No. 3(ix) and at the rates prescribed at Sl. No. 6(a) to 6(d) of Office Order No. 06 dated 05.09.2025.

**Decision:**

After deliberation, the Authority took note and approved the proposal with revise honorarium structure and facilities as placed before it.

**Agenda Item No. 10:** Proposal to constitute two separate panels of advocates, for the matter pertaining to SEEPZ-SEZ Authority.

The Authority was apprised that it is proposed to constitute two separate panels of advocates for SEEPZ-SEZ, namely Panel A for routine legal matters, including cases of Union of India handled through the panel approved by the Ministry of Law and Justice, and Panel B for important and high-value matters pertaining to the SEEPZ-SEZ Authority. It was informed that the empanelment of advocates is proposed to be carried out through a Notice Inviting Application to be issued by the Estate/Admin Division and hosted on the SEEPZ website.

The Authority was further informed that the Advisory Committee has recommended the constitution of separate panels of Senior Advocates and Junior Advocates, and that draft terms and conditions for empanelment have been prepared and submitted for consideration and approval.

**Decision:**

After deliberation, the Authority directed that a comprehensive and detailed proposal be placed before the Authority in the next meeting, clearly outlining the proposed fee and rate structure, complete terms and conditions of empanelment, and the detailed composition of the panels, including clear identification of advocates to be empanelled under Panel A and Panel B. The Authority further directed that the prevailing practices adopted by other comparable organizations in operating legal panels be examined with the constitution and operation of such panels, prior to submission of the final proposal for consideration.

**Agenda Item No. 11: Approval for payment of the principal amount of outstanding electricity dues in respect of units allotted to new allottees, where such dues pertain to unpaid electricity bills of previous occupants, and for regularisation of legacy cases in line with the policy incorporated in Tender for Gala Allotment 2.0.**

The Authority was apprised that, galas allotted through e-auction, it has been reported by the successful bidders that the previous allottees vacated the SEEPZ-SEZ premises without clearing outstanding electricity dues. Subsequently, after allotment and taking possession, the new allottees received demand notices from M/s. Adani Electricity Mumbai Ltd. (AEML) for clearance of electricity dues relating to periods prior their occupation.

Details of the units are as follows:

1. Gala no. G-37, G&J Complex-III, SEEPZ-SEZ: M/s. Shantivijay Jewels Ltd. was allotted the said gala vide allotment letter dated 02.05.2023. it is observed that existing unit M/s. Beautiful Jewellery Pvt. Ltd. Did not clear the outstanding electricity dues amounting to Rs. 1,99,907/- due to which the power supply was disconnected in February 2010.
2. Gala no. 121 & 122, SDF-IV, SEEPZ-SEZ: M/s. Moksh Ornaments Ltd. was allotted the said gala vide allotment letter dated 28.05.2025 through e-Auction, wherein it was assured that the units were free from all encumbrances. It is Observed that the evicted unit, M/s. Silverline Industries Ltd., had not cleared electricity dues amounting to Rs. 1,66,594/-

After taking possession, the present allottees of both the units received the demand notice from AEML for clearance of the outstanding dues standing in the name of the previous occupants.

Further, authority also apprised that, the condition incorporated in Tender for Gala Allotment 2.0 regarding non-transfer of past liabilities to new allottees is placed before the Authority for information.

**Decision:** After detailed deliberation, the Authority directed that the interest amounts indicated in the agenda in respect of the outstanding electricity dues shall be rechecked and reconfirmed with M/s Adani Electricity Mumbai Ltd. The Authority further clarified that only the principal amount of the outstanding electricity dues pertaining to the period of the previous occupants shall be paid by the SEEPZ-SEZ Authority and that no interest liability shall be borne by the Authority. The Authority also directed that the electricity security deposits paid by the previous occupants at the time of availing the electricity connection shall be examined and verified, and the findings in this regard shall be placed before the Authority for further consideration and appropriate decision.

Also, the Authority has approved the above proposal and directed do payment after examination of calculations. This decision has been taken by authority after perusal of the condition incorporated in tender for gala Allotment 2.0 regarding non-transfer of past liabilities to new allottees.

**Agenda Item No. 12: Proposal for appointment of Hydraulic Expert for Water and Waste water Management at SEEPZ-SEZ.**

The Authority was apprised that a qualified Hydraulics Expert has already been



engaged on a man-month basis for SEEPZ-SEZ to assess the existing water supply, sewerage, stormwater drainage, and fire-fighting systems, and to provide planning, design, and implementation support for sustainable hydraulic infrastructure upgrades in alignment with SEEPZ Vision 2.0. Accordingly, post-facto approval was sought for the said engagement.

It was informed that the scope of engagement includes system audits, hydraulic analysis, water augmentation and reuse strategies, rainwater harvesting, stormwater management, preparation of detailed project reports and designs, and support during compliance and construction stages. The engagement has been made through M/s CBRE, already on-boarded as the Strategic Advisor for SEEPZ-SEZ, in terms of the existing contractual arrangement.

The financial implication of the engagement was placed before the Authority as Rs. 2,55,000/- per month, with a total expenditure of Rs. 7,65,000/- for an initial period of three months.

**Decision:**

After detailed deliberation, the Authority accorded post-facto approval to the engagement of the Hydraulics Expert on a man-month basis through M/s CBRE at the financial terms placed before it.

**Agenda Item No. 13.: Approval of base/ Reserve Rental in tender of gala Allotment 2.0.**

The Authority was apprised that the Base / Reserve Rental for Gala Allotment 2.0 has been revised at the re-tendering stage after re-evaluation of the outcomes of the earlier cancelled tender and a review of applicable benchmarks, with a view to ensuring transparency and alignment with prevailing market conditions.

It was informed that the revision is based on a 10 percent escalation over the previously approved reserve rental of Rs. 6,500 per sq. m. per year, which works out to Rs. 7,150 per sq. m. per year, as well as an analysis of the revised reserve rentals proposed in the cancelled tender, which ranged between Rs. 7,000 and Rs. 8,000 per sq. m. per year. After due consideration of these factors, the revised Base / Reserve Rental has been fixed at Rs. 7,500 per sq. m. per year.

It was further informed that the revised Base / Reserve Rental has been duly incorporated in the tender document.

**Decision:**

After deliberation, the Authority approved the revision of the Base / Reserve Rental for Gala Allotment 2.0 to Rs. 7,500 per sq. m. per year and approved its incorporation in the tender.

**Table Agenda Item no. 1: Reconstruction of the partly collapsed and**

**dilapidated compound wall near the STP Plot and Plot No. 36, strengthening of the compound wall near Plot GJ-11, and construction of a new compound wall near Gate No. 3.**

The Authority was apprised that a Detailed Project Report has been prepared for reconstruction and strengthening of compound walls at the STP Plot and Plot No. 36, Plot GJ-11, and Gate No. 3, including replacement of the damaged M.S. gate, provision of razor fencing, sewer pipeline works, and other associated civil works.

It was informed that the total length of the compound wall proposed is 144 running metres and the estimated cost of the project is Rs. 1,65,32,100/- (Rupees One Crore Sixty-Five Lakh Thirty-Two Thousand One Hundred only), inclusive of contingencies and ETP charges. The scope of work includes excavation, construction of RCC and brick masonry walls, replacement of gates, provision of fencing, plastering, painting, backfilling, and site clearance. The time limit for completion of the work is three months, including the monsoon period. It was further informed that payment shall be made as per the provisions of the MOU and that release of 10 percent advance amounting to Rs. 16,53,210/- has been requested.

The Detailed Project Report was placed before the Authority for administrative approval and for approval of release of the advance payment.

**Decision:**

After deliberation, the Authority approved the Detailed Project Report and accorded administrative approval for execution of the work at the estimated cost placed before it, including approval for release of 10 percent advance payment as proposed.

**Table Agenda Item no. 2: Progress and Action Taken – Tender for Engagement of a Project Management Consultant (PMC) with International-Standard Experience for Demolition of SDF-1 and Construction of NEST-3 at SEEPZ-SEZ, Mumbai.**

The Authority was apprised that a Project Management Consultant has been proposed for the NEST-3 Construction Project at SEEPZ-SEZ, involving construction of an approximately 8,00,000 sq. ft. tower with an estimated project cost of about Rs. 300 Crore. The project includes demolition of the existing SDF-1 building and construction of a new tower to facilitate relocation of units presently operating from SDF-2, SDF-3, and SDF-4.

It was informed that the PMC is proposed to be engaged through a tender process based on the Quality-cum-Cost Based Selection method in the ratio of 70:30, open to Indian firms or joint ventures having international experience, with all works to be executed through Indian contractors. The engagement of a PMC with international-level expertise was justified in view of the complexity of the redevelopment within a live SEZ environment, requiring strict adherence to quality,

safety, and timeline parameters, in compliance with the General Financial Rules, 2017 and applicable procurement guidelines. The Authority was further apprised that in-principle approval has been granted by the Ministry of Commerce and Industry, the proposal is under consideration with DPIIT and the Department of Expenditure, and the tender document has been prepared and floated.

**Decision:**

After detailed deliberation, the Authority approved the proposal for engagement of a Project Management Consultant for the NEST-3 Construction Project. The Authority further directed that a committee comprising 5 to 6 members shall be constituted, including representatives of SGJMA and SEEMA, to ensure their active participation and to provide constructive suggestions during planning as well as selection of PMC and during the implementation of the project.

**Other Points Discussed:**

1. The Authority directed that this office shall engage a permanent agency to provide a long-term and sustainable solution to the structural issues observed in the Gems and Jewellery Complex. Simultaneously, the Authority decided that the unit holders of Gems and Jewellery Complex-II may be informed to undertake renovation works of the building at their own cost, and that they shall be eligible to claim reimbursement of two-thirds of the expenditure incurred from this office, in accordance with the provisions approved by the Authority in its 64th Meeting.
2. The Authority directed the Technical Cell (Electrical) to carry out a comprehensive baseline survey of all buildings, with particular emphasis on the inspection of electrical rooms and associated cable lines with photographs and with mission mode all electrical boxes and rooms should be replace , repair to avoid any accidents.The Technical Cell was further instructed to assess the existing condition of electrical installations, identify deficiencies or safety concerns, and prepare a detailed estimate for the necessary repair, replacement, and improvement works.

The meeting concluded with vote of thanks to the chair.

(ज्ञानेश्वर बी. पाटील,)

विकास आयुक्त

सीप्ल-सेज