

विकास आयुक्त/अध्यक्ष, सीपज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 11.09.2026 को आयोजित 77 प्राधिकरण बैठक का कार्यवृत्त।

MINUTES OF THE 77th AUTHORITY MEETING HELD ON 11.09.2026 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following are present:

Sr. No.	Name	Designation
1	Shri. Mayur Mankar, Joint Development Commissioner, SEEPZ-SEZ	Member/Secretary
2	Shri. Backiyavelu Mutharasu ITS Deputy DGFT, Mumbai	Member

Special Invitee:-

Sr. No.	Name	Designation
1	Shri Adil Kotwal	Chairman, SGJMA
2	Shri Vijay Gujrathi	Chairman, SEEMA
3	Shri Sapinder Singh	Managing Director of Omega Products.

Shri Sandip Bhosale, Dy. Development Commissioner cum Estate Officer, Shri. Avinash Patankar, Sr. Accounts Officer & Officer (Estate Finance), Shri Aman Kumar Sharma, Assistant Development Commissioner (Estate Operation), Shri Soodershan Shinde, Assistant Development Commissioner (IT), Shri Vaibhav Ugale, Assistant Development Commissioner (Security), Ms. Divyanshi Goyal, LDC, Shri Ajeet Bhati, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 76th Authority held on 07.04.2026.

Decision: After Deliberation, Authority confirms the minutes of the meeting held on 07.04.2026.

Agenda Item No. 1 (A):- Proposal for consideration of Annual Budget for F.Y. 2026-27 of SEEPZ-SEZ Authority.

The Annual Budget for F.Y. 2026-27 of SEEPZ SEZ Authority is prepared on the basis of the projected expenditure estimated by the concerned section of SEEPZ SEZ Authority.

Decision:After deliberation, the Committee **approved** the Annual Budget for F.Y. 2026-27 and noted the delay in its presentation before the Authority. The Committee directed that, henceforth, estimates from the concerned Sections shall be obtained within the prescribed timelines to ensure that the Annual Budget is prepared and presented in a timely manner. Also decided that from today onwards, The budget for 2027-2028 will be present in March month and if any budget required in additional then RE also take permission in authority meeting .

Agenda Item No. 2:- Proposal for consideration of Annual Financial Statements for F.Y. 2025-26 of SEEPZ-SEZ Authority

The Duly audited Annual Financial Statement for FY 2025-26 of SEEPZ SEZ Authority is prepared in the RISE ERP Software for the first time.

The Authority deliberated upon the Financial Statements in detail and suggested the following corrections:

1. Disclosure regarding Investment of ₹32.50 lakh in M/s. Ashoka Biogreen Pvt. Ltd.

The Authority noted that an amount of ₹32.50 lakh, paid to M/s. Ashoka Biogreen Pvt. Ltd. pursuant to the MOU dated 13.09.2011 towards the construction cost of the Nisarguna Bio-Mechanization Plant, was reflected under Investment from Earmarked/Endowment Funds in Schedule 10.

The Authority observed that the said investment is not likely to yield any revenue, as the MOU dated 13.09.2011 with M/s. Ashoka Biogreen Pvt. Ltd. for setting up and operating a Nisarguna Bio-Mechanization Plant for treatment of wet garbage generated in SEEPZ SEZ was surrendered by the company in 2014 and the matter is presently sub-judice.

Decision: After Deliberation, the Authority directed that an

appropriate disclosure be incorporated in Schedule 28 - Notes to Accounts, Item No. 5 - Investments, with a cross-reference to Note No. 10 - Contingent Liabilities.

2. Reclassification of capitalized amount under Fixed Assets

The Authority further deliberated upon the classification of the capitalized amount presently appearing under the head "Structural Repairs and Water Proofing Treatment" in Schedule 9A - Fixed Assets.

The Authority recommended that the said amount be clubbed under the head "Building", as the expenditure relates to the building and forms part of the cost thereof.

Agenda Item No.3(a) to 3(f): Monthly Statement Expenditure incurred through Imprest from March 2026 to August 2026.

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 from the months of March 2026 to August 2026.

Authority was apprised that, the statement of expenditure incurred through Imprest for the months of March, 2026 to August 2026 was placed before the Authority. The expenditures primarily pertain to routine and contingent expenses such as official travel arrangements (air/rail ticket bookings), mobile and internet charges, office-related purchases, minor repairs and maintenance and other incidental requirements necessary for smooth functioning of the office.

The expenditures have been incurred for official purposes and are in the nature of petty and emergent expenses, processed through the Imprest mechanism in accordance with prescribed financial rules and procedures.

The payments of an urgent nature made from the SEEPZ Authority Fund, which are required to be borne by the Office of the Development Commissioner, are being recouped from time to time to the SEEPZ Authority Fund.

Decision: After due deliberation, the Authority **noted** the expenditure incurred through the Imprest Account and directed that the amount be recouped to the SEEPZ Authority Fund on a timely basis.

Agenda Item No. 4: Post-facto approval is sought for the

expenditure incurred towards reimbursement of the Annual Maintenance Contract (AMC) charges of the XRF machine to SGJMA. The expenditure was initially incurred by SGJMA as an interim and emergency measure to ensure uninterrupted services to the units.

The Authority was apprised that the XRF (Assaying) Machine installed at DGDCL's premises remained non-functional for 3-4 days in March 2026 due to non-attendance of repair services by the manufacturer/supplier, resulting in delays in jewellery purity testing and export shipments. As an interim and emergency measure, SGJMA entered into a one-year AMC with M/s. Fischer Measurement Technologies (India) Pvt. Ltd. at a cost of ₹47,200/- (inclusive of all taxes) and subsequently sought reimbursement from the SEEPZ-SEZ Authority.

Accordingly, ₹47,200/- was reimbursed to SGJMA from the Authority Fund for FY 2026-27 on 14.05.2026.

Decision:After deliberation, Authority was noted the said proposal.

Agenda Item No. 5: Post facto approval of financial sanction for Construction of Residential Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential Tower with 88 Flats).

The Authority was apprised that administrative approval had been accorded in the 75th Authority Meeting for construction of a Stilt + 11 Floors Residential Tower with 88 flats at SEEPZ-SEZ, Mumbai, at an estimated project cost of ₹32,79,36,697/- (excluding GST). The project comprises a total built-up area of 7,940 sq. mtrs., consisting of 44 1-BHK transit-type accommodations proposed to be rented to employees of SEEPZ units and 44 2-BHK staff quarters for the Authority's administrative personnel.

It was further apprised that, based on the financial and technical evaluation carried out by M/s. WAPCOS Ltd., the work was awarded to M/s. Tricon Infra Buildtech Pvt. Ltd., being the L1 bidder, at a total cost of ₹34,90,88,888/-.

In view of the above, the Authority was requested to accord post facto approval of the financial sanction of ₹34,90,88,888/- for execution of the said residential project.

Decision:After deliberation, the Authority accorded post facto approval to the financial sanction of ₹34,90,88,888/- for the construction of Residential Quarters at SEEPZ-SEZ, Mumbai.

Agenda Item No. 6: Proposal for approval of the key planning and infrastructure decisions required for finalization of the SEEPZ Master Plan, including the proposed road network, utility network, water supply system, sewerage system, power supply framework, and the planning-level cost.

The Authority was apprised that, pursuant to the decisions taken in the 76th Authority Meeting under Agenda Item No. 8, key planning and infrastructure components for finalisation of the SEEPZ Master Plan had been evaluated, including the road network, pedestrian connectivity, Multi-Utility Tunnel (MUT), water supply, sewerage and power infrastructure.

It was further apprised that the overall planning-level infrastructure framework was estimated at approximately ₹278.68 crore, including ₹155.55 crore for MUT, ₹77.72 crore for the pedestrian/skywalk network, ₹9.21 crore for water supply infrastructure, ₹24.80 crore for sewerage/STP infrastructure and ₹11.40 crore for the power framework. The centrally aligned MUT of approximately 2.3 km was identified as the preferred option from the engineering perspective, subject to financial and administrative feasibility and value engineering.

The Authority was also apprised of the subsequent NBCC estimates for internal road and MUT works, including an estimated cumulative project cost of ₹150.54 crore under the proposed cast-in-situ framework.

The layout of the electric duct chamber is strategically planned to run below the footpath and secondary roads, ensuring the infrastructure progresses without disturbing the main road and existing trees. During the discussions, M/s Tractebel noted that if there is a cost constraint regarding the construction of the Multi-Utility Tunnel (MUT), the design scope can be optimized and reduced, even though it has been engineered to last for a design life of the next 40 years.

However, the SEEPZ Authority has explicitly stated that the massive size and high cost required to implement an MUT across the entire 2.3 km stretch is not cost-effective, further noting that the MUT layout proposed by Tractebel fails to demonstrate vital end-point connectivity to individual plots. Additionally, the authority stated that the final execution of the MUT will be a highly time-consuming process. While the long-term development of a new main pipeline can be executed after the eventual completion of the MUT based on future observations and demand, the current situation demands immediate action. Therefore, seeing the considerable and urgent shortage of water, a

parallel water line must be planned right now because it can be executed within a much shorter span of time.

Consequently, because the high capital cost cannot be invested given the lack of immediate feasibility, a conventional system must be designed in accordance with these practical requirements. To facilitate this, M/s Tractebel is strictly directed to prepare and submit the finalized conventional plan. This final plan will be submitted to MIDC for formal statutory approval, and the final on-ground execution of the project will be done by NBCC.

Decision: After due deliberation, the Authority has decided to replace the proposed 2.3 km Multi-Utility Tunnel (MUT) with a conventional utility system due to high costs, lack of plot connectivity, and a lengthy execution timeline. To avoid disturbing the main road and trees, the electric duct chamber will be routed strictly below footpaths and secondary roads, with M/s Tractebel optimizing the design to reduce costs while maintaining its 40-year lifespan. To address the urgent water shortage, a fast-track parallel water pipeline will be constructed immediately, deferring any future MUT-aligned pipelines until current demand is assessed. M/s Tractebel is directed to finalize this conventional system design for submission to MIDC for approval, with final project execution to be handled by NBCC.

Agenda Item No. 7: Approval for the procurement process using the Quality and Cost Based Selection (QCBS) method and the financial approval of the estimated project cost for DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) - 1 AND CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3 at SEEPZ-SEZ, Mumbai.

The Authority was apprised that, as part of the proposed redevelopment and upgradation of the SEEPZ-SEZ premises, it was proposed to demolish the existing SDF-1 building and construct NEST-03 having a total built-up area of approximately 14.88 lakh sq. ft. The proposed development comprises three towers, namely Towers A, B and C, along with requisite civil, structural, electrical, MEP, HVAC, fire-fighting, ELV, solar and other allied infrastructure, parking and common facilities. The proposed NEST-03 building would facilitate shifting of the existing units presently functioning from SDF-2, SDF-3 and SDF-4.

The Authority was further apprised that the estimated base construction cost is ₹413.75 crore, with an escalation provision of

₹39.32 crore, resulting in a total estimated project outlay of ₹453.07 crore. The stipulated period for completion of the project is 28 months from the date of handing over of the site and finalisation of the execution contract.

The Authority was requested to accord approval for adoption of the Quality and Cost Based Selection (QCBS) methodology, with 30% weightage for technical evaluation and 70% for financial evaluation, for selection of the project execution agency, and to accord financial approval for the total estimated project outlay of ₹453.07 crore. Approval was also sought for the proposed scope of work and authorisation of the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for approval.

Decision:After deliberation, the Authority approved the QCBS methodology, with 30% weightage for technical evaluation and 70% for financial evaluation, and accorded financial approval of ₹453.07 crore for the proposed project. The Authority also approved the proposed scope of work and authorised the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for approval. Also directed that after finalisation of tender final details should be put up in front of committee for perusal.

Agenda Item No. 8 (A): Approval for development of a 1.0 MLD Water Treatment Plant (WTP) at SEEPZ-SEZ, Mumbai, based on Deval Talao and campus dug-well sources, including associated rawwater intake, transmission, treatment, storage, pumping, delivery and monitoring infrastructure, along with Operation and Maintenance for a period of 15 years with or without the Hybrid Annuity Model (HAM).

The Authority was apprised of a comprehensive proposal to implement a new sustainable water management project at SEEPZ-SEZ designed to meet the potable water requirements of Sector-1, strengthen the reliability of the existing water-distribution system, and significantly reduce water costs from the standard BMC rate of ₹110 down to ₹45 using recyclable and treated water.

The proposed project entails the development of a 1.0 MLD Water Treatment Plant (WTP) with an aggregate storage capacity of 2.6 ML, utilizing raw water from Deval Talao and the existing campus dug well. It guarantees a minimum treated-water production yield of 0.50 MLD per day (subject to source water availability and statutory permissions), with all treated water strictly conforming to IS 10500:2012 quality

parameters to reduce dependency on external BMC supply.

The infrastructure scope comprises raw-water intake and transmission arrangements, a 1.0 MLD WTP, a 400 KL treated-water reservoir, pumping and booster arrangements, an approximate 400 mm diameter pipeline alongside 1.4 km of dedicated DI water-supply mains, SCADA with online water-quality monitoring, and a 40 kWp solar PV system. To maximize supply during the six-month monsoon period, an integrated rainwater harvesting provision will be made to recharge the existing source.

Financially, the total estimated project outlay is ₹19.55 crore (excluding GST and power charges), which breaks down into an initial capital cost of ₹9.60 crore and a 15-year Operation and Maintenance (O&M) / Annual Maintenance Contract (AMC) cost estimated at ₹10.10 crore. The discounted rates will be calculated on the basis of this 15-year HAM model.

Rejecting a standard BOT model, the project is proposed for implementation under the Hybrid Annuity Model (HAM). Under this framework, 40% of the capital payment will be disbursed for the buildup phase, while the remaining 60% balance will be reimbursed on a monthly basis tied to the promised yield. The Request for Proposal (RFP) and detailed estimates were placed before the Authority for consideration and approval.

Decision: After due deliberation, Authority approved the said proposal. Also directed that after finalisation of tender final work order should be put up in front of committee for perusal

Agenda Item No.8(B): Approval for construction of a new centralized Ground Service Reservoir (GSR) System of 2.6 ML capacity at the existing septic-tank location at SEEPZ-SEZ, Mumbai, including demolition of the existing defunct septic tank, pumping station, electrical works, DI pipeline, MCGM water-supply connection and RCC storm-water drain.

The Authority was apprised that, in view of the anticipated increase in water demand under the SEEPZ 2.0 redevelopment programme and the ageing condition of the existing RCC Ground Service Reservoir (GSR), which requires repairs estimated at approximately ₹4.25 crore, it was proposed to develop a new centralized and scalable GSR system.

The proposed system comprises two interconnected GRS/GFS tanks of 1.3 ML capacity each, aggregating to 2.6 ML, along with pumping

arrangements, pump house, electrical works, approximately 400 mm dia. DI water-supply pipeline, MCGM water connection with bulk meter. The proposed system is envisaged to provide improved reliability, operational flexibility and adequate storage capacity for future requirements.

The tentative project cost is estimated at ₹5.70 crore to ₹6.00 crore, subject to finalisation of detailed design, drawings, BOQ and tender documents. The proposed work is expected to be completed within six months from the date of award and handing over of the site.

The Authority was requested to consider and approve the proposed centralized GSR system and the tentative project cost, and to authorise the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for necessary approval.

Decision: After deliberation, the Authority approved the development of a new centralised Ground Service Reservoir (GSR) system at SEEPZ SEZ with an aggregate capacity of 2.6 ML at a tentative project cost of ₹6.00 crore. Also directed that after finalisation of tender final work order should be put up in front of committee for perusal

Agenda Item No.8(C): Approval for the laying of a new dedicated potable water supply pipeline grid across various sectors of SEEPZ-SEZ Mumbai, comprising approximately 9.10 km of core 539 distribution mains and 3.50 km of high-pressure trunk ring mains for supply to buildings, along with the conversion of the existing obsolete 1970s potable water distribution network for non-potable water supply, to ensure a reliable 24x7 potable water supply.

The Authority was apprised that, in view of the ageing and end-of-life condition of the existing 1970s potable water distribution network, which is presently unmetered and suffers from underground leakages resulting in approximately 18% Non-Revenue Water (NRW), it was proposed to develop a new dedicated potable water distribution grid under the SEEPZ 2.0 programme. The existing network is proposed to be cleaned, tested and converted into a non-potable network for distribution of recycled water for flushing, cooling towers and landscaping.

The Authority was further apprised that the proposed works comprise approximately 3.50 km of DI trunk ring mains and 9.10 km of core distribution mains, along with consumer and bulk meters, SCADA

integration, sectional valves, chambers, road reinstatement and associated infrastructure. The legacy network would also be retrofitted with building-level risers and backflow protection arrangements for non-potable use.

The estimated capital cost of the proposed water grid is ₹8.50 crore, excluding GST, including ₹7.50 crore for the new distribution network and ₹1.00 crore for consumer metering, SCADA and integration with the Central Command Centre.

Non-potable water can be effectively utilized for flushing purposes within the refinery and factory functions of the campus. It was noted that while several unit holders expressed concerns regarding their inability to use non-potable water, these concerns will be mitigated by strictly maintaining the minimum required quality parameters for flushing water to ensure safety and usability. Furthermore, to facilitate this dual-supply system without disrupting current operations, the new distribution infrastructure will feature a new pipeline laid parallel alongside the existing water pipeline network.

The Authority was requested to accord approval for the proposed potable and non-potable water distribution network, conversion of the existing legacy network, deployment of 372 smart AMI/AMR meters, the estimated capital cost of ₹8.50 crore excluding GST, and authorisation of the Development Commissioner, SEEPZ, to submit the proposal to MIDC-SPA for necessary approval.

Decision: After deliberation, Authority approved the said proposal. Also directed that after finalisation of tender final work order should be put up in front of committee for perusal

Agenda Item No.9: Proposal for post facto approval for adoption of the Ready Reckoner Rate for determination of industrial land premium in respect of transfer of a unit under Rule 74A of the SEZ Rules, 2006.

The Authority was apprised that, as per Circular No. 10 dated 26.06.2025, the SEEPZ-SEZ Authority had adopted the Industrial Land Premium Rate notified by MIDC vide Circular No. P71225 dated 15.03.2024, wherein the applicable rate for Marol, Andheri (East) was ₹63,180/- per sq. mtr.

It was further apprised that the MIDC rates had not been revised annually and, therefore, did not reflect the prevailing value of industrial land. In view of the same, and considering the observations of the Development Commissioner, the prevailing Ready Reckoner Rate

notified by the Government of Maharashtra for the concerned area, i.e. Vyaravali Village, Andheri, was considered for determination of the Industrial Land Premium in the present transfer case under Rule 74A of the SEZ Rules, 2006. The details of the highest bid amounts and auction rates sought by MIDC had also been furnished to MIDC vide letter dated 01.09.2026.

The Authority was requested to accord post facto approval for adoption of the prevailing Ready Reckoner Rate in place of the existing MIDC rate of ₹63,180/- per sq. mtr. for determination of the Industrial Land Premium in the present transfer case under Rule 74A of the SEZ Rules, 2006.

Decision:After deliberation, the Authority accorded post facto approval for adoption of the prevailing Ready Reckoner Rate for determination of the Industrial Land Premium in respect of the transfer of the unit under Rule 74A of the SEZ Rules, 2006, in place of the existing MIDC rate of ₹63,180/- per sq. mtr fixed in 2024.

Agenda Item No.10:Proposal for continuation of the benefit of concession in Service Charges to the Unit Holders of G&J Complex-III consequent upon revision of Service Charges from Rs. 250/- per sq. mtr. per annum to Rs. 350/- per sq. mtr. per annum.

The Authority was apprised that the G&J Complex-III Tenants Association had represented before the 64th Authority Meeting held on 06.12.2023 regarding renovation of the building at their own cost and submission of a five-year Structural Stability Certificate with maintenance undertaking. Accordingly, the Authority approved a 50% concession in Service Charges for four years from 01.01.2024 to 31.12.2027.

Subsequently, the Service Charges were revised from ₹250/- to ₹350/- per sq. mtr. p.a. by the 76th Authority Meeting held on 07.04.2026. The Development Commissioner directed that the concession be continued as a fixed benefit of ₹125/- per sq. mtr. p.a., being 50% of the earlier rate of ₹250/- per sq. mtr. p.a. Accordingly, the effective Service Charges for the eligible Unit Holders of G&J Complex-III for the remaining concession period may be ₹225/- per sq. mtr. p.a. (₹350/- - ₹125/-).

Decision:After deliberation, the Authority approved continuation of the concession as a fixed benefit of ₹125/- per sq. mtr. per annum for the remaining concession period up to 31.12.2027, with the effective

Service Charges for eligible Unit Holders of G&J Complex-III being ₹225/- per sq. mtr. per annum.

Agenda Item No.11:Approval of payment of honorarium and related facilities to the members of the Reconstitution of Committee for recommending methodology for fixation of revised Fair Rental Rates for Manufacturing units-reg.

The Authority was apprised that, in its 76th Authority Meeting held on 07.04.2026, it approved the reconstitution of a Committee for recommending the methodology for fixation of revised Fair Rental Rates for Manufacturing Units and decided that the honorarium to the members would be determined as per Government norms and approved separately.

Accordingly, Office Order No. 21 dated 13.05.2026 was issued prescribing the honorarium and allied facilities. The honorarium is ₹40,000/- per sitting for the Chairman, ₹30,000/- per sitting for Shri M. A. Sayeed, and ₹25,000/- per sitting each for Shri Pandurang Jotiba Jadhav and Shri Dattatray S. Patil, subject to a maximum of five sittings. Accommodation and food, wherever required, shall be provided at the SEEPZ-SEZ Guest House, and applicable GST shall be borne by the Authority. The payment to the Committee members shall be made in accordance with the provisions contained at Sl. No. 3(ii) and at the rates prescribed at Sl. No. 6(a) to 6(d) of Office Order No. 21 dated 13.05.2026.

Decision:After deliberation, the Authority took note and approved the said proposal.

Agenda Item No.12:Post Facto approval for revision of lease rent in respect of Telecom Towers/ Cell Sites transferred from M/s. Bharti Airtel Ltd. To M/s. Indus Tower Ltd.

Authority was apprised that a proposal was submitted for post-facto approval regarding the revision of lease rent for Telecom Towers/Cell Sites transferred from M/s. Bharti Airtel Ltd. to M/s. Indus Towers Ltd. located at SDF-I, SDF-III, and SDF-V, in terms of Section 34(2)(d) of the SEZ Act, 2005 and Rule 6 of the SEZ Authority Rules, 2009. Originally, M/s. Bharti Airtel Ltd. was permitted in June 2009 to install IBS equipment at a static annual rent of ₹3,00,000/- per building. Following Circular No. 08 dated 14.05.2025 on standardizing miscellaneous

permission charges, lease rent for telecommunication towers was fixed at ₹3,00,000/- per tower per annum with a 5% annual escalation starting from the subsequent financial year.

Upon M/s. Bharti Airtel Ltd. transferring these sites and M/s. Indus Towers Ltd. requesting the transfer of records and future invoicing to their name, revised commercial terms incorporating the 5% annual escalation were communicated and subsequently accepted by M/s. Indus Towers Ltd. via letter dated 24.06.2026. Accordingly, the proposal for post-facto approval for applying the 5% annual escalation on the base lease rent of ₹3,00,000/- per tower was placed before the Authority for consideration and approval.

Decision: After deliberation, Authority approved the said proposal.

Agenda Item No. 13: Proposal for comprehensive structural Rehabilitation, Repair, Strengthening and Waterproofing Works of SEEPZ Gems & Jewellery Complex-I & Complex-II, Andheri (East), Mumbai through M/s. NBCC (India) Ltd. as Project Management Consultant (PMC)

Authority was appraised that a proposal was submitted for the comprehensive structural rehabilitation, repair, strengthening, and waterproofing works of SEEPZ Gems & Jewellery Complex-I (constructed 1987, G+1) and Complex-II (constructed 1991, G+3) through M/s. NBCC (India) Limited as the Project Management Consultant (PMC), pursuant to Section 34 of the SEZ Act, 2005 and Rule 7(1) of the SEZ Authority Rules, 2009. Structural audits conducted by IIT Bombay in 2015 and M/s. Creative Consultant in 2021 highlighted severe structural deterioration due to carbonation, corrosion, and aging, particularly affecting external beams, columns, and sewerage duct areas.

The estimated total project cost for both buildings, as submitted by M/s. NBCC (India) Limited, is ₹7,84,33,580/-. This comprises ₹3,70,36,380/- for Complex-I (₹3,28,85,752/- base cost plus ₹41,50,628.95 PMC charges @ 13%) and ₹4,13,97,200/- for Complex-II (₹3,67,57,856.66/- base cost plus ₹46,39,341.16/- PMC charges @ 13%).

Three execution alternatives were placed before the Authority for consideration: Option-I for direct execution by the SEEPZ-SEZ Authority via standard tendering; Option-II for execution through the Unit Holders Committee with cost adjustment against service charges (similar to the G&J Complex III PPP model approved in the 64th Authority Meeting); or Option-III for execution by SEEPZ-SEZ Authority with subsequent cost recovery from unit holders. The proposal along

with the total estimated cost of ₹7,84,33,580/- and the selection of the appropriate execution mode was submitted for the consideration and approval of the Competent Authority.

Decision: After deliberation, the Authority directed that, before taking up the proposed comprehensive repair, rehabilitation, strengthening and waterproofing works of G&J Complex-I and Complex-II, a detailed structural audit of both buildings shall be carried out, including Non-Destructive Testing (NDT) and Thermal Scanning, to assess the present structural condition and identify the required repair/rectification works.

The Authority further directed that the structural audit and requisite testing shall be completed within 7 days, and call meeting of all stakeholders for the same and the findings thereof shall be placed before the Authority for further consideration and necessary action.

Agenda Item No. 14: Proposal for Approval for Release of Pending Payment to M/s. Interlight towards Annual Maintenance Contract (AMC) for Electrical Works in SEEPZ-SEZ Premises & SEEPZ-SEZ Colony.

Authority was appraised that a proposal was submitted for the release of pending payments to M/s. Interlight towards the Annual Maintenance Contract (AMC) for Electrical Works in the SEEPZ-SEZ Premises and SEEPZ-SEZ Colony, in terms of Section 34 of the SEZ Act, 2005 and Rule 7(1) of the SEZ Authority Rules, 2009. The original contract (GEMC-511687762410693) was awarded to M/s. Interlight for ₹62,77,935/- for a 12-month period from 03.10.2022 to 02.10.2023, and was subsequently extended up to 31.12.2023.

M/s. Interlight submitted pending invoices (IL/042/23-24 to IL/050/23-24) for the period covering 03.04.2023 to 31.12.2023, totaling ₹45,02,052.61. The Technical Cell examined and verified the bills, logbooks, complaint registers, material procurement details, and statutory compliances (including ESIC, EPF, and manpower qualifications), issuing its verification report on 17.02.2025, followed by a Satisfactory Report issued by the ADC on 27.02.2025 certifying the services. Accordingly, the Authority was requested to accept the bills amounting to ₹45,02,052.61, permit the Finance Division to release the payment.

Decision: After deliberation, Authority approved the said proposal.

Agenda Item No. 15: Proposal for Post-facto approval of the decisions/recommendations arising out of the meeting held on 07.07.2026 regarding modification of Key Deliverables, Payment

Milestones and scope of services under the Agreement with M/s MitKat Advisory Services Pvt. Ltd.

The Authority was apprised that a Security Consultancy Service i.e. M/s. Mitkat Advisory Services Pvt. Ltd was hired for providing security Consultancy Services in SEEPZ-SEZ, however, due to non performance of M/s. Mitkat Advisory Services Pvt. Ltd, the services was not rendered.

In this regard, a meeting was held on 07.07.2026 with M/s MitKat Advisory Services Pvt. Ltd. for review of the status of deliverables and rationalisation of the scope of services and payment milestones under the existing Agreement. The DPR and budget-related deliverables had already been completed and the corresponding payments released.

The Authority was further apprised that the consultancy services relating to RFP preparation, pre-bid assistance, vendor/System Integrator onboarding and coordination and quarterly reporting were proposed to be taken up on a case-to-case/need basis, subject to approval of the Competent Authority and applicable financial and procurement procedures. The Final Security Manual and Security Management Plan and security SOPs would continue under the existing Agreement.

The Authority was also apprised that any deployment of personnel, if required, would be outside the scope of the existing Agreement and would be considered separately, subject to approval and applicable procedures.

Decision:After deliberation, Authority **approved** the proposal for post-facto approval of the decisions/recommendations arising out of the meeting held on 07.07.2026 and authorised necessary action for execution of the formal Amendment/Addendum to the existing Agreement, as approved by the Competent Authority.

Agenda Item No. 16: Post-facto approval to the implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure, with effect from the date of implementation and approval for finalisation of documentation, eligibility, validity and fee structure for VIP Temporary Pass.

The Authority was apprised that the "SEEPZ Visitor" mobile application has been implemented for digital processing and management of Gate Passes, enabling online submission and approval of applications and secure access through QR Code scanning and Facial Recognition. The revised procedure also provides for digital Gate Passes in place of physical SEEPZ ID cards and automatic debit of the prescribed fees

from the concerned Unit's wallet.

The Authority was further apprised about

1. The revised Gate Pass procedure, including documentation, eligibility and fee structure for various categories has been implemented with immediate effect, superseding the earlier procedure prescribed under Circular No. 13/2023 to the extent covered by the revised procedure.

2. Introduction of VIP Temporary Pass was placed before the Authority for post-facto approval wherein fee structure was also deliberated in the meeting.

Decision:After deliberation, Authority **approved** the post facto proposal for implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure issued vide circular no. 36/2026 dated 02.09.2026, with effect from the date of implementation and fee structure of VIP Temporary pass also approved in the meeting.

Agenda Item No. 17:Proposal for Deployment of Maharashtra State Security Corporation (MSSC) Security Personnel at SEEPZ-SEZ - reg.

The Authority was apprised that deployment of security personnel through the Maharashtra State Security Corporation (MSSC) was proposed for strengthening security at SEEPZ-SEZ, particularly at entry/exit gates, sensitive locations and other strategic points. MSSC had assessed a requirement of 437 security personnel, as against the 256 personnel initially proposed by SEEPZ-SEZ, and indicated that deployment of 256 personnel would not be adequate for effective security coverage of the entire premises. Per person deployment cost is also discussed in meeting.

The Authority was further apprised that, pursuant to the joint meeting held on 01.09.2026, the Security Section and MSSC representatives would jointly assess and finalise the manpower requirement based on the actual security needs of various locations. The financial implications, including the estimated upfront liability of approximately ₹2.91 crore, would also be examined before finalising the deployment.

Decision:After deliberation, Authority **approved** the Proposal for Deployment of Maharashtra State Security Corporation (MSSC) Security Personnel at SEEPZ-SEZ.

Agenda Item No. 18:Internet cable and CCTV for entire SEEPZ.

Proposal of PSUS.

Authority was appraised that a proposal was submitted for the Supply, Installation, Testing & Commissioning (SITC) of an Optical Fibre Cable (OFC) network and CCTV Surveillance System at the SEEPZ Campus, including comprehensive maintenance support under Section 34 of the SEZ Act, 2005 and Rule 7(1) of SEZ Authority Rules, 2009. The scope of work encompasses approximately 22,000 meters of HDPE ducting, 23,000 meters of OFC cabling (96, 24, and 12-core), 200 high-resolution IP CCTV cameras, 80 PoE switches, 10 aggregation switches, 2 NVR servers, 4 monitoring workstations, and 4 LCD displays, along with a minimum 12-month comprehensive warranty.

In response to the techno-commercial call, proposals excluding GST were received from two agencies. M/s. ITI Limited submitted a bid with a CAPEX and 1st-year AMC of Rs. 18,98,97,719.50 and an OPEX from the 2nd year onwards of Rs. 2,98,00,000.00, resulting in a total cost of Rs. 21,96,97,719.50. M/s. RailTel Corporation of India Limited submitted a bid with a CAPEX and 1st-year AMC of Rs. 4,59,01,422.93 and an OPEX from the 2nd year onwards of Rs. 91,80,284.59, bringing their total cost to Rs. 5,50,81,707.52.

M/s. RailTel Corporation of India Limited emerged as the lowest quoted bidder (L1) with their offer of Rs. 5,50,81,707.52. The matter, along with the comparative statement, was placed before the SEEPZ SEZ Authority and submitted for the consideration and approval of the Development Commissioner—the competent authority for tender acceptance and rate negotiations with PSUs—to proceed with the implementation of the project.

Decision: After deliberation, the Authority **approved** the said proposal. Further, the following was approved by the committee:

i) RailTel shall undertake the monetisation of the built-up office network at no additional cost to SEEPZ. The Revenue Sharing Agreement shall be executed subsequently, based on mutually agreed rates. RailTel may levy OTC and O&M charges on the end customers; however, **SEEPZ shall not bear any additional cost on this account.**

ii) The AMC charges for maintenance of the infrastructure shall be **restricted to 10% of the capital cost.**

The meeting concluded with vote of thanks to the chair.

Digitally signed by
Mayur Ramesh Mankar
Date: 29-09-2026
10:39:55

(मयूर मानकर)
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