

Minutes of the 24th meeting of Kandla SEZ Authority held on 06.10.2016 at 1500 hrs. at O/o the Development Commissioner, Kandla Special Economic Zone, Gandhidaham under the Chairmanship of Shri Upendra Vasishth, ndc, IOFS, Chairman, Kandla SEZ Authority.

Following were present:

Members:

1. Shri Upendra Vasishth, ndc, IOFS - Chairman
2. Shri Krishan Kumar, Jt. Development Commissioner, KASEZ
3. Shri Sudesh Zingle, Director, Missionpharma Logistics India Pvt. Ltd.

Others:-

1. Shri Laxmi Kant Meena, Sr. Accounts Officer, KASEZ
2. Shri Devaraj.C, Secretary
3. Shri Manoj Kumar, Project Manager (Civil), NBCC Ltd.

24.1 Confirmation of the minutes of 23rd meeting of Kandla SEZ Authority held on 07.06.2016:

Minutes of 23rd meeting of Kandla SEZ Authority held on 7/6/2016 were confirmed.

24.2 Review/action taken report:

15.2.2 Purchase of New Fire Water Tender:

The Authority noted that the new Fire Tender has been delivered and commissioned by NBCC on 28th September, 2016. The Authority appreciated the efforts of PM, NBCC Ltd. for expediting purchase, fabrication and delivery of Fire Water Tender.

16.3.9 Proposal for setting up an integrated waste management system:

The Authority noted that in the 23rd meeting of Kandla SEZ Authority held on 7/6/2016, the Authority authorized Chairman, Kandla SEZ Authority to take a decision on file for an integrated waste management system. Further, NBCC's proposal for implementation of Solid Waste Management System submitted vide their No. PM(C)/NBCC/KASEZ/2016/274 dated 12/09/2016 at an anticipated expenditure of Rs.520.80 lakhs was approved on file by the Chairman. PM, NBCC gave a brief on whole Solid Waste Management System proposal.

The Authority ratified the action taken.

23.3.6 Construction of 1 No.SDF Building (Unit-IX) at KASEZ:

In the Agenda, it was mentioned that the proposal is awaited from NBCC. However, PM, NBCC submitted their proposal during the meeting vide their letter No.PM(C)/NBCC/KASEZ/2016 dated 6/10/2016 which was discussed in the meeting. The estimated expenditure is for an amount of Rs.2626.06 lakhs. It was mentioned that one unit each of 400 sq.mtrs. will be of air-conditioned and refrigerated (upto-20 degree C) respectively. Chairman asked PM, NBCC whether refrigerated unit can work as Air conditioned unit when no refrigeration is required. While the Authority in-principally agreeing with the proposal, it was decided as under:-

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1. Refrigerator unit should have such a control system that it can be used as Air Conditioned space if refrigeration is not required.

The Authority decided that on receipt of modified proposal, it may be approved by Chairman on file. However, the Authority approved the expenditure (estimated).

24.3 New Proposals:

24.3.1 Increase of remuneration to Security Officer, KASEZ Dispensary:

The Authority discussed the agenda point. Sr. Accounts Officer who is the financial advisor to the Authority advised that since contract appointment was on specific condition, we cannot change any of the contract conditions during the currency of contract period. JDC, KASEZ explained that pay of present Security Officer was fixed at the minimum of PB2 with Grade pay of Rs.4,600/- and that no other benefit such as medical, LTC, pensionary benefit, etc. to the Security Officer and that there has been a precedent when in such a case salary of ex-Security Officer was enhanced.

The Authority decided that this matter may be examined on file and in case any consultation with any other SEZs is required, they may be contacted and a decision will be taken by the Authority in next meeting.

24.3.4 Ear-marking of plots for development of built-up space:-

The Authority noted that with a great effort we could get 7 plots surrendered by the Official Liquidator in the matter of M/s.Otoklin Plants & Equipments Ltd (in Liqn) viz. plot Nos.332, 354, 355, 356, 364, 365 and 366 and these plots have been ear-marked for development of built-up space. The Authority approved this action. The PM, NBCC was asked to submit a proposal to construct a world class warehouse of international standard. The Authority applauded the efforts of JDC, Secretary and Law Officer for extensive work to achieve this.

24.3.5 Review of various ongoing works awarded to NBCC:

The Authority took note of the following works:-

Sl. No.	Name of the Work	Project Cost (Rs. In lakh)	Released till date	Balance to be paid to NBCC
1	Renovation of KASEZ City Office	16.97	-	16.97
2	Dismantling and reconstruction of 8 Nos.Type-II quarters	169.37	-	169.37
3	Widening of paving blocks with kerb stone as Phase-III and providing and laying of sewer lines	661.93	400.00	261.93
4	Construction of SDF Unit – VIII	1606.54	900.00	706.54
5	Construction of 8 Nos.Type-III(G+1) and 2 Nos. Type-IV quarters	265.93	164.23	101.70
6	Erection and Commissioning of 500 Nos. Solar street lights	182.10	138.00	44.10

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7	Raising the height of Boundary wall from TOMCO to ROB & Kidana Cornder to Narayan Marineteck	446.93	272.00	174.93
8	Minor misc. works in KASEZ township and 5 Nos. Food Court	59.02	-	59.02
9	Dismantling and reconstruction of Custom Godown (G+2), re-construction of Shed No.113 and providing and fixing of MS barricading from check post to HUL circle	313.56	-	313.56
10	Raising the height of boundary wall (phase-III)	499.75	-	499.75
11	Construction and implementation of Solid Waste Management System	520.80	-	520.80
				2868.67

24.3.6 Construction of RCC road around NSRT in New Area – ratification:

The Authority noted that PM, NBCC vide his letter No.PM(Civil)/KASEZ/NBCC/2016/278 dated 15/9/2016 submitted an estimate for an amount of Rs.75.30 laks for construction of RCC road around NSRT in the New Zone, as per the discussions with the DC & Chairman, KASEZA. This work was proposed to be undertaken as quantity deviation within the overall sanction given for the work of construction of SDF Unit-VIII and accordingly, approval has been granted for undertaking the work of construction of RCC road around NSRT in the New Zone as quantity deviation within the overall sanction given for the work of construction of SDF VIII.

The Authority ratified the action taken.

24.3.7 Appointment of Asstt. Manager (Estate & Marketing) and Asstt. Manager (IT):

The Authority noted that it is not equipped with the manpower to look after its various functions and it is affecting the functioning of the Authority. It was noted that the Estate Management and computerization are core areas which need continuous monitoring and follow up action. Therefore, the Authority approved appointment of one Asstt. Manager (Estate & Marketing) and one Asstt. Manager (IT), at a consolidated monthly payment of Rs.45,000/- each for a period of one year with provision for further extension, if the work of the officer appointed on contract basis is found satisfactory. It was decided that the incumbent appointed should have following qualifications:-

(a) Asstt. Manager (Estate & Marketing)

Eligibility Criteria:-
(Essential)

- (i) The applicant should be an MBA / PGDM (in Finance or Marketing).

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- (ii) He/she should be below the age of 35 years as on 01/10/2016.
- (iii) He/she should have good drafting skills in English & Hindi
- (iv) He/she should have an excellent knowledge of working on computer.

Desirable:

- (i) Experience of dealing with Estate matters at-least for a period of one year.
- (ii) Ability to read and write and speak Gujarati language.

(b) Asstt. Manager (IT)

Eligibility Criteria:-
(Essential)

- (i) The applicant should be MCA or B.E. (Computer Science).
- (ii) He/she should be below the age of 35 years as on 01/10/2016.

Desirable:

- (i) Ability to read, write and speak Gujarati Language.
- (ii) Good command on English and Hindi languages.
- (iii) Experience of working/maintaining a multi site systems at-least for a period of one year.

24.3.8 Uniform system for sale of properties, plots/buildings, machinery, equipment, scrap, etc. from Govt. SEZs.

The Authority noted and approved the action taken by Chairman in executing an agreement on 10/08/2016 with the MSTC for sale of properties (plots/building), machinery, equipments, factories and other condemned/scrap/obsolete, materials as well as equipments (Electricals/Hardware/Electronic) and misc. articles (Furniture items) etc., exactly as per the agreement executed between Noida SEZ and MSTC, as per Department of Commerce letter No.D-3/1/2016-SEZ dated 6th April, 2016 in order to keep uniformity in allotment/bidding process by SEZs.

24.3.9 Allotment of adjacent area to existing units:-

The Authority noted that it had approved a procedure for allotment of adjacent area to the existing units who are having approval for their request for allotment of additional area for expansion, on the following conditions:-

- (i) If an existing unit whose request for allotment of additional space has been already approved, its requirement for adjacent area can be considered by the Committee for the purpose, if notice inviting bid for such area/space has not been issued.



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- (ii) if approved by the Committee such unit shall pay the highest one time bid amount received for plot/SDF/Sheds in the respective area i.e. Phase-I & II, during past one year.
- (iii) One year current/prevaling rent as transfer fee shall be paid besides the above two criteria.
- (iv) If no precedent/past case is available for past 5 years, one time lump-sum payment equal to two years rent (prevailing/current) will be charged.
- (v) Furthermore, for any structure on a plot, amount as assessed by an approved valuer shall also be chargeable.

Afterwards it was noted that the condition No.(ii) and (iv) are contradictory to each other. Therefore, it was decided that the condition No.(iv) stand replaced ab-initio with "if no precedent/past case is available for past one year, one time lump-sum payment equal to two years rent (prevailing/current) will be charged". Further, a definition is also given for "adjacent space" as the "space on either side, back or just across the road".

24.3.10 Dismantling and reconstruction of Shed Nos.63-64 CPWD, Sector-I:

The Authority noted that in past we had been asking the occupant of the CPWD sheds to surrender these sheds for making alternate sheds as these sheds are very old. It was further noted from the agenda that M/s.Vertex Hardwares has surrendered two CPWD type Shed Nos.63 and 64 which are very old and required to be dismantled. The accordingly, the Authority approved dismantling and re-construction of these two sheds. PM, NBCC was asked to submit their proposal for dismantling and reconstruction of these two sheds.

24.3.11 Increasing the monthly payment of Law Officer:-

The Authority noted that contract appointment of Law Officer was for a period of one year on a consolidated monthly salary of Rs.40,000/- with further extension for one more year. No increment clause was mentioned in the tender document. Therefore, it was decided that we cannot offer any increase of remuneration presently given to the Law Officer.

Supplementary Agenda points were further discussed as under:

24.3.12 Construction of an Indoor Stadium:

The Authority noted that there are no recreational facilities available in the Zone for the staff as well as the executives of the Zone Industries. The facilities available in Gandhidaham are about 6-8 kms. away from the Zone. Zone Administration has created a volleyball court and Gym, which are fully occupied. For various indoor games, there is lack of facility. There has been fervent requests from units of Zone to create an indoor place for Badminton and TT also. Also in connection with the Foundation Day of the Zone, various sports activities are organized by the Zone Administration such as cricket, volley ball, badminton, table tennis, chess, carom, etc. We have been facing difficulties in organizing indoor games.

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The Authority deliberated on this issue and approved in-principle for construction of Indoor Stadium having facilities for playing badminton, table tennis and carom etc. PM, NBCC who was present in the meeting was asked to submit estimate and design of the stadium, which may be placed before the Authority in subsequent meeting.

24.3.13 Additional Weighbridge:

It was noted that in connection with further improving the traffic inside the Zone, during discussions with the KASEZ Industries Association, a need was felt for creating one additional weigh bridge at a distant place from check post, as the present two weigh bridges are situated very near to the check post. It was informed that a place has been identified for creating this additional weigh bridge i.e. the open plot available adjacent to Shed No.326 A-II Type on the left side of the cross roads leading from check post to Tulip Exim.

The Authority decided to reserve this place for Weigh Bridge. It was also decided not to issue any more space/LoA for Weigh Bridge in the old zone.

24.3.14 Allotment of space to warehousing units:

The Authority noted that lot of applications are received for setting up of warehousing units in KASEZ. It was also noted that as the Zone is not having much space for allotment and there is already an approved a co-developer M/s. Integrated Warehousing Kandla Project Development Pvt. Ltd. (IWKPDPL) for development of Free Trade Warehousing Zone within Kandla SEZ, which is being developed. The Authority, therefore, decided not to offer any more space for warehousing units in the area directly under the control of Kandla SEZ Authority as the FTWZ by IWKPDPL is getting operational.

24.3.15 Appointment of retired Central/State Govt./Autonomous Bodies employees on contract basis:

The Authority deliberated on the issue of employing retired Central/State Govt. servants /Autonomous bodies employees on short term contract to carry out specific functions and it was decided to look for them. The remuneration to be paid and terms and conditions of contract may be decided with the approval of Chairman, Kandla SEZ Authority after finding out comparative cases at KPT.

24.3.16 Appointment of Gunmen.

The ongoing security threat to KASEZ for past 1 year was discussed. Authority was informed that earlier Authority had employed six gunmen through a contract. It was proposed to hire six Gunmen to meet immediate security threat. The Authority approved the proposal for hiring six Gunmen, ex-servicemen, on contract basis on the same terms and conditions on the lines of the appointment of security guards on contract basis with a monthly pay of Rs.25,000/- per month.



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24.3.16 Miscellaneous item:

Mr. Sudesh Zingle, Member of the Kandla SEZ Authority suggested that while the Authority is providing Fire Brigade services we should also have ambulance service for any casualties. The Chairman and other Member of the Authority present in the meeting agreed with this suggestion and accordingly it was decided to go for an Ambulance. Shri Sudesh Zingde was requested to help in preparing specification for this so that the ambulance with essential staff can be hire.

Meeting ended with thanks to The Chair.



(Upendra Vasishth)
Chairman,
Kandla SEZ Authority.