

MEPZ SPECIAL ECONOMIC ZONE, CHENNAI

MINUTES OF THE 29TH MSEZ Authority MEETING HELD ON 16.10.2023 at 3.30 pm

The 29th meeting of the MSEZ Authority was held on 16.10.2023 @ Dr. APJ Abdul Kalam Hall in Admin office, MEPZ SEZ. The following Members of the Authority has participated in the meeting;

Sl. No.	Name and Designation	Position
1	Shri. Alex Paul Menon, IAS Development Commissioner	Chairperson
2	Kaladi Hrushikesh Reddy, ITS Deputy Director General of Foreign Trade	Ex-Officio Member
3.	Shri. R. Chandrasekaran Managing Director, M/s. Igarashi Motors India Limited, MEPZ SEZ	Trade Member
4.	Shri. Shyam Sundar Todi, Director, M/s. PMI Engineering Export Private Limited.	Trade Member

Shri. K. Prabu Kumar, Deputy Development Commissioner & Shri. Vijayanandh, Assistant Development Commissioner & Estate Manager also have attended the meeting along with MEPZMA Team. At the outset, the Chairman & Development Commissioner, MEPZ SEZ welcomed the Members of the Authority. Thereafter, the Agenda items were discussed as mentioned below:

1.For Information

The Members of the Authority were informed of the action taken with respect to the decisions made in the 28th Meeting of the MSEZ Authority held on 28.03.2023.

Agenda Item No.2

2. Adoption of Annual Accounts of MSEZ Authority for the Financial Year 2022-23

The Annual Accounts of the MSEZ Authority for the FY 2022-23 has been prepared and submitted by the Accounting Firm M/s. Vaithisvaran & Co LLP the Consultants for maintaining the accounts of MSEZA. The same is sent to CAG for final audit to forward to Department of Commerce Government of India, to place before the Parliament.

After due deliberations, the committee has approved the same to proceed further.



3. Solid Waste Management at MEPZ SEZ

MSEZA currently has a vendor responsible for collecting garbage and office waste through a tendering process. The vendor's responsibilities include collecting office and food waste and transporting it to their yard for processing. However, the vendor does not manage the production waste generated by individual factories and units. Consequently, once the waste leaves the MEPZ-SEZ campus, MSEZA lacks information about the processing and disposal methods employed for the collected waste.

The MSEZA has set forth a comprehensive solid waste management plan with the objective of achieving zero waste. To establish recycling and reuse initiatives, production waste from individual units undergoes proper processing. Units and factories will receive payments based on the quantity of waste they generate, and strict monitoring will ensure waste are being segregated by the units and that the waste is utilized to its fullest potential before proper disposal of non-reusable materials by the solid waste management team.

Alternatively, MSEZA can allocate space to a solid waste management organization for waste segregation and the creation of valuable materials, such as paver blocks from construction waste and manure for plantation from the food waste generated by industries and offices.

MEPZ aim to minimize environmental impact, conserve resources, and set a sustainable precedent for waste management.

After due deliberations the authority has approved the proposal.

4. Revamping of existing Effluent Treatment System

Existing Sewerage Treatment System (STP) has served for many years, effectively treating and managing the wastewater generated from MEPZ Units. It is essential to ensure that it continues to effectively treat wastewater, meet regulatory requirements, protect the environment, and adapt to changing needs and standards. It is a proactive approach to maintaining a critical infrastructure component that serves both public health and environmental protection goals. However, as environmental regulations continue to evolve and become more stringent, it is imperative that Planned to install CETP with ZLD with upgraded technology (MBBR) and new standards to ensure the operations are environmentally responsible. Upgrading an existing STP can extend its operational lifespan, delaying the need for a complete replacement. This can be a cost-effective approach, especially if the existing infrastructure is still structurally sound. It believes that this investment in revamping of Treatment System not only aligns with our environmental and social responsibilities but also position us as a responsible and sustainable leader.

The approximate cost of the renovation of the existing Sewerage Treatment System is estimated to be around ₹ 18.52 lakh. The same is placed before the Authority for consideration and Approval.

After due deliberations, the committee approved the renovation work.



5. Construction and Development of Central Plaza

The creation of a central plaza is a multifaceted undertaking, urban planning, and active community involvement. Its overarching objective is to forge a lively and inviting space that serves as the nucleus for the community's cultural, social, and economic endeavors. Importantly, it can wield a substantial economic influence on the surrounding area, often piquing the interest of investors and thereby stimulating heightened business activities within the vicinity, benefiting the MSEZA. Equipped with sports tracks and courts, the central plaza promotes sports events and physical activities, fostering a healthier environment and granting employees convenient access to recreational facilities. Furthermore, the plaza is available for rental to companies for hosting their individual events, offering a potential source of revenue.

The approximate cost of the Construction of the Central Plaza is estimated to be around ₹ 5.20 crore.

The same is placed before the Authority for consideration and Approval.

The authority after due deliberations, has approved the proposal for construction of Central plaza.

6. Provision for Storm water drain MEPZ-SEZ,

The primary objective of this project is to harness the natural flow of rainwater from elevated valley regions and redirect it into nearby lakes, thereby optimizing the utilization of MEPZ-SEZ land and mitigating potential flooding issues within MEPZ.

The implementation of a comprehensive rainwater drainage system connecting the valley to the lakes through a peripheral system around MEPZ promises several benefits. This initiative aims to improve both the groundwater level and quality in the area. To achieve this, a budget allocation is proposed for the construction of an underground drain with provisions for pedestrians and two-wheelers.

Furthermore, the construction of a 3-kilometer storm water drain linking Thiruneermalai Lake to Kadaperi Lake will facilitate the seamless flow of rainwater, effectively reducing the risk of flooding within the MEPZ campus. This interconnected drainage system enhances rainwater disposal, promoting a more sustainable and flood-resilient environment for the entire area. The estimated cost of constructing the Storm Water Drain is approximately ₹ 13.33 crore.

The same is placed before the Authority for consideration and Approval.

The authority after due deliberations, has approved the proposal.

7. Expansion of service road for pedestrian and Vehicle movement at the entry of main gate, MEPZ-SEZ

Enhancing a property's entrance through the creation of a dedicated service road for vehicle movement can yield numerous advantages, making it a worthwhile investment across various scenarios. A service road serves to segregate incoming and outgoing traffic, effectively reducing congestion and enhancing traffic flow at the entrance point. This proactive measure not only prevents traffic bottlenecks but also ensures seamless vehicular ingress and egress from the property.



The Tamil Nadu Highway Department will undertake this project on a deposit basis. The project encompasses the demolition of the existing spiral walkway stairs and their replacement with escalators to facilitate a smoother exit from the zone. Additionally, the project includes the development of a service road leading towards GRT Shopping mall, starting from the MEPZ entry point, to eliminate haphazard movements.

The approx. cost of the project shall be approximately **₹5.20 crore**.

The same is placed before the Authority for consideration and Approval.

The authority after due deliberations, has approved the proposal.

8. Revamping of MEPZ entrance by developing service road to ease traffic free vehicle movement to MEPZ-SEZ

The entrance of the MEPZ-SEZ is slated for a transformation aimed at segregating it into distinct processing and non-processing zones. This segregation serves multiple purposes, enhancing accessibility and utility for officers, employees, and the public while bolstering security measures to prevent breaches.

In pursuit of this vision, several buildings will undergo demolition, relocation, and renovation to accommodate the evolving needs of the entrance area. This approach underscores an environmentally conscious effort to optimize space and resources. The plot allotment within this area will be reconfigured to include dedicated pedestrian pathways, efficient parking facilities, and specialized roads catering to two-wheelers, fostering a more organized and functional entrance environment.

Moreover, it facilitates the establishment of designated drop-off and pickup zones, greatly enhancing convenience for visitors, customers, or employees seeking access to the premises.

This proposal is crucial for high-traffic locales such as business community, schools, hospitals, and Units within MEPZ SEZ.

The proposal is placed before the Authority for Approval.

The authority after due deliberations, has approved the proposal.

9. Empanelment of Architect for future development works

Empanelment of experts enables organizations to choose architects, based on their qualifications, experience, and expertise, ensuring that only competent and capable professionals are entrusted with significant projects. This method not only enhances the overall quality of work but also streamlines the architect selection process. Once architects are empaneled, they stand ready to commence work on new projects promptly. This expedites project initiation and completion, which holds particular significance for time-sensitive endeavors.

Rather than conducting an extensive and time-consuming selection process for each new project, organizations can draw from a pre-approved roster of architects, conserving valuable time and resources. Additionally, architects can develop a deeper understanding of the organization's preferences, standards, and objectives over time. This fosters a more consistent and coherent approach to design across multiple projects, ultimately benefiting both the organization and the architects involved.



The same is placed before the Authority for Approval.

The authority after due deliberations, has approved the proposal Empanelment of Architect for future.

10. Additional fund requirement for health camp to set up a Dental Clinic with required staff

The Authority successfully conducted an Annual Health check camp in the month of April 2023, all employees in the MEPZ-SEZ which included basic vital check, random blood glucose check, dental check-up, eye check-up, ECG, PAP smear test, Breast cancer screening.

A total of 10289 employees were screened during the camp. Majority of employees who got a dental check done at the camp were diagnosed with gum problems, decayed tooth, missing tooth, crooked tooth, restricted mouth opening, lesions in the mouth etc. This demands further intervention for all those diagnosed with dental problems.

The current burden/cost for treating this number of patients is very high and the time it takes, and the productivity a company has to lose is of significance. This demands a stand-alone dental department within MEPZ campus.

To accommodate the current need, it is recommended a 2 chaired dental clinic along with deployment of one full time dental surgeon and one dental nurse/dental hygienist to run the dental clinic for the above mentioned scenario.

Having a dental clinic facility at the premises will help employees to have easy access, saves times, brings down loss in productivity, and is going to keep their burden off the treatment cost. Moreover, dental treatment is expensive and hence many patients may not reach out to dental clinics outside for their dental treatment. This facility will further encourage more employees to come forward and get their dental treatment done.

This will help to improvise the dental health and the overall health of employees in the MEPZ community significantly. The total cost of 2 dental chair comes to 4.00 lakh approximately with recurring cost of staff (one Dentist – MDS and one Dental Nurse) with ₹ 6.12 lakh per annum.

The Proposal is placed before the Authority for Approval.

The authority after due deliberations, has approved the proposal to sanction the fund.

11. Laying of Cement concrete road at rear gate of MEPZ-SEZ

Renovation work has commenced on the rear gate of MEPZ-SEZ, with plans in place for container movement through this gate. Additionally, the customs office is slated for relocation to the rear gate. However, it's worth noting that the bitumen road provided by the state government terminates just before the rear gate entrance.

Given the anticipated heavy vehicular traffic, it is advisable to opt for a cement concrete road. Cement concrete roads are renowned for their durability and are well-suited to accommodate heavy container lorries and goods vehicles, ensuring smooth and robust transportation within the area. The approx. cost of the project shall be ₹ 29.98 lakh.



The same is placed before the Authority for Approval.

The authority after due deliberations, has approved the proposal of Laying of Cement concrete road at rear gate

12. Construction of Trade Facilitation Centre in MEPZ-SEZ.

The Trade Facilitation Centre is a comprehensive facility that includes conference halls, exhibition spaces, a multipurpose hall, an incubation center, a food court, guest rooms, office spaces, a bus bay, and various other essential amenities. Its primary objective is to support and host local and national events, with the ultimate aim of boosting export growth from the state and attracting new investments through investor summits and seller meets.

However, the MEPZMA authority has expressed concerns about providing funding due to delays in the tendering process. Initially, the proposal for the Trade Facilitation Centre outlined a Ground Floor and First Floor structure with a total built-up area of 50,590 square feet. Subsequently, the project's scope expanded, resulting in an increased built-up area of 1, 16,677 square feet. This expansion led to a corresponding increase in the project's cost, which now stands at approximately 73.75 Crore, compared to the original estimate of 38.26 Crore as per the 2021 CPWD DSR. This cost includes all additional facilities and enhancements. Meanwhile TIES withdraw the Fund sanction towards for the Construction of TFC.

Following the approval by the authority, a tender was floated, and bidders are currently being evaluated. The evaluation process involves detailed technical and financial assessments, including site visits to review the previous work carried out by the bidders. The lowest bid received for the project amounted to ₹78.09 crore, representing a 9% increase from the MSEZA estimated value. This increase is justified by the use of higher-quality materials and challenges posed by ground conditions.

The same is placed before the Authority for Approval.

The authority after due deliberations, has approved the proposal.

13.Installation of solar panel at SDF-1 building with Sheet roofing at MEPZ-SEZ

The Indian Institute of Science (IISc) has presented a proposal addressing building stability and water leakage issues within the building units. Despite prior waterproofing efforts, water leaks persist. To tackle this challenge, it is suggested that galvalume metal sheets be used to prevent weathering. In connection with this, MEPZ-SEZ aims to innovate by installing solar panels with metal sheds as roofing. This innovative approach not only addresses the water leakage problem but also provide an opportunity to generate revenue through

The proposal is placed before the authority for its in-principle approval to proceed further. The detailed estimate with cost will be presented before the authority for its approval and ratification.

After due deliberations, the authority has approved the proposal



14. Implementation of aggregated solar power at MEPZ-SEZ

MEPZ - SEZ is exploring the adoption of solar power as the primary renewable energy source for generating electricity within the campus. Previously, a total of 75 kW (60 kW + 15 kW) solar power plants (On-Grid model) were installed, with the installation completed in 2011. Currently, the project is awaiting approval from the Ministry of New and Renewable Energy to connect to the TNEB grid. In this context, MEPZ - SEZ intends to extend the use of solar panels by placing them on the rooftops of concerns in MEPZ-owned buildings, like SDF 1,2,3,4,5 & 6, also privately owned buildings and on the pedestrian walkway roofs within the MEPZ SEZ. This strategy aims to reduce dependence on TNEB for electricity. The goal is to generate electricity from the solar panels for use by unit holders while selling any excess electricity to TNEB. This initiative emphasizes several benefits, including environmental advantages such as reduced carbon emissions from conventional energy sources, cost savings in energy expenses, and bolstering our reputation as a sustainable campus.

Additionally, an overview of the project's financial requirements and potential financing sources will be provided, considering options like capital expenditures from MEPZ-SEZ or operating expenses. The approx. cost of the project shall be approximately ₹7.31 crore.

The proposal is placed before the authority for its in-principle approval to proceed further. The detailed estimate with cost will be presented before the authority for its approval and ratification.

After due deliberations, the authority has accorded in-principle approval for the proposal.

15. Painting and False ceiling work at SDF I ground floor in MEPZ-SEZ

Following a fire accident in MEPZ-SEZ's SDF I building on 29/03/2023, repair work has been successfully completed, restoring normalcy to the area. However, the ground floor, where the fire originated, remains in an unsuitable condition. To address this, it is proposed to enhance the ambiance of the office spaces in the building through painting and the installation of false ceilings. This renovation will not only benefit the comfort of employees and clients visiting the SDF building but also add to its aesthetic appeal.

Additionally, while SDF 1 is currently undergoing stability testing, many units continue to operate within the building. Upon completion of the painting and false ceiling work, these units can be fully utilized, potentially generating revenue for MEPZ. Moreover, creating a conducive working environment is essential for maintaining productivity and attracting more businesses to the area, ultimately contributing to the growth and sustainability of MEPZ-SEZ.

The cost of the Painting and False ceiling work at SDF I ground floor is estimated to be around ₹ 12.68 Lakh.

The same is placed before the Authority for Approval.

After due deliberations, the authority has approved the proposal.



16. Structural stability test for SDF building s of MEPZ-SEZ.

The first-ever building constructed at the MEPZ, SDF-1, was established back in 1984 and has been maintained over the years. However, due to various electrical and plumbing issues that have arisen, the decision has been made to renovate this iconic structure. To proceed cautiously, a thorough stability test is deemed necessary to determine whether renovation is a viable option or if demolition and reconstruction are more suitable.

In pursuit of this, MEPZ-SEZ has carefully selected the most qualified vendors. Notably, the Indian Institute of Science (IISC) was chosen for this crucial task. IISC, with its rich history dating back to 1909, has a proven track record of conducting extensive stability tests and providing innovative solutions and methodologies for repairing and maintaining aging buildings. They excel in optimizing resources and ensuring the safety of the working environment.

Furthermore, the stability tests are not limited to SDF-1 alone. Other buildings within the SDF complex, including SDF-2, SDF-3, SDF-4, SDF-5, and SDF-6, are also undergoing evaluation to create a safe and sustainable workspace for employees. This comprehensive approach aims to not only preserve historical structures but also find alternative workplaces for employees during the renovation process, ensuring minimal disruption to operations.

The proposal is placed before the authority for its in-principle approval to proceed further. The detailed estimate with cost will be presented before the authority for its approval and ratification.

After due deliberations, the authority has accorded in-principle approval to proceed further on this proposal.

17. Removal of Debris / Garbage / Vegetation waste from MEPZ-SEZ.

The STP yard located within the MEPZ campus is currently inundated with debris, garbage, and vegetation waste. This accumulation is the result of units within the zone dumping waste over time, as well as past cleaning and maintenance efforts conducted by MEPZ. Additionally, the recent zone cleaning performed by MSEZA for the MEPZ marathon function added further vegetation waste to the STP yard.

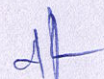
Considering the impending summer season, it is imperative that this waste is promptly cleared to prevent the onset of foul odors. This cleanup effort serves not only to eliminate environmental hazards but also to ensure a pollution-free zone. Such measures can significantly reduce the risk of Cardiovascular diseases associated with polluted debris, ultimately promoting a healthier and safer environment for all.

The cost of the Removal of Debris is estimated to be around ₹ 14.51 Lakh. The proposal is placed before the authority for consideration and approval.

After due deliberations, the authority has approved the proposal.

18. Approval of MAPS Project.

Further to the 27th agenda meeting approval, the MAPS tender was initiated, and M/s. Aurion Pro Limited was selected as the Managed Service Integrator (MSI) for the MAPS project, with a total cost of ₹ 22.26Cr, inclusive of Operations and Maintenance (O&M) post-implementation.



In adherence to the tender conditions, the MSI was responsible for conducting a survey and providing a design report. The MSI has now submitted the final survey and design report, which indicates an increase in the quantity of materials. Consequently, the project cost has been revised to ₹ 28.58Cr.

The proposal is put up for consideration of MSEZA and approval.

After due deliberations, the authority has approved the proposal.

19. Setting up of Container office for Customs in MEPZ-SEZ

As part of the MEPZ-SEZ's rear gate renovation initiative and the proposed container movement through this gate, MEPZ has also planned the relocation of the customs office as outlined in the master development plan. In light of this, temporary container offices will be provided for customs officers until the renovation of the rear gate building is completed. These container offices will create a suitable work environment for inspecting goods. Container offices have become increasingly popular in various organizations due to their adaptability and mobility. They can be easily modified and relocated as needed. Once the rear gate building renovation is finished and space is allocated for the customs office, these containers can be repurposed for use as health centers at the rear gate or relocated for other office needs. Opting to purchase containers rather than renting them is a financially prudent choice, as it can generate revenue for MEPZ-SEZ.

Currently, one container has already been purchased for the customs office and was inaugurated on 2nd October 2023. In the light of this development, there is a growing need for additional space to accommodate more Customs Officials, necessitating the procurement of additional containers with the total cost of 16.42 lakh.

The proposal is placed before the authority for consideration and approval.

After due deliberations, the authority has approved the proposal.

20. MEPZ- O&M PMC extension till finalisation PMC through tender process

WAPCOS Limited (PSU), the Project Management Consultants, have been providing their Project Management Consultancy Services to MEPZ-SEZ since 2020. Their contract originally extended until 2025, as the PMC tender is valid for a 5-year duration. In light of this, MEPZ-SEZ is contemplating an increase in the percentage charges for the PMC agency, both as an incentive and to ensure that the quantity and quality of services can be enhanced accordingly.

To facilitate the smooth execution of emerging new projects undertaken by MEPZ-SEZ and to avoid any slowdown in work progress, an extension of the PMC's contract until the next tender cycle is being proposed. This extension will help ensure a seamless continuation of work on the master development plans and renovation projects. Additionally, a tender will be floated at the appropriate time to align with the development ideology and objectives of MEPZ-SEZ. It is proposed to extend the existing PMC contract till finalization of the next PMC agency.

The proposal is placed before the authority for consideration and approval.



After due deliberations, the authority has approved the proposal MEPZ-O&M PMC extension till finalization of PMC through tender process.

21. Nomination-Based Selection of TWIC for PFR and DPR Preparation for the New CETP and Sewage/Effluent Network System

We are delighted to announce the commencement of a nomination-based selection process for the Tamilnadu Water Investment Company Limited (TWIC). TWIC stands as a trailblazing developer of Water and Wastewater Projects in India, a joint initiative of Infrastructure Leasing and Financial Services Limited (IL&FS) and the Government of Tamilnadu.

TWIC boasts a wide spectrum of expertise, encompassing urban water and sewerage systems, industrial effluent management and recycling, sea water desalination, as well as the restoration of rivers and water bodies. Our primary objective is to offer end-to-end solutions to our clients, achieved through a thorough comprehension of the challenges at hand. In this context, our aim is to develop projects from conceptualization to implementation, utilizing a model designed to reduce life cycle costs within a sustainable delivery framework.

Our immediate focus centers on the creation of both Pre-Feasibility Reports (PFR) and Detailed Project Reports (DPR) for the forthcoming Common Effluent Treatment Plant (CETP) and the Sewage/Effluent Network System. These reports will provide comprehensive insights into project scope, feasibility, timelines, and resource requirements, underlining our commitment to delivering successful and sustainable solutions.

As per the exiting Government guidelines and precedents, it proposed to appoint TWIC for PFR and DPR preparation for the new CETP and sewerage/effluent network systems.

The proposal is placed before the authority for its in-principle approval to proceed further. The detailed estimate with cost will be presented before the authority for its approval and ratification.

After due deliberations, the authority has accorded in-principle approval to proceed further on this proposal.

22. Engaging Senior Consultant – HR & Business.

Department of Commerce aims to enable India to become a \$5 trillion economy and has envisaged achieving an ambitious target of \$1 trillion of trade in both Goods and Services by 2030. Further India has already signed or going to sign a slew of Trade Agreement with the various countries, which need to be implemented in next few years.

Keeping in mind all these developments it is important to strengthen the office of the Development Commissioner MEPZ with high quality resources to meet the above objectives.

In line with guidelines issued by DoC dated 16.02.2022 to engage Independent Consultant, it is proposed to recruit two resources; one as Senior Consultant HR & Business at Senior Consultant level and another one Strategy Consultant at the Associate level.



It is proposed that one Senior Consultant and 1 Strategy Consultant may be engaged for an initial period of 2 years and may be extended for further period up to 3 years based on the performance of the Consultants.

Earlier in the MEPZ Authority meeting held on 28.03.2023 has approved for recruitment of 1 Strategy Consultant, 1 Young Professional and 1 Estate Manager. Accordingly, it was advertised in the Employment News and Times of India newspapers. Strategy Consultant and Estate Manager were recruited and they have joined MSEZA. Since suitable candidate was not available as per the TOR, no one was recruited for this position. Therefore, it is proposed to upgrade the post of Young Professional to Associate Professional.

In light of the above it is proposed to pay a Salary of ₹ 2,65,000/- for the Senior Consultant and between the range of ₹80,000/- to ₹1,45,000/- for Strategy Consultant. Therefore, the financial implication for engaging the above proposed 2 resources per annum would be ₹49,20,000/- and Recruitment cost for releasing advertisement would be ₹3,00,000. The total financial implication will be of ₹52,20,000/- per annum

As these resources are recruited for the development of MEPZ the proposed 2 resources may be hired from the budget of MEPZ Authority.

In view of the aforementioned the proposal for hiring of one Senior Consultant HR & Business at the level of Senior Consultant and one Strategy Consultant at the Associate level with a total financial Implication of ₹ 52,20,000/- per annum from the budget of MEPZ Authority may be considered.

The proposal is placed before the authority for consideration and approval.

After due deliberations, the authority has approved the proposal.

23. Requirement of Plot and building for re-development of Master Plan to provide common facilities in MEPZ-SEZ.

23.1 M/s. Aum Agrotech Ltd.

M/s. Aum Agrotech Ltd. was issued a Letter of Approval (LoA) on 02.07.2008 for setting up a Unit in MEPZ Special Economic Zone (MEPZ SEZ) for manufacture and export of 'solvent/ herbal/ liquid extraction plant, esterification plant, crude oil physical refining plant, rice bran oil extraction plant, bio-diesel plant along with distillation facility, glycerine refining plant, formulating and packing plant and palm oil refining plant and dry fractionation plant etc.'

They were allotted plot nos. A-47 and B-12 admeasuring 4858 sq.mtrs. With effect from 01.07.2009 in MEPZ SEZ for setting up a Unit and started their commercial production activities i.e. 29.09.2009.

Initially at the time of application of the Unit, the following were the Directors of the Company.



- a. Shri. Shashi Kumar
- b. Smt. Jennifer Kumar, W/o Shri Shashi Kumar
- c. Smt. Tara Lee Kumar Wylde, D/o Shri Shashi Kumar
- d. Shri Rajkumar, S/o Shri Shashi Kumar.

During Sep. 2012, this office received a letter from Shri Shashi Kumar stating that he has transferred part of shareholding in the Company to Shri H. Ramesh and his Associates in the year 2010, which was not informed to this office earlier. Again during October 2012, the Unit made a request for exit from SEZ scheme. The Unit was asked to submit the details of Directors, shareholding pattern and copies of forms filed with RoC. In reply, the Unit M/s. Aum Agrotech Ltd. furnished the list of present Directors of the Company.

- a. Shri Ramesh Haridass
- b. Smt. Urvashi Ramesh and
- c. Shri Koney Premchand

The Unit had made exports to the tune of ₹ 805.99 lakh up to December 2012. During March 2013, Shri Shashi Kumar submitted a letter making certain allegations against Shri Ramesh Haridass. They were asked to submit the copies of legal documents as proof for legal steps initiated by them.

During November 2016, the Inspector of Police, Central Crime Branch, Vepery, Chennai, sealed the premises of the Unit on orders of XI Metropolitan Magistrate, Saidapet, Chennai. A letter was sent to Shri D. Ramesh Kumar, CGSC, to file an application in C.C. No.250 of 2013 before the XI th Metropolitan Magistrate Court, Saidapet to remove the seal of the premises and recover possession. Till date it has not been removed by the Police Authorities.

The Unit is having a total dues of ₹ 1,91,36,402/- to MEPZ SEZ towards Rent, Security, Water and Garbage charges. Out of the total plot area of 4858 sq.mtrs., allotted by MEPZ SEZ, they have constructed an area roughly admeasuring 650 sq.mtrs. The land belongs to MEPZ SEZ, Govt. of India and building was constructed by the Unit. The area occupied by the Unit is not utilised for the past 10 years and the space is not being utilised for the intended purpose. Also the Lease Agreement got expired on 30.06.2014 and not renewed further by the Unit.

Since the dues to MEPZ SEZ are too high and the space is not being utilised by the Unit, we need to vacate the Unit and planned for productive utilisation of the land, which is currently causing loss to exchequer.

In the meanwhile, the Unit is in a dilapidated state with no lock and key and any such sealing. MEPZ plans to cancel the LoA of the Unit and pay for the superstructure on the basis of valuation of a Chartered Engineer and auction any retrievable goods in the premises and adjust the dues against such payment/ recovery.

In view of the above circumstances, the proposal before Authority Meeting for consideration.

After due deliberations, the authority has approved to proceed further on this proposal.



23.2 M/s. Suntara Cosmetics Private Limited.

M/s. Suntara Cosmetics Private Limited was issued a Letter of Approval (LoA) on 10.10.2003 for setting up a Unit in MEPZ Special Economic Zone (MEPZ SEZ) for manufacture and export of 'Perfumes Colour Cosmetics Toiletries, Cosmetics Pencils'.

They were allotted plot no. B 1, admeasuring 2741 sq.mtrs. with effect from 10.10.2003 in MEPZ SEZ for setting up a Unit and started their commercial production activities w.e.f. 24.05.2004.

The said Unit applied for Final Exit from the SEZ scheme on 12.09.2022. After submission of necessary documents and dues to MEPZ SEZ, they have obtained Final Exit Order on 18.01.2023.

The land belongs to MEPZ SEZ, Govt. of India and building was constructed by the Unit. It is proposed to purchase the superstructure from the Unit and planned to use the building for productive utilisation as per the needs of a redevelopment master plan either for common facilities (or) factory usage.

The proposal before Authority Meeting for consideration

After due deliberations, the authority has approved to proceed further on this proposal.

23.3 M/s. Super Auto Forge Ltd.

M/s. Super Auto Forge Ltd. was issued a Letter of Approval (LoA) on 12.04.2005 for setting up a Unit in MEPZ Special Economic Zone (MEPZ SEZ) for manufacture and export of 'Cold Forged Heat Treated Machined Components'.

They were allotted plot no. B 3, Phase II admeasuring 7800 sq.mtrs. With effect from 01.05.2005 in MEPZ SEZ for setting up a Unit and started their commercial production activities w.e.f. 07.09.2007.

The said Unit applied for Final Exit from the SEZ scheme on 07.10.2022. After submission of necessary documents and dues to MEPZ SEZ, they have obtained Final Exit Order on 07.03.2023.

The land belongs to MEPZ SEZ, Govt. of India and building was constructed by the Unit. Now the Unit has requested to auction the building and pay it to them.

It is proposed to purchase the superstructure from the Unit and planned to use the building for productive utilisation as per the needs of a redevelopment master plan either for common facilities (or) factory usage.

The proposal is placed before Authority Meeting for consideration.

After due deliberations, the authority has approved to proceed further on this proposal.



23.4 M/s. Venture Power Systems India Limited.

M/s. Venture Power System India Limited was issued a Letter of Approval (LoA) on 01.01.2003 for setting up a Unit in MEPZ Special Economic Zone (MEPZ SEZ) for manufacture and export of 'HID Ballasts'.

They were allotted plot nos. A-30, D-5 and D-6 in Phase II of the Zone measuring 50,322 sq.mtrs in MEPZ SEZ for setting up a Unit and started their commercial production activities.

The Brief facts of the case are enclosed in Annexure.

The land belongs to MEPZ SEZ, Govt. of India and building was constructed by the Unit. The area occupied by the Unit is not utilised by the Unit for the intended purpose. The Unit is having a total dues of ₹ 1,79,73,663/- to MEPZ SEZ towards Rent, Security, Water and Garbage charges.

This office has received an email dated 25.10.2021 from Resolution Professional CA Thilagar M with respect to Corporate Insolvency Resolution Process (CIRP) against the Unit.

MEPZ SEZ Authority has carried out the superstructure valuation and the total amount is ₹ 11.66 crore. The valuation report was shared to the Unit and the same was accepted by them.

It is proposed to purchase the superstructure from the Resolution Professional (Unit M/s. Venture Power Systems India Limited) after deducting the dues to this office and planned to use the building for productive utilisation as per the needs of a redevelopment master plan either for common facilities development or factory usage.

The proposal before the Authority Meeting for consideration.

After due deliberations, the authority has approved to proceed further on this proposal.

24. Budget status as on 30th September 2023- FY 2023-24

<u>Budget for the FY 2023-24</u>			
Budget Head	Budget Head code	Budget Allotted	Budget Available
Advertising and publicity	3435-00-106-04-00-26A	₹1,82,632.00	₹1,82,632.00
Bank and agency charges	3435-00-106-04-00-39A	₹25,000.00	₹25,000.00
Medical Treatment	3435-00-106-04-00-06A	₹5,00,000.00	₹2,05,661.00
Digital equipment	3435-00-106-04-00-19A	₹50,000.00	₹50,000.00
Domestic Travel expenses	3435-00-106-04-00-11A	₹3,00,000.00	₹3,00,000.00
Fuels and lubricants	3435-00-106-04-00-24A	₹4,00,000.00	₹3,48,411.00
Materials and supplies	3435-00-106-04-00-21A	₹10,00,000.00	₹10,00,000.00

Minor civil and electric works	3435-00-106-04-00-27A	₹75,00,000.00	₹59,03,001.00
Office expenses	3435-00-106-04-00-13A	₹1,60,00,000.00	(-)₹15,76,596.00
Printing and Publication	3435-00-106-04-00-16A	₹3,00,000.00	₹3,00,000.00
Professional services	3435-00-106-04-00-28A	₹4,00,00,000.00	₹2,85,84,421.00
Rent, Rates and Taxes for Land and buildings	3435-00-106-04-00-14A	₹6,00,000.00	₹6,00,000.00
Repair and maintenance	3435-00-106-04-00-29A	₹4,50,00,000.00	₹2,55,35,344.00
Wages	3435-00-106-04-00-02A	₹4,00,00,000.00	₹2,26,10,630.00
Furniture and fixtures	3435-00-106-04-00-74A	₹10,00,000.00	₹10,00,000.00
Land Compensation	3435-00-106-04-00-078A	₹1,00,00,000.00	₹1,00,00,000.00
Revenue Expenditure - Sub Total		₹16,28,57,632.00	₹9,50,68,504.00
Machinery and equipment	5435-00-106-04-00-52A	₹25,00,000.00	₹25,00,000.00
Infrastructural Assets	5435-00-106-04-00-073A	₹25,00,000.00	₹25,00,000.00
Building and structure (Capital)	5435-00-106-04-00-72A	₹82,00,00,000.00	₹78,87,411,51.00
Capital Expenditure - Sub Total		₹82,50,00,000.00	₹79,37,411,51.00
Grand Total		₹98,78,57,632.00	₹88,88,09,655.00

As Authority is in the process of renovation of admin building, rear gate customs building and strengthening of security system all the expenses were met from the budget of Office Expenses. Authority also revised the wages of employees come under operation and maintenance with A classification areas and also recruited additional manpower to support the Authority project. Since the allocated budget got exhausted the Office expenses shall be revised to **₹3,20,00,000.00/-** and Wages shall be revised to **₹4,60,00,000.00/-**

The above proposal is submitted for approval of Authority.

After due deliberations, the authority has accepted the the expenditure incurred for the FY 2023-24 and approved the revised project.

25 .Presentation on Interim report of Re-development Master plan

A detailed presentation by M/s Locus Architect regarding the interim report of re-development Master Plan of MEPZ has been presented to the authority members.

The Meeting has

concluded with word of thanks to the chairperson and the members.


PRABU KUMAR. K
 Dy. Development Commissioner
 Government of India
 Department of Commerce
 MEPZ Special Economic Zone,
 Tambaram, Chennai - 600 045.