

MEPZ SPECIAL ECONOMIC ZONE AUTHORITY

TAMBARAM, CHENNAI-45

MINUTES OF THE 30th Authority Meeting of MSEZA HELD ON 16.08.2024 at 11.30 am

The 30th meeting of the MSEZ Authority was held 16.08.2023 at 11.30 am @ Dr. APJ Abdul Kalam Hall in Admin office, MEPZ SEZ .The following Members of the Authority have participated in the meeting;

Sl. No.	Name and Designation	Position
1	Shri. Alex Paul Menon, IAS Development Commissioner	Chairperson
2.	Shri. C Arthur Worchuiyo, IAS Joint Development Commissioner	Ex-Officio Member
3	Shri. Ashish P sinha, US (SEZ), Department of Commerce	Ex-Officio Member
4	Shri. Punnam Kumar, Deputy Director General of Foreign Trade	Ex-Officio Member

Shri. K. Prabu Kumar, Deputy Development Commissioner & Shri. K. Vijayanandh, Assistant Development Commissioner, M. Karthik Raja, Estate Manager, MEPZ SEZ, invitees from MEPZ Manufacturing Association have also attended the meeting. At the outset, the Chairman MEPZ authority 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 29th Meeting of the MSEZ Authority held on 16.10.2023.

Agenda Item No.2

2.1 Adoption of Annual Accounts of MSEZ Authority for the Financial Year 2023-24

The Annual Accounts of the MSEZ Authority for the FY 2023-24 has been prepared and submitted by the Accounting Firm M/s.Vaithisvaran & Co LLP, who is a Consultant for maintaining the accounts of MSEZA.

As discussed, and agreed upon by the authority members, it has been decided to create a separate expenditure head for "Civil Works outside the Zone." This is necessary as MEPX Authority is obligated to assign certain tasks/works to the local government departments to meet the requirements of the Zone. These tasks include work related to highways, TNEB (Tamil Nadu Electricity Board), the Municipal Corporation etc.

The above-mentioned works are crucial for the development and maintenance of MEPZ. However, some of these tasks fall within the jurisdiction or maintenance responsibilities of local bodies, making it impractical for us to execute them independently.

Furthermore, it has been jointly decided to grant authorization to the Chairperson MSEZA to create any additional expenditure heads in the accounts as and when required.

Regarding the issue of rental dues, it has been decided to initiate action under the Revenue Recovery Act (1864) of Tamil Nadu against Units with long-standing rental arrears that have accumulated over several years without payment.

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

2.2 Declaration of Financial Statement of 2023-24

The introduction of the budget for FY 2023-24, starting from 01.04.23, mirrors the government's budgetary process. Expenditures were carefully aligned with the allocated budget categories, ensuring responsible financial management. The declaration of the financial statement for FY 2023-24 signifies a pivotal moment in MSEZA's fiscal responsibility. This statement details our financial performance, encompassing expenses, investments, projects, and essential metrics, offering stakeholders a holistic perspective on our financial well-being and strategic trajectory.



Budget Head	Budget Head Code	Budget Allotted	Budget Utilized	Balance Amount
Advertising and Publicity	3453-00-106-04-00-26A	1,82,632.00	23,714.00	1,58,918.00
Bank and Agency Charges	3453-00-106-04-00-39A	25,000.00	0.00	25,000.00
Medical Treatment	3453-00-106-04-00-06A	5,00,000.00	8,87,854.00	(-) 3,87,854.00
Digital Equipment	3453-00-106-04-00-19A	50,000.00	0.00	50,000.00
Domestic Travel Expenses	3453-00-106-04-00-11A	3,00,000.00	0.00	3,00,000.00
Fuels and lubricants	3453-00-106-04-00-24A	4,00,000.00	6,21,083.00	2,44,797.00
Materials and Supplies	3453-00-106-04-00-21A	10,00,000.00	0.00	10,00,000.00
Minor civil and electric works	3453-00-106-04-00-27A	75,00,000.00	28,38,141.00	46,61,859.00
Office Expenses	3453-00-106-04-00-13A	3,20,00,000.00	3,19,79,263.00	20,737.00
Printing and Publication	3453-00-106-04-00-16A	3,00,000.00	0.00	3,00,000.00
Professional Services	3453-00-106-04-00-28A	4,00,00,000.00	2,46,15,237.00	1,53,84,763.00
Rent, Rates and Taxes for Land and Buildings	3453-00-106-04-00-14A	6,00,000.00	0.00	6,00,000.00



Repair and maintenance	3453-00-106-04-00-29A	4,50,00,000.00	6,05,42,004.00	1,55,42,007.00
Wages	3453-00-106-04-00-02A	4,60,00,000.00	3,73,04,069.00	86,95,931.00
Furniture and fixtures	3453-00-106-04-00-74A	10,00,000.00	0.00	10,00,000.00
Land Compensation	3453-00-106-04-00-78A	1,00,00,000.00	14,07,406.00	85,92,594.00
Revenue Expenditure - Sub Total		18,48,57,632.00	15,97,52,894.00	2,51,04,738.00
Machinery and Equipment	5453-00-106-04-00-52A	25,00,000.00	0.00	25,00,000.00
Infrastructural Assets	5435-00-106-04-00-73A	25,00,000.00	4,14,959.00	20,85,041.00
Building and structure ** (Capital)	5453-00-106-04-00-72A	82,00,00,000.00	32,43,57,142.00	49,56,42,858.00
Capital Expenditure - Sub Total		82,50,00,000.00	32,47,72,101.00	50,02,27,899.00
Grand Total		1,00,98,57,632.00	48,45,24,995.00	52,53,32,637.00

After due deliberations, the committee accepted the expenditure incurred for the FY 2023-2024.

2.3. Declaration of Next Year Budget (2024-25)

As MSEZA embarks on the upcoming fiscal year, the focus is directed towards the pivotal task of budget allocation. This process forms the bedrock of our financial planning and resource management, shaping our priorities and initiatives for the year ahead. With meticulous consideration and strategic foresight, MSEZA aims to allocate resources efficiently, emphasizing infrastructure development within MSEZA to make impact across our organization. This forthcoming budget allocation signifies our

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dedication to prudent financial stewardship and unwavering commitment to achieving MSEZA strategic objectives effectively.

Budget Head	Budget Head Code	Budget Allotted
Advertising and Publicity	3453-00-106-04-00-26A	1,50,000.00
Bank and Agency Charges	3453-00-106-04-00-39A	25,000.00
Medical Treatment	3453-00-106-04-00-06A	15,00,000.00
Training Expenses	3453-00-106-04-00-09A	25,00,000.00
Digital Equipment	3453-00-106-04-00-19A	5,00,000.00
Domestic Travel Expenses	3453-00-106-04-00-11A	3,00,000.00
Fuels and lubricants	3453-00-106-04-00-24A	4,00,000.00
Materials and Supplies	3453-00-106-04-00-21A	10,00,000.00
Minor civil and electric works	3453-00-106-04-00-27A	75,00,000.00
Office Expenses	3453-00-106-04-00-13A	5,00,00,000.00
Printing and Publication	3453-00-106-04-00-16A	3,00,000.00
Professional Services	3453-00-106-04-00-28A	4,00,00,000.00
Rent, Rates and Taxes for Land and Buildings	3453-00-106-04-00-14A	6,00,000.00
Repair and maintenance	3453-00-106-04-00-29A	4,50,00,000.00
Wages	3453-00-106-04-00-02A	6,00,00,000.00
Land Compensation	3453-00-106-04-00-78A	1,00,00,000.00
Trade Promotion		10,00,000.00
Revenue Expenditure - Sub Total		18,58,57,632.00
Machinery and Equipment	5453-00-106-04-00-52A	25,00,000.00
Infrastructural Assets	5435-00-106-04-00-73A	25,00,000.00
Building and structure ** (Capital)	5453-00-106-04-00-72A	100,00,00,000.00
Capital Expenditure - Sub Total		100,50,00,000.00

Grand Total		119,08,57,632.00
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After due deliberations, the authority has accepted budget Estimates which includes the Trade promotion Expenditure and proposed income for the FY 2024-25.

2.4. Revision of Rent for the FY 2024-25

During the 28th Authority meeting, a resolution was passed to implement a yearly rent increase of 10%. This decision was influenced by the observation that the current rates were substantially lower when compared to both the prevailing market rate and the rental rates in other Special Economic Zones (SEZs). The intent behind this decision was to align the rental charges more closely with industry standards and ensure fair compensation for the use of the properties or spaces under consideration.

In line with the above the following are proposed;

Rent as on date prevails with effect from 01.04.2023 onwards	Rent proposed to be charged with effect from 01.04.2024 onwards.
<p><u>For Plots</u></p> <p>₹ 194/- per Sq.m / annum for IT/ITES Units.</p> <p>₹ 188/- per Sq.m / annum for Non-IT/ITES Units.</p> <p><u>For SDF Modules: -</u></p> <p>₹ 2143/- per Sq.m / annum for IT/ITES Units.</p> <p>₹ 2084 /- per Sq.m / annum for Non-IT/ITES Units.</p>	<p>10% increase from the current rate</p>

The rent for the public utility services such as Indian Bank, Amelio, BSNL telephone exchange also revised to 10% increase from the lease rent with effect from 01.04.2024.

After due deliberations, the committee has ratified the proposal.

2.5. Approval for MEPZ Day Celebration.

MEPZ is primarily a manufacturing Special Economic Zone (SEZ) that caters to blue-collar workers, with approximately 36,000 workers currently employed, around 25,000 of them are in manufacturing units. Over the years, MEPZ SEZ has made concerted efforts to strengthen the bond with its workforce and their families by organizing cultural and entertainment events. For instance, during the Independence Day celebrations on August 15th 2023, cultural events were held that provided entertainment for MEPZ SEZ workforce and their families, resulting in positive feedback and fostering a sense of belonging to the MEPZ community. The event also seen the participation of several government officials and local body officials, who were invited to inaugurate various development activities, further solidifying the bond between MEPZ and its employees.

Similarly, on January 26th 2024 on Republic Day, a musical concert was organized to entertain employees and many MEPZ workers' families participated in the celebration. Building on these successful events, it has been decided to establish 26th September as "MEPZ Day," an annual event is not only for MEPZ office employees and also for employees from the various MEPZ Units who will participate in the cultural activities and sports events. This initiative aims to encourage stronger connections between MEPZ management and the workers.

Starting this year, MEPZ Day celebrations will be extended to include all MEPZ Units and their employees. The event will feature cultural activities and a comprehensive health check-up for all employees within MEPZ SEZ. The funding for these activities were supported by the Madras Special Economic Zone Authority (MSEZA) and 20 lakh was spent for the cultural activities.

For the year 2024-25 to organize MEPZ day celebration the approximate cost comes to ₹ 35 Lakh.

After due deliberations, the committee approved the proposal.

2.6 Ratification for purchase of Super-structure from APA Engineering

M/s. APA Engineering was issued a Letter of Approval (LoA) on 8/18/2003/SEZ dated 25.07.2003 to set up a Unit in MEPZ Special Economic Zone (MEPZ SEZ) for software development and manufacturing and trading of auto parts, engine parts, clutch parts, accessories, etc. They were allotted plot no. A 27, E 7 to 10

in Gem & Jewelry complex admeasuring 3218 sq. mtrs with effect from 25-07-2003 and they had started their commercial production activities w.e.f. 01-09-2003.

The above-mentioned Unit has requested a surrender of their plot, identified as A27, measuring 2026 square meters. Following the submission of required documentation and payments to MEPZ SEZ, the handing over process has been duly acknowledged and accepted by MSEZA.

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 utilization as per the needs of a redevelopment master plan either for common facilities (or) for industrial purposes.

As per the valuation report (copy enclosed) the present value of the building is ₹ 1,19,58,184/-. Upon purchasing the super structure for the above said value MSEZA will get the return on investment (ROI) on the purchased amount within 1 year.

After due deliberations, the committee has ratified the proposal.

2.7 Approval for Taking over the Austral 3D Global Pvt Ltd., company premises by MEPZA

M/s. Austral 3D Global Pty Ltd., was issued Letter of Approval No. 8/91/2005/SEZ, dated 21.10.2005, to set up a Unit in MEPZ SEZ for the authorized operations of manufacturing and exporting "Assembly and Finishing of Security Hardware and Padlocks, including Cylinders, Mortise Locks, Key-in-Lever Locks, and Multipoint Door Locks." The company began its operations on 01.02.2006, occupying Plot Nos. B9, B10, B5, and S71, total 5270 sqm.

Further to the demand notice raised by MSEZA, the Unit had started paying the rent during the year 2016. However, since 2017 onwards, the Unit ceased its production, citing delay in R&D and patent acquisition for a 3D printer and also due to pandemic.

In August 2021, the Unit indicated plans to gradually restart operations and requested a lease deed renewal, which expired on 31.01.2021. However, no payments have been made since then, and the lease also not renewed.

In view of that they have surrendered the Unit premises to the Authority.

Since 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 utilization as per the needs of a redevelopment master plan either for common facilities (or) for industrial purposes. Further to the surrendering of premises we have initiated the valuation process through approved panel of valuers.

Based on this evaluation, the rental dues of M/s. Austral 3D Global Pty Ltd will be adjusted against their dues and the balance if any will be recovered from the Unit.

After due deliberations, the committee has accepted the proposal.

2.8. Approval for Revamping of Trunk infrastructure including storm water drain, Renewable energy, underground Electrical network system, transportation, communication networks, Sewage network system, Effluent network system and other utilities etc. at MEPZ SEZ, Tambaram, Chennai – 600045 (Approx.)

The draft final report for the MEPZ SEZ Master Plan, focusing on the next 30 years, has been submitted to the MSEZ Authority. It highlights the need for extensive infrastructure upgrades, including roads, water supply, drainage, sewage, electricity, street lighting and renewable energy, signage, and site beautification.

Road Network Improvement:

The current road network is inefficient and requires realignment and junction development. Model roads and structured parking are proposed to address the issues of undisciplined traffic and haphazard parking.

Parking Facilities:

Parking infrastructure needs improvement, including proper sheds and lane markings to organize the current chaotic parking situation.

Water Supply System Renovation:

The existing water supply relies on various sources, including river water and rainwater harvesting. Renovations are needed to enhance sustainability and reduce shortages, focusing on rainwater utilization.

Utility Ducts Improvement:

Utility ducts are prone to flooding during rains, which disrupts services. To mitigate this, ducts should be shifted or elevated, with new regulated access points to prevent unauthorized modifications.

Stormwater Drainage Revamp:

The Stormwater drainage system is inadequate, leading to flooding. Remedial measures are necessary to control punctures in utility ducts and ensure proper drainage during rainy seasons.

Sewage Network Upgrade:

Frequent blockages and disturbances in the sewage network require the implementation of a new system to improve functionality and manage mixed wastewater and effluents from factory units.

Effluent Network System:

A new effluent network is proposed to manage industrial waste, transporting it to a Common Effluent Treatment Plant (CETP) for environmentally friendly and cost-effective treatment.

Electrical Supply and Network Enhancement:

The plan involves transitioning from overhead lines to an underground network, improving aesthetics, safety, and reliability. This shift requires infrastructure upgrades like trenching and cabling.

Street Lighting Improvement:

Existing street lighting is insufficient, posing security risks. A new layout with smart integrated poles is proposed to enhance visibility and safety in all areas.

Exploring Renewable Energy Sources:

The master plan emphasizes the use of on-site renewable energy, including solar, wind, and biogas. Solar panels are planned for building terraces and pedestrian pathways.

Way finding and Signage Enhancement:

Improving way finding and signage will help visitors and stakeholders navigate the area, reducing stress and increasing familiarity.

Site Development and Beautification:

The plan includes adding new equipment, creating landscapes with trees, gardens, and lawns, and enhancing irrigation systems. Hardscape and softscape elements will improve functionality and aesthetics, while landscape lighting will ensure safety after dark. These initiatives aim to make MEPZ SEZ a more attractive and sustainable industrial hub, addressing current infrastructure gaps and positioning the zone for long-term success.

In line with the above a Comprehensive approach to Sustainable Campus Management, efficient management of storm water, water supply, sewage, and effluents is essential for the smooth functioning of any industrial campus. In the case of the MEPZ (Madras Export Processing Zone) campus, a powerfully built trunk infrastructure plays a pivotal role in ensuring the sustainability and resilience of its operations. Analyzing the collected data reveals several key components of MEPZ's trunk infrastructure and highlights the need for strategic interventions to address existing challenges.

It mainly comprises essential facilities and networks that support economic and social activity within MEPZ. This includes Transportation, water supply systems, sewage networks, electrical grids, telecommunications networks, and more. Effective trunk infrastructure for enabling facilitating mobility, ensuring public health and sustainable development. Additionally, rapid population growth inside the MEPZ campus on existing infrastructure, necessitating Preliminary measures to address these challenges.

Redevelopment of Trunk Infrastructure was estimated by the master plan team which is approximately at the cost of 305 crore as detailed below;

Budgeting for Trunk Infrastructure				
Typology	Cost (In crore)		Sub-Total	Remarks
	Lower range	Upper range		
Shifting utility lines	5	12		
Roads				



Improvising road network	12	15		Includes realignment, junction development
Parking infrastructure	1.5	3		
24/7 Water supply				
Providing water to all industries	12.5	15		Harvesting and supply
Electricity				
Revamping and providing fresh ducts and repairing old ones	5	7.5		
Storm water drainage				
Refurbishing existing network	3	5		
Establishing Bio swales	20	27		Integrating with filters for aquifers recharge
Sewage network				
Sewage network	7.46	8.5		Separating sewage and industrial effluents
STP	3	4.5		Depending on technology 1 MLD plant
ETP	15	35		
Common areas				
Site development	2.0	3		levelling and contouring
Additional equipment	1.35	2		
Beautification and sculptures	3	5		
Landscape				
Irrigation systems, Hardscape, Softscape, landscape lighting	60	75		@60-75 lakhs per acre of landscape areas
				includes levelling contouring
Lighting				
Street lighting	5.6	9.2		691 poles
Façade lighting	0.8	1.2		1383 lights
Public areas lighting	1.6	2.8		
Energy				
Solar power	48	56		3 MW power
Solar power on pedestrian paths	2.5	3.5		LS
Wind turbine on lighting poles	7.91	9		
Way finding / Branding				
VMD posts	1	1.2		
Signages	3	4		

Total	219.22	304.4		
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After due deliberations, the committee has approved the project.

2.9 Approval for appointing a consultancy firm for Preparation of Detailed Project Report (DPR) for revamping of Trunk infrastructure including storm water drain, Renewable energy, underground Electrical network system, transportation, communication networks, Sewage network system, Effluent network system and other utilities etc. at MEPZ SEZ, Tambaram, Chennai

Engaging a consultancy for the design and implementation of trunk infrastructure is paramount as this project forms the backbone of MEPZ development. Collaborating with a consultant offers the opportunity to create a sustainable, resilient, and visually appealing infrastructure that will greatly benefit MEPZ. This collaborative effort will entail detailed planning, design development, and refinement of project timelines to finalize design concepts.

The current architect appointed for the master plan has focused solely on the development ideology within the MEPZ campus, providing only a superficial report that lacks actionable insights for groundwork. To ensure comprehensive design and implementation procedures for trunk infrastructure, it is imperative to appoint an architect dedicated specifically to this task. This dedicated architect will deliver detailed designs and implementation strategies to guide the project effectively.

With an estimated cost of approximately ₹ 304 Crore for trunk infrastructure, which plays a vital role in MEPZ's development, it is crucial to enlist the expertise of subject matter experts to execute the redevelopment plan successfully. Therefore, it is proposed to appoint a highly experienced consultant through a tendering process to ensure the successful execution of infrastructure projects.

After due deliberations, the committee has accepted the proposal.

2.10. Post-facto Approval for Tendered Infra Works above ₹ 5 Lakh

2.10.1 Approval for Construction of Security Room and Server Room for New Gate near Durga Nagar at MEPZ-SEZ

A new pedestrian gate is being proposed for Durga Nagar to facilitate employees who currently have to cover a significant distance to access the main and

rear entrances. With an additional pedestrian entrance, it is anticipated that the congregation of large numbers of people at the same entry point will be mitigated. While there is already a pedestrian entry at Kadaperi, it is not easily accessible to residents of Durga Nagar. Therefore, in consideration of these factors, it is proposed to install a revolving gate. This gate will include a server room for designated storage of network equipment by the MAPS team, a security room for surveillance purposes, and a common toilet facility for use by security personnel, the MAPS team, and pedestrians alike. The estimated cost for this project is ₹13.03 lakh.

After due deliberations, the committee has ratified the Construction of Security Room and Server Room for New Gate near Durga Nagar work.

2.10.2 Approval for Renovation of Ladies and Gents Toilet Block in SDF-II Building at MEPZ-SEZ

The Ladies and Gents Toilet room on the second floor of the SDF-II Building requires renovation in response to requests from newly occupied units. Previously, the existing restroom was converted into an RO purifier plant. However, with a new company taking over, there is a pressing need for restroom facilities in that space. This renovation will not only accommodate the requirements of the new occupants but also serve other units within the SDF II building. The renovation of the restrooms was estimated at the cost of ₹9.80 Lakh.

After due deliberations, the committee ratified/approved the renovation work.

2.11. Approval for Authority to become a Power Distribution Agency to all units in MEPZ

MEPZ's transition to a power distribution agency represents a significant stride towards bolstering its operational autonomy, resilience, and service delivery capabilities. Taking direct control over power distribution enables MEPZ to guarantee a reliable, tailored, and cost-efficient electricity supply to its diverse industrial tenants. This decision is rooted in MEPZ's dedication to enhancing the efficiency and resilience of its utility services. By overseeing electricity distribution to all units within its jurisdiction, MEPZ gains greater autonomy in infrastructure planning, maintenance, and service provision. This transition empowers MEPZ to tailor its energy solutions to meet the unique requirements of its industrial clients while streamlining administrative procedures and optimizing resource allocation.

Centralizing power distribution under a single administrative authority simplifies and streamlines service delivery processes for constituent units. Centralized billing, metering, and customer support mechanisms enhance transparency, accountability, and convenience for businesses operating within MEPZ, fostering growth and investment opportunities. Furthermore, MEPZ's evolution into a power distribution agency facilitates the development and deployment of solar energy solutions to cater to the varied needs of its industrial tenants, thus enhancing energy efficiency and incorporating renewable energy sources into the mix.

As per the Ministry of Commerce and Industries notification dated 03.03.2010, it was permitted SEZ developers as deemed license for the purpose of distribution of electricity. The copy of the same is enclosed herewith.

In light of these considerations, it is proposed that the Authority shall transition into a Power Distribution agency for all MEPZ Units, ensuring a more efficient, resilient, and sustainable energy ecosystem for its industrial community

After due deliberations, the committee has accepted the proposal.

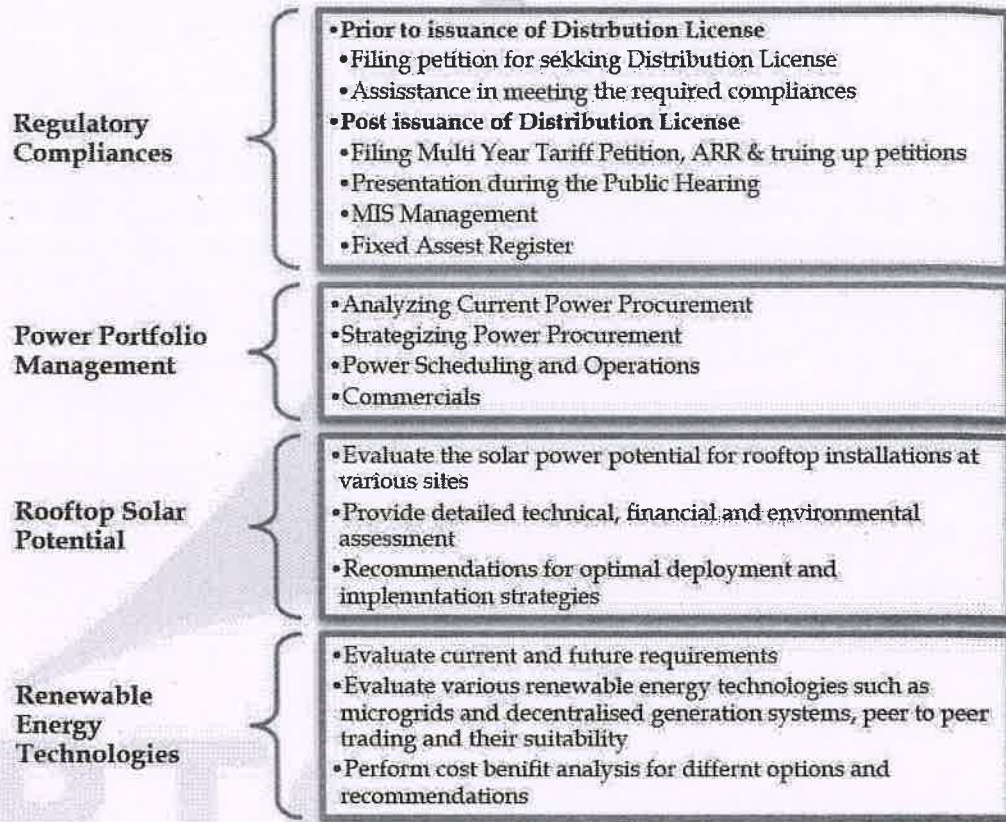
2.12. Proposal to appoint PTC India as consultant for Power Distribution

The proposal to engage Power Trading Corporation of India Limited (PTC) as a consultant for power distribution signifies a strategic investment in shaping our future energy landscape. By harnessing their expertise, experience, and innovative solutions, we can optimize our power distribution systems, enhance efficiency, and foster sustainable growth and development. Leveraging their specialized knowledge and insights will enable us to gain a comprehensive understanding of our power distribution challenges and devise effective solutions to address them.

PTC India's consultancy services span a wide array of areas, including grid modernization, renewable energy integration, demand-side management, and regulatory compliance. By leveraging their expertise, we can explore and implement innovative solutions to enhance the efficiency, reliability, and sustainability of our power distribution networks, aligning with national energy policy objectives.

Given that PTC India Ltd. falls under the Ministry of Power, GOI, In line with the prevailing government guidelines and established precedents, it is proposed to engage PTC India as a consultant for Power Distribution at MEPZ. PTC India, with its

extensive expertise, will provide critical assistance in managing regulatory compliances, power portfolio management, scheduling and operations, and handling commercial matters related to power procurement for the power distribution area within MEPZ SEZ.



A comprehensive estimate, including a detailed cost breakdown, will be prepared and submitted to the authority for consideration, approval, and ratification.

After due deliberations, the committee has accepted the proposal.

2.13. Proposal for Rectification and Painting Works for Boundary/Compound Wall, Phase-II

Previously, Kavin Constructions prepared a comprehensive report for rectifying issues with the compound wall. Based on this report, tenders were invited, and the execution of the work commenced. The contract was awarded to M/s. Pandu Constructions through a tendering process, and the work was completed at a value of ₹1.16 crore.

However, during the execution phase, it became evident that the damage to the wall was more extensive than initially anticipated, leading to an increase in the required quantities of work. As a result, the project exceeded the original tender value by 23%. The closure of the contract is now pending approval from MSEZA.

Given that a significant portion of the work remains unfinished, the Authority has decided to adopt a phased approach. Phase II, which focuses on the rectification and painting of the boundary/compound wall, has been estimated at ₹61.99 lakh. The tender process for this phase has been initiated, and the work was awarded to the L1 bidder with a value of ₹ 43, 11,083/-.

After due deliberation, the Authority ratified the decision.

2.14 Approval for Carrying out Interior Renovation works of old admin office building including HVAC, Plumbing, Electrical and other utility services at MEPZ SEZ, Tambaram, Chennai – 600045

The Old Administration office building is presently undergoing renovation. The work is being carrying out by M/s INDRIYA CONSTRUCTION COMPANY at a value of Rs. 5,19,72,918/-. This renovation includes the construction of mezzanine flooring and a third-floor guest room, gym, and cafeteria. However, certain essential elements such as the installation of a firefighting system, provision of air conditioning, electrical, plumbing, and interior refurbishments for all floors are not included in this scope of work.

Development Commissioner has conducted an assessment and determined that the entire Administration building needs comprehensive renovation to meet regulatory requirements and ensure optimal functionality. These additional requirements, including the installation of fire safety measures, air conditioning systems, electrical upgrades, plumbing enhancements, and interior refurbishments for all floors, will be treated as separate projects.

To ensure seamless execution and timely completion, it is proposed to execute these additional works concurrently with the ongoing renovation project. This approach will allow for coordinated efforts, efficient resource allocation, and adherence to specified requirements.

The objectives of the additional renovation projects are as follows:

Fire Fighting System Installation: Implementing a robust firefighting system to enhance safety measures within the building.

Air Conditioning Provision: Providing comfortable and conducive indoor environments through the installation of air conditioning systems.

Electrical Upgrades: Upgrading electrical infrastructure to ensure reliable and efficient power supply throughout the building.

Plumbing Enhancements: Improving plumbing systems to meet modern standards and optimize water usage.

Interior Refurbishments: Enhancing the aesthetics and functionality of interior spaces on all floors to create a conducive work environment.

The proposed timeline for these additional projects will be integrated into the overall renovation schedule to achieve timely completion. Coordination between the construction team, subcontractors, and relevant authorities will be prioritized to ensure smooth progress and adherence to quality standards.

The renovation of Interior Work of Old Administration office was estimated at the cost of ₹ 7.13 Crore.

After due deliberations, the members of authority have accepted additional tender.

2.15 Additional Approval for Removal of Debris/Garbage/Vegetation Waste from MEPZ-SEZ

As approved by the Competent Authority, the removal of debris, garbage, and vegetation waste from MEPZ-SEZ was contracted to M/s K. Krishnamoorthy, the L1 bidder, with a work order valued at ₹12,29,700/-. The tendered quantity of debris removal was successfully completed.

However, various areas within the zone remain filled with building debris dumped by unknown units or their construction contractors. This not only affects the zone's aesthetic appeal but also causes disturbances to nearby units. The waste is primarily dumped in isolated areas and along jeep tracks.

To address this issue, it has been decided to award an additional work order to M/s K. Krishnamoorthy, as per the tender's permissible condition limit of 75 loads (300 x 25%), to clean the zone. The tender amount of Rs.3,07,425/- for these 75 loads will be charged

to all units by dividing the costs into additional garbage charges, which will be included in the next quarterly invoice.

After due deliberations, the committee approved the Removal of Debris/Garbage/Vegetation Waste from MEPZ-SEZ and recover the cost from Unit.

2.16 Incentive for the Authority works

The MSEZA has decided to disburse incentives in the form of fees to officials who are working on additional charges beyond their regular licensing and related tasks. The incentive amounts per month are fixed as follows:

Sl. N	Designation	Proposed Remuneration
1	Secretary in Charge	Rs 18,500/-
2	ADC for MESZA	Rs 12,500/-
3	Accounts In charge	Rs 8,500/-
4	DDC/ADC who is additional charge of MESZA	Rs 8,500/-
5	UDS & LDC, Asst, ADC who handles additional work of MESZA	Rs 5,000/-

This scheme aims to recognize and compensate the additional efforts of the officials. Similar such incentive scheme has already been successfully implemented in CSEZ and NSEZ through an authority meeting decision held on 19.09.2018, setting a precedent for its effectiveness.

By introducing these incentives, MSEZA intends to enhance productivity and motivation among its officials, ensuring that additional responsibilities are adequately rewarded. This incentive initiative is set to begin from April 2024.

After due deliberations, the committee approved the proposal.

2.17 Approval for Constructing Terrace roof sheeting at SDF I The existing SDF-I building was built in the 1980s and has been utilized to date. It is necessary to check the structural

stability of the building, and IISC is currently conducting this assessment. Meanwhile, individual units have attempted waterproofing work to prevent water seepage, but the results have not met expectations. In response, MEPZA plans to install roof sheeting to address water seepage occurring throughout the building. Many units have reported issues such as damaged electronic devices, flooded floors, and the potential for false ceiling collapse.

MEPZA also plans to install solar roofing to optimize power consumption and generation. Constructing the roofing is mandatory before installing the solar panels. With the monsoon season arriving and weather forecasts predicting heavy rainfall, it is urgent to construct the roof sheeting to prevent water seepage inside the SDF-I units.

The construction of the terrace roof sheeting is estimated to cost ₹ 4.65 Crore and the tender was floated in the NIT portal.

1. During the discussion, members raised concerns about the roofing work on other SDF buildings and the status of the IICS report. The following points were discussed further:
2. Chennai is located in Seismic Zone 3, and the superstructures of SDF Buildings I, II, III, and IV do not meet the necessary structural design requirements to withstand seismic forces associated with this zone.
3. Retrofitting and repairing the superstructures and RC footings of SDF Blocks I, II, III, and IV would be cumbersome, challenging, and likely not cost-effective.
4. It is proposed to construct a “Rehab Building” on a war footing, and based on future design plans, the Twin Towers will include one tower for manufacturing and another for IT purposes.
5. Classification will be based on the requirements of the units.
 - manufacture unit - Cold Shell model
 - IT Unit - warm Shell model
 - Start-up Unit - Plug and Play model
 - IT cum Manufacture Unit - Warm shell model
6. Further it is decided to initiate survey for rehab building area requirement for units and the mode of model
7. It's decided to adopt the fast construction methods like Prefabrication, Mi-van etc. to complete the project as soon as possible.

8. For this investment phase its proposed to adopt following methods:
 - (a) Authority will invest and reclaim it back by rental
 - (b) Co-Developer based construction

Decision will be taken based on the survey report.

After due deliberations, the committee accepted the proposal.

2.18 Approval for Additional work to Design, Development, Implementation, Operation & Maintenance of Smart Access Control, Surveillance, Smart Parking & Enforcement System in MEPZ-SEZ

This undertaking project is identified as a design and build project. Based on the direction of MEPZ authorities, M/s. Aurionpro Solution Limited, along with the Master Plan team, conducted a thorough survey and submitted a comprehensive report. According to the findings, there is a need for an additional purchase order based on the site survey.

After discussions with MSEZ Authority officials, WAPCOS, and Aurionpro Solutions Ltd., a vendor survey led to a decision to install smart poles equipped with environmental sensors, emergency alarms, EV charging points, Wi-Fi, cameras, and LED lights. The revised Bill of Quantities (BoQ) was prepared accordingly and submitted for approval.

The survey, conducted in collaboration with the Master Plan team and WAPCOS, which identified critical locations and proposed 106 smart poles and 292 cameras for the MEPZ Campus, instead of initially planned 45 poles and 103 cameras. This increases necessitated upgrade to the server's RAM, storage capacity, and additional accessories like fiber and power cables, junction boxes, and switches.

For the **Integrated Command Control Center**, an extra network rack and air conditioners were proposed based on industry standards and the hardware's power consumption. The surveillance system's coverage was enhanced with additional Bullet and PTZ cameras, and a new drawing with pole placements and a fiber ring layout was submitted.

The **Smart Access Control System** requirements, including smart cards, UPS, and networking components, were identified, while power needs for Variable Message

Displays were calculated. To improve roadside parking security, more cameras and related equipment were added to the Bill of Materials.

For the **Data Centre**, an upgraded server with increased RAM and graphics performance was proposed to handle the additional data from the increased number of cameras.

For **Disaster Recovery**, 50 TB of storage was planned to manage the increased data stream at both the Data Centre and Disaster Recovery locations.

The sum of the additional BOQ part 1 value of Rs. 4.37 crore and additional BOQ part 2 value of Rs. 3.91 crore amounts to Rs. 8.28 crore. This additional BOQ value represents a 36.38% increase over the tendered value, which ranged from Rs. 22.77 crore to Rs. 30.87 crore. The cost increase is primarily due to the proposal to use smart poles instead of camera poles, along with an increase in the number of cameras and associated accessories such as servers, fiber cables, UPS, power cables, Ethernet cables, etc.

After due deliberations, the committee approved the proposal for additional work to be awarded to M/s. Aurionpro Solution Limited,

2.19 Approval for Additional work to old admin office building

The renovation of the old administrative office building is currently in progress. Due to unforeseen challenges and additional requirements identified by MSEZA during the project, further additional work is necessary. This includes the construction of a Data Centre /Data Recovery room on the ground floor, incorporating all interior works such as false flooring, brickwork, false ceiling, and electrical installations. Additionally, a new electrical room has been built as a ground-plus-first-floor structure, with all the necessary electrical systems for the old admin building.

It is also to be noted that on the second floor, interior work has involved comprehensive electrical and plumbing installations, along with furnishing the Senior Officers cabins. To ensure, the building meets modern standards the advanced security measures, including surveillance cameras and access control systems, are being installed.

Given that this is a renovation project for a building over 30 years old, it is challenging to provide an exact estimate of the required work. Many of the additional tasks have cropped up apparently during the actual execution of the work. Due to these complexities, the cost has increased significantly, resulting in a projected total that exceeds the original tender value of approximately by 45%.

Since the revised amount exceeds more than 10% of the preliminary estimate, in accordance with the Finance Ministry's GFR-2017 Rule 141 and CPWD Work Manual Clause 12 concerning the sanction of deviation in tender, the revised estimate has been prepared and submitted. In light of this justification and considering the nature of the renovation work and the necessity of the additional tasks, the revised estimate is submitted for approval.

After due deliberations, the members of authority have approved the revised estimate proposal.

2.20. Proposal for Procurements Two-wheelers EV (electronic vehicle) for the MEPZ securities.

In response to the security needs within the MEPZ campus, we propose the procurement of electric two-wheelers (EVs) for enhanced patrolling capabilities. This initiative aims to improve security operations by providing efficient and sustainable mobility solutions.

The MEPZ campus encompasses a vast area 262 acres requiring effective patrolling measures to ensure safety and security for all occupants and assets. Traditional patrolling methods have limitations in terms of efficiency and environmental impact, prompting the consideration of electric vehicles as a viable alternative.

Investing in electric two-wheelers for MEPZ security patrols aligns with our commitment to safety, operational efficiency and security effectiveness. This proposal outlines a structured approach to integrating EVs into our security framework, ensuring a safer and greener MEPZ campus.

The approximate cost per vehicle comes to ₹ 1.9 Lakh.

After due deliberations, the committee approved the proposal

2.21. Approval for Disposal of Waste through Single Window System in Zone:

MEZA currently contracts a vendor responsible for collecting garbage and office waste through a tendering process. This vendor's duties 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.

MSEZA has introduced a comprehensive solid waste management plan with the goal of achieving zero waste. This plan aims to minimize environmental impact, conserve resources, and establish a sustainable precedent for waste management.

To support recycling and reuse initiatives, it is proposed that all units within MEPZ shall dispose their duty payable and non-duty payable waste through the designated single vendor of MSEZA.

After due deliberations, the committee accepted the proposal for disposal of waste through single window system.

2.22 Master Health Check-up of all employees of the MEPZ Zone for 2023-24.

MEPZ is primarily a manufacturing SEZ that serves a large number of blue-collar workers. Approximately 36,000 workers are employed at MEPZ, with around 25,000 of them working in manufacturing Units. MEPZ already offers OPD services in collaboration with MEPZMA and Dr. Rela Institute of Medical Centre. To fully address the healthcare needs of the workforce, it is crucial to organize a annual health camp focused on preventive care. We reached out to the Units regarding this initiative, and 41 out of 76 Units have provided employee details, totaling 8,400 people. It is estimated that around 10,000 employees are expected to attend the Health Camp 2024.

The following Health procedures are planned: -

1. Height, Weight, Blood Pressure and Random Blood Sugar
2. General Physician examination
3. Eye Examination,
4. Dental Examination,
5. ECG,
6. Echo,
7. Mammogram and Pap smear.

In this regard, decision has been taken to get the proposals from nearby hospitals like Dr. Balaji Medical College and Dr. Rela Institute of Medical Centre. The month-long health camp will require a overall budgetary support of ₹40.00 Lakh. The expenditure to be funded from MSEZA and CSR. Roughly ₹ 20 lakh are proposed to borne by MSEZA, to organize the Health Camp.

After due deliberations, the committee approved the proposal

2.22 Proposed Manpower Structure and Justification for recruitment of Manpower under MEPZ Authority.

The MEPZ Vision 2030 initiative, along with other strategic projects, aims to transform the MEPZ SEZ into a globally competitive, sustainable, and technologically advanced hub. As part of this ambitious plan, we have already initiated several key projects that require meticulous planning, continuous monitoring, and expert execution. To date, the MEPZ Authority has approved the recruitment of three positions to support these initiatives. However, as we move forward, it has become evident that additional specialized manpower is essential to ensure the successful execution of the Vision 2030 and other strategic projects and initiatives.

Rationale for Additional Manpower: To effectively drive the MEPZ Vision 2030, several critical areas need dedicated expertise. These areas include business process re-engineering, trade analytics research, financial management, and project engineering. Each of these functions is vital for the successful realization of our strategic objectives, particularly in creating trade, logistics, and business analytics dashboards that will enhance decision-making and ease of doing business for all stakeholders.

Proposed Manpower Requirements:

1. Business Process Re-engineering Consultant (1 Post):

- **Role:** This consultant will focus on coming up with a single window approval system to analysing and redesigning business processes within MEPZ to improve efficiency, reduce costs, and enhance service delivery and stakeholder experience.

2. Junior Trade Analyst (2 Posts):

- **Role:** The Junior Trade Analysts will be responsible for gathering and analysing trade data, identifying trends, and providing actionable insights. This will support strategic decision-making and help in optimizing trade operations within the SEZ, ultimately improving the ease of doing business.

3. Research Associate (2 Posts):

- **Role:** The Research Associates will conduct in-depth research on specific topics related to FTA as well as industry trends, market opportunities, and help influence policy and regulatory changes.

4. Accounts Executive (2 Posts):

- **Role:** The Accounts Executives will manage financial operations, including budgeting, accounting, and financial reporting. Their expertise will ensure that all projects under are financially sound and that funds are utilized efficiently and transparently.

5. Project Engineers (2 Posts):

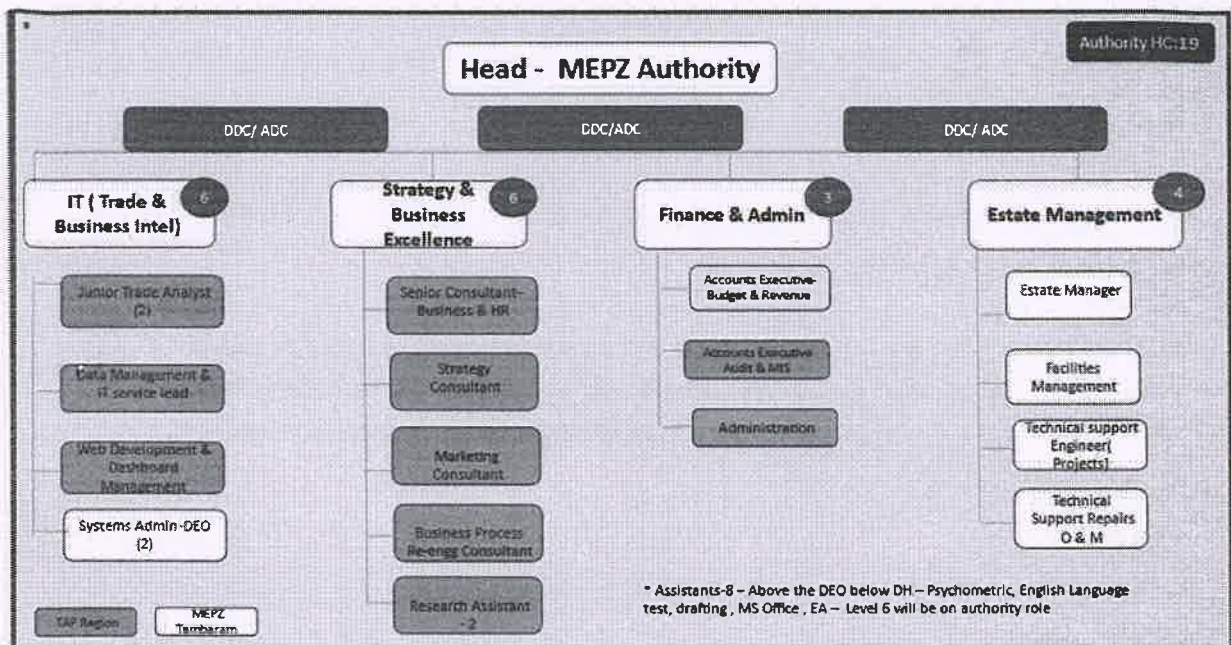
Role: The Project Engineers will oversee the technical aspects of infrastructure development and other capital projects under Vision 2030. One will focus on O & M

projects and the other one will focus on repairs and maintenance of upcoming infrastructure. Their role is crucial in ensuring that all projects are executed on time, within budget, and to the highest standards of quality and safety.

Financial Implication: The estimated financial implication for engaging the above manpower is ₹7, 95,000 per month and ₹95, 40,000 per annum. This investment is not only justified but necessary to ensure that the MEPZ Vision 2030 and other strategic initiatives are executed efficiently and effectively.

The cost of not having this specialized manpower could be far greater in terms of project delays, suboptimal decision-making, and missed opportunities.

In line with the above, the proposed manpower structure for the year 2024-25 is submitted herewith for consideration and in-principle approval. Actual recruitment will be done as



After due deliberations, the authority has approved the proposal for engagement above said Manpower under MEPZ Authority.

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

के. वसु कुमार / K. Vasu Kumar
 उप विकास आयुक्त / Dy. Development Commissioner
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