

**FALTA SEZ AUTHORITY**  
**KOLKATA – 700 020**

**Agenda for 48<sup>th</sup> FSEZ Authority meeting to be held on 11.07.2024 at 04:00 PM**

**Agenda Item No. 1: Ratification of the minutes of 47<sup>th</sup> FSEZ Authority meeting held on 21.03.2024**

Minutes of the 47<sup>th</sup> FSEZ Authority meeting was circulated to the members. As no reference was received against any of decisions taken in its Minutes of 47<sup>th</sup> Authority Meeting held on 21.03.2024. Hence, the Minutes are placed for ratification.

**Agenda Item No. 2: Approval of Annual Accounts of Falta SEZ Authority for the FY 2023-24**

In compliance to Rule 11 of SEZ Authority Rules, 2009 the Annual Accounts of Falta SEZ Authority for the FY 2023-24 has been prepared by the FSEZ Authority authorized firm of Chartered Accountants M/s. Satendra Gupta & Associates.

The same is placed before the Authority members for perusal and approval. After approval, the Annual Accounts of FSEZ Authority will be forwarded to Office of the Director General of Audit (Central), Kolkata for Audit & Audit Report.

The matter is place before the Authority for approval and acceptance.

**Agenda Item No. 3: Enhancement of Lease Rent**

As per decision taken in the Development Commissioners meeting with Additional Secretary on 1<sup>st</sup> May, 2013 FSEZ Authority has to enhance the lease rent once in a year @ 5%. However, FSEZ Authority in its 41<sup>st</sup> meeting held on 25.07.2022 enhanced the lease rent for all unit by 10% with effect from 01.04.2022.

Therefore, it is proposed to enhance the lease rent by 10% plus applicable Service Charges i.e. 10% of the revised rate w.e.f. 01.04.2024.

The existing and proposed rates are as follow:

Sl. No.	Particulars	Rent (Per sq. mt. per annum)			
		Existing		Revised	
1	Land	Rs.94/-		Rs.103/-	
2	Industrial Shed (Old)	Rs.867/-		Rs.954/-	
3	Industrial Shed No. 3	Rs.1,817/-		Rs.1,999/-	
4	Industrial Shed (New)	Rs.1,165/-		Rs.1,282/-	
5	Basement in SDF (General Building)	Rs.700/-		Rs.770/-	
6	SDF (General/Electronics Building)	Rs.1,398/-		Rs.1,538/-	
7	Residential Quarter at Sector – IV	Rs.55,902/-		Rs.61,492/-	
8	Residential Quarter at Tomato Bagan	<b>Single Room</b>	<b>Double Room</b>	<b>Single Room</b>	<b>Double Room</b>
		Rs.55,902/-	Rs.78,263/-	Rs.61,492/-	Rs.86,089/-

The matter is place before the Authority for consideration and approval.

#### **Agenda Item No. 4: Changes in Lease Rent provisions for the unit at Falta SEZ**

As per guidelines issued by Department of Commerce vides No. D.12/25/2012-SEZ dated 28.10.2014 the following provisions is being incorporated in the lease rent:

- i. Advance lease rent (1 year's rent) at the time of allotment of land/shed/space/quarter will be kept with Falta SEZ Authority as a security deposit and will be refunded to the unit upon surrender of land/shed/space/quarter without interest.
- ii. Compound interest will be charged on outstanding lease rent @ 12% instead of existing simple interest.

The matter is placed before the Authority for ratification.



**Agenda Item No. 5: Appointment of Hindustan Steelworks Construction Co. as a PMC for Construction & repair/maintenance works at Falta**

M/s. Hindustan Steelworks Construction Co. (HSCL) has been appointed as a PMC for construction, repair & maintenance works all civil and electrical works through E-Tender. The PMC charges is 3.11% (excluding GST) and the duration of the contract is 2 years w.e.f. the signing date of MOU i.e. 25.04.2024.

The matter is placed before the Authority for ratification.