# FALTA SEZ AUTHORITY
# KOLKATA – 700 020

**Agenda for 53rd FSEZ Authority meeting to be held on 30.03.2026 at 11.30 AM**

**Agenda Item No. 1: Ratification of the minutes of 52nd FSEZ Authority meeting held on 30.12.2025**

Minutes of the 52nd FSEZ Authority meeting was circulated to the members. As no reference was received against any of the decisions taken as communicated vide Minutes of 52nd Authority Meeting held on 30.12.2025, hence, the Minutes may be ratified.

**Agenda Item No. 2: Construction of two storey Industrial Shed at Shilpangan area Falta SEZ**

A space/land measuring an area of around 800 sqmts. adjacent to M/s. Pasari Silk Industries, Shilpangan, FSEZ is lying vacant. FSEZA is planning to build a structure on the land for which an MOU has been signed between FSEZ Authority & M/s. Pasari Silk industries Ltd. on 10.02.2026, who have intended to take over the proposed new Industrial Shed for a rent of Rs. 4,000/- per sqmt. per year.
It is brought out that for the same kind of an old building, Pasari Silk is paying a rent of Rs. 1,999/- Per sqmt. per year.
The Building will be of steel substructure of 2 stories. The Plinth area will be 750 sqm. An estimate in this regard amounting to Rs. 2.31 Cr. has been received from the PMC i.e. M/s HSCL. The details are given in **Annexure -X.**

The matter is placed before the Authority for approval.

**Agenda Item No. 3: Renovation of the SDF (General) Building at Falta SEZ**

The SDF building (General) of Falta SEZ is in a neglected condition as the same is not under occupation since long. Moreover, the basement was filled with rainwater accumulated from different openings. Now some enquiries for built up space from new firms have been received for setting up new units in the SEZ. We have no additional built up space for new units at present. If this SDF Building is repaired, it will solve the issue. One unit has already taken a portion of it on rent for storing manufactured goods at the ground level.

Subject building comprises of 3 floors, i.e. Basement, Ground Floor and 1st Floor, admeasuring to plinth area of 4,000 sqmt. For restoration, it is required to repair & refurbish all floors and the external part and basement may be taken on priority due to the approaching rainy season.

For the above purpose approval may be accorded to refurbish the building in part wise manner. Two estimates (i.e. External Part. and Basement Part) have been received from M/s HSCL. An estimate of Rs. 99.06 lakhs has been received for the external part and an estimate of Rs. 88.47 lakhs has been received for the basement part. The details are given in **Annexure -Y.** The repairing of the Ground Floor will be taken up separately.

The matter is placed before the Authority for approval.

**Agenda Item No. 4: Construction of Housing Quarters at Tomato Bagan at Falta SEZ**

At present, FSEZ Authority is providing residential accommodation to the unit holders/officials at the Tomato Bagan, Sec-II and Sec-IV of Falta.

The status of the occupancy of quarters is given in the table below:

| SL No. | Location | Type of Qtr. | Existing Qtr. | Occupied | Vacant | Rent per year per Qtr |
|---|---|---|---|---|---|---|
| 01. | Tomato Bagan | II | 36 | all | 00 | 86,086 |
| 02. | Tomato Bagan | I | 48 | 46 | 02 | 61,492 |
| 03. | Sector-IV | II | 44 | 43 | 01 | 61,492 |

Due to several units in the expansion mode, demand for additional quarters have been received by the Authority. To meet additional demand of residential quarters, the Authority may have to build new units or explore the feasibility of increasing the heights of the existing buildings at least by one additional floor.

In view of above, it is proposed to build two 2 BHK (1000 Sq.ft) & one 3 BHK (1250 Sq. ft.) Qtr Blocks at Tomato Bagan. The work will be executed through the PMC i.e. M/s HSCL. An estimate of Rs. 8.64 Cr. has been submitted for this work by M/s. HSCL which is enclosed as **Annexure - Z** for reference.

The matter is placed before the Authority for approval.

**Agenda Item No. 5: Enhancement of Lease Rent**

As per the decision taken in the Development Commissioners' meeting with Additional Secretary on 1st May, 2013, FSEZ Authority is required to enhance the lease rent once in a year @ 5%. However, in case of Falta SEZ, the rent is normally increased by 10% every two years. The last increase was done in 2024.

Therefore, it is proposed to enhance the lease rent by 10% plus applicable Service Charges w.e.f. 01.04.2026.

The existing and proposed rates are as follows:

| Sl. No. | Particulars | Rent (Per sq. mt. per annum) | | | |
|---|---|---|---|---|---|
| | | Existing | | Revised | |
| 1 | Land | Rs.103/- | | Rs.113/- | |
| 2 | Industrial Shed (Old) | Rs.954/- | | Rs.1049/- | |
| 3 | Industrial Shed No. 3 | Rs.1,999/- | | Rs.2,199/- | |
| 4 | Industrial Shed (New) | Rs.1,282/- | | Rs.1,410/- | |
| 5 | Basement in SDF (General Building) | Rs.770/- | | Rs.847/- | |
| 6 | SDF (General/Electronics Building) | Rs.1,538/- | | Rs.1,692/- | |
| 7 | Residential Quarter at Sector – IV | Rs.61,492/- | | Rs.67,641/- | |
| 8 | Residential Quarter at Tomato Bagan | Single Room | Double Room | Single Room | Double Room |
| | | Rs.61,492/- | Rs.86,089/- | Rs.67,641/- | Rs.94,698/- |

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

**Agenda Item No. 6: Submission of security deposit for allotment of land/space at Falta SEZ, Falta**

Currently, Falta SEZ Authority is getting one year advance lease rent from the units while allotting new land/space for authorized operations.

However, the units have requested to consider Bank Guarantee also in lieu of money deposit as Bank Guarantee.

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

**Agenda Item No. 7 : Proposal for Revised Estimates (RE) for the FY 2025-26 and Budget Estimates (BE) for the FY 2026 – 2027**

**i) Revised Estimates (RE) for the FY 2025-26:**

(Rupees in Lakhs)

| Sl. No. | Particulars | BE | RE |
|---|---|---|---|
| **A.** | **Estimated Income** | | |
| | 1. Rental | 1000.00 | 1118 |
| | 2. User/Service Charges | 100.00 | 124 |
| | 3. Interest on Fixed Deposits | 265.00 | 284 |

| | | | |
|---|---|---|---|
| | 4. Other (Water Charges / Scrap sale) | 20.00 | 33 |
| | **Total (A)** | **1385.00** | **1559** |
| **B.** | **Estimated Expenditure** | | |
| | 1. Lease Rent (SMPK) | 550.00 | 350 |
| | 2. Maintenance Work | | |
| | a. Infrastructure Development | 100.00 | 533 |
| | b. Repair & Maintenance | 200.00 | 184 |
| | c. Security Expenses | 215.00 | 193 |
| | 3. Professional Fee & Consultancy Charges | 25.00 | 13 |
| | 4. Office Expenses | 20.00 | 35 |
| | 5. Electricity Expenses | 30.00 | 25 |
| | 6. Transportation Expenses | 20.00 | 12 |
| | 7. Tour & Conveyance | 10.00 | - |
| | 8. Miscellaneous Expenses | 45.00 | 39 |
| | **Total (B)** | **1215.00** | **1384** |
| | **Net Surplus (A-B)** | **170.00** | **175** |

**ii) Budget Estimates (BE) for the FY 2026-27:**

| Sl. No. | Particulars | BE |
|---|---|---|
| **A.** | **Estimated Income** | |
| | 1. Rental | 1200.00 |
| | 2. User/Service Charges | 120.00 |
| | 3. Interest on Fixed Deposits | 280.00 |
| | 4. Other (Water Charges / Scrap sale) | 30.00 |
| | **Total (A)** | **1630.00** |
| **B.** | **Estimated Expenditure** | |
| | 1. Lease Rent (SMPK) | 550.00 |
| | 2. Maintenance Work | |
| | a. Infrastructure Development | 500.00 |
| | b. Repair & Maintenance | 200.00 |
| | c. Security Expenses | 215.00 |
| | 3. Professional Fee & Consultancy Charges | 20.00 |
| | 4. Office Expenses | 35.00 |
| | 5. Electricity Expenses | 25.00 |
| | 6. Transportation Expenses | 15.00 |
| | 7. Tour & Conveyance | 10.00 |
| | 8. Miscellaneous Expenses | 45.00 |
| | **Total (B)** | **1615.00** |
| | **Net Surplus (A-B)** | **15.00** |

The matter is placed before the Authority for approval.

**Agenda Item No. 8 : Auctions and reallocations of Authority's properties.**

1) **M/s M. B. Inno-Tech (India) Ltd.** – The area of 12,000 sqm alongwith building standing on it was under possession of M/s M.B. Inno-Tech (India) Ltd, an erstwhile unit of Falta SEZ, with no economic activity since long. With the active intervention of DC Office the property was auctioned by the mortgagee bank and vacated occupancy was taken by the Authority. The space has been reallocated to M/s Pacific Jute Ltd. on 04.10.2024

2) **M/s Plastolene Polymers Pvt. Ltd.** – The area of 25,561 sqm alongwith building standing on it was under possession of M/s Plastolene Polymers Pvt. Ltd., an erstwhile unit of Falta SEZ, with no economic activity since long. With the active intervention of DC Office the property was auctioned by the mortgagee bank and vacated occupancy was taken by the Authority. The space of 20,138 sqm has been reallocated to M/s Websol Energy Systems Ltd. on 02.06.2025.

3) **M/s BDG Polysteel Ltd.** – The area of 10,850 sqm alongwith building standing on it was under possession of M/s BDG Polysteel, an erstwhile unit of Falta SEZ, with no economic activity since long. With the active intervention of DC Office the land was surrendered by the erstwhile unit to the Authority. The space has been reallocated to M/s Harveen Veneer on 29.01.2026.

4) **M/s H4U Exports Pvt. Ltd.** – The area alongwith building standing on it was under possession of M/s H4U, an erstwhile unit of Falta SEZ, with no economic activity since long. With the active intervention of DC Office the property was auctioned by FSEZ Authority and vacated occupancy was taken. The space has been reallocated to M/s Himadri Speciality Chemicals on 10.10.2025.

5) **M/s S. R. Enterprise** – The area of 2510 sqm alongwith building standing on it was under possession of M/s S. R. Enterprise, an erstwhile unit of Falta SEZ, with no economic activity since long. With the active intervention of DC Office the property was auctioned by the mortgagee bank and vacated occupancy is being taken by the Authority.

The matter is placed before the Authority for information.

**Agenda Item No. 9: Progress report w.r.t. construction of LWC Office, Post Office and Market Complex at Tomato Bagan Sector-II, Falta SEZ.**

FSEZ Authority in its 51st meeting held on 24.06.2025 approved the proposal of construction of LWC Office, Post Office and Market Complex at Tomato Bagan Sector-II, Falta SEZ with an estimated total cost of Rs. 99,26,899.84.

M/s. Hindustan Steelworks Construction Ltd. (HSCL) has been issued work order dated 02.07.2025. Currently construction work is under progress and 65% work has been completed (photographs attached). This work is expected to be completed by 15.05.2026. .

The matter is placed before the Authority for information.

**Agenda Item No. 10: Progress report w.r.t. Extension of Parking Yard, Sector – I, Falta SEZ.**

FSEZ Authority in its 51st meeting held on 24.06.2025 approved the proposal of extension of Parking Yard, Sector – I, Falta SEZ with an estimated total cost of Rs. 67,00,008.86

M/s. Hindustan Steelworks Construction Ltd. (HSCL) has been issued work order dated 02.07.2025. The construction work has been completed (photographs attached).

The matter is placed before the Authority for information.

**Agenda Item No. 11: Information/Progress of Renovation and Modification of Gate No. 1, Falta SEZ, Falta**

M/s Hindustan Steelworks Construction Ltd. (HSCL) has been issued the Work Order dated 21.04.2025 for Renovation and Modification of Gate No. 1, Falta SEZ Falta. The work has been awarded with a cost of Rs. 37,09,209/- only. Currently construction work is under progress and 60% work has been completed (photographs attached). The work is likely to be completed by 25.04.2026. .

The matter is placed before the Authority for information.