

No. K-43016/1/2026-SEZ-Part(1)
Government of India
Ministry of Commerce and Industry
Department of Commerce
(SEZ Section)

Vanijya Bhawan, New Delhi
Dated the 05th February, 2026

OFFICE MEMORANDUM

Subject: 136th Meeting of the Board of Approval on Special Economic Zones (SEZs) held on 30th January, 2026 – Reg.

Please find enclosed herewith Minutes of the 136th meeting of the Board of Approval for SEZs held on 30th January, 2026 for information and necessary action.

2. The Development Commissioners are requested to take urgent necessary action, on the directions of BoA.


(Prateek Bajpai)

Under Secretary to the Government of India

Tel: 23039939

Email: prateekbajpai.moca@nic.in

To

1. Central Board of Excise and Customs, Member (Customs), Department of Revenue, North Block, New Delhi. (Fax: 23092628).
2. Central Board of Direct Taxes, Member (IT), Department of Revenue, North Block, New Delhi. (Telefax: 23092107).
3. Joint Secretary, Ministry of Finance, Department of Financial Services, Banking Division, Jeevan Deep Building, New Delhi (Fax: 23344462/23366797).
4. Joint Secretary, Department of Promotion of Industry and Internal Trade (DPIIT), Udyog Bhawan, New Delhi.
5. Joint Secretary, Ministry of Shipping, Transport Bhawan, New Delhi.
6. Joint Secretary (E), Ministry of Petroleum and Natural Gas, Shastri Bhawan, New Delhi
7. Joint Secretary, Ministry of Agriculture, Plant Protection, Krishi Bhawan, New Delhi.
8. Ministry of Science and Technology, Sc 'G' & Head (TDT), Technology Bhavan, Mehrauli Road, New Delhi. (Telefax: 26862512)
9. Joint Secretary, Department of Biotechnology, Ministry of Science and Technology, 7th Floor, Block 2, CGO Complex, Lodhi Road, New Delhi - 110 003.
10. 10. Additional Secretary and Development Commissioner (Micro, Small and Medium Enterprises Scale Industry), Room No. 701, Nirman Bhavan, New Delhi (Fax: 23062315).
11. Secretary, Department of Electronics & Information Technology, Electronics Niketan, 6, CGO Complex, New Delhi. (Fax: 24363101)

12. Joint Secretary (IS-I), Ministry of Home Affairs, North Block, New Delhi (Fax: 23092569)
13. Joint Secretary (C&W), Ministry of Defence, Fax: 23015444, South Block, New Delhi.
14. Joint Secretary, Ministry of Environment and Forests, Pariyavaran Bhavan, CGO Complex, New Delhi – 110003 (Fax: 24363577)
15. Joint Secretary & Legislative Counsel, Legislative Department, M/o Law & Justice, A-Wing, Shastri Bhavan, New Delhi. (Tel: 23387095).
16. Department of Legal Affairs (Shri Hemant Kumar, Assistant Legal Adviser), M/o Law & Justice, New Delhi.
17. Secretary, Department of Chemicals & Petrochemicals, Shastri Bhawan, New Delhi
18. Joint Secretary, Ministry of Overseas Indian Affairs, Akbar Bhawan, Chanakyapuri, New Delhi. (Fax: 24674140)
19. Chief Planner, Department of Urban Affairs, Town Country Planning Organisation, Vikas Bhavan (E-Block), I.P. Estate, New Delhi. (Fax: 23073678/23379197)
20. Director General, Director General of Foreign Trade, Department of Commerce, Udyog Bhavan, New Delhi.
21. Director General, Export Promotion Council for EOUs/SEZs, 8G, 8th Floor, Hansalaya Building, 15, Barakhamba Road, New Delhi – 110 001 (Fax: 223329770)
22. Dr. Rupa Chanda, Professor, Indian Institute of Management, Bangalore, Bennerghata Road, Bangalore, Karnataka
23. Development Commissioner, Noida Special Economic Zone, Noida.
24. Development Commissioner, Kandla Special Economic Zone, Gandhidham.
25. Development Commissioner, Falta Special Economic Zone, Kolkata.
26. Development Commissioner, SEEPZ Special Economic Zone, Mumbai.
27. Development Commissioner, Madras Special Economic Zone, Chennai
28. Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam
29. Development Commissioner, Cochin Special Economic Zone, Cochin.
30. Development Commissioner, Indore Special Economic Zone, Indore.
31. Development Commissioner, Mundra Special Economic Zone, 4th Floor, C Wing, Port Users Building, Mundra (Kutch) Gujarat.
32. Development Commissioner, Dahej Special Economic Zone, Fadia Chambers, Ashram Road, Ahmedabad, Gujarat
33. Development Commissioner, Navi Mumbai Special Economic Zone, SEEPZ Service Center, Central Road, Andheri (East), Mumbai – 400 096
34. Development Commissioner, Sterling Special Economic Zone, Sandesara Estate, Atladra Padra Road, Vadodara - 390012
35. Development Commissioner, Andhra Pradesh Special Economic Zone, Udyog Bhawan, 9th Floor, Siripuram, Visakhapatnam – 3
36. Development Commissioner, Reliance Jamnagar Special Economic Zone, Jamnagar, Gujarat
37. Development Commissioner, Surat Special Economic Zone, Surat, Gujarat
38. Development Commissioner, Mihan Special Economic Zone, Nagpur, Maharashtra
39. Development Commissioner, Sricity Special Economic Zone, Andhra Pradesh.
40. Development Commissioner, Mangalore Special Economic Zone, Mangalore.
41. Government of Andhra Pradesh, Principal Secretary and CIP, Industries and Commerce Department, A.P. Secretariat, Hyderabad – 500022. (Fax: 040-23452895).
42. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.

43. Government of Karnataka, Principal Secretary, Commerce and Industry Department, Vikas Saudha, Bangalore – 560001. (Fax: 080-22259870)
44. Government of Maharashtra, Principal Secretary (Industries), Energy and Labour Department, Mumbai – 400 032.
45. Government of Gujarat, Principal Secretary, Industries and Mines Department Sardar Patel Bhawan, Block No. 5, 3rd Floor, Gandhinagar – 382010 (Fax: 079-23250844).
46. Government of West Bengal, Principal Secretary, (Commerce and Industry), IP Branch (4th Floor), SEZ Section, 4, Abanindranath Tagore Sarani (Camac Street) Kolkata – 700 016
47. Government of Tamil Nadu, Principal Secretary (Industries), Fort St. George, Chennai – 600009 (Fax: 044-25370822).
48. Government of Kerala, Principal Secretary (Industries), Government Secretariat, Trivandrum – 695001 (Fax: 0471-2333017).
49. 49. Government of Haryana, Financial Commissioner and Principal Secretary), Department of Industries, Haryana Civil Secretariat, Chandigarh (Fax: 0172-2740526).
50. 50. Government of Rajasthan, Principal Secretary (Industries), Secretariat Campus, Bhagwan Das Road, Jaipur – 302005 (0141-2227788).
51. 51. Government of Uttar Pradesh, Principal Secretary, (Industries), Lal Bahadur Shastri Bhawan, Lucknow – 226001 (Fax: 0522-2238255).
52. 52. Government of Punjab, Principal Secretary Department of Industry & Commerce Udyog Bhawan), Sector -17, Chandigarh- 160017.
53. 53. Government of Puducherry, Secretary, Department of Industries, Chief Secretariat, Puducherry.
54. 54. Government of Odisha, Principal Secretary (Industries), Odisha Secretariat, Bhubaneshwar – 751001 (Fax: 0671-536819/2406299).
55. 55. Government of Madhya Pradesh, Chief Secretary, (Commerce and Industry), Vallabh Bhavan, Bhopal (Fax: 0755-2559974)
56. 56. Government of Uttarakhand, Principal Secretary, (Industries), No. 4, Subhash Road, Secretariat, Dehradun, Uttarakhand
57. 57. Government of Jharkhand (Secretary), Department of Industries Nepal House, Doranda, Ranchi – 834002.
58. 58. Union Territory of Daman and Diu and Dadra Nagar Haveli, Secretary (Industries), Department of Industries, Secretariat, Moti Daman – 396220 (Fax: 0260-2230775).
59. 59. Government of Nagaland, Principal Secretary, Department of Industries and Commerce), Kohima, Nagaland.
60. 60. Government of Chattisgarh, Commissioner-cum-Secretary Industries, Directorate of Industries, LIC Building Campus, 2nd Floor, Pandri, Raipur, Chhattisgarh.

Copy to:- PSO to CS / PPS to AS(AB) / PS to JS (VA)/ Sr.PPS to Dir (GP).

Minutes for the 136th meeting of the Board of Approval for Special Economic Zones (SEZs) to be held on 30th January, 2026

The One Hundred and Thirty-Sixth (136th) meeting of the Board of Approval (BoA) for Special Economic Zones (SEZs) was held on 30th January, 2026, through hybrid mode. The list of participants is at **Annexure-I**.

The item-wise decisions taken by the Board are as below:-

Agenda Item No. 136.1:

Ratification of the minutes of the 135th meeting of the Board of Approval for Special Economic Zones (SEZs) held on 30th December, 2025.

The Board ratified the minutes of the 135th meeting of the BoA for SEZs held on 30th December, 2025.

Agenda Item No. 136.2:

Request for extension of LoA of SEZ Unit [2 proposals – 136.2(i)- 136.2(ii)]

136.2(i) Request of M/s. Groww IFSC Private Limited, Unit in GIFT Multi Services SEZ Gandhinagar for the Extension of the Letter of Approval (LOA) for further period of one year up to 21/11/2026.

Administrator, IFSCA informed the Board that the LOA of unit was initially issued on 22.11.2022 to conduct Authorised Operations as a capital market intermediary under the IFSCA Capital Market Intermediary Regulations, 2021. The unit has not yet started operations. The Unit was granted first extension upto 21/11/2024 and then second extension upto 21/11/2025. During the period since the last extension of the LoA, it was submitted by Administrator (IFSCA) that the company has continued to make steady progress towards operational readiness in line with proposed commencement of operations. It was also submitted that on operational front, the company has initiated the process for trading membership with NSE International Exchange. The Company has also undertaken preparatory work such as evaluation of potential international broker partnerships and strengthening internal compliance and operational teams. It was informed that the delay in commencement of operation resulted from procedural issues. However, investment has been made and unit has occupied space and paying rent regularly.

Administrator, IFSCA recommended the proposal and also informed that fee for late submission of quarterly report which was pending has now been recovered and no SEZ compliance is pending.



Further, Administrator, IFSCA also highlighted the criteria (or) guiding principles to decide whether a Unit has completed two-thirds of activities is not available in SEZ Act (or) Rules and more particularly for Units providing services. In this case, Administrator is not in a position to decide whether two-thirds of activities have been completed by the unit for commencement of operations. Hence, the present case may be dealt with as per the 3rd proviso to Rule 19 (4) of the SEZ Rules, 2006.

Accordingly, after consideration of the reasons for delay, investment made and recommendation of Administrator IFSCA, the Board being satisfied that it is necessary and expedient in pursuance to third proviso to Rule 19(4) of SEZ Rules, 2006, **granted** extension of validity of LoA for a further period of one year, ie., upto 21.11.2026.

Further, the Board advised all DCs to keep watch on the space blocked due to non-commencement of operation which may encourage monopolistic practices and may harm the competing interest of other units.

136.2(ii) Request of M/s. Hishimo Pharmaceuticals Private Limited in the Mahindra World City (Jaipur) Ltd. Multi-Product SEZ at Jaipur (Rajasthan) for extension of LOA for a period of one year i.e. 30.07.2026.

The DC, NSEZ informed the Board that the Letter of Approval (LoA) was issued to M/s. Hishimo Pharmaceuticals Private Limited, on 04.12.2020. The Board of Approval in its meeting held on 31.07.2024 had regularized the LOA for earlier period and granted extension of validity of LOA for further period of one year i.e. upto 30.07.2025.

Further, DC, NSEZ informed that more than 70% of the infrastructure work has been completed. The Unit has submitted a Certificate from Chartered Engineer certifying that the unit has completed 70% of the total project. It was submitted by DC that the delay in commencement of operation occurred mainly due to delay in construction by the builder in finalizing the vendor. The Board was also informed that the progress of the infrastructure work has also been inspected by the ADC, JSEZ, Sitapura, Jaipur and submitted site inspection report dated 23.12.2025 as per which around 70% of the construction work has been completed.

In terms of the observation regarding the submission of application by the unit after the expiry of LoA and applicability of Rule of 19(5) of SEZ Rules, 2006, DC, NSEZ clarified that the unit had initially submitted their application for extension on 21.07.2025 however due to deficiencies in the application, the unit was requested to rectify, hence the presentation of the case to BoA was delayed.



Accordingly, after consideration of the reasons for delay, investment made by the Unit and recommendation of DC, NSEZ, the Board being satisfied that it is necessary and expedient in pursuance to third proviso to Rule 19(4) of SEZ Rules, 2006, **granted** extension of validity of LoA for a further period of one year, i.e., upto 30.07.2026.

Further, the Board directed all DCs to mandatorily review expiry of LoA of Units on periodic basis and ensure that there are no cases of request of extension after expiry of validity of LoA. The Board also opined that all DCs should properly maintain the record of LoAs within their jurisdiction and review which units/SEZs have expiry in next 6 months and pursue to submit their renewal request prior to 3 months of validity the LoA and complete procedure in due time to maintain hygiene and to avoid dormancy.

Agenda Item No. 136.3:

Request for extension of Formal approval of SEZ[2 proposal –136.3(i) -136.3 (ii)]

136.3(i) Proposal of M/s. Infosys Limited for extension in the validity period of formal approval granted for setting up of IT/ITES SEZ at Plot No. A-01 to A-06, Sector-85, Noida (U.P.) for further period of six months upto 14.10.2026-Reg.

The DC, NSEZ informed the Board that the Letter of Approval(LoA) was issued to M/s. Infosys Limited, on 15.04.2015. The Developer has been granted extension by BoA upto 14.04.2026. The physical development of the building is almost complete and the IT hardware set-up is planned to be finalized in February 2026. Despite the progress in construction and IT setup, Developer anticipate that there will be delay in obtaining all necessary statutory approvals required for the commencement of operations and this delay might affect the planned operationalization of the SEZ Unit by April 2026, hence extension of the validity of the formal approval for further period of 6 months beyond 14.04.2026 have been sought.

Accordingly, the Board being satisfied with the written explanation/justification submitted by Developer and recommendation by DC, Noida SEZ, in pursuance to proviso to Rule 6(2)(a) of SEZ Rules, 2006, **granted** extension of validity of the Formal Approval for a further period of six months, i.e., up to 14.10.2026.

136.3(ii) Request of M/s Tripura Industrial Development Corporation Ltd. for further extension of the validity period of the formal approval granted for setting up multi- sector SEZ at Paschim Jalefa, Sabroom, South Tripura for 2



years beyond 29.10.2025 -regarding

The DC, FSEZ informed the Board that the Letter of Approval(LoA) was issued to M/s Tripura Industrial Development Corporation Ltd. (TIDCL), on 09.12.2019. The Developer has been granted extension by the Board upto 29.10.2025.

Further, DC, FSEZ informed that the reason for delay in commencement of operation is due to failed attempt of engagement of Co-Developer for implementation of the Special Economic Zone project. The engagement of Co-Developer could not fructify due to non-compliance of the terms and conditions of the tender and the Co-developer arrangement was cancelled by TIDCL in May, 2024. Now, TIDCL is considering implementing the project from its own resources and under schemes of the Central Government.

The Board further enquired DC, FSEZ, about the business prospects of the region where SEZ being located and their envisioned exports products to the other countries. In this connection, DC informed that the SEZ will focus on handloom, handicraft and stone related industries.

Accordingly, the Board being satisfied with the written explanation/justification submitted by Developer and recommendation by DC, Falta SEZ, in pursuance to proviso to Rule 6(2)(a) of SEZ Rules, 2006, **granted** extension of validity of the Formal Approval for a further period of one year, i.e., up to 29.10.2026.

Agenda Item No. 136.4:

Request for Co-Developer status [3 proposals – 136.4(i) – 136.4(iii)]

136.4(i) Request of M/s. Suma Shilp Infraspaces Private Limited, Ahmedabad for approval as Co-Developer within processing Area in GIFT-Multi Services SEZ at Ratanpur, District Gandhinagar, Gujarat, developed by M/s. GIFT City Company Limited (formerly M/s. GIFT SEZ Limited) - regarding.

The Board observed that M/s. Suma Shilp Infraspaces Private Limited has entered into agreement with the Developer on 27.05.2025, which is a condition required to be fulfilled under the Section 3(11) of SEZ Act, 2005 and DC has also recommended the proposal.

Therefore, the Board, after deliberations, **approved** the proposal of M/s. Suma Shilp Infraspaces Private Limited for Co-developer status in the M/s. GIFT City Company Limited (formerly M/s. GIFT SEZ Limited) at Ratanpur, District Gandhinagar, Gujarat for Development, construction, maintenance and operation



of a commercial building on Plot No. 24-B in Block-24 admeasuring 5850 square meters (basement extent) in the processing area of GIFT-SEZ., in accordance with the Co-developer Agreement dated 27.05.2025, entered into with the Developer (M/s. GIFT City Company Limited) subject to standard terms and conditions as per the SEZ Act and Rules. Further, the Assessing Officer will have the right to examine the taxability of the income by way of lease rentals/down payment/premium, etc. for the purpose of assessment under the prevalent Income-tax Act, 1961 and Income-tax Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No 98 dated 29th August, 2019.

136.4(ii) Request of M/s Crownstone Constructions Private Limited, Bangalore for Co-Developer status in Hubballi Durable Goods Cluster Private Limited SEZ, Dharward District, Karnataka - Reg.

The Board observed that M/s Crownstone Constructions Private Limited has entered into agreement with the Developer on 09.10.2025, which is a condition required to be fulfilled under the Section 3(11) of SEZ Act, 2005 and DC has also recommended the proposal.

Therefore, the Board, after deliberations, approved the proposal of M/s Crownstone Constructions Private Limited for Co-developer status in the SEZ developed by M/s. Hubballi Durable Goods Cluster Private Limited, Itigatti Village, Dharward District, Karnataka for providing services relating to engineering, design, execution and the operation and maintenance of facilities and infrastructure developed within the entire notified SEZ area of 11.549 Ha, in accordance with the Co-developer Agreement dated 09.10.2025, entered into with the Developer (M/s. Hubballi Durable Goods Cluster Private Limited) subject to standard terms and conditions as per the SEZ Act and Rules. Further, the Assessing Officer will have the right to examine the taxability of the income by way of lease rentals/down payment/premium, etc. for the purpose of assessment under the prevalent Income-tax Act, 1961 and Income-tax Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No. 98 dated 29th August, 2019.

136.4(iii) Request of M/s Solar Defence and Aerospace Limited, as Co-Developer status in MIHAN SEZ, Mihan, Nagpur- Reg.

The Board observed that M/s Solar Defence and Aerospace Limited has entered into agreement with the Developer on 10.12.2025, which is a condition required to be fulfilled under the Section 3(11) of SEZ Act, 2005 and DC has also recommended the proposal.



The Board, after deliberations, and considering the submissions made by DC, MIHAN, **approved** the proposal of M/s Solar Defence and Aerospace Limited for Co-developer status in the M/s. MIHAN SEZ, Mihan, Nagpur for Construction of Building for SEZ Units for Defence, IT/ITES, Manufacturing, Service Units or any other SEZ Unit with Associated Infrastructure and undertaking other default authorized operations as per MOCI Instruction No. 50 dated 15.03.2010 over in area 9,04,972.347 Sq.Mtr. (223.623 Acres), in accordance with the Co-developer Agreement dated 10.12.2025, entered into with the Developer (M/s. MIHAN SEZ, Nagpur) subject to standard terms and conditions as per the SEZ Act and Rules. Further, the Assessing Officer will have the right to examine the taxability of the income by way of lease rentals/down payment/premium, etc. for the purpose of assessment under the prevalent Income-tax Act, 1961 and Income-tax Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No 98 dated 29th August, 2019.

Agenda Item No. 136.5:

Request for full/partial de-notification of SEZ[4 proposals 136.5(i) - 136.5(iv)]

136.5(i) Proposal of M/s. Kerala Industrial Infrastructure Development Corporation (KINFRA), Developer for partial de-notification of 0.809 Ha out of 8.098 Ha of IT/ITES SEZ at Ayiroopara & Kazhakootam Village, Thiruvananthapuram District, Kerala.

The Board was informed about the reasons for instant partial denotification proposal is to convert 0.809 Hectares from SEZ into Domestic Tariff Area in order to facilitate the construction of an IT building for non-SEZ units. Additionally, due to recent changes in SEZ regulations, new SEZ units are no longer eligible for income tax benefits.

DC, CSEZ submitted that site inspection has been carried out along with State Mandal Revenue Officer/Tahsildar and Village Officer. It has been found that area proposed to be de-notified is vacant and all conditions required under SEZ Act/ Rules are fully met for the said denotification.

The area remaining after the proposed partial de-notification is contiguous meeting all the requirements of built-up area in terms of SEZ Act and Rules and without any public thoroughfare. Further, DC certifies that Developer has not availed of any Tax/Duty benefits under the SEZ Act/Rules, in respect of the land being denotified and State Govt. has provided its 'No Objection'.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the partial de-notification of 0.809 Ha out of 8.098 Ha of M/s. Kerala Industrial Infrastructure Development Corporation (KINFRA), IT/ITES SEZ at Ayiroopara & Kazhakootam Village, Thiruvananthapuram District, Kerala



136.5(ii) Proposal of M/s. RGA Infrastructure, Developer for partial de-notification of 1.18 Ha out of 277 Ha of IT/ITES SEZ at Sy. No. 31/1 Chikkankannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, Karnataka.

The Board was informed the reasons for instant partial de-notification proposal is to convert 1.18 Hectares from SEZ into DTA due no new clients turning up for leasing the constructed SEZ area, as direct tax benefits by the units in SEZ has ceased to exist, further, majority of units in SEZ are preferring to avail the benefit of permitting employees to work from any location resulting in reduced space requirement.

Site inspection has been carried out by DC, CSEZ along with state Revenue Authorities. It has been found that area proposed to be de-notified has a building (Block 4) with an built-up area of 62,531.74 sqmtr and all conditions required under SEZ Act/ Rules are fully met for the said de-notification.

The area remaining after the proposed partial de-notification is contiguous meeting all the requirements of built-up area in terms of SEZ Act and Rules and without any public thoroughfare. Further, DC certifies that there are no units in the SEZ area proposed for de-notification and the Developer has returned all Tax/Duty benefits availed under the SEZ Act/Rules, in r/o of the land being de-notified to DC satisfaction and State Govt. has provided its 'No Objection'.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 approved the partial de-notification of 1.18 Ha out of 277 Ha of M/s. RGA Infrastructure, of IT/ITES SEZ at Sy. No. 31/1 Chikkankannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, Karnataka.

136.5(iii) Proposal of M/s ASF insignia SEZ Pvt Limited, Developer for partial de-notification of 0.2760 hectares from the notified 14.8305 hectares of its IT/ITES SEZ at village Gwal pahari, Gurugram Haryana

DC informed the Board that the reason for instant partial de-notification proposal is to convert 0.2760 Ha from SEZ into DTA in order to cater to needs of adjacent proposed IT Park in their earlier de-notified land for under-construction Towers A & B of Black Canyon (B1) Building Project ('T1 & 2 Sub-projects"); and the land appurtenant thereto (admeasuring 4.4723 hectares)

It was submitted to the Board that the site inspection has been carried out by DDC, ADC, NSEZ along with state Revenue Officer, Patwari and representative of the Developer. It has been found that area proposed to be de-notified is vacant. Further the contiguity and operation of SEZ would not be hampered due to the instant partial de-notification. However, the Developer was requested to fulfill certain condition for which Developer vide its letter dated 12/01/2026 has submitted a declaration cum undertaking and has agreed, confirmed, declared and undertaken to comply with the observations made in the site inspection report.

The area remaining after the proposed partial de-notification is contiguous meeting all the requirements of built-up area in terms of SEZ Act and Rules Further, DC



certified that there are no units in the SEZ area proposed for de-notification and the Developer has returned all Tax /Duty benefits availed under the SEZ Act/Rules, in r/o of the land being de-notified to DC satisfaction. State Govt. has provided its 'No Objection'.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the partial de-notification of 0.2760 Ha out of 14.8305 Ha of M/s ASF insignia SEZ Pvt Limited, of IT/ITES SEZ at village Gwal pahari, Gurugram Haryana.

136.5(iv) Request of M/s. Cognizant Technology Solutions India Private Limited, Developer for Full de-notification of 16.19 Ha. of IT/ITES SEZ at Sy. No. 255, Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana -reg.

DC, VSEZ informed the Board that M/s. Cognizant Technology Services Private Limited was issued Letter of Approval on 07.01.2008 thereafter it was extended multiple times till 06.01.2015. The Developer had executed Bond cum Legal Undertaking for Rs. 12 Crs., on 22.11.2011 and constructed only perimeter compound wall and no further construction was done. The Board was informed the reasons for instant full de-notification is that the IT/ITes business requires very closer proximity to employees to meet the business deliverables at 24/7 basis. Considering the distance of the location from the Hyderabad City, the Developer might see attrition in the employment and not able to meet up business growth

The Board was informed that there are no units in the SEZ Further, the Developer has refunded all Tax /Duty benefits availed under the SEZ Act/Rules, in r/o of the land being de-notified to DC satisfaction and State Government of Telangana has recommended the proposal of de-notification.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the Full de-notification of 16.19 Ha of M/s. Cognizant Technology Solutions India Private Limited, of IT/ITES SEZ at Sy. No. 255, Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana.

Agenda Item No. 136.6:

Request for conversion of Processing Area into Non-Processing Area under Rule 11(B) [3 proposals - 136.6(i)-136.6(iii)]

136.6(i) Request of Phoenix Infocity Private Limited, Developer at Survey No. 30(P),34(P),35(P)&38(P), Gachibowli village, Serilingampally



Mandal, Hyderabad, for demarcation of SEZ Processing Built-up area (20,491.54 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, 2006 -reg

DC, VSEZ submitted that out of the total BUA of 5,79,417.36 sqmts, an area of 20,491.54 sq. mtrs has been proposed to be demarcated under Rule 11B. It was submitted that the Developer has been able to recently secure client(s) interested in non-SEZ space within the building/SEZ area and hence the Developer has now approached the BoA to convert SEZ processing area into SEZ non-processing area upon demarcation.

The DC further submitted that requisite documents have been submitted by the Developer. It was also confirmed by DC that total duty benefits and tax exemption availed on the BUA proposed to be demarcated as NPA have been paid back and No Dues Certificate have been issued by the Specified Officer.

The Board, after deliberations, permitted the demarcation of the following area as Non Processing Area in terms of Rule 11B of SEZ Rules, 2006: -

| Tower No. | Floor no | Area in Sq. Mtr |
|------------------|------------------------------|---------------------------|
| Tower H09 | 2 Office floors (level 7& 8) | 13,886.33 Sq. mts |
| Tower H09 | 1 Parking floor (Stilt3) | 6,605.21 Sq. mts |
| TOTAL | | 20,491.54 Sq. Mtrs |

In addition to above, the Board stated that the responsibility to ensure that all the extant provisions relating to demarcation of processing area to non-processing area are implemented in letter and spirit, lies with the concerned DC. Further, the DC concerned shall also ensure that all the applicable duty benefits have been calculated in toto and the same has been fully repaid.

136.6(ii) Request of M/s Phoenix Tech Zone Private Limited, Developer at Survey No. 203/P, Manikonda Jagir Village, Rajendranagar Mandal, Ranga Reddy District, for demarcation of SEZ Processing Built-up area (25,408.43 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, 2006 -reg

DC, VSEZ submitted that out of the total BUA of 2,53,825.95 sqmts, an area of 25,408.43 sq. mtrs has been proposed to be demarcated under Rule 11B. It was submitted that the Developer has been able to recently secure client(s) interested in non-SEZ space within the building/SEZ area and hence the Developer has now approached the BoA to convert SEZ processing area into SEZ non-processing area upon demarcation.



The DC further submitted that requisite documents have been submitted by the Developer. It was also confirmed by DC that total duty benefits and tax exemption availed on the BUA proposed to be demarcated as NPA have been paid back and No Dues Certificate have been issued by the Specified Officer.

The Board, after deliberations, **permitted** the demarcation of the following area as Non Processing Area in terms of Rule 11B of SEZ Rules, 2006: -

| Tower | Floor no | Area in Sq. Mtr |
|--------------------|---------------------------------------|-------------------|
| Centaurus Building | 13 th Floor (Office Floor) | 9,039.64 Sq. Mtrs |
| Centaurus Building | Parking Area at Basement-3 | 16,368.79 Sq.Mtrs |
| | TOTAL | 25,408.43 sq.mtr |

In addition to above, the Board stated that the responsibility to ensure that all the extant provisions relating to demarcation of processing area to non-processing area are implemented in letter and spirit, lies with the concerned DC. Further, the DC concerned shall also ensure that all the applicable duty benefits have been calculated in toto and the same has been fully repaid.

136.6(iii) Request of M/s. DLF Info City Chennai Limited, Developer, 1/124, Shivaji Gardens, Manapakkam, Mount Poonamallee Road, Ramapuram, Chennai, for demarcation of SEZ Processing Built-up area (18,941.36 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, 2006 -reg

DC, MEPZ submitted that out of the total BUA of 9,02,107.39 sqmts, an area of 18,941.36 sq. mtrs has been proposed to be demarcated under Rule 11B. It was submitted that the Developer has been able to recently secure client(s) interested in non-SEZ space within the building/SEZ area and hence the Developer has now approached the BoA to convert SEZ processing area into SEZ non-processing area upon demarcation.

The DC further submitted that requisite documents have been submitted by the Developer. It was also confirmed by DC that total duty benefits and tax exemption availed on the BUA proposed to be demarcated as NPA have been paid back and No Dues Certificate have been issued by the Specified Officer.

The Board, after deliberations, **permitted** the demarcation of the following area as Non Processing Area in terms of Rule 11B of SEZ Rules, 2006: -

| Block No | Floor | Area in Sq. Mtr |
|----------|-----------------|-----------------|
| 1B | 8 th | 2889.93 |
| 4 | GF | 1,494.11 |
| 4 | 1 st | 1823.59 |



| | | |
|--------------|-----------------|------------------|
| 4 | 2 nd | 2143.83 |
| 4 | 3 rd | 2176.25 |
| 4 | 4 th | 2176.25 |
| 4 | 5 th | 2176.25 |
| 9B | 1 st | 4,061.149 |
| TOTAL | | 18,941.36 |

In addition to above, the Board stated that the responsibility to ensure that all the extant provisions relating to demarcation of processing area to non-processing area are implemented in letter and spirit, lies with the concerned DC. Further, the DC concerned shall also ensure that all the applicable duty benefits have been calculated in toto and the same has been fully repaid.

Agenda Item No. 136.7:

Request for Cancellation of Co-Developer status [2 proposal-136.7(i)-136.7(ii)]

136.7(i) Request for cancellation of Co-Developer status - M/s. Vidur Infrastructure Private Limited, Co-Developer in M/s. New Chennai Township Private Limited, Multi Services SEZ at Seekinankuppam Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu.

DC, MEPZ-SEZ informed the Board that M/s. Vidur Infrastructure Private Limited was issued Letter of Approval on 15.02.2023 over an area of 244.55 acre as a Co-Developer in M/s. New Chennai Township Private Limited, Multi Services at Seekinankuppam Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu. Now, it has requested for cancellation of Co-Developer status due to post-pandemic decline in demand for land, making it unable to attract investors, challenges in sourcing employment, as the area is far from city limits with limited road connectivity, lack of government development initiatives, hindering progress in leasing the SEZ as Co-Developer etc.

The Board was informed that the Co-Developer has submitted the following documents:-

- No-Objection Certificate dated 22.12.2025 issued by Developer for cancellation of Co-Developer status.
- "No Due Certificate" dated 22.12.2025 issued by the Specified Officer.

Accordingly, the Board, after deliberations, **approved** the proposal for cancellation of Co-Developer status issued to M/s. Vidur Infrastructure Private Limited in the SEZ developed by M/s. New Chennai Township Private Limited, Multi Services at Seekinankuppam Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu.

136.7(ii) Request for cancellation of Co-Developer status - M/s. Vidur Infrastructure Private Limited, Co-Developer in M/s. New Chennai Township Private Limited, Light Engineering Services SEZ at Seekinankuppam Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu.

DC, MEPZ-SEZ informed the Board that M/s. Vidur Infrastructure Private Limited was issued Letter of Approval on 15.02.2023 over an area of 105.87 acre as a Co-Developer in M/s. New Chennai Township Private Limited, (Light Engineering Services-SEZ) at Seekinankuppam Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu. Now, it has requested for cancellation of Co-Developer status due to post-pandemic decline in demand for land, making it unable to attract investors, challenges in sourcing employment, as the area is far from city limits with limited road connectivity, lack of government development initiatives, hindering progress in leasing the SEZ as Co-Developer etc.

The Co-Developer has submitted the following documents:-

- i. "No Objection Certificate" dated 22.12.2025 issued by Developer for cancellation of Co-Developer status.
- ii. "No Due Certificate" dated 19.01.2026 issued by the Specified Officer.

Accordingly, the Board, after deliberations, **approved** the proposal for cancellation of Co-Developer status issued to M/s. Vidur Infrastructure Private Limited in the SEZ developed by M/s. New Chennai Township Private Limited, (Light Engineering Services- SEZ) at Seekinankuppam Village, Cheyyur Taluk, Chengalpattu District, Tamil Nadu.

Agenda Item No.136.8:

Miscellaneous [1 proposal: 136.8(i)]

136.8(i) Request of M/s. M.P. Industrial Development Corporation (MPIDC) Ltd., Indore, Developer of Multi-product Indore SEZ for creation of



a temporary gate in SEZ Phase II – reg.

DC Indore SEZ briefed the proposal of M/s. MPIDC Ltd., Developer of Multi-product, Indore SEZ for creation of a temporary gate in the boundary wall at the North side of SEZ Phase II at Pithampur for disposal of material excavated from cutting of hilly area for levelling of land and its disposal thereof at own land.

The DC informed that the creation of temporary gate is required for 8 months explicitly for the disposal of excavated material. To securing the premise, additional manpower and CCTV Camera would be installed.

DGEP made an observation regarding the lack of clear recommendation of DC in the proposal and lack of insight on security of perimeter for monitoring. Further, the issue of timeline for this temporary gate was also raised

Accordingly, the Board, after deliberations, deferred the proposal of creation of a temporary gate in SEZ Phase II, of SEZ developed by M/s. M.P. Industrial Development Corporation (MPIDC) Ltd., Multi-product Indore SEZ. The Board directed DC, Indore SEZ to re-submit the proposal with clear recommendation on:

- i. Measures to ensure safety and security;
 - ii. Safeguards against any Unit using the proposed gate;
 - iii. Duration of CCTV recording to be maintained during the 8 months;
 - iv. Checks on throughput for other units, which is currently happening through main gate, not falling on the proposed gate;
 - v. Recommendations of the Customs authority
- Further, the Board directed all DCs to provide clear recommendation while submitting any proposal to the Board of Approval



Annexures- I

List of Participants for the Meeting of the Board of Approval for SEZ held on 30th January, 2026 under the Chairmanship of Commerce Secretary, Department of Commerce.

1. Shri Rajesh Agarwal, Chairman & Commerce Secretary, Department of Commerce
2. Shri Ajay Bhadoo, Additional Secretary, Department of Commerce
3. Shri Lav Agarwal, DG, DGFT,
4. Shri Vimal Anand, Joint Secretary, DoC
5. Shri Gaurav Pundir, Director, DoC
6. Shri Ranjan Khanna, Pr. ADG, DGEP, CBIC
7. Shri Vivek Kumar, Deputy Director, DGEP, CBIC
8. Shri Rahul Ranjan, Inspector, DGEP, CBIC
9. Shri Srinivas Muppaala, Development Commissioner, VSEZ
10. Smt. P. Hemalatha, Development Commissioner, CSEZ
11. Shri Alex Paul Menon, Development Commissioner, MEPZ-SEZ
12. Shri D.B Singh, Development Commissioner, FSEZ/ NSEZ
13. Shri Abhinav Gupta, Development Commissioner, GIFT SEZ
14. Shri Paras Mani Tripathi, Joint Development Commissioner, NSEZ
15. Shri Kiran Mohan, Deputy Development Commissioner, NSEZ
16. Shri Chetan Varma, SO, GIFT SEZ, Ghandhnagar
17. Shri Anmol Singh, YP, CTIL

List of participants connected with Video Conferencing: -

1. Shri D.B. Patil, Development Commissioner, SEEPZ-SEZ/ KASEZ
2. Shri Praveen Trivedi, Administrator IFSCA
3. Shri Gautham S, DGM, IFSC.
4. Shri Hardev Singh, DCIT (OSD), ITA-I, CBDT
5. Shri Abhimani Sharma, Development Commissioner, Surat SEZ
6. Dr. Praveen Kumar, Development Commissioner, Mihan SEZ
7. Shri Abhishek Sharma, DC, Indore
8. Shri Lal Chand Dabaria, Assistant Legal Adviser, Legal Affairs
9. Directorate of Industries & Commerce, Haryana

