

No. K-43016/10/2026-SEZ  
Government of India  
Ministry of Commerce and Industry  
Department of Commerce  
(SEZ Section)

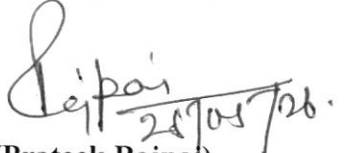
Vanijya Bhawan, New Delhi  
Dated the 25<sup>th</sup> May, 2026

**OFFICE MEMORANDUM**

**Subject:** 139<sup>th</sup> Meeting of the Board of Approval on Special Economic Zones (SEZs) held on 11<sup>th</sup> May, 2026 – Reg.

Please find enclosed herewith Minutes of the 139<sup>th</sup> meeting of the Board of Approval for SEZs held on 11<sup>th</sup> May, 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, 7<sup>th</sup> 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
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.
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, 8<sup>th</sup> 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, 4<sup>th</sup> 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, 9<sup>th</sup> Floor, Siripuram, Visakhapatnam – 3
36. Development Commissioner, Reliance Jamnagar Special Economic Zone, Jamnagar, Gujarat
37. Administrator (IFSCA) International Financial Services Centres Authority, 2nd & 3rd Floor, PRAGYA Tower, Block 15, Zone 1, Road 1C, GIFT SEZ, GIFT City, Gandhinagar, Gujarat
38. Development Commissioner, Surat Special Economic Zone, Surat, Gujarat
39. Development Commissioner, Mihan Special Economic Zone, Nagpur, Maharashtra
40. Development Commissioner, Sricity Special Economic Zone, Andhra Pradesh.
41. Development Commissioner, Mangalore Special Economic Zone, Mangalore.

42. Government of Andhra Pradesh, Principal Secretary and CIP, Industries and Commerce Department, A.P. Secretariat, Hyderabad – 500022. (Fax: 040-23452895).
43. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.
44. Government of Karnataka, Principal Secretary, Commerce and Industry Department, Vikas Saudha, Bangalore – 560001. (Fax: 080-22259870)
45. Government of Maharashtra, Principal Secretary (Industries), Energy and Labour Department, Mumbai – 400 032.
46. Government of Gujarat, Principal Secretary, Industries and Mines Department Sardar Patel Bhawan, Block No. 5, 3rd Floor, Gandhinagar – 382010 (Fax: 079-23250844).
47. Government of West Bengal, Principal Secretary, (Commerce and Industry), IP Branch (4<sup>th</sup> Floor), SEZ Section, 4, Abanindranath Tagore Sarani (Camac Street) Kolkata – 700 016
48. Government of Tamil Nadu, Principal Secretary (Industries), Fort St. George, Chennai – 600009 (Fax: 044-25370822).
49. Government of Kerala, Principal Secretary (Industries), Government Secretariat, Trivandrum – 695001 (Fax: 0471-2333017).
50. Government of Haryana, Financial Commissioner and Principal Secretary), Department of Industries, Haryana Civil Secretariat, Chandigarh (Fax: 0172-2740526).
51. Government of Rajasthan, Principal Secretary (Industries), Secretariat Campus, Bhagwan Das Road, Jaipur – 302005 (0141-2227788).
52. Government of Uttar Pradesh, Principal Secretary, (Industries), Lal Bahadur Shastri Bhawan, Lucknow – 226001 (Fax: 0522-2238255).
53. Government of Punjab, Principal Secretary Department of Industry & Commerce Udyog Bhawan), Sector -17, Chandigarh- 160017.
54. Government of Puducherry, Secretary, Department of Industries, Chief Secretariat, Puducherry.
55. Government of Odisha, Principal Secretary (Industries), Odisha Secretariat, Bhubaneswar – 751001 (Fax: 0671-536819/2406299).
56. Government of Madhya Pradesh, Chief Secretary, (Commerce and Industry), Vallabh Bhavan, Bhopal (Fax: 0755-2559974)
57. Government of Uttarakhand, Principal Secretary, (Industries), No. 4, Subhash Road, Secretariat, Dehradun, Uttarakhand
58. Government of Jharkhand (Secretary), Department of Industries Nepal House, Doranda, Ranchi – 834002.
59. Union Territory of Daman and Diu and Dadra Nagar Haveli, Secretary (Industries), Department of Industries, Secretariat, Moti Daman – 396220 (Fax: 0260-2230775).
60. Government of Nagaland, Principal Secretary, Department of Industries and Commerce), Kohima, Nagaland.
61. Government of Chattishgarh, Commissioner-cum-Secretary Industries, Directorate of Industries, LIC Building Campus, 2<sup>nd</sup> 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 139<sup>th</sup> meeting of the Board of Approval for Special Economic Zones (SEZs) to be held on 11<sup>th</sup> May, 2026**

The One Hundred and Thirty-Nine (139<sup>th</sup>) meeting of the Board of Approval (BoA) for Special Economic Zones (SEZs) was held on 11<sup>th</sup> May, 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. 139.1:**

**Ratification of the minutes of the 138<sup>th</sup> meeting of the Board of Approval for Special Economic Zones (SEZs) held on 23<sup>rd</sup> March, 2026.**

The Board ratified the minutes of the 138<sup>th</sup> meeting of the BoA for SEZs held on 23<sup>rd</sup> March, 2026.

**139.2(i) Request of M/s. Balaxi Pharmaceuticals Limited, unit in M/s. TSIIC Limited for extension of Letter of Approval (LOA) beyond 4<sup>th</sup> April, 2026 for extension upto 3<sup>rd</sup> April, 2027.**

DC, VSEZ, informed the Board that the Letter of Approval (LoA) was issued to the unit on 04.04.2022 and was valid up to 03.04.2026. The unit has not yet commenced commercial operations; however, the physical progress of the project has been 100% completed. It was further informed that the unit had applied for extension of the LoA prior to its expiry. The delay in commencement of operations was mainly due to pending regulatory approvals and compliance requirements relating to the Pharma Formulation Project, including inspections and validation processes. The company has completed all technical preparations, obtained the Drug Test Manufacturing License, and successfully conducted trial runs. The facility is fully ready for operations, and only the final Manufacturing Drug License from the Drugs Control Administration, Telangana, is pending. The unit has informed that commercial production and exports will commence immediately after receipt of the final approval.

Accordingly, 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 03.04.2027.

**139.2(ii) Request of M/s. Northern Arc Investment Managers Private Limited, GIFT-Multi Services -SEZ, Gandhinagar for extension of Letter of Approval (LOA) beyond 4<sup>th</sup> July, 2025 for extension upto 4<sup>th</sup> July, 2026.**

O/o Administrator, IFSCA, informed the Board that M/s. Northern Arc Investment Managers Private Limited, a unit in IFSCA, GIFT-SEZ, was issued LoA on 05.07.2022, which was valid up to 04.07.2025. The unit has applied for extension of the LoA after its expiry. The delay in commencement of operations was due to unforeseen developments relating to capital commitments. The unit has since launched the "Northern Arc Blue Horizon Fund" in the IFSC and is seeking registration as a Category II Restricted Alternative Investment Fund (AIF) under IFSCA regulations. The scheme has received SEZ approval, and the unit is presently in the process of obtaining the required registrations, including IFSCA registration, GST, IEC, and RCMC.

In this regard, DGEP observed that the validity of the LoA of the unit had expired on 04.07.2025 and the tenability of the proposal for extension, in view of Rule 19(5) of the SEZ Rules, 2006, required deliberation.

In response, IFSCA informed the Board that the delay in filing the application for extension on the part of the unit was due to oversight; however, the unit has demonstrated clear intent to make the operations functional. It was further informed that there is no shortage of space for accommodating new units in the IFSCA and, therefore, extension of the LoA would not adversely affect any other stakeholder or prospective unit. The unit has already provided explanation for delay and expressed regret for the delay and assured the Board that it is taking necessary steps to operationalise the unit at the earliest. Further, the Board deliberated upon the matter and observed that there are adequate precedents for granting such extensions and that no adverse impact would arise from the proposed extension of the LoA.

Accordingly, 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 04.07.2026.

Furthermore, the Board again directed all the DCs including Administrator IFSCA 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. All DCs should maintain 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 avoid dormancy. The Board also observed that all other DCs are already following this process and directed IFSCA to strictly adhere to the said instructions in future.

**139.2(iii) Request of M/s. Transhermes Aero IFSC Pvt. Ltd., unit in GIFT - Multi Services SEZ for extension of Letter of Approval (LOA) beyond 10<sup>th</sup> October, 2025 for extension upto 10<sup>th</sup> October, 2026.**

O/o Administrator, IFSCA, informed the Board that M/s. Transhermes Aero IFSC Pvt. Ltd., a unit in IFSCA, GIFT-SEZ, was issued LoA on 11.12.2021 and it was valid up to 10.10.2025. Further, it was informed that the unit had applied for extension of the LoA

vide application dated 22.09.2025, i.e., prior to its expiry of LoA. IFSCA explained that the delay in commencement of operations was due to delays in investor funding and regulatory impact following the Char Dham helicopter incidents. However, the unit is pursuing a secured line of credit for acquisition of aircraft and fixed-wing helicopters, and has already paid an advance amount of ₹50 lakh for securing an aircraft proposed to be leased.

In this regard, DGEP observed that the validity of LoA for unit has expired on 28.02.2026 and tenability of proposal for extension in view of Rule 19(5) of SEZ Rules 2006, needs to be discussed. In response, O/o Administrator IFSCA informed that the Unit had submitted its initial request for further extension of LoA on 22.09.2025 prior to its expiry of LoA within the specified time but due to poor drafting of application, unit was requested to rectify and therefore, it got delayed.

Accordingly, 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 10.10.2026.

**139.2(iv) Request of M/s. Kairne Capital IFSC Private Limited, GIFT-Multi Services -SEZ, Gandhinagar for extension of Letter of Approval (LOA) beyond 27th March, 2024 upto 27th September, 2026.**

O/o Administrator, IFSCA, informed the Board that M/s. Kairne Capital IFSC Private Limited, a unit in IFSCA, GIFT-SEZ, was issued a LoA on 28.09.2022 and it was valid up to 27.03.2024. The unit has applied for extension of LoA after its expiry. It was further informed that the unit had applied to IFSCA for Fund Entity approval on 01.05.2023 and is awaiting approval for shareholding changes to meet the net worth requirements prior to applying for a Category II AIF licence. Upon obtaining the AIF licence, Capital Trust will commence operations and open a bank account. IFSCA further informed that the unit has finalized a proposed investment of USD 500 million for a new Real Estate and Green Energy Fund scheme, which is proposed to be subscribed through HNIs and companies.

In addition to above, O/o Administrator (IFSCA) has conveyed that it has no objection to regularize the LOA validity by granting extension for the period from 28.03.2024 to 27.09.2025 and requested BoA to consider the same. Since the unit does not appear to have completed two-thirds of activities for commencement of operations, IFSCA also requested Board to consider the extension of LOA for the period from 28.09.2025 to 27.09.2026 to the unit.

In this regard, DGEP observed that the validity of the LoA of the unit had expired on 27.03.2024 and the tenability of the proposal for extension, in view of Rule 19(5) of the SEZ Rules, 2006, required deliberation.

In response, IFSCA informed the Board that the delay in filing the application for extension on the part of the unit occurred due to internal administrative and procedural circumstances; however, the unit has demonstrated clear intent to make the operations functional. Further, there is no shortage of space for accommodating new units in the IFSCA and, therefore, extension of the LoA would not adversely affect any other stakeholder or prospective unit.

Accordingly, the Board being satisfied that it is necessary and expedient in pursuance to third proviso to Rule 19(4) of SEZ Rules, 2006, regularise the extension for the period from 28.03.2024 to 27.09.2025 and **granted** extension of validity of LoA for upto 27.09.2026.

### **Agenda Item No. 139.3:**

#### **Request for extension of Formal approval of SEZ [ 1 proposal –139.3(i)]**

**139.3(i) Proposal of M/s. Larsen & Toubro Limited for extension in the validity period of formal approval granted for setting up of IT/ITES SEZ at Ramapuram, Maduravoyal Taluk, Chennai, Tamil Nadu for further period of one-year upto 04.07.2027-Reg.**

DC, MEPZ informed the Board that formal approval was granted to M/s. Larsen & Toubro Limited on 04.07.2023, which is valid up to 03.07.2026. DC, MEPZ further, informed that the SEZ stands notified as on date and due to delays in obtaining construction approvals operationalization of SEZ is delayed. It was added that the delay arises due to the factors which are beyond the control of Developer. Therefore, the commencement of commercial production by the prospective SEZ Units on or before 03.07.2026 may not be feasible. Accordingly, the developer has requested extension of the approval up to 30.09.2027, i.e., for a further period of 1 year and 3 months.

The Board observed that though the SEZ Rules do not have explicit provisions regarding period of extension of Formal Approval. However, it was noted that there are precedents for granting extensions of LoA for 1 year at a time to Units. Accordingly, the Board being satisfied with the written explanation/justification submitted by Developer and recommendation by DC, Madras SEZ, in pursuance to proviso to Rule 6(2)(b) of SEZ Rules, 2006, **granted** extension of validity of the Formal Approval for a further period of one year, i.e., up to 04.07.2027.

### **Agenda Item No. 139.4:**

#### **Request for full/partial de-notification/ increase area of SEZ [ 6 proposals 139.4(i) – 139.4(vi)]**



**139.4(i) Proposal of M/s Mangalore SEZ Limited, Developer for partial de-notification of 1.1558 Ha and an increase in area of 27.0093 Ha of Multi Product SEZ at Baikampady, Near Mangalore, Dakshina Kannada District, Karnataka.**

DC, Mangalore SEZ informed the Board that the M/s. Mangalore SEZ Limited, Developer has proposed for partial de-notification of 1.1558 Ha and for increase in area of 27.0093 Ha in the SEZ. The Board was informed that de-notification is proposed to convert undeveloped land parcel of 1.1558 hectares into DTA area for setting up a petroleum by-product industry by DTA unit; whereas the reason for increase in SEZ area is due to augment in the country's strategic petroleum reserves within the MSEZ notified area and subsequent requirement of additional land from DTA Area.

The Board was further informed that on-site inspection was conducted in presence of SEZ officials along with State Revenue Authority wherein it was confirmed that the land to be de-notified is vacant and area remaining after the proposed partial de-notification is contiguous meeting all the requirements of area/built-up area in terms of SEZ Act and Rules and without any public thoroughfare.

The DC also certified that there are no units in the SEZ area proposed for de-notification and the Developer has not availed any Tax/Duty benefits under the SEZ Act/Rules, in respect of the land being de-notified. Further, DC informed that all terms and conditions required for partial denotification of 1.1558 Ha and increase in area of 27.0093 Ha have been met including the contiguity condition and State Govt. has provided its recommendation for the proposal.

The Board, after deliberations, **approved** the request of M/s Mangalore SEZ Limited for partial de-notification of 1.1558 Ha and increase in area of SEZ by 27.0093 Ha to their existing SEZ at Baikampady, Near Mangalore, Dakshina Kannada District, Karnataka.

**139.4(ii) Request of M/s. Serum Bio-Pharma Park, a Pharmaceutical and Bio-technology SEZ at Hadapsar, Pune (Developer) for increase in area of 2.6049 Hectares to the existing area of 16.0104 Ha.**

DC, SEEPZ SEZ informed the Board that the M/s. Serum Bio-Pharma Park has proposed to increase area of SEZ by 2.6049 Ha located at Hadapsar [2.5249 Hectares] and Manjari [0.0800 Hectares], Taluka Haveli District - Pune, Maharashtra, due to the reassessment of business potential and the proposed development of existing industrial infrastructure and common services on the additional land for the benefit of units in the SEZ, it is expected to enhance capacity through the expansion of operations of the existing SEZ units. DC, further informed that the contiguity of the SEZ area has been maintained and

the Developer holds irrevocable rights over the land, and all applicable terms and conditions prescribed for the increase in SEZ area have been duly complied with.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the increase in the area of 2.6049 Ha in their the SEZ developed by M/s. Serum Bio-Pharma Park, of Pharmaceutical and Bio-technology SEZ at Hadapsar, Pune making total area of SEZ as 18.6153 Ha.

**139.4(iii) Request of M/s Renaissance Designbuild Pvt Ltd, Developer for full de-notification of 10.118 Ha. of land in IT/ITES SEZ at Koorgalli, Mysore, Karnataka.**

DC, CSEZ informed the Board that the M/s Renaissance Designbuild Pvt Ltd, has requested for full de-notification of the entire SEZ due to significant decline in demand for SEZ space due to economic uncertainty, recessionary conditions in the IT/ITES sector, and withdrawal of Income Tax benefits under the SEZ Scheme.

DC further informed that the Developer submitted application for full de-notification in September 2012 without enclosing the No Objection Certificate (NOC) from the State Government. NOC was denied seeking payment of interest on the stamp duty exemption that had earlier been availed by the Developer. Aggrieved by the said demand, the Developer filed Writ Petition before the Hon'ble High Court of Karnataka. Hon'ble High Court disposed of the Writ Petition on 13.10.2023 granting waiver of the interest component. Thereafter, the State Government issued No Objection Certificate for said full-denotification.

The Board was further apprised that there are no units in the SEZ and Developer has not availed any duty benefits under the SEZ Act/Rules from SEZ authority. Further the DC certified that all conditions as required under the SEZ Act/Rules are fully met for the proposed full denotification of 10.118 Ha. Of land in IT/ITES SEZ at Koorgalli, Mysore, Karnataka

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the full de-notification of 10.118 Ha of M/s Renaissance Designbuild Pvt. Ltd., IT/ITES SEZ at Koorgalli, Mysore, Karnataka.

**139.4(iv) Proposal of M/s. Ganesh Housing Corporation Limited, Developer for partial de-notification of 6.7919 Ha out of 32.7082 Ha of IT/ITES at Village Tragad and Chharodi, Talika Dascroi, Ahmedabad, Gujarat.**



DC, KASEZ informed the Board that the reasons for the instant partial de-notification proposal is due to falling in Town Planning Scheme which was finalized on 29/06/2020 & 16/07/2020. It was informed that pursuant to the finalization of the Town Planning Scheme, the SEZ area has been revised from scattered provisional survey/block numbers to a finalized contiguous area of 25.9163 hectares by AUDA, resulting in reduction of area proposed for de-notification.

The Board was further informed that on-site inspection was conducted on 05.02.2026 in the presence of SEZ officials along with State Revenue Authority wherein it was confirmed that the contiguity of the remaining SEZ area (25.9163 hectares) is retained after consideration of the proposed decrease of (6.7919 hectares) land area.

The DC also certified that there are no units in the SEZ area proposed for de-notification and the Developer has not availed any Tax/Duty benefits under the SEZ Act/Rules, in respect of the land being de-notified and State Govt. has provided its 'No Objection'. Further the DC certified that all conditions as required under the SEZ Act/Rules are fully met for the proposed partial denotification including the contiguity condition.

DC KASEZ while recommending the proposal for partial de-notification also requested for cancellation of the earlier notification related to the SEZ and requested for re-notification of the entire 25.9163 hectares based on the revised plot numbering issued by AUDA.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the partial de-notification of 6.7919 Ha out of 32.7082 Ha of M/s. Ganesh Housing Corporation Limited, IT/ITES at Village Tragad and Chharodi, Talika Dascroi, Ahmedabad, Gujarat and also **directed** for issuance of fresh notification with revised plot number superceding the earlier notifications.

**139.4(v) Request of M/s. Rudradev Infopark Private Limited, Developer for full de-notification of 12.25 Ha. of IT/ITES SEZ at Kistapur Village, Chevella Mandal, Randa Reddy District, Telangana -reg.**

DC, VSEZ informed the Board that the reasons for the instant full de-notification proposal is that the Developer were unable to commence construction due to external factors and delays in achieving financial closure. Many companies were reluctant to participate, primarily due to the project's distance from the city, which was perceived as a significant drawback. The Formal Approval expired/lapsed on 25.10.2009. The Developer has not approached for extension of validity of their Formal Approval even after lapse of more than 16 years nor carried any development activity for implementation of the SEZ.

Further, the DC also certified that there are no units in the SEZ area proposed for de-notification and the Developer has not availed any Tax/Duty benefits under the SEZ

Act/Rules, in respect of the land being de-notified. In this regard, the State Government stated that - "VSEZ to take an appropriate decision, as the State Government has not recommended the case for de-notification of the said SEZ".

The DC, VSEZ further apprised that the Developer had not obtained any recommendation from the State Government at the time of notification of the SEZ and it has not taken any benefits or concessions from any State Government authority, as the land is under the Developer's personal ownership and possession. The Developer purchased the land directly from the landowners after following the due legal procedures. Further it was clarified that there was no involvement of the State Government in the purchase or acquisition of the land for SEZ purposes and after completion of the de-notification process, the Developer will continue to hold the land in its own capacity, as the land was independently purchased by the Developer.

The Board observed that the language of the letter of State Govt. is ambiguous and prone to future misinterpretations Hence, it was decided to **defer** the proposal for the full de-notification of 12.25 Ha of M/s. Rudradev Infopark Private Limited of IT/ITES SEZ at Kistapur Village, Chevella Mandal, Randa Reddy District, Telangana and **directed** the DC, VSEZ to pursue with the State Govt authority for clarification of its position.

**139.4(vi) Request of M/s. J Matadee FTWZ Private Limited, a FTWZ SEZ at Mannur Valarpuram Village, Perambakkam Road, Sriperumbudur Talik, Kanchipuram, Tamil Nadu (Developer) for increase in area of 1.4850 Hectares to the existing area of 99.220 Ha.**

DC, MEPZ informed the Board that Developer has requested for increase in area of their FTWZ SEZ admeasuring of 1.4850 hectare for expansion of processing area. It was inspected on 13.03.2026 in presence SEZ officials and State Govt. authorities. After additional area, the total area of J Matadee FTWZ SEZ would be 100.70.50 Hectare. DC also submitted that the SEZ fulfils the Contiguity conditions stipulated under Rule 5 (Read with Rule 7) of the SEZ Rules 2006. Further, State Government has also recommended the proposal of additional SEZ land of an area of 1.4850 Ha.

The Board, after deliberations, **approved** the request of M/s. J Matadee FTWZ Private Limited for increase in area of 1.4850 hectares to their FTWZ SEZ at Mannur Valarpuram Village, Perambakkam Road, Sriperumbudur Talik, Kanchipuram, Tamil Nadu making total area of SEZ as 100.7050 Ha.

**Agenda Item No. 139.5:**

**Request for setting up of new SEZ [ 3 proposals –139.5(i)- 139.5(iii)]**

**139.5(i) Request of M/s. J. Matadee Manufacturing Park Private Limited for seeking In-Principle approval for setting up of Multi sector SEZ at Pallur Village, Arakkonam Taluk, Ranipet District, Tamil Nadu.**

DC, MEPZ informed that M/s. J. Matadee Manufacturing Park Private Limited has sought in -principle approval for setting up of Multi Sector SEZ at Pallur Village, Arakkonam Taluk, Ranipet District, Tamil Nadu and it has proposed to invest ₹775 cr and estimated export of ₹2000 cr (approx.) and employment generation of approx. 6000 persons over a period of 5 years. It was further informed that Developer owns and possesses 30.78 hectares (76.06 acres) of land for which In-Principle Approval has been sought and further proposed to arrange an additional 43.15 hectares of land. It was further informed that the State Govt has recommended the proposal.

The Board, after deliberations, **granted “In-Principle” approval** to the proposal of M/s. J. Matadee Manufacturing Park Private Limited to set up Multi Sector SEZ at Pallur Village, Arakkonam Taluk, Ranipet District, Tamil Nadu.

**139.5(ii) Request of M/s. Essar Power Limited seeking In-Principle approval for setting up of Sector specific Petrochemicals & Petro SEZ in Salaya Gujarat at Village Kajurda, Taluka Khambhalia, Distt. Devbhumi Dwarka, Gujarat over an area of 56.6508 Ha.**

DC, KASEZ informed that M/s. Essar Power Limited has sought In-principle approval for setting up of sector specific Petrochemicals & Petro SEZ in Salaya Gujarat at Village Kajurda, Taluka Khambhalia, Distt. Devbhumi Dwarka, Gujarat over an area of 56.6508 Ha and it has proposed to invest ₹50 cr with estimated export of ₹71629 cr and employment generation of approx. 894 direct/ indirect persons over a period of 5 years. Further it was informed that the State Govt has recommended the proposal.

The Board, after deliberations, **granted “In-Principle” approval** to the proposal of M/s. Essar Power Limited for setting up of Multi Sector SEZ at Village Kajurda, Taluka Khambhalia, Distt. Devbhumi Dwarka, Gujarat over an area of 56.6508 Ha.

**139.5(iii) Proposal of M/s. Polymatech Electronics Limited for setting up of a SEZ for Electronics and Engineering (Semiconductor and Electronics manufacture) in an area of 10.13 Hectares at Plot No.17/A, 17/B,16/IA Mandir Hasaud, Nava Raipur, Atal Nagar, Chhattisgarh.**

The Board observed that the M/s. Polymatech Electronics Limited proposes to invest up to Rs. 130 Cr for setting up of an SEZ for Electronics and Engineering (Semiconductor and Electronics manufacture) in an area of 10.13 Hectares at Nava Raipur, Atal Nagar,



Chhattisgarh. The project is estimated to create up to 1300 new direct/Indirect jobs over the next 5 years.

DC, VSEZ informed the Board that the identified area is vacant. But a public thoroughfare is passing through the lands proposed for SEZ, for which Developer has provided undertaking to construct foot over bridge to establish contiguity and to comply to all the conditions in terms of Instruction. No. 27 dated 18th August 2009 and requested for waiver of Contiguity condition. Further, it was also informed that State Govt has given its recommendation to the proposal.

The Board, after deliberations, **granted Formal Approval** to the proposal of M/s. Polymatech Electronics Limited for setting up of an SEZ for Manufacturing of Semiconductors and Electronic Components at Plot No.17/A, 17/B,16/IA Mandir Hasaud, Nava Raipur, Atal Nagar, Chhattisgarh over an area of 10.13 Ha subject to the condition that one side of the SEZ will be utilised only for utility purpose and the entire processing area will be on one side. Further, the Developer will adhere to Instruction No. 27 dated 18th August 2009. DC was also directed to review the progress of construction of overbridge and it must also be ensured that no units would be given LoA until the completion of said Overbridge and all Condition stipulated under DoC's Instruction No. 27 dated 18.08.2009 shall be fulfilled.

**Agenda Item No. 139.6:**

**Request for Co-Developer status [ 2 proposals – 139.6(i)-139.6(ii)]**

**139.6(i) Request of M/s Murodiya Consultancy Services Pvt. Ltd, as Co-Developer in MIIHAN-SEZ located at, Mihan, Nagpur - Reg.**

The Board, after deliberations, approved the proposal of M/s Murodiya Consultancy Services Pvt. Ltd, as Co-Developer in MIIHAN-SEZ located at, Mihan, Nagpur for Construction of Buildings and demarcation of plot for SEZ Units for multi-products and service industries with associated infrastructure as constructed bare warm shell and warm shell with Plug & Play facilities, demarcated plot, Internet & Wi-fi facilities, Common Cafeteria, Common Garden, Power and its back-up facilities and maintenance thereof, Roads networks, Water, Electricity, Security, Fire and water protection systems etc., over an area 9052.639 Sq.Mtr. (2.236 Acres) in accordance with the Co-developer Agreement dated 16.02.2026, entered into with the Developer (M/s. MIHAN SEZ) 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 29<sup>th</sup> August, 2019.

**139.6(ii) Request of M/s Quanta Systems Technologies LLP, as Co-Developer status in MIHAN SEZ, Mihan, Nagpur - Reg.**

The Board, after deliberations, approved the proposal of M/s Quanta Systems Technologies LLP, as Co-Developer status in MIHAN SEZ, Mihan, Nagpur for Development of infrastructure facilities, utilities, security systems, storm drainage and sewage disposal, HVAC systems, landscaping, and water bodies for SEZ units, Construction of building and related infrastructure for SEZ units along with associated infrastructure support, Execution of authorised default operation as permitted under MOCI Instruction No. 50 dated 15.03.20210, over an area 12,256.491 Sq. Mtr. (3.028 Acres) in accordance with the Co-developer Agreement dated 04.09.2025, entered into with the Developer (M/s. MIHAN SEZ, Nagpur) subject to standard terms and conditions as per the SEZ Act and Rules. 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 29<sup>th</sup> August, 2019.

**Agenda Item No. 139.7:**

**Request for increase/decrease in area by Co-developer [1 proposal – 139.7(i)]**

**139.7(i) Request of M/s. Waystar Realty Private Limited, an existing Co-Developer at GIFT-SEZ, Gandhinagar for approval of additional built-up area.**

The Board, after deliberations, approved the proposal of M/s. Waystar Realty Private Limited, an existing Co-Developer at GIFT-SEZ for development, construction, maintenance, and operation of commercial building in Block-15 in the processing area over an additional basement extent of 742 sq. m and additional appurtenant land below grade level of 1,610 sq. m and further additional development rights of 3,912 sq. m, in accordance with the Supplemental Agreement-3 to co-developer agreement dated 13.03.2026 entered into with the Developer 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 29<sup>th</sup> August, 2019.

**Agenda Item No. 139.8:**

**Request for conversion of Processing Area into Non-Processing Area under Rule 11(B) [ 2 proposal – 139.8(i)- 139.8(ii)]**

**139.8(i) Request of M/s Gateway Office Parks Pvt. Ltd., Developer, for demarcation of SEZ Processing Built-up area, Ground Floor Lobby, Refuge Area and Basement/car parking area 97,848.93 sq mtrs as Non-Processing Area in terms of Rule 11 B of SEZ (Fifth Amendment) Rules, 2023.**

DC, MEPZ submitted that out of the total built-up area (BUA) of 2,86,777.96 sqmts, an area of 97,848.93 sq. mtrs has been proposed to be demarcated under Rule 11B.

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: -

<b>Block &amp; Floors details for Demarcation</b>	<b>Net BUA (Sq. Mtrs)</b>
Block B6 area (5th Floor)	2,639.96
Block A3 area (3rd to 9th Floor)	24,893.39
Block A6 area (GF, 2nd Floor, 4th Floor and Ground Floor Lobby)	11,180.43
Block A2 area (GF to 11th Floor - Full Floor, Refuge Area and Ground Floor Lobby)	39,449.27
<b>Total Proposed NPA (B6, A3, A6, A2)</b>	<b>78,163.05</b>
Parking Area of Block B6	1,040.50
Parking Area of Block A3	6,047.00
Parking Area of Block A6	2,836.38

G/

Parking Area of Block A2	9,762.00
<b>Total Parking Area (Basement)</b>	<b>19,685.88</b>
<b>Grand Total</b>	<b>97,848.93</b>

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.

**139.8(ii) Proposal of M/s. Candor Kolkata One Hi-Tech Structures Private Limited, Co-Developer of the Gurgaon Infospace Limited IT/ITES SEZ at Village Dundahera, Sector- 21, Gurugram (Haryana) for demarcation of built-up Processing Area admeasuring 22,434.06 Sqmt. into Non-Processing Area under Rule 11B of SEZ Rules, 2006 read with Instruction No. 115 dated 09.04.2024 - Reg.**

DC, NSEZ 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.

DC, NSEZ added that the Developer has mentioned its intention to give Non Processing area on lease to Domestic Units who do not wish to set up as SEZ Unit.

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

<b>Tower No.</b>	<b>Floor</b>	<b>Total built-up area (in Sqmt.)</b>
Tower-01B	Ground	2208.54
	First	1965.00
	Second	2065.66
	Third	2065.66
	Fourth	2065.66

	Fifth	2065.66
	Sixth	2065.66
	Eighth	2065.66
	Ninth	2065.66
	Eleventh	2065.66
Tower-05	Ground	867.62
	First	867.62
<b>Total:</b>		<b>22434.06</b>

**Basement / Parking for Tower 1B & Tower 5:-**

<b>Basement</b>	<b>Area in Sqmt.</b>
1 <sup>st</sup> Basement	8670.10
2 <sup>nd</sup> Basement	8440.81
<b>Total:</b>	<b>17110.91</b>

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.

**Miscellaneous [ 2 proposal – 139.9(i)-139.9(ii)]**

**139.9(i) Proposal of M/s. Syntel International Pvt. Ltd., Co-Developer request for approval for partial surrender of vacant land to the Developer (ELCOT Ltd.,) at Gangaikondan, Tirunelveli-reg.**

DC, MEPZ informed the Board that **M/s. Syntel International Pvt. Ltd**, Co-Developer in SEZ developed by M/s. ELCOT Limited at **Gangaikondan, Tirunelveli**, Tamil Nadu

has requested for partial surrender of 31.57 Ha [78 Acres] of its vacant land area out of 40.47 Hectares (100.00 Acres) to the Developer for allocation of it to the other allottees. The Co-Developer has submitted the no-objection from the Developer and no-dues from the Specified Officer for the said proposal.

Accordingly, the Board, after deliberations, **approved** the proposal of M/s. Syntel International Pvt. Ltd., Co-Developer request for partial surrender of area of 31.57 Ha [78 Acres] of its vacant land area in the SEZ to the M/s. ELCOT Limited, Developer of IT/ITES SEZ, Gangaikondan, Tirunelveli, Tamil Nadu.

**139.9(ii) Representation of M/s C Tech Corporation, a unit in Surat SEZ against the cancellation of LoA of M/s. C Tech Corporation after lapse of extension of validity granted by BoA after hearing appeal of the unit against the Order-in-Original dated 11.06.2024 passed by DC, Surat SEZ.**

DC Surat SEZ, apprised the matter to the Board and made following submission:

- i. M/s. C Tech Corporation, Surat SEZ, remained non-functional since April 2017, failed to submit APRs regularly, achieved zero NFE during 2019–24, and undertook no manufacturing/export activities.
- ii. Approval Committee (104th UAC meeting dated 30.04.2024) decided to cancel the LOA under Section 16(1) of the SEZ Act, 2005 due to continued non-performance and non-compliance with SEZ Rules.
- iii. BoA, in its 124th meeting dated 05.11.2024, granted a final extension of LOA up to 04.05.2025 for revival of operations and directed DC, Surat SEZ to review progress thereafter.
- iv. DC, Surat SEZ, upon review, reported that the unit failed to achieve any committed milestones, carried out only one export from old stock, and undertook no manufacturing, procurement, or employment generation; accordingly, non-renewal of LOA was recommended.
- v. BoA, in its 133rd meeting dated 15.10.2025, concurred with the DC's recommendation and directed action under Section 16(3) of the SEZ Act, 2005.
- vi. The unit submitted a representation before BoA alleging inadequate hearing opportunity and wrongful assessment by DC, and has requested reconsideration of cancellation of LOA.

The Board in its 139<sup>th</sup> meeting held on 11<sup>th</sup> may 2026, heard the representative of **M/s C Tech Corporation** virtually and brief submission made by him are as follows:

- i. The unit has been operating as a MSME in Surat SEZ for over 20 years and has regularly contributed to exports. In January 2024, it applied for renewal of its LOA; however, instead of renewal, a show cause notice was issued.
- ii. The Board of Approval (BoA) granted extension of LOA up to 04.05.2025 for revival of exports. During this period, the unit carried out one export shipment and submitted further confirmed export orders.
- iii. The DC did not process the renewal, obstructed export activities, and recommended cancellation of LOA. It was also stated that no proper opportunity of hearing was provided during the 132<sup>nd</sup> and 133<sup>rd</sup> BoA proceedings.
- iv. It has raised objections that the DC's action is contrary to BoA directions, SEZ Rules were wrongly applied, and penalties imposed are arbitrary. It has also alleged bias in assessment and stated that the unit was wrongly termed as non-serious.
- v. The representative highlighted that seriousness may be gauged from the fact the unit is involved in production of high quality special chemical and for which it has obtained a specific kind of EU regulatory clearance.
- vi. The unit has further submitted that cancellation of LOA may lead to closure, financial loss, and adverse impact on exports, employment, and MSME sector.
- vii. The unit has requested the BoA to review the actions of the DC, reconsider cancellation of LOA, and issue appropriate directions for facilitation of exports as per SEZ Act and Rules.

After hearing the above submission, the Board, enquired about the unit's status in Surat SEZ whether there is shortage of space in the SEZ. The Board directed the DC to provide details of all SEZ Units, acquired space of unit, vacant space in the SEZ etc. In respect of the M/s C Tech, the Board directed the DC to furnish operational details of activities of the unit, whether it has a unit in DTA outside SEZ, if so, the details of operations of DTA unit. The details should be exhaustive so as to enable the Board to take a holistic view in the matter.

Accordingly, the Board, after deliberation, **deferred** the proposal and decided to take decision after getting the detailed status of the unit at Surat SEZ.

**Agenda Item No.139.10:**

**Appeal [1 case: 139.10(i)]**

**139.10(i) Appeal filed by M/s. Aditya Exports against Order-in-Original No. KASEZ/07/2025-26 dated October 28, 2025 passed by the Development Commissioner, KASEZ.**

The appeal was filed under section 16 of the SEZ Act, 2005 and Rule 55 of SEZ Rules, 2006, by M/s Aditya Exports, a unit at KASEZ. The unit had been granted letter of approval dated 03.03.2003, as amended from time to time for undertaking operations of manufacturing, trading and warehousing service activity.

The appeal was filed against the KASEZ's Order-in-Original No. KASEZ/07/2025-26 dated 28<sup>th</sup> October, 2025 cancelling the letter of approval dated 3rd March 2003.

The LoA was cancelled based on the investigation by the DRI, Ludhiana, wherein, it was found that M/s Aditya Exports allegedly misdeclared imported black pepper as Afghan origin to wrongly avail customs duty exemption and imported the goods at Rs. 290 per kg against the permitted CIF value of Rs. 500 per kg, in violation of the LOA conditions and the provisions of the SEZ Act, 2005. Accordingly, a Show Cause Notice dated 22.05.2023 was issued proposing cancellation of the LOA and imposition of penalties on the unit, its partners, and Shri Pankaj Thakker, CHA.

Being aggrieved with the said order-in-original, the unit holder has preferred the appeal under section 16 of the Act, read with Rule 55 of the rules.

**Submissions by the Appellant**

The Board in its 139<sup>th</sup> meeting held on 11<sup>th</sup> may 2026, heard the appellant virtually and brief submission made by the appellant are as follows:

- i. The relied-upon DRI documents were not supplied to the appellant, violating principles of natural justice.
- ii. The impugned order is not sustainable in law as most of the findings are mere reproduction of the allegations made in the Show Cause Notice without any independent discussion, examination of evidence, or proper reasoning by the Adjudicating Authority.
- iii. The finding that Shri Pankaj Thakkar was the "mastermind" is unsupported by admissible evidence. His role was limited to day-to-day operational assistance in his capacity as a Customs Broker, and such entrustment of responsibilities is a normal practice in SEZ/FTWZ units and does not by itself establish any conspiracy or offence.
- iv. The allegations regarding misdeclaration of specifications, valuation, and country of origin are unsupported by evidence against the appellant. The appellant had

submitted documents received from overseas suppliers, and there is no allegation that any document was fabricated or tampered with by the appellant. Further, the import documents and Certificates of Origin were verified and accepted by the Customs authorities at the time of assessment.

- v. The issue regarding shipping agents is based on a misunderstanding of standard trade practices.
- vi. The LOA condition regarding minimum import price is not applicable to SEZ units.
- vii. The conclusion that the appellant conspired to evade customs duty and defraud the exchequer is baseless and not supported by any direct evidence attributable to the appellant.
- viii. In view of the above submission, appellant prayed to set aside the impugned order as being contrary to law, violative of principles of natural justice.

### **Submissions by DC, KASEZ**

The DC, KASEZ made the following arguments against the contention of the appellant:

- i. DC, KASEZ informed that the impugned Order-in-Original dated 28.10.2025 was passed after detailed examination of facts, evidence, and statements recorded during investigation. It is contended that the order contains proper reasoning and therefore the allegation of non-application of mind is incorrect.
- ii. It has been submitted that there was no violation of principles of natural justice, as the findings of DRI investigation were incorporated in the Show Cause Notice dated 22.05.2023 and the appellant was given full opportunity to reply and contest the allegations during adjudication.
- iii. The statements recorded under Section 108 of the Customs Act were relied upon to contend that the partners of M/s. Aditya Exports were not actively managing the business and that Shri Pankaj Thakkar was effectively controlling the operations and customs-related activities of the unit.
- iv. The appellant, being an SEZ warehousing unit, was responsible under the SEZ Act and Rules (Rule 27 and 75) to ensure correct declaration of origin, valuation, and nature of imported goods. The forged documents were used to wrongly claim Afghanistan origin and avail SAFTA benefits.
- v. The statements of shipping agents, vessel operators, and findings of Customs authorities were relied upon to allege that the Bills of Lading, Certificates of Origin, and related import documents were fake and were used to facilitate wrongful clearance of goods into DTA.



- vi. It has also been submitted that the appellant violated the conditions of the Letter of Approval dated 09.11.2020 by importing black pepper below the prescribed CIF value, allegedly through misuse of forged origin documents to avail customs duty exemptions.
- vii. On the basis of the above submissions, DC, KASEZ has requested for dismissal of the appeal, contending that the appellant violated the provisions of the SEZ Act, SEZ Rules, and FTDR Act through fraudulent imports and misuse of exemption benefits.

The Board, after deliberation, observed that:

- i. The matter involves serious allegations of:
  - (a) fraudulent availing of SAFTA benefits,
  - (b) forged shipping/origin documents,
  - (c) import of prohibited/restricted goods below MIP threshold,
  - (d) and misuse of SEZ warehousing mechanism for customs duty evasion.
- ii. KASEZ defended the cancellation primarily on grounds of:
  - (a) violation of LoA conditions,
  - (b) contravention of SEZ Rules,
  - (c) fraudulent conduct,
  - (d) and documentary evidence collected by DRI and Customs authorities.

Further, the Board also observed that:

- i. Responsibility for declarations and imported goods rests upon the SEZ unit.
- ii. KASEZ has cancelled the LoA on the basis of the evidence/statements recorded during DRI investigation.
- iii. DRI findings have been communicated through the SCN, and the appellant responded to them, thus giving an opportunity to the Unit.
- iv. The Board, however, felt that in all such cases where the DCs are relying on the enquiries/SCNs of third party agencies, to ensure independent application of mind and requirement of examining the issue from SEZ law angle too, the DCs should also conduct their own unbiased examination of the allegations on the basis of merits of the case and all corroborative evidence/documents on record, rather than completely relying on other agencies' investigation, to ensure principle of natural justice and due diligence.

Accordingly, on the basis of the above discussion, the Board **remanded the matter back to the UAC, KASEZ** for re-examination of the case in the light of all facts and evidence on record.

## Supplementary Agenda

### **Agenda Item No. 139.11:**

#### **Request for extension of LoA of SEZ Unit [ 3 proposal – 139.11(i)-139.11(iii)]**

#### **139.11(i) Request of M/s Biocon Biosphere Limited, a unit in Biocon Limited Special Economic Zone, Bangalore for extension of validity of Letter of Approval for a further period of one year from 12.06.2026 to 11.06.2027.**

DC, CSEZ, informed the Board that the Letter of Approval (LoA) was issued to the unit on 12.06.2020 and is valid up to 11.06.2026, and the unit has applied for extension of the LoA prior to its expiry. DC further informed that an amount of ₹474 crore has been invested so far against the revised proposed investment of ₹700 crore in the development of unit. The delay in commencement of operations has been attributed to technical issues during the qualification stage, which required OEM-led modifications, rework, and confirmatory trials, thereby deferring the overall qualification timeline.

Accordingly, 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 11.06.2027.

#### **139.11(ii) Request of M/s. ASA Agrotech Private Limited located at JNPA-SEZ for extension of LOA beyond 21.04.2026 for 5<sup>th</sup> Extension upto 21.04.2027.**

DC SEEPZ-SEZ informed the Board that LoA of unit was valid till 21.04.2026 and it has not yet started operations, however, the unit has accelerated various project implementation activities and invested ₹92.22 lacs since last extension and requested for further extension of LoA. The Developer, Jawaharlal Nehru Port Authority (JNPA), has issued No Objection Certificates (NOCs) to the proposal.

In this regard, the Board observed that the latest extension of validity of LoA was granted in 137<sup>th</sup> BoA held on 27.02.2026 up to 21.04.2026, wherein Board directed DC, SEEPZ to ensure tangible development/ progress during the period of extension, for any further consideration of extension of LoA by BoA. Now, Unit has shown intension for commencement of operation in extended period of LoA.

Accordingly, 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 21.04.2027.



**139.11(iii) Request of M/s Cipla Ltd. in Indore SEZ for extension of Letter of Approval (LoA) beyond 14.03.2026 for a further period of one year up to 14.03.2027.**

DC, Indore-SEZ informed the Board that the unit was issued LoA on 15.03.2023 and it was valid till 14.03.2026, further, the Unit has applied for extension of LoA prior to its expiry on 13.01.2026. DC, further specifies that the requisite two-third of activities as per the provisions of Rule 19(4) of SEZ Rules, 2006 are not completed, hence, BoA requires to approve the extension.

DC further informed that Unit has invested Rs. 465.61 Cr so far against the proposed investment of 782.19 cr, and it expected to commence production tentatively by the last quarter of 2027. The delay in commencement of operations was due to additional time required for statutory and administrative processes, including approvals, plot merger, lease amendments, and vendor finalisation. The use of custom-built equipment with long lead times (35-39 months) contributed to delays.

Accordingly, 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 14.03.2027.

**Agenda Item No. 139.12:**

**Request for Co-Developer status [1 proposal –139.12(i)]**

**139.12(i) Request of M/s. Phoenix Urban Developers Pvt. Ltd, for Co-developer status in M/s. Phoenix Infocity Pvt. Ltd for IT/ITES SEZ Gachibowli Village, Serilingampally Hyderabad, Telangana – reg**

The Board, after deliberations, **approved** the proposal of M/s. Phoenix Urban Developers Pvt. Ltd, for Co-developer status in M/s. Phoenix Infocity Pvt. Ltd, an IT/ITES SEZ at Gachibowli Village, Serilingampally Hyderabad, Telangana for Development and maintenance of proposed IT Building within permissible FSI in the vacant land leased out by the Developer and operate and maintain the same, in accordance with the Co-developer Agreement dated 19.01.2026, entered into with the Developer (M/s. Phoenix Infocity Pvt. Ltd) 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 DeC's Instruction No. 98 dated 29<sup>th</sup> August, 2019.

**Agenda Item No. 139.13:**

**Request for conversion of Processing Area into Non-Processing Area under Rule 11(B) [ 3 proposal – 139.13(iii)]**

**139.13(i) Request of M/s DLF Info City Chennai Limited, SEZ Developer, for demarcation of Processing Built-up area (8,460.47 Sq. mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules.**

DC, MEPZ 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: -

<b>Block/Tower</b>	<b>Floor No.</b>	<b>Built Up Area (sq. mtrs.)</b>
Block 5	Ground Floor	3519.53
Block 9B	3 <sup>rd</sup> Floor	4940.94
<b>TOTAL</b>		<b>8,460.47</b>

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.

**139.13(ii) Request of M/s. ESNP Property Builders and Developers Private Limited, Co-Developer of IT ITES SEZ developed by M/s. SNP Infrastructure LLP at Zamin Pallavaram village, Chengalpattu, Kancheepuram Dist, Tamil Nadu for demarcation of a portion of SEZ Processing Built-up area (52,792 sq. mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, amended in 2023.**

DC, MEPZ 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: -

<b>Building / Block wise</b>	<b>Floor No.</b>	<b>Area in Sq. Mtr</b>
Block 1	Ground Floor	4,965
	1st Floor	4,451
	2nd Floor	5,422
	3rd Floor	5,422
	4th Floor	5,422
	5th Floor	5,422
	6th Floor	5,422
	7th Floor	5,422
	8th Floor	5,422
	9th Floor	5,422
<b>Total</b>		<b>52,792</b>

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.

**139.13(iii) Request of M/s. Candor Kolkata One Hi-Tech Structures Private Limited, Co-Developer of the Gurgaon Infospace Limited IT/ITES SEZ at Village Dundahera, Sector- 21, Gurugram (Haryana) for demarcation of built-up Processing Area admeasuring 11582.42 Sqmt. and Basement / Parking area of 10501.55 Sqmt. into Non-Processing Area under Rule 11B of SEZ Rules, 2006 read with Instruction No. 115 dated 09.04.2024.**

DC, NSEZ 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: -

<b>Tower No.</b>	<b>Floor</b>	<b>Total built-up area (in Sqmt.)</b>
6A	Second	2,344.65
6A	Third	2,344.65
6A	Ninth	2,344.65
6B	Seventh	2203.82
6B	Ninth	2344.65
<b>Total:</b>		<b>11,582.42</b>

**Basement / Parking area for common usage:**

Basement / Parking for Tower 6A & 6B:-

<b>Basement</b>	<b>Area in Sqmt.</b>
1 <sup>st</sup> Basement	7374.91
2 <sup>nd</sup> Basement	3126.64
<b>Total:</b>	<b>10501.55</b>

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. 139.14:**

**Miscellaneous [6 proposals – 139.14(i) – 139.14(vi)]**

**139.14(i) Proposal of M/s GGG Builders LLP, Co-Developer of SEZ M/s. Artha Infratech Pvt. Ltd. IT/ITES Plot No. 21. Sector-Techzone IV, Greater Noida (Uttar Pradesh) for surrender of partial area allotted to Co-Developer - Reg.**

DC, NSEZ informed the Board that M/s GGG Builders LLP was issued Letter of Approval for Co-Developer on 31.03.2021 for undertaking the authorized operations of conversion of bare shell buildings into warm shell buildings of two floors (5th & 6th floor) of Tower No.1 of approx. super area 64820 Sqft. in the Processing area of SEZ and it has now proposed to surrender 30707 Sqft. (entire 6th floor) of Tower No.1 to the Developer viz. M/s. Artha Infratech Pvt. Ltd in connection with the business requirement. For this proposal, Developer has given its 'No Objection' and the Specified Officer has certified that as per the available records, no dues towards Customs duty are pending against the Co-Developer.

Accordingly, the Board, after deliberations, **approved** the proposal of M/s GGG Builders LLP., Co-Developer for partial surrender of area of 30707 Sqft. (entire 6th floor) of Tower No.1 of its vacant land space in the SEZ to the Developer (M/s. Artha Infratech Pvt. Ltd.) of an IT/ITES SEZ at Plot No. 21. Sector-Techzone IV, Greater Noida (Uttar Pradesh).

**139.14(ii) Request of M/s Gujarat State Petronet Limited, Co-Developer for inclusion of Plot No. Z/87, Dahej SEZ - reg.**

DC, Dahej SEZ, explained the proposal to the Board and informed that M/s Gujarat State Petronet Limited (GSPL) has sought approval for inclusion of Plot No. Z/87, Dahej SEZ for establishing GSPL's Sectionalizing Valve station for the safe operation in Dahej SEZ-I for Dahej - Bhadbhut Pipeline Project. It was further informed that the Agreement between the Developer and Co-developer was executed on 27.07.2009. However, the agreement for the additional area at Plot No. Z-87, Dahej SEZ Part-1 has not yet been executed. It was also informed the requisite agreement will be executed upon receipt of the LoA for additional area from and payment as per DSL policy.

Accordingly, the Board, after deliberations, granted **in-principle approval** to the proposal of M/s Gujarat State Petronet Limited, Co-Developer, for inclusion of Plot No. Z/87, Dahej SEZ and directed the DC, DAhej SEZ that the requisite agreement be provided. After receipt of the agreement between Developer and Co-developer, Department of Commerce, shall process the matter on file for final approval for inclusion of Plot No. Z/87, Dahej SEZ.

**139.14(iii) Proposal of M/s Hanung Toys & Textiles Limited Plot No. 108, 109, 110, 111 & 125, NSEZ for Revival / Renewal and modification of LOA pursuant to NCLT Order dated 28/02/2024**

DC, NSEZ informed the Board that M/s. Hanung Toys & Textiles Limited was granted LOA No.08/08/90-NEPZ Dated 10.05.1990, as amended time-to-time, for manufacturing & export of "1) Toys of all kinds including Stuffed Toys, Bags, Powder, Puffs, Textile Fabric Sleeper, Furnishings & Made Ups, Rugs and Sleeping Bags; 2) Steel Frame Chair; 3) Trading Activities; 4) Apron, Pot Holder and Woven Mit". Unit commenced the production on 15/01/1991. The LOA was valid upto 31/03/2021 and as per the available records at NSEZ, the unit is not doing any export activities since 2016. Unit was allotted Plot No. 108, 109, 110, 111 & 125, NSEZ.

M/s. Hanung Toys & Textiles Ltd. was undergoing Corporate Insolvency Resolution Process (CIRP) under the Insolvency & Bankruptcy Code, 2016 (IBC). The Hon'ble NCLT, New Delhi Bench, vide its order dated 28.02.2024, approved the Resolution Plan submitted by M/s Cyfuture India Pvt. Ltd.

The unit had requested permission to remove legacy scrap and waste material lying at the premises, including iron scrap, cloth remnants, stuffed toys and other unusable raw material, before commencement of fresh operations, with an undertaking to comply with SEZ rules and coordinate with NSEZ authorities. As per the Resolution Plan up to March 2025, against admitted dues of ₹37,06,226/-, an amount of ₹13,922/- was disbursed and ₹42,11,945/- was deposited towards CIRP dues and advance lease rent. Subsequently, NSEZ accepted ₹42,11,945/- as full and final settlement up to March 2025 subject to withdrawal of IA, out of which ₹33,31,945/- has been paid and ₹8,80,000/- remains pending. The unit, earlier sick and under CBI investigation, has applied for renewal of LOA and modification of operations to include IT services, and has submitted a revival proposal for setting up an AI-enabled IT and data centre hub with proposed investment of about ₹2800 lakh and employment generation for around 500 persons.

The matter was placed in 134<sup>th</sup> meeting of BoA for SEZs held on 20.11.2025 & 26.11.2025, the decision of BoA is as under:

*"The Board, took note of comments of DGEP and after due deliberations, deferred the proposal for the next meeting of BoA. The Board further directed the concerned DC to examine the tenability of the proposal since there is an ongoing CBI Investigation and requirement of clearance from CBI. The Board also instructed that flow of payment made in this transaction needs to be ascertained"*

*In response to the Board's query in the 134th meeting, the erstwhile RP, Shri Ashok Kumar Gupta, informed that the full amount of ₹78.15 crore had been paid and distributed as per the payout approved under the Resolution Plan, except ₹55 lakh pertaining to EPF dues, which could not be disbursed due to technical issues. In this regard, the Successful Resolution Applicant (SRA) has filed an application seeking directions and has provided 100% Bank Financial Guarantee for the amount.*

Superintendent of Police, CBI AC-III, New Delhi vide his letter dated 02.03.2026 has informed NSEZ that the case registered against M/s Hanung Toys & Textiles Ltd and others in connection with alleged bank fraud of ₹2040.63 crore is under investigation. It was clarified that the NCLT order dated 28.02.2024 regarding revival of LOA and change in promoters/activities has no bearing on the ongoing investigation, and any criminal liability, if established, will be subject to the outcome of investigation and legal proceedings. CBI also advised that all records and documents be preserved and made available as required, and clarified that change in management does not automatically extinguish criminal liability of persons involved.

DC, NSEZ informed that the proposal has been examined as per the directions of the BOA. It was observed that payments under the approved Resolution Plan have largely been made by the SRA. Further, CBI has not raised any specific objection to consideration of the proposal for revival/renewal and modification of LOA, while clarifying that investigation against the erstwhile management shall continue independently and relevant records are to be preserved for investigation purposes. Further, DC recommended the proposal for revival/renewal and modification of LOA of the unit in consonance with the NCLT Order and observations of CBI. DC also specified that the provisions of the IBC override the SEZ Act and Rules, and accordingly the NCLT-approved settlement amount may be considered.

In this regard, DGEP observed following and requested the Board to take account of it before taking any decision,

- i. CBI had intimated that investigation against the erstwhile management of M/s Hanung Toys & Textiles Limited would continue independently.
- ii. Some Directors of the erstwhile management are presently serving as Directors in the Successful Resolution Applicant, M/s Cyfuture India Private Limited, and therefore appear to be among the persons under CBI investigation.
- iii. Further, DGEP noted that under Rule 17 of the SEZ Rules, 2006, applications for establishment of a unit are required to be filed in Form-F, wherein Column XII(ii) seeks disclosure regarding whether the applicant or its Directors/partners are

being proceeded against or debarred under various laws. However, for renewal of LOA under Rule 19(6)(a), applications are filed in Form F-1, which does not prescribe furnishing of such information.

In view of the above, after detailed deliberations, the Board observed that the views of DGEP that some Directors appear to be common in both the companies and that CBI investigation against the erstwhile management is ongoing, have substance.

The Board observed that the proposal of M/s Hanung Toys & Textiles Ltd. for revival/renewal of LOA and amendment in authorised operations may not be considered at this stage, on account of pendency of serious CBI investigation, substantial losses suffered by Public financial institutions and need for exercise of heightened scrutiny in view of the facts. Accordingly, the Board **rejected** the proposal of M/s Hanung Toys & Textiles Limited for Revival / Renewal and modification of LOA.

The Board further directed the Department of Commerce to examine revision of the format of the form for revival/renewal of units by incorporating provisions relating to background verification, similar to those applicable for approval of new units.

**139.14(iv) Request of M/s Torrent Power Limited, Co-Developer of Dahej SEZ for ROU permission for laying of 18" Dia Natural Gas pipeline within Dahej SEZ - reg.**

DC, Dahej SEZ, informed the Board that M/s Torrent Power Limited, Co-Developer of Dahej SEZ, intends to lay an 18" dia. dedicated Natural Gas pipeline which is passing through Dahej SEZ area. The proposed gas pipeline will be laid underground at a minimum depth of 1.2 m below ground level and will be laid by HDD/open cut method as per site condition or as per directives. Further, DC informed that Co-developer has confirmed that their project adheres to all environmental regulation and necessary safety standards with adequate signage, barricading during the excavation period as prescribed by the relevant authorities.

Accordingly, the Board, after deliberations, **granted** the permission to M/s Torrent Power Limited, Co-Developer of Dahej SEZ for right-of-use (ROU) permission for laying of 18" Dia Natural Gas pipeline within Dahej SEZ subject to condition that there would be no hindrance in operation of other SEZ entities and Co-developer will follow all standard terms and condition stipulated in SEZ Act/Rules.

**139.14(v) 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**

DC, Indore SEZ informed the Board that M/s. M.P. Industrial Development Corporation (MPIDC) Ltd., Indore, Developer of Multi-product Indore SEZ has requested 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 within the SEZ as well at its own land adjacent to the SEZ. The levelled land will be used for allotment to entrepreneurs for setting up of various industries. The present gate which is being used is at the South side.

In this regard, DC apprised that the proposal of the Developer was considered by the BoA in its 136th Meeting held on 30.01.2026, wherein the proposal for creation of a temporary gate in SEZ Phase II was deferred in view of the observations made by DGEP. The BoA directed the Developer to re-submit the proposal along with clear recommendations regarding measures for safety and security, safeguards against misuse of the proposed gate by any unit, duration of CCTV recording to be maintained during the proposed 8-month period, measures to ensure that throughput of other units continues only through the main gate and not through the proposed temporary gate, and recommendations of the Customs authority.

Now, DC informed that the Developer has assured that adequate safeguards shall be undertaken for safety and security of the Zone and compliance with all prescribed conditions. These include deployment of dedicated supervisory and technical staff such as Executive Engineer, Assistant Engineer, and Junior Engineer to prevent unauthorized use of the temporary gate and to ensure that only excavated material is transported through the gate; deployment of additional security personnel on a 24x7 three-shift basis; provision of CCTV access to the Specified Officer with recordings maintained for a period of 90 days; strict access control through mandatory entry and exit logging in a dedicated gate register; installation of barricading and temporary fencing to segregate nearby operational units from the construction and levelling area; restriction of gate usage only to authorized vehicles engaged in levelling work; and regular day and night security patrolling. The Developer vide letter dated 02.04.2026 has agreed to abide by additional conditions including barricading and temporary fencing of the area in order to segregate the SEZ units from cutting and levelling area, retention of CCTV recordings for a period of 90 days along with deployment of a dedicated supervisor for the proposed activity. The Developer has assured that the SEZ units will continue to use the present permanent gate for their transactions and will not be allowed to use the temporary gate at any condition.

According, the Board being satisfied with the proposed clarification of Developer and promised safeguard measures **approved** the proposal of the Developer for creation of a temporary gate in the boundary wall for a period of 8 months subject to the condition that that developer will abide by additional conditions including barricading and temporary fencing of the area in order to segregate the SEZ units from cutting and levelling area, retention of CCTV recordings for a period of 90 days along with deployment of a dedicated supervisor for the proposed activity. Further, DC was a.

Is directed for proper monitoring of the Temporary Gate and ensure that all conditions are adhered to.

**139.14(vi) Proposal of M/s. HCL Technologies Limited, Developer for approval of 'Restricted' item to carry on authorized operations in the IT/ITES SEZ at Plot No. 3A, 3B & 2C, Sector-126, Noida (Uttar Pradesh)**

DC, NSEZ, has apprised the Board that M/s. HCL Technologies Limited, has requested for duty free procurement of various types of '**Restricted**' 'Refrigerant Gases' from DTA to carry on authorized operation in the IT/ITES SEZ of filing the heating, ventilation and air conditioning etc.

Accordingly, the Board, after deliberations, **approved** the proposal of M/s. HCL Technologies Limited, Developer for approval of duty free procurement of following types of 'Restricted' item to carry on authorized operations in the IT/ITES SEZ at Plot No. 3A, 3B & 2C, Sector-126, Noida (Uttar Pradesh):

S. No.	Authorized Operation / item description	Sl. No. at default list of Autho. Opr. as per Inst. No. 50	Estimated Cost (Rs. in lakhs)



	Air Conditioning of processing area.	21	227.58
	i. R32 Refrigerant Gases (HSN 29034200)- 600 Kgs.		
	ii. R404 Refrigerant Gases (HSN 38276100)- 600 Kgs.		
	iii. R22 Refrigerant Gases (HSN 29037100)- 600 Kgs.		
	iv. R410/R410A Refrigerant Gases (HSN 38276300)- 10300 Kgs.		
	v. R407C Refrigerant Gases (HSN 38276400)- 10000 Kgs.		
	vi. R134A Refrigerant Gases (HSN 29034500)- 2500 Kgs.		

**Agenda Item No. 139.15:**

**Request for full/partial de-notification/ increase area of SEZ [2 proposals 139.15(i) – 139.15(ii)]**

**139.15(i) Request of M/s. Phoenix Tech Zone Private Limited, Developer for Full de-notification of 2.614 Ha. of IT/ITES SEZ at Survey No. 118/P, 120/P, 121/P, 122/P & 138 (P) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana**

DC, VSEZ informed the Board that the M/s. Phoenix Tech Zone Private Limited has requested for full de-notification of the entire SEZ due to reduced demand for IT/ITES SEZ space arising from expiry of income tax benefits, extended Work from Home provisions, and recessionary trends impacting global IT spending, resulting in no client occupancy despite near-complete construction.

Further, the DC confirms that there are no units in the SEZ and the developer had refunded availed tax/duty benefits under the SEZ Act/Rules i.e. an amount of Rs. 123,96,91,929/. It was also informed that State Government has issued its No Objection Certificate for the said proposal. Further, it has also been informed that both the existing co-developers have provided its no-objection for the said proposal.

The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006 **approved** the full de-notification of 2.614 Ha of M/s. Phoenix Tech Zone Private

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Limited, an IT/ITES SEZ at Survey No. 118/P, 120/P, 121/P, 122/P & 138 (P) situated at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

**139.15(ii) Proposal of M/s. Lanco Hills Technology Park Private Limited, Developer of IT/ITES SEZ at Manikonda Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana and bifurcation of for sub-division of existing SEZ into 2 SEZs and subsequent partial de-notification of SEZ of 8.98 Ha out of 12.43 Ha**

DC, VSEZ informed the Board that M/s. Lanco Hills Technology Park Private Limited, Developer of IT/ITES SEZ has proposed the partial denotification of SEZ are of 8.98 Ha out of 12.43 Ha and bifurcation of SEZ due to shift in market demand, flexibility in land use. Further, DC apprised that there are no units in the SEZ and the developer had refunded availed tax/duty benefits under the SEZ Act/Rules and the State Government issued No Objection Certificate for the said proposal.

In this regard, DC apprised that the notified SEZ has two portions of land and buildings constructed thereon, which are located on both sides of road and in order to establish contiguity from SEZ point of view, a skybridge was constructed connecting both sides of the road i.e., Building IT-06 and remaining buildings i.e., PEB-01, PEB-03 and P2. The IT-06 Building is separated by a public road, disrupting contiguity. Though a connecting bridge was constructed to establish contiguity, however after denotification of vacant land such connecting bridge will be landing into de-notified portion of land. Therefore, creating an independent SEZ is a more viable, cost-effective, and compliant alternative.

VSEZ conducted a physical inspection on 22.12.2025 for sub-division of SEZ into Two Parts, (Lanco Hills SEZ-A with land area 0.66 Ha and Built up area 57016.41 Sq.Mtrs and Lanco Hills SEZ-B with land area 11.77 Ha and Built up area 124302.55 Sq.Mtr) and for partial de-notification of of an area of 8.98 Ha of the SEZ. The balance area after proposed sub-division into two SEZs and proposed partial de-notification of Lanco Hills SEZ-B, Lanco Hills SEZ- A is 0.66 Ha and Lanco Hills SEZ - B is 2.79 Ha. It was further confirmed that the Two SEZs will be contiguous and meet the minimum built up area requirement as per Rule 5(2)(b).

In the proposal it has also been requested to continue the Co-Developers status for M/s. Japson Estates Pvt. Ltd for developing infrastructure like flooring, interiors, fit-outs and other facilities related to IT industry in part of the building over an area of 0.66 Ha in the proposed SEZ-A. Co-Developer status of M/s. Divyasree Tech Park Contractors Pvt. Ltd be also continued for providing infrastructure facilities and other operations including IT/ITES buildings in an area of 2.79 Ha in the proposed SEZ-B.



The Board observed the business requirement for partial de-notification and reasonability for bifurcation of SEZ for maintaining contiguity after the removal of connected land area which is currently connected through overbridge. The Board also noted that after bifurcation, both SEZs would satisfy the minimum area requirement for an IT/ITES SEZ and possess more than 50000 sqm built-up space. Accordingly, the Board **approved** the bifurcation of SEZ developed by M/s. Lanco Hills Technology Park Private Limited into 2 SEZs as proposed, and **deferred** the proposal of partial de-notification of SEZ area. The board directed the DC, VSEZ to submit the proposal of partial de-notification once the procedure for bifurcation is complete to maintain the contiguity and administrative clarity.

**Agenda Item No. 139.16:**

**Request for setting up of new SEZ [1 proposal – 139.16(i)]**

**139.16(i) Proposal of M/s. Cognizant Technology Solutions India Private Limited for setting up of an SEZ for IT/ITES in an area of 8.9799 Ha (22.19 Acres) in Sy. Nos. 394/1, 394/2P, 395/1P, 395/2P, 396/P and 397/P at Madhurawada, Visakhapatnam, Andhra Pradesh.**

DC, VSEZ informed the Board that the M/s. Cognizant Technology Solutions India Private Limited proposes to invest ₹1582.98 cr with estimated export of ₹2620.05 cr and employment generation of approx. 17302 persons over a period of 5 years. DC further informed that the lands proposed for setting up of SEZ is owned by APIIC Limited, an area of 8.9799 Ha has been allotted to M/s. Cognizant Technology Solutions India Private Limited on sale basis (of ₹1 only) for setting up of the SEZ for IT/IT Enabled Services. The identified area is vacant without any public thoroughfare and without any structures and it is fulfilling the contiguity condition of Rule-5 and Rule-7 of SEZ Rule 2006.

The Board, after deliberations, **granted Formal Approval** to the proposal of M/s. Cognizant Technology Solutions India Private Limited for setting up IT/ITES SEZ at Sy. Nos. 394/1, 394/2P, 395/1P, 395/2P, 396/P and 397/P at Madhurawada, Visakhapatnam, Andhra Pradesh over an area of 8.9799 Ha.

**Supplementary Agenda-II**

**Agenda Item No. 139.17:**

**Request for setting up of new SEZ [ 2 proposal – 139.17(i)-139.17(ii)]**

**139.17(i) Proposal of M/s. Heterogeneous Integration Packaging Solutions Private Limited for setting up of a sector specific Semiconductor SEZ in an area of 10.117 Ha at Village: Goudakasipur, Dist: Khordha, Tahasil: Jatni, Sate: Odisha.**

DC, FSEZ informed that the Board that M/s. Heterogeneous Integration Packaging Solutions Private Limited proposes to invest up to Rs. 297.39 Cr for manufacturing of semiconductors with an expected FDI of 16.38 million USD from 3D Glass Solutions Inc., USA and expected to export approx. 2158.15 cr and generate employment of approx. 250 over a period of 5 years. DC, FSEZ further informed that the Developer is in possession of 10.117 Ha of vacant land and State Govt. has given its recommendation to the proposal. Further DC also confirmed that the identified area is vacant without any public thoroughfare and contiguous in nature and it satisfies all the condition required under SEZ Act/rules.

The Board, after deliberations, **granted Formal Approval** to the proposal of M/s. Heterogeneous Integration Packaging Solutions Private Limited for setting up of an SEZ for Manufacturing of Semiconductors at Goudakasipur Village, Jatni Tahasil, Khordha, Odisha over an area of 10.117 Ha.

**139.17(ii) Proposal of M/s. Arham SEZ (I) Private Limited for setting up of Multi Product SEZ in an area of 94.1917 Ha at Village wadala, Taluka Mundra, District Kutch, Gujarat.**

DC, KASEZ informed that M/s. Arham SEZ (I) Private Limited has sought in -principle approval for setting up of Multi Sector SEZ at Village Vadala, Taluka Mundra, District Kutch, Gujarat over an area of 94.1917 Ha and it has proposed to invest 230 cr and expected to export approx. 10000 cr and generate employment of approx. 8000 indirect/direct persons over a period of 5 years. Further, the State Govt has recommended the proposal.

The Board, after deliberations, **granted “In-principle” Approval** to the proposal of M/s. Arham SEZ (I) Private Limited for setting up of Multi Sector SEZ at Village wadala, Taluka Mundra, District Kutch, Gujarat over an area of 94.1917 Ha.

**Agenda Item No. 139.18:**

**Request for extension of LoA of SEZ Unit [ 1 proposal – 139.18(i)]**



**139.18(i) Request of M/s. I Solution Microsystems Private Limited in the Mahindra World City (Jaipur) Ltd. Multi-Product SEZ at Jaipur (Rajasthan) for extension of LOA beyond 08.12.2025.**

DC, NSEZ informed the Board that unit was issued LoA on 09.12.2022 and it was valid till 08.12.2025, however it is yet commence operation and there is no construction at present on the premises of the unit. It was further informed that the delay in operationalization occurred due to financial constraints and reduced order flow from overseas buyers during the relevant period. DC also informed that Unit has undertaken to complete the construction by October' 2026 and commence the operations by November' 2026.

In this regard, DGEP observed that the validity of LoA for unit has expired on 08.12.2025 and tenability of proposal for extension in view of Rule 19(5) of SEZ Rules 2006, needs to be discussed. On this, DC, NSEZ informed that the Unit had submitted its initial request for further extension of LoA prior to the expiry of LoA and due to subsequent examination and response of unit, it got delayed.

Accordingly, 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 08.12.2026.

**Agenda Item No. 139.19:**

**Request for Cancellation of Co-Developer status [1 proposal-139.19(i)]**

**139.19(i) Request for cancellation of Co-Developer status M/s. XT Global Infotech Limited, Co-Developer in M/s. APIIC Limited at Hill No. 3, Madhurawada, Visakhapatnam.**

DC, VSEZ informed the Board that M/s. XT Global Infotech Limited was issued Letter of Approval as a Co-Developer for undertaking the Building Operations & Maintenance (O&M) Services at SEZ developed by M/s. APIIC Limited at Hill No. 3, Madhurawada, Visakhapatnam. M/s. XT Global Infotech Limited, unit has already exited from the SEZ due to the partial denotification of an area of 11.59 Ha and addition of an area of 0.31 Ha at the SEZ. Now, it has requested for cancellation of Co-Developer status as Developer is in process of re-structuring the management of its SEZ and henceforth developer itself will take care of the Building Operation & Maintenance (O&M) Services. Further, DC was also informed that Developer i.e. M/s. APIIC Limited has provided its "No Objection Certificate" for cancellation of Co-Developer status and Specified officer has also issued NoDues Certificate for the proposal

Accordingly, the Board, after deliberations, **approved** the proposal for cancellation of Co-Developer status of M/s. XT Global Infotech Limited in the SEZ developed by M/s. APIIC Limited at Hill No. 3, Madhurawada, Visakhapatnam.

**Agenda Item No.139.20:**

**Appeal [1 case: 139.20(i)]**

**139.20(i) Appeal of M/s Odin Digital Solutions LLP under Rule 55 of the SEZ Rules, 2006 read with Section 15 of SEZ Act, 2005 against rejection of proposal for setting up a unit in Noida Special Economic Zone (NSEZ) .**

The appeal was filed under section 15(4) of the SEZ Act, 2005 and Rule 55 of SEZ Rules, 2006, by M/s Odin Digital Solutions LLP, a firm incorporated under The Limited Liability Partnership Act, 2008, whose application for setting up an SEZ unit under the jurisdiction of DC, Noida SEZ, has been rejected.

The appeal was filed against the NSEZ's Order of rejection dated 06.04.2026 communicating the decision taken during the UAC, NSEZ meeting held on 24.03.2026 rejecting the request of appellant for setting up of new unit.

The Approval Committee considered the proposal for setting up the unit and noted that during physical verification the registered office was found to be a residential apartment with no visible business activity. The Committee also observed that the proposed items were sensitive in nature and that the applicant appeared non-operational and loss-making since FY 2021-22, without adequate infrastructure or relevant experience. Accordingly, under Section 15 of the SEZ Act, 2005 read with Rule 18 of the SEZ Rules, 2006, the proposal for setting up the unit in NSEZ was rejected. Being aggrieved with the decision of UAC, Appellant has filed an appeal against the UAC order before the Board of Approval in Form J dated 28.04.2026.

**Submissions by the appellant**

The Board in its 139<sup>th</sup> meeting held on 11<sup>th</sup> may 2026, heard the appellant virtually and brief submission made by the appellant are as follows:

- i. The registered office at Mehrauli, New Delhi is maintained only for statutory and compliance purposes, while all proposed operations are intended to be carried out exclusively from the SEZ premises after approval.
- ii. The SEZ Act and Rules do not require an applicant to be operational, profitable, or to maintain infrastructure at the application stage; the relevant considerations are export potential, positive NFE, and compliance capability.

- iii. The LLP's temporary non-operational status and financial losses were primarily due to the unprecedented impact of the COVID-19 pandemic and the extended stabilisation phase after the current partners took over the business in 2023.
- iv. A detailed business plan, projected financials, and export-oriented roadmap were already submitted, demonstrating preparedness and future operational capability.
- v. Any procedural shortcomings, such as non-display of signboard or verification-related issues, were curable in nature and should not have resulted in outright rejection of the proposal.
- vi. Appellant has prayed to set aside the rejection order and approve the proposal of M/s Odin Digital Solutions LLP for setting up a unit in NSEZ. Further, Appellant has requested for sympathetic consideration of appeal in the interest of justice and the objectives of the SEZ policy.

### **Submissions by DC, NSEZ**

The DC, NSEZ made the following arguments against the contention of the appellant:

- i. The Approval Committee, took note of the physical verification of the registered office, which indicated that the premises was a residential apartment with no signboard or apparent business activity at the time of visit.
- ii. The Committee further observed that the proposed items were sensitive in nature and that, based on the submitted balance sheet, the applicant appeared to be nonoperational and incurring losses since FY 202122, with no established infrastructure or demonstrated experience for undertaking the proposed activities.
- iii. The decision of UAC NSEZ vide its meeting held on 24.03.2026 may be upheld.

The Board, after deliberation, observed that procedural shortcomings, such as non-display of signboard or verification-related issues, are curable in nature and should not have resulted in outright rejection of the proposal rather appellant should be directed to rectify in terms of principles of natural justice.

Accordingly, the Board taking into consideration the above submissions, **remanded the matter back to the UAC, NSEZ** for reconsideration of matter after giving proper opportunity to the appellant.

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**List of Participants for the Meeting of the 139<sup>th</sup> Board of Approval for SEZ held on 11<sup>th</sup> May, 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 (additional Charge DC, NSEZ)
5. Shri Gaurav Pundir, Director, DoC
6. Shri KR. Sharma, DG, DGEP, CBIC
7. Shri Ranjan Khanna, Pr. ADG, DGEP, CBIC
8. Shri D.B. Patil, Development Commissioner, SEEPZ-SEZ/ KASEZ
9. Smt. P. Hemalatha, Development Commissioner, CSEZ
10. Shri Srinivas Muppaala, Development Commissioner, VSEZ
11. Shri Alex Paul Menon, Development Commissioner, MEPZ-SEZ
12. Shri Abhinav Gupta, Development Commissioner, GIFT SEZ
13. Shri Chandrakant Mishra, Additional DGFT
14. Shri Paras Mani Tripathi, Joint Development Commissioner, NSEZ
15. Shri Harish Varmaa P, JDC, CSEZ, Bangalore

**List of participants connected with Video Conferencing: -**

1. ITA-I, Division, CBDT
2. Shri D.B Singh, Development Commissioner, FSEZ
3. Shri Anupam Kumar, Development Commissioner, Dahej SEZ
4. Smt. Dona Ghosh, Development Commissioner, Mangalore SEZ
5. Shri Anupam Kumar, Development Commissioner, Dahej SEZ
6. Dr. Praveen Kumar, Development Commissioner, Mihan SEZ
7. Shri Abhimaniu Sharma, Development Commissioner, Surat SEZ
8. Shri, Shri Abhishek Sharma, Development Commissioner, Indore SEZ
9. Shri Gautham S, DGM, IFSC.
10. Shri Chetan Varma, SO, GIFT SEZ, Ghandhnagar
11. Shri Anil Kant Mishra, Research Assistant TCPO, Ministry of Housing & Urban Affairs
12. Shri P. K. Gangwar, Deputy Legal Adviser, Department of Legal Affairs
13. Ms. Meenakshi Agarwal, Scientist 'E' Software Industry Promotion Division, Ministry of Electronics & IT.
14. Shri Surendra Singh Under Secretary, DPIIT
15. Dr. Sandeep Kr Raut, Town & Country Planner, MoHUA

16. Shri. C Arthur Worchuiyo, Joint Development Commissioner, MEPZ-SEZ
17. Shri Om Prakash Bishnoi, JDC Ahmedabad Cluster
18. Shri Gurpreet Singh, Tech. Consultant, Department of Chemicals and Petrochemicals
19. Shri Rajneesh Mittal, AGM, Directorate of Industries & Commerce, Haryana
20. Joint Development Commissioner, APSEZ
21. Deputy Development Commissioner, VSEZ

