

No. K-43016/12/2025-SEZ
Government of India
Ministry of Commerce and Industry
Department of Commerce
(SEZ Section)

Vanijya Bhawan, New Delhi
Dated the 8th December, 2025

OFFICE MEMORANDUM

Subject: 134th Meeting of the Board of Approval on Special Economic Zones (SEZs) held on 20th November, 2025 and 26th November, 2025 – Reg.

Please find enclosed herewith Minutes of the 134th meeting of the Board of Approval for SEZs held on 20th November, 2025 and 26th November, 2025 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

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To

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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).
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5. Joint Secretary, Ministry of Shipping, Transport Bhawan, New Delhi.
6. Joint Secretary (E), Ministry of Petroleum and Natural Gas, Shastri Bhawan, New Delhi
7. Joint Secretary, Ministry of Agriculture, Plant Protection, Krishi Bhawan, New Delhi.
8. Ministry of Science and Technology, Sc 'G' & Head (TDT), Technology Bhavan, Mehrauli Road, New Delhi. (Telefax: 26862512)
9. Joint Secretary, Department of Biotechnology, Ministry of Science and Technology, 7th Floor, Block 2, CGO Complex, Lodhi Road, New Delhi - 110 003.
10. 10. Additional Secretary and Development Commissioner (Micro, Small and Medium Enterprises Scale Industry), Room No. 701, Nirman Bhavan, New Delhi (Fax: 23062315).

11. Secretary, Department of Electronics & Information Technology, Electronics Niketan, 6, CGO Complex, New Delhi. (Fax: 24363101)
12. Joint Secretary (IS-I), Ministry of Home Affairs, North Block, New Delhi
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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, 8th Floor, Hansalaya Building, 15, Barakhamba Road, New Delhi – 110 001 (Fax: 223329770)
22. Dr. Rupa Chanda, Professor, Indian Institute of Management, Bangalore, Bennerghata Road, Bangalore, Karnataka
23. Development Commissioner, Noida Special Economic Zone, Noida.
24. Development Commissioner, Kandla Special Economic Zone, Gandhidham.
25. Development Commissioner, Falta Special Economic Zone, Kolkata.
26. Development Commissioner, SEEPZ Special Economic Zone, Mumbai.
27. Development Commissioner, Madras Special Economic Zone, Chennai
28. Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam
29. Development Commissioner, Cochin Special Economic Zone, Cochin.
30. Development Commissioner, Indore Special Economic Zone, Indore.
31. Development Commissioner, Mundra Special Economic Zone, 4th Floor, C Wing, Port Users Building, Mundra (Kutch) Gujarat.
32. Development Commissioner, Dahej Special Economic Zone, Fadia Chambers, Ashram Road, Ahmedabad, Gujarat
33. Development Commissioner, Navi Mumbai Special Economic Zone, SEEPZ Service Center, Central Road, Andheri (East), Mumbai – 400 096
34. Development Commissioner, Sterling Special Economic Zone, Sandesara Estate, Atladra Padra Road, Vadodara - 390012
35. Development Commissioner, Andhra Pradesh Special Economic Zone, Udyog Bhawan, 9th Floor, Siripuram, Visakhapatnam – 3
36. Development Commissioner, Reliance Jamnagar Special Economic Zone, Jamnagar, Gujarat
37. Development Commissioner, Surat Special Economic Zone, Surat, Gujarat
38. Development Commissioner, Mihan Special Economic Zone, Nagpur, Maharashtra
39. Development Commissioner, Sricity Special Economic Zone, Andhra Pradesh.
40. Development Commissioner, Mangalore Special Economic Zone, Mangalore.
41. Government of Andhra Pradesh, Principal Secretary and CIP, Industries and Commerce Department, A.P. Secretariat, Hyderabad – 500022. (Fax: 040-23452895).
42. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.

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

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

Minutes of the 134th meeting of the Board of Approval for SEZs held on 20th November, 2025 and 26th November, 2025.

The One Hundred and Thirty-fourth (134th) meeting of the Board of Approval (BoA) for Special Economic Zones (SEZs) was held on 20th November, 2025 and 26th November, 2025, 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. 134.1:

Ratification of the minutes of the 133rd meeting of the Board of Approval for Special Economic Zones (SEZs) held on 15th October, 2025.

The Board **ratified** the minutes of the 133rd meeting of the BoA for SEZs held on 15th October, 2025.

Agenda Item No. 134.2:

Request for extension of LoA of SEZ Unit [5 proposals – 134.2(i) - 134.2(v)]

134.2(i) Request of M/s. Mundra Petrochem Limited in APSEZ, Mundra at Gujarat for the Extension of the Letter of Approval (LOA) for further period of one year i.e. 30.12.2026.

DC, Adani Port SEZ informed the Board that considering the size of the project, the unit has submitted that the project activities will be ready in another 1 year and thereafter the trial run may take another 6-9 months. Accordingly, the commercial production is expected to start by the end of 2027. It was informed that while the LoA was issued in December, 2021, due to Covid pandemic and other issues, the start of the project and commissioning was rescheduled. The project completion status is under the prescribed two-thirds of activities for grant of further extension by DC. However, the project activities are progressing in full swing.

After consideration of the reasons for delay, substantial activities undertaken and investment made, the Board being satisfied that it is necessary and expedient in pursuance to Rule 19(4) of SEZ Rules, 2006, **granted** extension of validity of LoA for a further period of one year, i.e., upto 30.12.2026.

134.2(ii) Request of M/s. Padmavati Industries in the Mahindra World City (Jaipur) Ltd. Multi-Product SEZ at Jaipur (Rajasthan) for extension of LOA beyond 25.03.2020 upto 25.03.2026.

The matter was discussed in detail. DC, NSEZ informed the Board that the Unit has stated that after Covid-19 there was a challenging phase for export market, so they were delayed on their previous plans due to unseen circumstances. Now they are gradually coming over from that situation and ready to start commencement of

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production and export from this unit. It was also informed that the physical inspection was done by the O/o DC, NSEZ and the proposal is credible.

Further, during the course of the Meeting JS, SEZ apprised the Board that as per Rule 19(4), LoA is valid for one year. The first proviso to the Rule grants power to the DC for extending the LoA for a period not exceeding 2 years, while the second proviso grants further power to DCs for extending the LoA for one more year subject to the condition that two-thirds of activities including construction, relating to the setting up of the Unit is complete and a Chartered Engineer's certificate to this effect is submitted by the entrepreneur. Further, -

- i. Extensions beyond 4th year (or beyond 3rd year in cases where two-third activities are not complete) and onwards can be granted only by BoA.
- ii. BoA can extend the validity for a period of one year at a time.

In the instant case, the Unit has submitted a Certificate from Chartered Engineer certifying that two third activities for construction of building has been completed.

In view of the above rule position, the Board being satisfied that it is necessary and expedient in pursuance to third proviso to Rule 19(4) of SEZ Rules, 2006, **granted** the extension of validity of LoA upto 25.03.2026, after regularizing the delay.

134.2(iii) Request of M/s. Anthea Aromatics Private Limited, a Unit in Mangalore SEZ, Karnataka for extension of LOA upto 31.10.2026.

DC, Mangalore SEZ briefed the Board that the registration of the land for the unit could be completed only in June 2025 due to Covid pandemic, imposition of lockdown and delay in issuance of regulatory compliance. Further, there were business setbacks and operational and financial difficulties which resulted an overall delay in project implementation. The operation is expected to stabilize by March 2026.

The DC further recommended the proposal considering the investment made and that the unit is under revival stage.

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 31.10.2026, as the written explanation/justification submitted by Unit was considered and recommendations by DC, Mangalore SEZ, was found satisfactory.

134.2(iv) Request of M/s. Knitpro International in the Mahindra World City (Jaipur) Ltd. Multi-Product SEZ at Jaipur (Rajasthan) for extension of LOA for one year i.e. from 11.08.2025 to 10.08.2026.

DC, NSEZ informed the Board that two extensions have already been granted to the Unit for commencement of operations. However, due to the Group's focused

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engagement in other major projects in SEZ, there has been a slight delay in initiating construction activities for this unit. The DC stated that the Unit has informed that civil construction and installation of machinery is expected to be completed by 31st March, 2027 and trial production is scheduled for April 2027. However, two-thirds of construction activity has not yet been completed. It was added that as per records, there is substantial NFE earning for current block year, by their two sister concerns SEZ units located in Noida SEZ and in Mahindra World City SEZ, Jaipur.

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., up to 10.08.2026.

134.2(v) Request of M/s. Velocity Aviation IFSC Private Limited, Unit in GIFT Multi Services SEZ Gandhinagar for the Extension of the Letter of Approval (LOA) for further period of one year up to 23.06.2026.

The Administrator, IFSCA informed the Board that an operational mishap materially impacted the Unit's strategic decisions and operational timelines. In addition to this unforeseen event, the commencement of their business operations has been delayed due to several broader economic and industry-specific challenges. Further, he informed that the Unit is actively taking up necessary compliance and regulatory related activities signifying operational progress.

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 23.06.2026.

Agenda Item No. 134.3:

Request for extension of Formal approval of SEZ [1 proposal –134.3(i)]

134.3(i) Proposal of M/s. Venkatesh Coke & Power Ltd for extension of validity of Formal approval for Free Trade Warehousing Zone [FTWZ] at Athipattu, Nandiambakkam and Puludivakkam Villages, Ponneri, Thiruvalur District, Tamil Nadu.

DC, MEPZ recommended the proposal for consideration of the Board. The DC informed the Board that the Formal Approval was granted on 03.07.2017 and the SEZ was notified on 09.09.2024. Due to the delay in notification, they were unable to carry out development activities as planned and will now be in a position to commence the development works once extension is granted.

Accordingly, the Board being satisfied with the written explanation/justification submitted by Developer and recommendation by DC, MEPZ, in pursuance to proviso to Rule 6(2) of SEZ Rules, 2006, **granted** extension of validity of the Formal Approval for a further period of one year, i.e., up to 02.10.2026.

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Agenda Item No. 134.4:

Request for Co-Developer status [3 proposals – 134.4(i)-134.4(iii)]

134.4 (i) Request of M/s Aryabhangy Holdings Private Limited for Co-Developer status in SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam.

The proposal of M/s Aryabhangy Holdings Private Limited for Co-Developer status in the M/s. SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala over an area of 0.60 Ha for construction of IT/ITES Infrastructure and leasing out of buildings, was discussed.

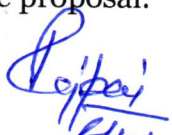
The Board observed that M/s Aryabhangy Holdings Private Limited, Co-Developer, has entered into an agreement with the Developer (M/s. SmartCity (Kochi) Infrastructure Private Limited) on 04.06.2025, which is a condition required to be fulfilled under Section 3(11) of SEZ Act, 2005, and the DC has also recommended the proposal.

Therefore, the Board **approved** the proposal of M/s Aryabhangy Holdings Private Limited for Co-Developer status in the M/s. SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala over an area of 0.60 Ha for construction of IT/ITES Infrastructure and leasing out of buildings, subject to the condition that co-developer must submit the certificate in compliance to Rule 11A(3)(c) of SEZ Rules and subject to standard terms and conditions as per the SEZ Act and Rules. Further, the Assessing Officer will have the right to examine the taxability of the income by way of lease rentals/down payment/premium, etc. for the purpose of assessment under the prevalent Income-tax Act, 1961 and Income-tax Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No. 98 dated 29th August, 2019.

134.4 (ii) Request of M/s Monarch Business Solutions Private Limited for Co-Developer status in SmartCity (Kochi) Infrastructure Private Limited SEZ, Kochi.

The proposal of M/s Monarch Business Solutions Private Limited for Co-Developer status in M/s. SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala over an area of 0.6352 Ha for IT/ITES Infrastructure Development, operation and maintenance of buildings, was discussed in detail.

The Board observed that M/s Monarch Business Solutions Private Limited, Co-Developer has entered into an agreement with the Developer (M/s. SmartCity (Kochi) Infrastructure Private Limited) on 21.04.2025, which is a condition required to be fulfilled under Section 3(11) of SEZ Act, 2005, and also DC has recommended the proposal.


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Therefore, the Board **approved** the proposal of M/s Monarch Business Solutions Private Limited for Co-Developer status in the M/s. SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala over an area of 0.6352 Ha for IT/ITES Infrastructure Development, operation and maintenance of buildings, subject to the condition that co-developer must submit the certificate in compliance to Rule 11A(3)(c) of SEZ Rules and subject to standard terms and conditions as per the SEZ Act and Rules. Further, the Assessing Officer will have the right to examine the taxability of the income by way of lease rentals/down payment/premium, etc. for the purpose of assessment under the prevalent Income-tax Act, 1961 and Income-tax Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No. 98 dated 29th August, 2019.

134.4(iii) Request of M/s CtrlS Data Centers Limited for Co-Developer status in SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala.

The proposal of M/s CtrlS Data Centers Limited for Co-Developer status in the M/s. SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala for providing IT/ITES infrastructure development (Data Center), creation of infrastructure development, operation and maintenance for the data center over an area of 0.8094 Hectares (2 acres) of land in non-processing area at Plot No. B2-2-1 in the SEZ for duty paid dual use of infrastructure.

The Board observed that M/s CtrlS Data Centers Limited, Co-Developer has entered into an agreement with the Developer (M/s. SmartCity (Kochi) Infrastructure Private Limited) on 14.08.2025, which is a condition required to be fulfilled under Section 3(11) of SEZ Act, 2005, and also DC has recommended the proposal.

Therefore, the Board **approved** the proposal of M/s CtrlS Data Centers Limited for Co-Developer status in the M/s. SmartCity (Kochi) Infrastructure Private Limited SEZ, Ernakulam District, Kerala over an area of 0.8094 Hectares (2 acres) of land in non-processing area at Plot No. B2-2-1 in the SEZ subject to the conditions of Rule 11A (3)(c) of SEZ Rules, 2006. Further, subject to the condition that co-developer must submit the certificate in compliance to Rule 11A(3)(c) of SEZ Rules and subject to standard terms and conditions as per the SEZ Act and Rules. Further, the Assessing Officer will have the right to examine the taxability of the income by way of lease rentals/down payment/premium, etc. for the purpose of assessment under the prevalent Income-tax Act, 1961 and Income-tax Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No. 98 dated 29th August, 2019.

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Agenda Item No. 134.5:

Request for notification or partial/full de-notification [2 proposals 134.5(i)- 134.5(ii)]

134.5(i) Request of M/s. APIIC Limited, IT/ITES SEZ at Hill No.3, Madhurawada, Visakhapatnam for partial de-notification of land of 11.59 Ha and an increase in area of 0.31 Ha.

DC VSEZ briefed the Board about the proposal and informed that the land is vacant since notification. Now, prospective entrepreneurs are coming forward for setting up IT Units in Non-SEZ area only, therefore the partial de-notification has been proposed. In addition to this, for the purpose of contiguity a new road is to be laid hence 0.31 Ha of land mass has to be increased. Further, DC certified that

- a. The existing units have been de-bonded following the procedure prescribed in Rule 74 of the SEZ Rules.
- b. The Developer has not availed any tax/duty benefits, under the SEZ Act Rules, in r/o of the land being de-notified.
- c. The Developer has no dues of taxes and exemptions availed in the proposed de-notification area of 11.59 Ha. Hence No customs Central excise duty dues are pending in the proposed partial de notification area.
- d. The SEZ shall remain contiguous even after de-notification of the area of 11.59 Ha and shall meet the minimum land area requirement prescribed for the SEZ in an existing area. The area after partial de-notification would be 19.66 Ha.
- e. The State Government has given its 'No Objection' regarding de-notification of the above stated area of the SEZ.

The Board being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006, **approved** the decrease in area of 11.59 Hectare and additional increase in area of 0.31 Hectares to their existing IT/ITES SEZ at Hill No.3, Madhurawada, Visakhapatnam, Andhra Pradesh.

134.5(ii) Proposal of M/s. Laxmi Infobahn One Pvt. Ltd, Developer for partial de-notification of 1.3510 Ha out of 2.429 Ha of IT/ITES SEZ at Sy. No.89/P, Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana.

DC, VSEZ informed the Board that the reasons for instant de-notification proposal are majorly market conditions, depletion in demand of SEZ space and resultant requirement of non-SEZ space. Site inspection has also been carried out by O/o DC, VSEZ along with Customs and State revenue officers. It has been found that the constructed built up area proposed to be de-notified is vacant and having no units in the said area. The area remaining after the proposed partial de-notification is contiguous meeting all the requirements of built-up area in terms of SEZ Act and Rules and without any public thoroughfare. Further, all tax/ duty have been refunded to the satisfaction of DC and State Govt. has provided its 'No Objection'.

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The Board, being satisfied, in pursuance to first proviso to Rule 8 of SEZ Rules, 2006, **approved** the partial de-notification of 1.3510 Ha out of 2.429 Ha of M/s. Laxmi Infobahn One Pvt. Ltd, IT/ITES SEZ at Sy. No.89/P, Kokapet Village, Gandipet Mandal, Ranga Reddy District, Telangana.

Agenda Item No. 134.6:

Request for conversion of Processing Area into Non-Processing Area under Rule 11(B) [4 proposals – 134.6(i) – 134.6(iv)]

134.6(i) Request of M/s Gopalan Enterprises (India) Private Limited, Developer at Hoodi Village, K R Puram, Bangalore, Karnataka State, for demarcation of SEZ Processing Built-up area (16001.82 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, 2006.

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

Building /Tower / Block No.	No. of floors	Total built-up area (in M ²)
Block C	Basement	3613.77
Block C	4 th to 7 th Floors	12228.88
Block C	Terrace	159.17
Total		16001.82

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 applicable duty benefits have been calculated in toto and the same has been fully repaid.

134.6(ii) Request of M/s Manyata Promoters Private Limited, Developer at Village Rachenahalli, Nagavara and Tanisandra, Bangalore District, Karnataka State, for demarcation of SEZ Processing Built-up area (15874 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, 2006.

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

Building /Tower / Block No.	No. of floors	Total built-up area (in M ²)
Block G4	3 rd Floor	4056.00
Building H2 (Annexure Building A)	4 th Floor	3446.00
Block L1	2 nd Floor	4186.00
Block L1	4 th Floor	4186.00
Total		15874.00

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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.

134.6(iii) Request of M/s. Span Venture SEZ, Coimbatore, Developer at Rathnam Techpark, Pollachi Road, Eachanari Post, Coimbatore, Tamil Nadu, for demarcation of SEZ Processing Built-up area (7803.8 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules.

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

Building / Tower / Block No.	No. of floors	Total built-up area (in M ²)
Block A1 Extension	Stilt Floor	1950.95
Block A1 Extension	Ground Floor	1950.95
Block A1 Extension	First Floor	1950.95
Block A1 Extension	Second Floor	1950.95
	Total	7803.8

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.

134.6(iv) Request of M/s Phoenix Tech Zone Private Limited, Developer, for demarcation of SEZ Processing Built-up area 18,363.93 sq.mtr as Non-Processing Area.

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

Building / Tower / Block No.	No. of floors	Total built-up area (in M ²)
Centaurus Building	1 st Floor	9,042.58
Centaurus Building	Stilt 1/Ground Floor Parking & Amenities Areas	9,321.35
	Total	18,363.93 Sq.Mtrs

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

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Agenda Item No.134.7:

Miscellaneous [5 proposals: 134.7(i)-134.7(v)]

134.7(i) Request of M/s ONGC Petro additions Limited, a DTA unit for allowing them to use SEZ road network as an interim measure - reg.

The Board, after deliberations, **allowed** M/s ONGC Petro additions Limited to use SEZ road network for a period of **6 months on temporary basis** subject to following conditions suggested by DGEP:

- i. the conditions already imposed by the 132nd UAC while granting temporary relief to be retained;
- ii. 24x7 videography at both entry and exit gates;
- iii. monthly report to jurisdictional Customs/GST authorities under intimation to the concerned DC;
- iv. any other safeguards, as deemed fit by the CBIC.

Further, the Board stated that this relief may not be taken as precedence as this peculiar case arises due to extraordinary circumstances. Further, SEZ being the bonded area with potential risks of diversion of non-duty paid goods and goods requiring import licenses, Board directed DC concerned to prepare a SOP for allowing M/s ONGC Petro additions Limited to use SEZ road network as an interim measure. In addition to this, Board also directed the DC to take up the matter with district administration and resolve underlying issue in the time bound manner.

134.7(ii) Proposal of M/s ANSR Global Corporation Private Limited, Co-Developer in M/s. Manyata Embassy Business Park SEZ for IT/ITES in Villages Rachenahalli, Nagavara and Tanisandra, Bangalore District, Karnataka, for partial surrender of built-up area to the Developer.

DC, CSEZ informed the Board that M/s ANSR Global Corporation Private Limited was issued Letter of Approval as a Co-Developer for undertaking the authorized operations of conversion of bare shell buildings into warm shell buildings. Now, it has requested for partial surrender of built-up area to the Developer viz. M/s. Manyata Embassy Business Park SEZ in connection with the business requirement. The Co-Developer has submitted following documents:-

- i. "No Objection Certificate" issued by the Developer, M/s. Manyata Promoters Private Limited for Surrender of space;
- ii. "No Dues Certificate" issued by Specified Officer.

Accordingly, the Board, after deliberations, **approved** the proposal of M/s ANSR Global Corporation Private Limited (Co-developer), for partial surrender of area of 90,114 Sq.ft of built-up area in the 2nd & 4th Floors of L1 building of SEZ to the Developer (M/s. Manyata Embassy Business Park SEZ).

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134.7(iii) Request of M/s. Allwin Medical Devices Pvt. Ltd. Plot No. 221, 223 & 230, Surat SEZ for Change of Directors as well as Share Holding Pattern - Reg.

M/s Allwin Medical Devices Pvt. Ltd. was issued the Letter of Approval dated 25.01.2007 for Manufacturing activity of Medical Devices and Trading of Medical Devices. It requested for change of Directors as well as Shareholding Pattern. One of the proposed Shareholders is a foreign entity holding 80% share in M/s Allwin Medical Devices.

Section 9 (2)(c) of SEZ Act, 2005 states that the power of BoA shall include granting of approval to the Developer or Units (other than the Developer or the Units which are exempt from obtaining approval under any law or by the Central Government) for foreign collaborations and foreign direct investments (including investments by a person resident outside India), in the Special Economic Zone for its development, operation and maintenance.

The matter was examined on file and it was observed that as per Para 5.2.27.2 of Consolidated FDI Policy of DPIIT effective from 15.10.2020, Government Approval is required for FDI beyond 74% in 'Pharmaceutical - Brownfield' sector. Further, as per the Note under the said Para of the FDI Policy, FDI up to 100%, under the automatic route is permitted for manufacturing of medical devices. It was decided to seek comments in the matter from Department for Promotion of Industry and Internal Trade (DPIIT) and Department of Pharmaceuticals (DoP).

As per the comments of DPIIT and DoP, M/s Allwin Medical Devices Pvt. Ltd. submitted the requisite undertaking stating that in terms of Press Note 3 [reference to Para 3.1.1 of FDI Policy] requirements of Annexure 1, Standard Operating Procedure dated 17.08.2023, none of the investors/shareholders of the Indian Investee company and the foreign investor(s), including their respective beneficial owners (having any significant percentage of shareholding), are situated in or are citizen(s) of country(ies) sharing land border with India.

Accordingly, the Board, after deliberations, **approved** the above mentioned proposals of M/s. Allwin Medical Devices Pvt. Ltd. subject to following conditions:

- i. if any lapses are observed in contravention to the facts mentioned in undertaking/ certificate in future, then the permission shall stand withdrawn;
- ii. the DC concerned shall get the undertaking verified from the authorised verifier.

134.7(iv) Request of M/s. R. N. Laboratories Pvt. Ltd. Plot No. 1 & 86, 113-118, 137-140 & 142, Surat SEZ for Transfer of Ownership/Business Transfer/Sale of Company from M/s R. N. Laboratories Pvt. Ltd to M/s Garonit Pharmaceuticals Pvt. Ltd.

M/s R. N. Laboratories Pvt. Ltd was issued the Letter of Approval dated 31.05.2006 for Manufacturing and Trading activities of various chemical/ pharmaceuticals. It requested for Transfer of Ownership/ Business Transfer/ Sale of Company from M/s

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R. N. Laboratories to M/s Garonit Pharmaceuticals Pvt. Ltd. One of the proposed shareholders is a foreign entity holding 99.99% shares. Further, the proposed FDI does not fall under the automatic route as per DPIIT FDI policy.

Section 9 (2)(c) of SEZ Act, 2005 states that the power of BoA shall include granting of approval to the Developer or Units (other than the Developer or the Units which are exempt from obtaining approval under any law or by the Central Government) for foreign collaborations and foreign direct investments (including investments by a person resident outside India), in the Special Economic Zone for its development, operation and maintenance.

The matter was examined on file and it was observed that as per Para 5.2.27.2 of Consolidated FDI Policy of DPIIT effective from 15.10.2020, Government Approval is required for FDI beyond 74% in 'Pharmaceutical - Brownfield' sector. The matter was referred to Department for Promotion of Industry and Internal Trade (DPIIT). DPIIT observed that Para 4.1.8 of FDI Policy stipulates "The monitoring of the compliance of conditions under the FDI approvals, including the past cases approved by the Government, shall be done by the concerned Administrative Ministries/Departments." Hence, the matter may be referred and comments/ inputs be sought from the Administrative Dept i.e DoP. Accordingly, comments of Department of Pharmaceuticals (DoP) was also sought.

As per the comments of DoP, M/s R. N. Laboratories Pvt. Ltd. submitted the requisite undertaking stating that none of the investors/shareholders of the company and foreign investor(s), including their respective beneficial owners (regardless of shareholding percentage), are situated in or are citizen(s) of country(ies) sharing land border with India. The declaration is made in accordance with the Press Note 3 (2020 Series) dated 17.04.2020 and the Foreign Exchange Management (Non-Debt Instruments) Amendment Rules, 2020 under FEMA and other applicable regulations.

Accordingly, the Board, after deliberations, **approved** the above mentioned proposals of M/s R. N. Laboratories Pvt. Ltd. subject to following conditions:

- i. if any lapses are observed in contravention to the facts mentioned in undertaking/ certificate in future, then the permission shall stand withdrawn;
- ii. the DC concerned shall get the undertaking verified from the authorised verifier.

134.7(v) Hanung Toys & Textiles Limited – Revival/ renewal of LOA/ sick unit; modification in authorized operations; renewal of lease deed pursuant to NCLT Order dated 28.02.2024

The Board, took note of the comments of DGEP and after 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 whether there is a requirement of clearance from CBI. The Board also instructed that flow of payment made in this transaction needs to be ascertained.

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Agenda Item No.134.8:

Appeal [3 cases: 134.8(i) – 134.8(iii)]

134.8(i) Appeal dated 29.04.2025 filed by M/s. Varsur Impex Pvt. Ltd. in KASEZ under the provision of Section 15(4) of the SEZ Act, 2005 against the decision of 212th UAC meeting held on 28.03.2025 conveyed vide email dated 09.04.2025.

The Board in 134th meeting, **deferred** the appeal due to paucity of time.

134.8(ii) Appeal of M/s. Flamingo Logistics (Warehousing Division) against the decision of 213rd UAC meeting held on 30.04.2025 -reg.

The Board in 134th meeting, **deferred** the appeal due to paucity of time.

134.8(iii) Appeal dated 17.07.2025 filed by M/s Diligent Logistics Solution Pvt. Ltd. in NSEZ under the provision of Section 15(4) of the SEZ Act, 2005 against the decision of UAC meeting held on 05.06.2025.

The Board in 134th meeting, **deferred** the appeal due to paucity of time.

Supplementary Agenda for the 134th meeting of the Board of Approval

Agenda Item No. 134.9:

Request for extension of LoA of SEZ Unit [1 proposal – 134.9(i)]

134.9(i) Request of M/s. Fishin India Private Limited in ELCOT SEZ at Gangaikondan, Tirunelveli, Chennai for the Extension of the Letter of Approval (LOA) for further period of one year i.e. 11.12.2026.

DC, MEPZ recommended the proposal for consideration of the Board submitting that the delay has been on account of post COVID challenges, with its ripple effects continue to affect global and local supply chains, seasonal availability of raw material and adverse tariff policies. Further, DC informed that the unit has made substantial progress as well in terms of layout design finalization, completion of soil testing and finalization of domestic and international machinery vendors.

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 11.12.2026.

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Agenda Item No. 134.10:

Request for extension of Formal approval of SEZ [1 proposal –134.10(i)]

134.10(i) Proposal of Department of Trade & Commerce, Government of Arunachal Pradesh for setting up Multi Sector SEZ in the State of Arunachal Pradesh for extension of the validity period of the Formal approval for a further period of one year from 22.09.2025 to 21.09.2026.

The Board, after deliberations, **granted** extension of validity of the Formal Approval for a further period of one year, i.e., up to 21.09.2026, as the written explanation/justification submitted by Developer and recommendations by DC, FSEZ, was found satisfactory. Further, the Board directed the DC concerned to discuss the export model planned for this SEZ so as to ascertain the economic/commercial viability as SEZs are capital intensive projects with huge investment and operational cost.

Agenda Item No. 134.11:

Request for Co-Developer status [1 proposal – 134.11(i)]

134.11(i) Request of M/s EMBARKGCC Services Private Limited, Bangalore for Co-Developer status in M/s. Brigade Properties Private Limited SEZ, Bangalore, Karnataka.

The proposal of M/s EMBARKGCC Services Private Limited for Co-Developer status in the M/s. Brigade Properties Private Limited (formerly Brooke Bond Real Estate Private Limited), Bangalore, Karnataka for Development, conversion of bare shell building into warm shell buildings, lease the built-up space and to provide facility management services to IT/ITES SEZ in built-up area of 5284 sq.mtr at 8th Floor of Block C-5 Building (Firefly Block), was briefed by DC, CSEZ.

DC apprised the Board that M/s EMBARKGCC Services Private Limited, proposed Co-Developer, has entered into an agreement with the Developer (M/s. Brigade Properties Private Limited) on 19.08.2025, which is a condition precedent under Section 3(11) of SEZ Act, 2005.

Therefore, the Board, **approved** the proposal of M/s EMBARKGCC Services Private Limited for Co-Developer status in the M/s. Brigade Properties Private Limited (formerly Brooke Bond Real Estate Private Limited), Bangalore, Karnataka for Development, conversion of bare shell building into warm shell buildings, lease the built-up space and to provide facility management services to IT/ITES SEZ in built-up area of 5284 sq.mtr at 8th Floor of Block C-5 Building (Firefly Block), subject to the condition that co-developer must submit the certificate in compliance to Rule 11A(3)(c) of SEZ Rules and 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

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Rules, 1962 as amended from time to time. The lease period shall be in accordance with DoC's Instruction No. 98 dated 29th August, 2019.

Agenda Item No. 134.12:

Request for notification or partial/full de-notification [2 proposals 134.12(i)- 134.12(ii)]

134.12(i) Proposal of M/s. DLF Limited, Developer for partial de-notification of 7.1826 Ha out of 10.4813 Ha of IT/ITES SEZ at Plot No. II-F/1, Block-II-F, Action Area II, New Kolkata Township Rajarhat, Kolkata, West Bengal.

The Board, after deliberations, **deferred** the partial de-notification of 7.1826 Ha out of 10.4813 Ha of M/s. DLF Limited, IT/ITES SEZ at Plot No. II-F/1, Block-II-F, Action Area II, New Kolkata Township Rajarhat, Kolkata, West Bengal for the next meeting of BoA and **directed** the concerned DC to resubmit the proposal with complete tabulated details of time and quantum of duty benefits availed and duty benefits returned/repaid.

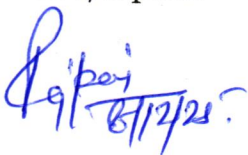
134.12(i) Proposal of M/s. Reliance Industries Limited, Jamnagar, Gujarat Developer for partial de-notification of 155.2540 Ha out of 1377.4622 Ha of Multi-product SEZ at Jamnagar, Gujarat.

DC, Reliance SEZ informed the Board that the Developer intends to utilise the de-notified land for setting up a renewable energy plant. It has been certified by the DC that there are no Units on the area proposed to be de-notified. It was also informed by the DC that all the tax/duty benefits availed by the Developer have been refunded by the Developer and the residual area in the SEZ will remain contiguous even after partial denotification. The proposal has been recommended by the State revenue authorities also.

The Board, after deliberations, **approved** the partial de-notification of 155.2540 Ha out of 1377.4622 Ha of M/s. Reliance Industries Limited, Multi-product SEZ at Jamnagar, Gujarat.

134.12(iii) Proposal of M/s. RGA Infrastructure, Developer for partial de-notification of 1.18 Ha out of 2.77 Ha of IT/ITES SEZ at Sy. No. 31/1 Chikkankannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, Karnataka.

The Board, after deliberations, **deferred** the partial de-notification of 1.18 Ha out of 2.77 Ha of M/s. RGA Infrastructure, IT/ITES SEZ at Sy. No. 31/1 Chikkankannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, Karnataka for the next meeting of BoA and **directed** concerned DC to resubmit the proposal with complete tabulated detail of time and quantum of duty benefits availed and duty benefits returned/repaid.


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Agenda Item No. 134.13:

Request for conversion of Processing Area into Non-Processing Area under Rule 11(B) [3 proposals – 134.13(i) – 134.13(iii)]

134.13(i) Request of M/s DLF Info City Chennai Limited, Developer at Shivaji Gardens, Ramapuram Chennai, Tamil Nadu, for demarcation of SEZ Processing Built-up area (10,123.98 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules, amended in 2023.

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

Block No.	Floor	Area in Sq. Mtr
4	Sixth	2,047.96
4	Seventh	2,047.96
4	Eighth	2,047.96
4	Ninth	2,047.96
4	Tenth	1,932.14
TOTAL		10,123.98

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 recovered.

134.13(ii) Request of M/s Arliga Ecoworld Infrastructure Private Limited (formerly RMZ Ecoworld Infrastructure Pvt. Ltd.), Bangalore, Developer, for demarcation of SEZ Processing Built-up area (40,168.05 sq.mtr.) as Non-Processing Area in terms of Rule 11 B of SEZ Rules 2006 read with Instruction No.115 dated 09.04.2024.

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

Building	Description	Area in Sq. Mtr
5A	Basement 2 + Basement 3 +G+4 th to 9 th Floor	40168.05
Total		40168.05

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 recovered.

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134.13(iii) Request of M/s. Avance Technohub Pvt. Ltd, Co-Developer for M/s. Phoenix Infocity Pvt. Ltd, IT/ITES at Survey No. 30 (P), 34(P), 35 (P) and 38 (P), Gachibowli Village, Serilingampally Mandal, Hyderabad Telangana for demarcation of NPA under Rule 11 B of SEZ Rules - Reg.

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

No.	Floor	Tower-	Built-up area in Sq.Mtrs.
1.	Level 2	H03	6,138.11
2.	Level 8		6,141.18
3.	Level 9		6,141.18
TOTAL			18,420.47

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 recovered.

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Annexure-I

List of Participants for the Meeting of the Board of Approval for SEZ held on 20th and 26th November, 2025 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, and DG, DGFT, Department of Commerce
3. Shri Vimal Anand, Joint Secretary, DoC
4. Shri Rajkumar, DG, DGEP, CBIC (through VC on 20.11.2025)
5. Shri Ranjan Khanna, Pr. ADG, DGEP, CBIC (through VC on 20.11.2025)
6. Shri Gaurav Pundir, Director, DoC
7. Smt. P. Hemalatha, Development Commissioner, CSEZ
8. Shri D.B. Patil, Development Commissioner, SEEPZ-SEZ/ KASEZ
9. Shri Srinivas Muppaala, Development Commissioner, VSEZ
10. Shri D.B Singh, Development Commissioner, FSEZ/ NSEZ
11. Shri Alex Paul Menon, Development Commissioner, MEPZ-SEZ & SriCity SEZ
12. Shri Abhinav Gupta, DC, APSEZ and GIFT-SEZ
13. Shri Lokesh HD, Development Commissioner, Reliance SEZ
14. Ms. Rajtanil Solanki, Joint Development Commissioner, KASEZ
15. Shri Abhishek Sharma, Development Commissioner, Indore SEZ
16. Shri Anupam Kumar, Development Commissioner, Dahej & Sterling SEZ
17. Shri Abhimaniu Sharma, Development Commissioner, Surat SEZ
18. Ms. Dona Ghosh, DC, Mangalore SEZ
19. Dr. Banavath Punnam Kumar, DC, IFFCO Kisan SEZ
20. Dr. Praveen Kumar, DC, MIHAN SEZ
21. Ms. Meenakshi Agrawal, Scientist-E, MeitY

List of participants connected with Video Conferencing: -

1. Shri Shri Praveen Trivedi, GIFT City SEZ
2. Shri Hardev Singh, CBDT
3. Shri Anil Kant Mishra, TCPO, Ministry of Housing & Urban Affairs
4. Shri Sandeep Kumar Rout, TCPO, M/oHUA
5. Shri Noman Hafiz, DDC, NSEZ
6. Shri Gya Prasad, DDC, Noida SEZ
7. Shri Neeraj Rawat, Deputy Legal, D/o Legal Affairs
8. Shri K.M. Meena, US, DPIIT
9. Dr. Ashish Kumar, DPIIT
10. Shri O P Sharma, Department of Chemicals & Petrochemicals,
11. Shri Rajneesh Mittal, AGM, Directorate of Industries & Commerce, Haryana
12. Shri Lal Chand Dabaria, Assistant Legal Adviser, Legal Affairs
13. Representative from Ministry of Ports, Shipping and Waterways