



वाणिज्य एवं उद्योग मंत्रालय

वाणिज्य विभाग

विकास आयुक्त का कार्यालय

नोएडा विशेष आर्थिक क्षेत्र

नोएडा-दादरी रोड, फेज-2, नोएडा – 201305 (उत्तर प्रदेश)

दूरभाष (जोन कार्यालय): 0120 – 2567268-70 (3 लाइनें), फैक्स: 2562314, 2567276

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फारम सं. 10/07/2022-SEZ/4127
(ईमेल के माध्यम से) 08/05/2025

दिनांक : 08.05.2025

सेवा में

1. निदेशक (एस०ई०जेड०), वाणिज्य विभाग, वाणिज्य एवं उद्योग मंत्रालय, भारत सरकार, उधोग भवन, नई दिल्ली - 110001.
2. अतिरिक्त महानिदेशक विदेश व्यापार, वाणिज्य एवं उद्योग मंत्रालय, 'ए' विंग, इंद्रप्रस्थ भवन, आई पी एस्टेट, नई दिल्ली - 110002.
3. मुख्य आयुक्त, सीमा शुल्क (निवारक), न्यू कस्टम हाउस, नियर आईजीआई एअरपोर्ट, नई दिल्ली - 110037.
4. मुख्य आयुक्त, केन्द्रीय कर एवं उत्पाद शुल्क, एस सी ओ नं 407 & 408, सेक्टर- 8, पंचकुला (हरियाणा).
5. आयुक्त, आयकर, एचएसआईआईडीसी बिल्डिंग, 4th फ्लोर, उद्योग विहार, फेज-5, गुडगांव (हरियाणा).
6. आयुक्त, आयकर, सेन्ट्रल सर्कल- II, सी जी ओ कॉम्प्लेक्स, एनएच 4, फरीदाबाद, (हरियाणा).
7. उपसचिव (आई एफ - 1), बैंकिंग प्रभाग, आर्थिक मामलों का विभाग, वित्त मंत्रालय, भारत सरकार, तृतीय तल, जीवन दीप बिल्डिंग संसद मार्ग, नई दिल्ली.
8. निदेशक, उद्योग एवं वाणिज्य विभाग, हरियाणा सरकार, 30 बेझ भवन, सेक्टर 17, चंडीगढ़.
9. प्रबंध निदेशक, हरियाणा राज्य औद्योगिक विकास निगम, हरियाणा सरकार, प्लॉट नं सी -13 व 14, सेक्टर 6 पंचकुला, (हरियाणा).
10. सीनियर टाउन प्लानर, टाउन एंड कंट्री प्लानिंग (एच क्यू), एस सी ओ :71-75, सेक्टर 17C, चंडीगढ़.
11. संयुक्त निदेशक, जिला उद्योग केंद्र, प्लॉट नं 2, आई डी सी, गुडगांव (हरियाणा).
12. संयुक्त निदेशक, जिला उद्योग केंद्र, नीलम चौक, फरीदाबाद (हरियाणा).
13. संबंधित विशेष आर्थिक क्षेत्र विकासकर्ता / सह-विकासकर्ता.

विषय: हरियाणा राज्य में स्थित निजी विशेष आर्थिक क्षेत्रों के संबंध में श्री ए. विपिन मेनन, विकास आयुक्त, नौएडा विशेष आर्थिक क्षेत्र की अध्यक्षता में अनुमोदन समिति की दिनांक 01.05..2025 को पूर्वाह 11.30 बजे आयोजित बैठक का कार्यवृत्त - एतद संबंधी।

महोदय,

उपरोक्त विषय के सन्दर्भ में हरियाणा राज्य में स्थित निजी विशेष आर्थिक क्षेत्रों के संबंध में श्री ए. विपिन मेनन, विकास आयुक्त, नौएडा विशेष आर्थिक क्षेत्र की अध्यक्षता में अनुमोदन समिति की दिनांक 01.05.2025 को पूर्वाह्न 11.30 बजे आयोजित बैठक का कार्यवत्त संलग्न है।

भवदीय,
२५ पृष्ठा ०८।०९।२५
(म्या प्रसाद)
उप विकास आयक्त

प्रतिलिपि:

1. विशेष कार्याधिकारी - विकास आयुक्त, नौएडा विशेष आर्थिक क्षेत्र।
2. वैयक्तिक सहायक - संयुक्त विकास आयुक्त, नौएडा विशेष आर्थिक क्षेत्र।
3. सम्बन्धित विनिर्दिष्ट अधिकारी।

NOIDA SPECIAL ECONOMIC ZONE

Minutes of the Approval Committee meeting in respect of SEZs located in the State of Haryana, held under the Chairmanship of Shri A. Bipin Menon, Development Commissioner, NSEZ at 11.30 AM on 01/05/2025.

The following members of Approval Committee were present during the meeting:-

- 1. Shri Rajiv Ranjan, Assistant Commissioner, Commissoneate of Customs, Gurugram
- 2. Shri I.S. Yadav, Assistant Director, Department of Industries, Gurugram.
- 3. Ms. Ashima Chawla, Assistant DGFT, O/o DGFT, CLA, New Delhi.
- 4. Shri Rajat Chauhan, ATP, Directorate of Town & Country Planning, Haryana.

- Besides, during the meeting (i). Shri Gya Prasad, DDC, (ii). ShriRajesh Kumar Srivastava, Specified Officer, (iii). Shri Rajendra Mohan Kashyap, ADC & (iv) Shri Sunil Gulyani, Stenographer /Dealing hand, were also present to assist the Approval Committee. It was informed that the quorum was available and the meeting could proceed.

- At the outset, the Chairman welcomed the participants. After a brief introduction, the agenda was taken up sequentially. After detailed deliberations amongst the members of the Approval Committee as well as interaction with the applicants / representatives of the developers / units, the following decisions were taken unanimously:-

1. Ratification of the Minutes of the Approval Committee meeting held on 03.04.2025:-

As no reference in respect of the decisions of the Approval Committee held on 03.04.2025 was received from any of the members of the Approval Committee or trade, the Minutes of the Meeting held on 03.04.2025 were ratified.

Item No. 2: Request of M/s. DLF Assets Limited, Co-developer of DLF Cyber City Developers Ltd. IT/ITES SEZ at Gurugram (Haryana) for due approval for give on lease the premises of 14805 Sqft. at 1st Floor, Tower-C, Building No.6 of M/s. iYogi Technical Services Private Limited to other lessee.

2.1 Shri Tilak Khurana, Manager and Shri Anil Nauriyal, SEZ Compliance of M/s. DLF Assets Limited joined virtually and explained the proposal. They informed that all the fixtures were removed by them and placed elsewhere. The dues were paid on goods in the premises of iYogi and subsequently NOC was issued by the Specified Officer. They requested that in terms of the Order passed by the Honble Delhi High Court as well as the Honble District Court, Gurgaon, the actual, vacant, physical and peaceful possession of the Demised Premises stands



restored to the Lessor. Young Professional (Legal) would also be providing a legal opinion on the same.

2.2 The Approval Committee deliberated on the proposal and taking into account the Orders of Hon'ble High Court and the District Court, Gurgaon as well as the No Dues Certificate issued by the Specified Officer(Customs), approved the proposal of M/s. DLF Assets Limited (now DLF Cyber City Developers Ltd, Co-developer of DLF Cyber City Developers Limited IT/ITES SEZ, Gurugram). The approval was for leasing of the premises i.e. **14805 square feet at 1st Floor, Tower-C, Building No.6**, in accordance with SEZ Act and Rules framed thereunder.

Agenda 3: Request of M/s DLF Assets Limited, Co-developer of DLF Cyber City Developers Limited IT/ITES SEZ at Gurugram for appointment of Arbitrator to adjudicate the resolve the dispute between the Co-developer and M/s Pulsus Health Tech LLP, towards payment of outstanding lease rentals.

3.1 Shri Tilak Khurana, , Manager and Shri Anil Nauriyal, SEZ Compliance of M/s. DLF Assets Limited joined virtually and elucidated their proposal. They informed that M/s Pulsus Health Tech LLP had vacated the space but an amount of Rs.1,05,70,737 till 15.04.2024 was outstanding. Moreover, the lease deed which expired on 22.10.2022; despite being renewed was not registered. A legal notice was served to Pulsus. They again requested for appointment of an Arbitrator under Section 42(1) of SEZ Act, 2005.

3.2 The Committee noted that as per in-built Clause No. 49 of the Lease Deed, an arbitration mechanism is already agreed upon contractually between the parties.

3.3 The Approval Committee, after due deliberations and taking into account the internal legal opinion, decided to inform to the Developer that they should opt for the arbitration mechanism already given in the lease deed between the parties.

Agenda 4: Request of DLF Assets Limited, Co-developer for cancellation of Letter of Approval of M/s Pulsus Health Tech LLP from SEZ and request for permission to lease of 8766 square feet at 6th Floor, Tower-B, Building 14

4.1 Shri Tilak Khurana, Manager and Shri Anil Nauriyal, SEZ Compliance of M/s. DLF Assets Limited joined the Meeting virtually and explained the proposal. They informed that Pulsus, vide letter dated 13.12.2023 to O/o DC, NSEZ, informed that they vacated and surrendered the premises to DLF without changing the interiors. Moreover, the LOA expired on 30.08.2024 without any application for renewal; the lease deed dated 23.10.2023 was also revoked and terminated due to persistent contractual and financial defaults committed by Pulsus.



4.2 The Committee deliberated the proposal and noted that the LOA issued to M/s Pulsus has been lapsed. The Committee decided to

- (a) Issue a Show Cause Notice to M/s Pulsus Health Tech LLP under Section 16 (1) of SEZ Act, 2005 with 15 days' time given for response.
- (b) Specified officer(Customs) will evaluate the applicable duties/tax on the goods.
- (c) Co-Developer will deposit the same amount and furnish the NOC from Specified Officer(Customs).
- (d) On receipts of above documents/information, the case may be placed in next UAC.

5. Proposal for grant of Occupancy Certificate

Agenda 5.1 M/s. Mikado Realtors Private Limited, Developer

5.1.1 District Town Planner (HQ), O/o. DTCP Haryana, Chandigarh vide his letter Memo No. SEZ-56-A/PA(DK)/2025/13943 dated 18.04.2025 had forwarded comments / recommendation on the proposal for grant of Occupancy Certificate for "Tower-3 & 4 with Basement (Part), Common Stilt Parking, Security Cabins & Security House, Service Block HT Room & Utilities" constructed in the IT/ITES SEZ of M/s. Mikado Realtors Pvt. Ltd. at Village Behrampur, District Gurugram (Haryana). DTP (HQ) has informed that the site report have been taken from DTP(P), Gurugram and STP, Gurugram Circle who have reported that the Developer had raised the construction at site in variation from the approved building plans. The details of the variation raised at site from the approved building plans and composition amount thereof as per composition policy is as under:-

	Violation/ Variations	Area	Rate of Composition	Amount in Rs.
i.	<ul style="list-style-type: none"> • Building plan got approved. • Major changes made during construction. • Revised building plan not approved before such construction. • Construction as per HBC 	1023.848 sqm. (731.128 + 292.72)	Rs. 200/- per sqm.	204770
ii.	Scrutiny fees	1023.848 sqm.	Rs. 10/- per sqm.	10238
iii.	<ul style="list-style-type: none"> • DPC certificate not taken • Construction as per approved building plans 	11501.659 sqm	Rs 20/- per sqm.	230033
iv.	Changes in elevation	3 block	Rs. 10000/- per block	30000
v.	Other internal changes	831.184 sqm.	No composition	0



vi.	Position change in the Door/ Window	654 nos	shall be levied	0
	Total Rs.			4,75,041/-

5.1.2 The District Town Planner (HQ) has stated that the above said violations are compoundable violations. The developer has deposited the above said composition charges.

5.1.3 The Developer vide its letter dated 28.04.2025 has informed that as per one of the conditions (XVII) of the abovesaid memo, they were required to deposit the differential amount of External Development Charge (EDC) of the project before the next meeting of UAC for consideration of OC. In compliance with the directions, they have deposited EDC to the tune of Rs.52,69,49,000/- as per the following details:

S.No.	Details of letter vide which EDC was deposited to DTC	Amount of EDC(INR)
1.	Letter Dt. 26.03.2025 vide DD No.502592 Dt. 26.03.2025	43,90,00,000/-
2.	Letter Dt. 23.04.2025 vide DD No.502604 Dt. 22.04.2025	8,79,49,000/-
Total		52,69,49,000/-

5.1.4. After due deliberations, the Approval committee approved the proposal for grant of occupancy certificate for "Tower-3 & 4 with Basement (Part), Common Stilt Parking, Security Cabins & Security House, Service Block HT Room & Utilities in IT/ITES SEZ of Ms. Mikado Realtors Private Limited at Village Behrampur, Sohna, District Gurugram for land measuring 10.221 acres in the revenue estate of village Behrampur, Sohna, Gurugram. This would however be subject to the terms & conditions mentioned in the Memo No. SEZ-56-A/PA(DK)/2025/13943 dated 18.04.2025 of District Town Planner (HQ), 0/o, DTCP Haryana, Chandigarh.

6 Proposal for approval of list of materials for authorized operations.

Agenda 6.1 M/s Mikado Realtors Private Limited, SEZ Developer

6.1.1. Shri Narender Dagar (Assistant Manager , Compliance) of M/s. Mikado Realtors Private Limited joined the meeting virtually and explained the requirement of proposed materials.

6.1.2. The Approval Committee discussed the proposal in detail and after due deliberations approved the list of materials proposed by M/s. Mikado Realtors Private Limited, developer to carry on following authorized operations in their Electronic Hardware, IT/ITES SEZ at Village Behrampur, Gurugram (Haryana):-

S.	Authorized	Sl. No. at	Estimated Cost
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No.	Operation	default list of materials as per Inst. No. 50 & 54	(Rs in lakhs)	
1.	Construction of all type of buildings in processing area as approved by the Unit Approval Committee	22	Imported	
			Indigenous	
			Total:	

6.1.3 However, this approval is subject to submission of revised certificate of chartered engineer, with correct name of Authorized Operations(heading-wise) and Serial Number at Default List of Authorized Operations as per Instruction No. 50 and 54. Further, this approval is subject to the condition that the Specified Officer shall ensure that procurement of products 'Restricted / Prohibited' for import shall not be allowed.

7. Proposals for partial deletion of area and transfer of assets to Co-developer

Agenda 7.1 M/s IBM India Private Limited

7.1.1 Shri Satyaki Dey, Manjunath Raghvendra and Stanly Sebastian, Squad Leader of M/s. IBM India Private Limited joined the Meeting through video conferencing and explained the proposal. They informed that they were surrendering 111068 square feet area out of 222995 square feet at 10th and 12th floor, Tower-B and 7th, 16th and 18th floor of Tower D&E. This was on account of a business decision to shift to their new SEZ unit at Mikado Realtors Private Limited.

7.1.2 The Approval Committee discussed the proposal in detail and after due deliberations, approved the proposal of M/s. IBM India Private Limited or partial deletion of 111068 square feet area at 10th and 12th floor, Tower-B and 7th, 16th and 18th floor of Tower D&E at M/s. ASF Insignia SEZ Private Limited IT/ITES SEZ at Village Gwal Pahari, District Gurugram, Haryana. The Committee also noted the changes in the projections as under:-

(Rs. In lakhs)

Particulars (for five years)	Approved Projection	Proposed
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Projected FOB value of exports.	259067.75	172295.22
Foreign Exchange outgo	40396.73	28110.73
NFE Earnings	218671.02	144184.50
Imported Capital Goods	6567.85	5,357.91
Indigenous Capital Goods	9197.56	7414.95
Import service	6556.50	4352.01
Indigenous Services	24556.50	16220.95
Employment	3768	1252

7.1.3 This approval is subject to submission of No Objection Certificate from the concerned Specified Officer of M/s. ASF Insignia SEZ Private Limited IT/ITES SEZ at Village Gwal Pahari, District Gurugram Haryana.

8 Enhancement in the value of Indigenous capital goods

Agenda 8.1 Moody's Analytics (India) Private Limited

8.1.1 Shri Rameshwar Bhatia, Authorized Representative attended the meeting physically and explained that they were planning to purchase indigenous laptops and accessories thereby leading to enhancement in the value of indigenous capital goods.

8.1.2 The Approval Committee deliberated on the proposal and noted the enhancement in value of indigenous capital goods from Rs.2477.00 lakhs to Rs.2977.00 lakhs.

9 Approval for supply backup power to NPA and common facilities demarcated under Rule 11B of SEZ Rules 2006 within the SEZ

Agenda 9.1 Candor Gurgaon One Realty Projects Private Limited SEZ Unit in Candor Gurgaon One Realty Projects Private Limited IT/ITES SEZ at Village Tikri, Sector-48, Gurugram (Haryana)

9.1.1. Shri Amrik Singh, General Manager of M/s. Candor Gurgaon One Realty Projects Private Limited SEZ Unit joined the meeting through video conferencing and explained the proposal. He informed that the backup Power Unit was set up in processing area of the SEZ in accordance with the power guidelines dated 16.02.2016 issued by MoC&I to generate back-up power and supply to SEZ developer for providing uninterrupted power to the SEZ as per Rule 5A of SEZ Rules, 2006. Now, their proposal for backup power supply to SEZ developer for consumption in NPA and common facilities to be used both by SEZ units and entrepreneurs in NAP within the SEZ.

9.1.2. The Approval Committee deliberated the proposal in detail and authorizes DC office to seek calculations and duty components of power supply to SEZ developer for consumption in Processing area and non-processing area and take a decision in the matter on file.



10. Sharing of common infrastructure facilities by SEZ unit with another SEZ / DTA unit(s) in accordance with the provision of Rule 27(5) of the SEZ Rules 2006

10.1 Ciena India Private Limited, SEZ unit in M/s.Mikado Realtors Private Limited Electronic Hardware, IT/ITES SEZ

10.1.1 Shri Kailash Chandra, Director, Shri Paritosh Singh, Director and Shri Ashish Jhagarawat, Consultant joined the meeting through video conferencing and explained the proposal. They indicated their two entities one in Processing area (SEZ unit M/s Ciena India Private Limited) and another in Non-processing area (DTA unit - Ciena Communications India Private Limited). Both these entities were engaged in software development and want to share common infrastructure facilities in terms of Rule 27(5) of SEZ Rules, 2006.

10.1.2 The Committee deliberated and approved the proposal for sharing of following infrastructural facilities under Rule 27 (5) of SEZ Rules 2006:-

S.No.	Name of Infrastructure Facility Proposed to be shared	Shred by	Shared with
1.	Palo Alto Networks PA-5450 Next-Generation Firewall	Ciena India Private Limited	Ciena Communications India Private Limited
2.	Juniper QFX10002 Core Switch-QFX10002-60C: 60 x 40/100GbE QSFP+/QSFP28		
3.	Infoblox DNS, DHCP, and IT Address Management		
4.	Juniper EX4400 Ethernet Switches		
5.	Aruba 6xx serial Wireless Controller		
6.	Aruba 6xx Series Access Points		
7.	Internet Service via SDWAN Solution		
8.	UPS System		

10.2 Blackrock Services India Private Limited, a unit in DLF Cyber City Developers Limited, Developer

Shri Prateek Kukreja and Shri Ayush Jain, Authorised Representatives of the unit joined the meeting virtually and explained the proposal. They stated that the following seven entities needed to share the infrastructural facilities:-

Unit name	LOA details	Area & Location
M/s. BlackRock India	LOA No. 10/32/2014-SEZ/7408 dated 03.07.2014	Ground Floor of Tower C and 14 th & 15 th floor of Tower(s)



		C&D, part of 16 th floor in Tower-D and 18 th floor in Tower-D, DLF building No. 14, IT/ITES, SEZ of M/s Cyber City Developers LTd, Sector24 & 25A, Phase-III, Gurgaon, Haryana-122002.
M/s. BlackRock India	NPA unit	7 th and 8 th Floor, Tower-B, DLF Building No. 14, Sector 24, 25 and 25A, DLF Cyber City, Phase-III, GURugram-12202, Haryana.
M/s. BlackRock India	LOA No. STPIM/MUM/ESG/S/1619/01(2015-16)/BSIPL/LOP/313 dated 10 April 2015	6 th 7 th 8 th 9 th and 10 th Floor, South(A) wing, NESO IT Park, Tower4, Western Express Highway, Goregaon (East) Mumbai, Maharashtra, 400063.
M/s. BlackRock India	DTA Unit	43 rd , 44 th and 45 th floors, CommerzIII, International Business Prak, Oberoi Garden city, off Western Express Highway, Goregaon (East), Mumbai, Mumai Suburban Maharashtra-400063.
M/s. BlackRock India	DTA Unit	4 th Floor, 19/4, 27, Wing A kahubisanahali, Outer Ring Road, Bangalore, Bangalore Urban, Karnataka, 560103.
M/s. Global Infrastructure	DTA Unit	7, Plot C-68,, Jet Airways-Godrej BKC,



Partners India Pvt. Ltd. (GIP India)		Bandre Kurla Complex, Mumbai, Mumbai City, Maharashtra, 400051, India.
Prequin India Private Limited (Prequin India)	DTA Unit	11, Kasturba Road, Bengaluru Bengaluru Urban, Karnataka, 560001.

10.1.2 The Committee deliberated and approved the proposal for sharing of following infrastructural facilities under Rule 27 (5) of SEZ Rules 2006:-

Particulars	Location	Common network equipment	Unit that would be Infrastructure
Cisco CUCM/CUC/UCCE cluster (Server)	Ground Floor of Tower C and 14 th & 15 th floor of Tower(s) C&D, part of 16 th floor in Tower-D and 18 th floor in Tower-D, DLF building No. 14, IT/ITES, SEZ of M/s Cyber City Developers LTD, Sector24 & 25A, PhaseIII, Gurgaon, Haryana-122002	<ul style="list-style-type: none"> PSTN Service 	<ul style="list-style-type: none"> Gurgaon-NPA Unit (As specified at S.No. 2 of the above table) All Units (As specified at S.No. 2 to 7 of the above table)
BMS Server	Ground Floor of Tower C and 14 th & 15 th floor of Tower(s) C&D, part of 16 th floor in Tower-D and 18 th floor in Tower-D, DLF building No. 14, IT/ITES, SEZ of M/s Cyber City Developers LTD, Sector24 & 25A,	BMS Server	<ul style="list-style-type: none"> Gurgaon-NPA Unit Mumbai-STPI Unit Mumbai- DTA unit (As specified at S.No. 2 to 4 of the above table)

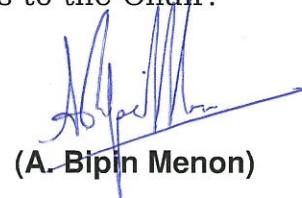
PhaseIII, Gurgaon,
Haryana-122002

The meeting ended with a vote of thanks to the Chair.



(Gya Prasad)

Deputy Development Commissioner



(A. Bipin Menon)

Development Commissioner