



भारत सरकार
वाणिज्य एवं उद्योग मंत्रालय, वाणिज्य विभाग
विकास आयुक्त का कार्यालय
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F.No.UAC/Mohali&Chd/2025/

3956
01/05/25

Dated: 01.05.2025

To,

1. The Director, Deptt. of Commerce, Ministry of Commerce & Industry, Govt. of India, Govt. of India, Room No.119, Vanijya Bhawan, New Delhi-110001
2. The Joint Director General of Foreign Trade, Bhai Randhir Singh, Niryat Bhawan, BSNL Telephone Exchange, E-Block, Ludhiana, Punjab
3. The Dy. Secretary (IF-1), Banking Division, Department of Economic Affairs, Ministry of Finance, Govt. of India, 3rd Floor, Jeevan Deep Building Parliament Street, New Delhi
4. The Commissioner of Customs, GRFL, Ludhiana, Punjab
5. The Commissioner of Income Tax, Sector - 17A, Chandigarh (For Mohali Region)
6. The Joint Development Commissioner, Noida SEZ, Noida
7. The Managing Director, P.S.I.E.C., Sector 17, Chandigarh
8. The Director of Industries, Government of Punjab, Sector 17, Chandigarh
9. The Developer, M/s Quarkcity India Pvt. Ltd.(SEZ), Mohali (Special Invitee)

Sub: - Minutes of Unit Approval Committee Meeting held on 22.04.2025 in respect of Private SEZ(s) located at Mohali and Chandigarh - Regarding.

Sir/Madam,

I am directed to forward herewith the copy of Minutes of the Unit Approval Committee meeting held on 22.04.2025 under the chairmanship of Shri A. Bipin Menon, Development Commissioner, Noida Special Economic Zone, Noida in respect of Private SEZ(s) located in Mohali and Chandigarh for necessary action.

Yours faithfully,

Encl. as above

01/05/25
(Gya Prasad)

Dy. Development Commissioner

Copy to:

1. OSD to DC, NSEZ.
2. PA to JDC, NSEZ.

NOIDA SPECIAL ECONOMIC ZONE**Minutes of the Approval Committee meeting in respect of SEZs in Mohali/Chandigarh was held under the Chairmanship of Shri A. Bipin Menon, Development Commissioner (DC), NSEZ at 11:30 AM on 22.04.2025**

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

- (1) Shri Surender Malik, Joint Development Commissioner, NSEZ, Noida.
- (2) Shri Narain Singh Ajnoha, Assistant Commissioner, Customs.
- (3) Smt. Priyanka Dhar, Income Tax Department, Punjab
- (4) Shri Shivram Dhilon, PSIEC, Chandigarh.

Besides, during the meeting the following officers were also present to assist the UAC:

- (i) Shri Gya Prasad, Deputy Development Commissioner, NSEZ,
- (ii) Smt. Poonam, Specified Officer, NSEZ,
- (iii) Shri Prakash Chand Upadhyay, Assistant Development Commissioner.

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 units, following decisions were taken unanimously :-

Item wise decisions on proposals included in agenda:**Agenda Item No. 1: Ratification of Minutes of last meeting of the Unit Approval Committee held on 04.03.2025.**

1.1 As no reference in respect of the decisions of the Approval Committee held on 04.03.2025 was received from any of the members of the Approval Committee or trade, the Minutes of the meeting held on 04.03.2025 were unanimously ratified by the Approval Committee.



Agenda Item No. 2: TTEC India Customer Solutions Private Limited – Setting up a new unit in SEZ.

2.1 It was informed that M/s. TTEC India Customer Solutions Private Limited had submitted an application for setting up a unit in the premises of M/s. Quarkcity India Private Limited SEZ, Mohali. This was for providing services related to "*IT & ITES Services including Information Enabled Services such as Back office operations, call centers, Data processing, insurance claim processing, Human Resources Services, Medical Transcription, Other Business services, Hospital Services, Other Human health Services (CPC: 8313)*"

2.2 The applicant had proposed export of Rs. 38073.77 lakhs and cumulative NFE of Rs. 36939.45 lakhs over a period of five years. The Projected investment of Rs. 1134.33 lakhs & Rs. 3161.58 lakhs towards imported and indigenous capital goods respectively were proposed. The applicant had also proposed indigenous input services amounting to Rs. 5774.22 lakhs.

2.3 It was further informed that the following shortcomings had been observed in the application in the first instance:

- i. Applicant has submitted copy of signed Form-F instead of originally signed Form-F.
- ii. Applicant has mentioned CPC code 8313 against the proposed services which is for Information technology (IT) consulting and support services. Whereas applicant has also proposed other services including Human Resources, Medical Services, Other business services, Hospital services etc. Hence, applicant needs to mention separate & correct CPC Code of all proposed services.
- iii. Copies of DIR-11/12 for cessation of first directors and appointment of present directors have not been given.
- iv. Applicant has not submitted details related to Income Tax viz.
 - a. whether any exemption is being claimed and if yes, under which section and whether Income Tax Deptt. has disallowed exemption at any time.
 - b. whether any penalty imposed by the Income Tax Deptt.? If yes, give complete details.
 - c. Details of transaction with sister concerns raising issue of transfer pricing.
- v. In Form-F at S.No. VIII(5), applicant has mentioned requirement of power as 200 KVA which seems to on very higher side which needs to be clarified.
- vi. Brief profile & vision of the company has not been submitted.

2.4 Shri Dharmendra Kumar, Director and Shri Iqbal Tauseef, authorized



representative of the company appeared before the Approval Committee through video conferencing and explained the proposal.

2.5 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. TTEC India Customer Solutions Private Limited has submitted an application for setting up a unit in the premises of M/s. Quarkcity India Private Limited SEZ, Mohali. This approval would be subject to rectification of shortcomings as observed.

Agenda Item No. 3: Quarkcity India Private Limited, Developer - Approval of list of materials for authorized operations.

3.1 Shri Virender Chauhan & Shri Sanjeev Batla, authorized representatives of M/s. Quarkcity India Private Limited, Developer appeared before the Approval Committee through video conferencing and explained the requirement of proposed material.

3.2 The Approval Committee further observed that following shortcomings had been observed:

(i) Chartered Engineer Certificate is not in prescribed format. The details of infrastructure (building etc.) to be constructed / maintained by proposed goods should be in Square meter.

(ii) At Sl.No. 33 of authorised operation namely 'Air Conditioning of processing area', the Developer has proposed '2000 Kg/Ltr. Chemical' and at Sl.No. 43 '500 Kg. Gas'. Therefore, name of proposed Chemical and Gas with their ITC HS Code required to be given.

(iii) At Sl.No. 53 of authorised operation namely 'Air Conditioning of processing area', the Developer has proposed "Hot Water generator" amounting to Rs.8 lakhs. Therefore, requirement of said item needs to be justified by the developer.

3.3 The Approval Committee discussed the agenda in detail and after due deliberations, approved the list of materials proposed by M/s. Quarkcity India Pvt. Ltd. to carry on following authorized operations in its SEZ at Mohali, Punjab:

S.No.	Authorized Operation	Sl. No. at default list of materials as per Inst. No. 50 & 54	Estimated Cost (Rs in lakhs)
1.	Construction of all types of buildings in processing area as approved by the Unit Approval Committee	22	1011.6960

ii.	Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary sub-stations of appropriate capacity, pipeline network etc.	04	278.6700
iii.	Telecom & other communication facilities including internet connectivity	05	67.3500
iv.	Air Conditioning of processing area	21	353.7542
v.	Fire protection system with sprinklers, fire and smoke detectors.	07	60.7000
vi.	Access Control and Monitoring System.	24	79.3050
vii.	Cafeteria, Canteen for staff in processing area	27	5.1000
viii.	Road with Street lighting, signals and signage	01	18.4000
ix.	Landscaping and water bodies	08	23.9554
	Total:		1898.9306

The above approval is subject to rectification of shortcomings and submission of details of Chemical & Gas proposed for Air Conditioning of processing area.

3.4 The approval is further subject to condition that the Specified Officer shall ensure that procurement of 'Restricted/ Prohibited' products shall not be allowed.

Agenda Item No. 4: Sunny View Estates Private Limited, Co-developer - Approval of list of materials for authorized operations.

4.1 Shri Jatinder Singh, authorized representative of M/s.Sunny View Estates Private Limited, Co-developer appeared before the Approval Committee through video conferencing and explained the requirement of proposed material.

4.2 The Approval Committee further observed that following shortcomings have been observed:

(i) At Sl.No. 4 of authorised operation namely '*Solid and liquid waste collection, treatment and disposal plants including pipelines & other necessary infrastructure for sewage and garbage disposal, sewage treatment plants*', the Co-developer has proposed '300 Ltr. Chemical'. Therefore, name of proposed Chemical with their ITC HS Code required to be given.

(ii) At Sl.No. 8 of authorised operation namely '*Solid and liquid waste collection, treatment and disposal plants including pipelines & other necessary infrastructure for sewage and garbage disposal, sewage treatment plants*', the Co-developer has proposed Filter media (**Silica Sand**, Gravels, Activated carbon etc.) which needs to be clarified.

(iii) At Sl.No. 22 of authorised operation namely '*Air Conditioning of processing area*', the Co-developer has proposed '150 Kg. Refrigeration Gas'. Therefore, name of proposed Refrigeration Gas with their ITC HS Code required to be given.

4.3 The Approval Committee discussed the agenda in detail and after due deliberations, approved the list of materials proposed by M/s. Sunny View Estates Private Limited, Co-developer to carry on following authorized operations in its SEZ at Mohali, Punjab:

S.No.	Authorized Operation	Sl. No. at default list of materials as per Inst. No. 50 & 54	Estimated Cost (Rs in lakhs)
i.	Water treatment plant, water supply lines (dedicated lines upto source), sewage lines, storm water drains and water channels of appropriate capacity.	02	12.08
ii.	Solid and liquid waste collection, treatment and disposal plants including pipelines & other necessary infrastructure for sewage and garbage disposal, sewage treatment plants.	03	12.83
iii.	Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary sub-stations of appropriate capacity, pipeline network etc.	04	44.93
iv.	Fire protection system with sprinklers, fire and smoke detectors.	07	9.36
v.	Recreational facilities such as indoor/ outdoor games, Gymnasium / Employee's restroom in processing area	19	8.60
vi.	Employees welfare facilities like Creche, Medical Center and other such facilities	20	1.05
vii.	Air Conditioning of processing area	21	60.61
viii.	Construction of all types of buildings in processing area as approved by the Unit Approval Committee	22	88.08
ix.	Access Control and Monitoring System	24	7.71
		Total:	245.25

The above approval is subject to rectification of shortcomings and submission of details of Chemical & Gas proposed for Air Conditioning of processing area.

4.4 The approval is further subject to condition that the Specified Officer shall ensure that procurement of 'Restricted/ Prohibited' products shall not be allowed.

Agenda Item No. 5: Bunge India Private Limited - Setting up cafeteria at premises of SEZ unit.

5.1 Smt. Gurdeep Kaur & Shri Navneetha Krishnan, authorized representatives of the unit appeared before the Approval Committee through video conferencing and explained proposal.

5.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Bunge India Private Limited for setting up cafeteria subject to compliance with conditions as mentioned in Instruction No. 95 dated 11.06.2019.

Agenda Item No. 6: SGH Management India Private Limited - Expansion of area for setting up of Cafeteria for employees.

6.1 Smt. Komal Thakur, authorized representative of the unit appeared before the Approval Committee through video conferencing and explained proposal.

6.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. SGH Management India Private Limited for expansion of area of 1750 Sq.ft. at 1st Floor, Landmark Plaza (F3 Tower) at M/s. Quarkcity India Private Limited SEZ at Mohali, Punjab for setting up cafeteria. The Approval Committee further approved the proposal for setting up cafeteria subject to compliance with conditions as mentioned in Instruction No. 95 dated 11.06.2019.

Agenda Item No. 7: Congruex Asia Pacific India LLP - Setting up cafeteria at premises of SEZ unit.

7.1 Shri Akshay Aggarwal, authorized representative of the unit appeared before the Approval Committee through video conferencing and explained proposal.

7.2 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Congruex Asia Pacific India LLP for setting up cafeteria subject to compliance with conditions as mentioned in Instruction No. 95 dated 11.06.2019.

Agenda Item No. 8: Congruex Asia Pacific India LLP - Change in designated partner of LLP.

8.1 Shri Akshay Aggarwal, authorized representative of the unit appeared before the Approval Committee through video conferencing and explained proposal.

8.2 The Approval Committee discussed the agenda in detail and after due deliberations, took note of change in designated partners of the unit w.e.f. 05.12.2024 in terms of Instruction No. 109 dated 18.10.2021 as under:

		Before change (as on 06.01.2020)		After change (w.e.f. 05.12.2024)	
S.No.	Name of Partner	Name of designated Partner	%Partnership	Name of designated Partner	%Partnership
1	CHC Consulting LLC	Akshay Aggarwal (Nominee of CHC Consulting LLC)	99.9%	Akshay Aggarwal (Nominee of CHC Consulting LLC)	99.9%
2	Congruex Group LLC	Kevin James O'Hara (Nominee of Congruex Group LLC)	0.1%	Indraneel Dev (Nominee of Congruex Group LLC)	0.1%
		Total:	100%	Total:	100%

Agenda Item No. 9: Alorica India Private Limited - Expansion of area and revision in projections.

9.1 Shri Sumanth Nag, authorized representative of the unit appeared before the Approval Committee through video conferencing and explained proposal.

9.2 It was informed that following shortcomings have been observed in the application:

(i) The existing projections given by the unit in instant receipt does not match with the earlier approved projections. Besides, the existing & proposed projections given now are very low in comparison to earlier approved projections. Hence, a clarification in this regard along with correct projections needs to be given.

(ii) Unit has not mentioned any value for imported capital goods in existing as well as revised projections. However, as per NSDL data, it is observed that unit has made imports worth Rs. 0.03 Crores during 2023-24. Hence, a clarification in this regard needs to be given.

9.3 The Approval Committee discussed the agenda in detail and after due deliberations, approved the proposal of M/s. Alorica India Private Limited for expansion of area of 30000 sq.ft. at Level 5 of Landmark Plaza Building at Plot No. 40A, Quarkcity IT SEZ Industrial Area, Phase 8B, SAS Nagar, Mohali, Punjab and revision in projections. The approval is subject to submission of documents/deficiencies pointed out at Para 9.2 above.

Meeting ended with a vote of thanks to the Chair.



(Gya Prasad)
Deputy Development Commissioner



(A Bipin Menon)
Development Commissioner