

## NOIDA SPECIAL ECONOMIC ZONE

### Minutes of the meeting of Approval Committee in respect of SEZs located in the State of Haryana held on 22.09.2011 at Conference Hall, NSEZ, Noida.

The meeting was chaired by Shri S.C. Panda, Development Commissioner. The following officers / representatives also attended the meeting:-

1. Shri D.S. Kalyan, Additional Commissioner, Income Tax, Gurgaon.
2. Shri Rakesh Kumar, DDC, NSEZ.
3. Shri R.K Goyal, Asstt. Commissioner, Central Excise, Gurgaon.
4. Shri Parikshit Singh, Asstt. Commissioner, Income Tax, Faridabad.
5. Shri Salil Narang, General Manager, HSIIDC
6. Shri Sunil R Sharma, Specified Officer.

1. UAC ratified the minutes of meeting held on 18.08.2011.

**2. M/s. DLF Cyber City Developers Ltd., Gurgaon.**

(i) Proposal of M/s. DLF Assets Pvt. Ltd., Co-developer for permission for job-work.

The proposal of the co-developer for sending one more chassis in DTA to M/s. Wadia Body Builders, Ahmedabad to undertake job work of water bouzer fitment was placed before UAC. After due deliberations, UAC approved the proposal for sending one more chassis for water bouzer fitment, subject to the condition that the quantity of wastage/scrap, if any, generated during the process of job work / sub-contracting shall be brought back in the zone for further disposal and no goods shall be removed from SEZ to DTA except with the permission of the Specified Officer.

(ii) Proposal of M/s. DLF Cyber City Developers Ltd., developer for approval of list of goods.

The proposal of developer for approval of 5 nos. Elevator for a total value of Rs. 96.85 Lacs to carry on default authorized operation namely 'Construction of all types of building in processing area' was placed before the UAC. After due deliberations, UAC approved the list of goods.

(iii) Proposal of M/s. DLF Cyber City Developers Ltd., developer for approval of list of services.

The proposal of the developer for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-I : zzzzm.
2. Category-II : zzzzo.
3. Category-III : zzzzd, zx.

(iv) Proposal of M/s. DLF Assets Pvt. Ltd., Co-developer for approval of list of services.

The proposal of the co-developer for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-I : zzzzm.
2. Category-II : zzzzo.
3. Category-III : zzzzd, zx.

(v) Proposal of M/s. Petrofac Engineering Services India Pvt. Ltd. for approval of list of services.

The proposal of unit for approval of list of services to carry on authorized operations was placed before the approval committee. It was observed by UAC that the unit has applied for those services also which are already covered under category-II of default list of services issued on 23.05.2011. After due deliberations, UAC approved the list of services except following:-

1. Category-III : d, e, zy, zzg, zzc, l, zz, zzzw.

(vi) Proposal of M/s. Tata Consultancy Services Ltd. for approval of list of services.

The proposal of unit for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-II : zz, zzzze, zt.
2. Category-III : e, zzn, z zr, zzo, y, zh, zzzm, zzzp, zzzzd.

(vii). Proposal of M/s. iYogi Technical Services Pvt. Ltd. for expansion of area in the existing unit.

The proposal of M/s. iYogi Technical Services Pvt. Ltd. for expansion of area in the existing unit in DLF Cyber City IT/ITES SEZ, Gurgaon was placed before the approval committee. It was brought to the notice of UAC that the proposed premises admeasuring area 25992 Sqft at '1<sup>st</sup> Floor, Tower-B, Building No.6' is in the possession of M/s. CPA Global Services Pvt. Ltd., one of the operational unit in the said SEZ. However, M/s. CPA Global Services Pvt. Ltd. has submitted proposal for debonding of unit of the aforesaid premises which is listed as supplementary agenda item of the meeting. After due deliberations, UAC approved, in-principle, the addition of area proposed by M/s. iYogi Technical Services Pvt. Ltd. subject to the condition that M/s. CPA Global Services Pvt. Ltd shall first surrender the premises to the developer after obtaining necessary approval for final debonding of the premises.

(viii) Proposal of M/s. TCS e-Serve International Pvt. Ltd., SEZ unit for in-principle approval to create Disaster Recovery Site in IT/ITES SEZ of M/s. DLF Cyber City Developers Ltd. at Gurgaon.

UAC deferred the proposal as no representative appeared before UAC.

### **3. M/s. DLF Ltd., IT/ITES SEZ at Silokhera, Gurgaon.**

(i) Proposal of M/s. DLF Ltd., developer for approval of list of goods.

The proposal of developer for approval of two lists of goods for a total value of 152.88 Lacs (Rs.142.50 Lacs + 10.38 Lacs) to carry on default authorized operation namely 'Construction of all types of building in processing area' was placed before the UAC. After due deliberations, UAC approved the list of goods.

(ii) Proposal of M/s. DLF Ltd., developer for approval of list of services.

The proposal of the developer for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-I : zzzzm.
2. Category-II : zzzzo.
3. Category-III : zzzzd, zx.

(iii) Proposal of M/s. DLF Utilities Ltd., Co-developer for approval of list of goods.

The proposal of developer for approval of list of goods for a total value of Rs. 4571.58 Lacs was placed before the UAC. It was observed that proposed materials appear to be inconsistent with the size of co-generation plant. Therefore, UAC deferred the proposal with the advice to the developer to re-assess the requirement of material actually required duty the next six months.

(iv) Proposal of M/s. DLF Utilities Ltd., Co-developer for approval of list of services.

The proposal of the co-developer for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services.

(v) Proposal of M/s. DLF Assets Pvt. Ltd., developer for approval of list of services.

The proposal of the co-developer for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-I : zzzzm.
2. Category-II : zzzzo.
3. Category-III : zzzzd, zx.

#### 4. **M/s. Gurgaon Infospace Ltd., IT/ITES SEZ, Dundaheera, Gurgaon.**

- (i) Proposal of M/s. Gurgaon Infospace Ltd., developer to allot built-up space to M/s. Ahlawat Hospitality Pvt. Ltd. for running & operating a restaurant namely 'Pizzochheri and Gelato Vinto Restaurants' in processing area of SEZ.

The proposal of the developer to allot built-up space of approx 1341 sqft in the Amenity area of the processing zone of SEZ on lease basis to M/s. Ahlawat Hospitality Pvt. Ltd. for running & operating a restaurant namely 'Pizzochheri and Gelato Vinto Restaurants' was placed before the UAC. After due deliberations, UAC approved the proposal. UAC advised the developer to submit PAN & last three years' IT Returns of M/s. Ahlawat Hospitality Pvt. Ltd. to the O/o. The Additional Commissioner, Income Tax, Gurgaon under intimation to DC, NSEZ.

- (ii) Proposal of M/s. Gurgaon Infospace Ltd., developer to allot built-up space to M/s. Future Ventures for running & operating a restaurant namely 'Subway Restaurant' in processing area of SEZ.

The proposal of the developer to allot built-up space of approx 1001.06 sqft in the Amenity area of the processing zone of SEZ on lease basis to M/s. Future Ventures for running & operating a restaurant namely 'Subway Restaurant' was placed before the UAC. After due deliberations, UAC approved the proposal. UAC advised the developer to submit PAN & last three years' IT Returns of M/s. Future Ventures to the O/o. The Additional Commissioner, Income Tax, Gurgaon under intimation to DC, NSEZ.

- (iii) Proposal of M/s. Gurgaon Infospace Ltd., developer to allot built-up space to M/s. Devyani International Ltd. for running & operating a restaurant namely 'Vaango Restaurant' in processing area of SEZ.

The proposal of the developer to allot built-up space of approx 2645 sqft in the Amenity area of the processing zone of SEZ on lease basis to M/s. Devyani International Ltd. for running & operating a restaurant under the name & style of 'Vaango Restaurant' was placed before the UAC. After due deliberations, UAC approved the proposal. UAC advised the developer to submit PAN & last three IT Returns of M/s. Devyani International Ltd. to the O/o. The Additional Commissioner, Income Tax, Gurgaon under intimation to DC, NSEZ.

- (iv) Proposal of M/s. Gurgaon Infospace Ltd., developer to allot built-up space to M/s. Ballarpur Industries Ltd. to operate a retail store in the brand name 'P3-Print, Paper, Pens' in processing area of SEZ.

The proposal of the developer to allot built-up space of approx 873 sqft in the Amenity area of the processing zone of SEZ on lease basis to M/s. Ballarpur Industries Ltd. to operate a retail store in the brand name 'P3-Paper, Print, Pens' was placed before the UAC. After due deliberations, UAC approved the proposal. UAC advised the developer to submit PAN & last three years' IT Returns of M/s. Ballarpur Industries Ltd. to the O/o. The Additional Commissioner, Income Tax, Gurgaon under intimation to DC, NSEZ.

- (v) Proposal of M/s. EYGBS (India) Pvt. Ltd., (SEZ Unit) for approval of list of services.

The proposal of unit for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-II : zzze.
2. Category-III : zzzzd, zzzn.

- (vi) Proposal of M/s. Ernst & Young Pvt. Ltd., (SEZ Unit) for approval of list of services.

The proposal of unit for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-II : zzze.
2. Category-III : zzzzd, zzzn.

**6. M/s. Canton Buildwell Pvt. Ltd., IT/ITES SEZ at Gurgaon.**

(i) Proposal of M/s. Canton Buildwell Pvt. Ltd., developer for approval of list of goods.

The proposal of developer for approval of list of goods for a total value of Rs. 3401.28 Lacs to carry on following authorized operations was placed before the approval committee:-

S. No.	Name of Authorized Operation	Estimated value of the goods
1.	Construction of all types of building in processing area as approved by UAC	Rs. 21,20,66,843/-
2.	Electrical, Gas and Petroleum Natural Gas Distribution Network including necessary sub-stations of appropriate capacity, pipeline network etc.	Rs. 1,90,79,921/-
3.	Power (including power backup facilities) for captive use only.	Rs. 80,28,956/-
4.	Access Control and Monitoring Systems	Rs. 9,93,40,000/-
5.	Fire protection system with sprinklers, fire and smoke detectors.	Rs. 12,33,234/-
6.	Polyclinic /Diagnostic Centre and Nursing Home with 20 Beds as approved by BoA	Rs. 3,79,562/-
	<b>Total:</b>	<b>Rs. 34,01,28,916/-</b>

After due deliberations, UAC approved the list of goods in respect of aforesaid authorized operations.

(ii) Proposal of M/s. Canton Buildwell Pvt. Ltd., developer for approval of list of services.

UAC approved the services namely 'Development of information technology software services (zzzze)' under Category-3.

(iii) Approval of Building plan of IT Building (B3), Housing & Club House.

It was brought to the notice of UAC that M/s. Nexus Creations, Architect on panel of NSEZ, has examined the building plan of IT Building (B3), Housing & Club House of IT/ITES SEZ of M/s. Canton Buildwell Pvt. Ltd. The architect has recommended the building plan for approval/sanction and the same was placed before the approval committee. The total covered area of IT Building (B3), Housing & Club House is 151126.385 Sqm, 43772.66 Sqm & 3681.20 sqm respectively. UAC observed that the Architect in its report has also mentioned that the ground coverage & FAR of IT Building (B3) is exceeding the ground coverage & FAR approved in master plan, however as a whole (in context of overall FAR), it is as per the zoning plan and building byelaws. The representative of the developer informed that the additional ground coverage & FAR of IT Building (B-3) would be adjusted in the IT Building (B1). After due deliberations, UAC approved the building plan of IT Building (B3), Housing & Club House subject to submission of an undertaking by the developer to this effect that additional ground coverage & FAR of IT Building (B-3) would be adjusted in the IT Building (B1).

(iv). Completion Certificate of IT Building (B2) in processing area.

It was brought to the notice of UAC that the proposal for issuance of completion / occupancy certificate in respect of IT Building (B2) submitted by the developer was forwarded to M/s. Nexus Creations, Architect on panel of NSEZ, for examination. The architect has recommended the proposal for issuance of Occupancy Certificate subject to deposit of compounding charges of Rs.6,44,057/- and acceptance of Undertakings given by the developer to the following effect:-

- (i) that the installation of mechanical system for Stack parking as soon as the lower level of parking gets fully occupied; and
- (ii) that finishing of toilet blocks as per the requirements of their tenant as and when required. However, the developer has finished one toilet block on the ground floor.

The proposal was placed before the approval committee. After due deliberations, UAC approved the proposal to issue completion / occupancy certificate to the developer in respect of IT Building (B2) based on positive recommendations of the architect as well as the Undertakings furnished by the developer, subject to the condition that the developer shall deposit compounding charges of Rs.6,44,057/-.

(v) Proposal of M/s. Tata Consultancy Services for setting up of unit in Canton Buildwell Pvt. Ltd. IT/ITES SEZ at Gurgaon.

UAC deferred the proposal as no representative appeared before UAC. It was further directed that a letter be issued to applicant company to remove the deficiencies observed in the application.

**7. M/s. Dr. Fresh Healthcare Pvt. Ltd., IT/ITES SEZ at Gurgaon (Haryana)**

(i) Proposal of Dr. Fresh SEZ Phase I Pvt. Ltd., co-developer for approval of list of goods.

The proposal of the co-developer for approval of list of goods for a total value of Rs. 24.19 Lacs to carry on default authorized operation namely 'Construction of all types of building in processing area' in IT/ITES SEZ of Dr. Fresh Healthcare Pvt. Ltd. at Gurgaon was placed before the UAC. After due deliberations, UAC approved the list of goods.

**8. M/s. Metro Valley Business Park Pvt. Ltd., IT/ITES at Gurgaon (Haryana).**

(i). Approval of list of services.

The proposal of the developer for approval of list of services to carry on authorized operations was placed before the approval committee. After due deliberations, UAC approved the list of services except following:-

1. Category-I : zzzzm,
2. Category- II : l, zn, zzzp, zzn, zu, a, zj, zo, zzzzg, zw, zzw, zzy.
3. Category-III : b, x, zd, zg, zza, zzo, zzzz, zzzzd, za, zzzp. zzn, zzf, zzzk, zx, zzu.

(ii). Approval of Building Plan.

It was brought to the knowledge of UAC that M/s. KCKV Consultants, Architect have examined the building plan of IT/ITES SEZ of M/s. Metro Valley Business Park Pvt. Ltd. and submitted the examination report. The architect has recommended that the proposed building plan conform to all the guidelines/regulations as prescribed under the building byelaws of the State of Haryana. The total admissible FAR is 133419.858 Sqmt. and total covered area including Non FAR areas is 2,48,169.911 Sqmt. After due deliberations, UAC approved the building plan.

**7. Approval of format of building plan examination report.**

UAC deferred the proposal with the direction that the format may be finalized by a committee headed by DDC & with two Architects as its members.

**Supplementary agenda**

**1. M/s. DLF Cyber City Developers Ltd., Gurgaon.**

(i) Proposal of M/s. DLF Assets Pvt. Ltd., co-developer for approval of leasing of space of Telecommunication Provider's for to provide telecommunication connectivity to the units functioning in SEZ.

The proposal of M/s. DLF Assets Pvt. Ltd., co-developer for approval of leasing of space to Telecom providers was placed before the Approval Committee. UAC noted that the co-developer has proposed to lease out space in DLF Cyber City IT/ITES SEZ, Gurgaon to following Telecom providers:-

S. No.	Name of service provider	Area to be leased out	Location in SEZ
1.	Vodafone	225 Sqft.	Building No. 06
2.	Tata Communication	100 Sqft.	Building No. 06
3.	Reliance Communication	160 Sqft.	Building No. 14
4.	Tata Communication	161 Sqft.	Building No. 14

After due deliberations, UAC approved that proposal subject condition that the premises shall be utilized for communication facilities only. No tax/duty exemption shall be allowed to aforesaid service providers.

- (ii) Proposal of M/s. CPA Global Services Pvt. Ltd. for de-bonding of premises of existing unit in DLF Cyber City IT/ITES SEZ at Gurgaon.

The proposal of M/s. CPA Global Services Pvt. Ltd. for de-bonding of area admeasuring 25992 Sqft at 1<sup>st</sup> Floor of Tower-B, Building No.6 at IT/ITES SEZ of M/s. DLF Cyber City Developers Ltd., Gurgaon was placed before the UAC. It was decided by UAC to allow debonding of premises subject to the condition that unit shall deposit duty on the goods which could not be shifted on account of debonding of premises. Unit would also require furnishing No Dues Certificate from developer & Specified Officer in this regard. Once the approval for final debonding is issued, the unit shall surrender the premises to the developer.

## **2. M/s. DLF Ltd., IT/ITES SEZ at Silokhera, Gurgaon.**

- (i) Proposal of M/s. DLF Assets Pvt. Ltd., co-developer for approval of leasing of space of Telecommunication Provider's for to provide telecommunication connectivity to the units functioning in SEZ.

The proposal of M/s. DLF Assets Pvt. Ltd., co-developer for approval of leasing of space to Telecom providers was placed before the Approval Committee. UAC noted that the co-developer has proposed leased out of space in DLF Ltd. IT/ITES SEZ, Silokhera, Gurgaon to following Telecom providers:-

S. No.	Name of Service Provider	Area to be leased out
1.	Vodafone	200 Sqft.
2.	Tata Communication	100 Sqft.
3.	Reliance Communication	160 Sqft.

After due deliberations, UAC approved that proposal subject condition that the premises shall be utilized for communication facilities only. No tax/duty exemption shall be allowed to aforesaid service providers.

## **3. M/s. Gurgaon Infospace Ltd., IT/ITES SEZ at Gurgaon.**

- (i) Proposal of M/s. Gurgaon Infospace Ltd., developer to allot built-up space to M/s. Lite Bite Foods Pvt. Ltd., New Delhi for running & operating a restaurant under the brand name 'PINO'S' in SEZ.

UAC deferred the proposal as no representative from M/s. Lite Bite Foods Pvt. Ltd. appeared in the meeting.

- (ii) Proposal of M/s. Gurgaon Infospace Ltd., developer to allot built-up space to M/s. Amalgamated Bean Coffee Trading Co. Ltd. to operate & run 'Café Coffee Day' in SEZ.

The proposal of the developer to allot built-up space of approx 1085 sqft in the Amenity area of the processing zone of SEZ on lease basis to M/s. Amalgamated Bean Coffee Trading Co. Ltd. to operate & run 'Café Coffee Day' was placed before the UAC. After due deliberations, UAC approved the proposal. UAC advised the developer to submit PAN & last three years' IT Returns of M/s. Ballarpur Industries Ltd. to the O/o. The Commissioner, Income Tax, Gurgaon under intimation to DC, NSEZ.

- (iii) Proposal of M/s. Unitech Developers & Projects Ltd., co-developer for approval of list of goods.

The proposal of the co-developer for approval of list of goods having a total value of Rs. 1366.66 Lacs to carry on authorized operation namely 'Air Conditioning in processing area' in the IT/ITES SEZ of M/s. Gurgaon Infospace Ltd., Gurgaon was placed before the UAC. After due deliberations, UAC approved the list of goods.

- (iv) Proposal of M/s. Cognizant Technology Solutions India Pvt. Ltd. for setting up of unit in IT/ITES SEZ of M/s. Gurgaon Infospace Ltd. at Gurgaon.

The proposal of M/s. Cognizant Technology Solutions India Pvt. Ltd. for setting up of a SEZ unit over a built-up area of approx. 30,000 sqft in IT/ITES SEZ of M/s. Gurgaon Infospace Ltd. at Gurgaon was placed

before the Approval Committee. It was also brought to the notice of UAC that applicant company had initially submitted an application for grant of LOA for setting up of its one SEZ unit under a single Form-F in two different notified zones (Gurgaon Infospace and Unitech Realty). Since such application is not permissible under the SEZ Rules and Instruction No. 59 dated 18.06.2010 of Deptt. Of Commerce is applicable only for already approved SEZ units and therefore applicant company was advised to submit its revised application in Form-F. Accordingly, the applicant company has submitted another revised application in Form-F for setting up of a unit over an area of approx 30,000 sqft in the incubation space at IT/ITES SEZ of Gurgaon Infospace Ltd. This revised application has been examined treating the earlier application as withdrawn. The unit in Gurgaon Infospace shall be engaged in authorized operation viz 'Information Technology (IT) / Information Technology Enabled Services (ITES) namely Application Outsourcing, IT Infrastructure and cloud services, Analytics, Business Intelligence, CRM, Data Warehousing, Supply Chain Management, Engineering & Manufacturing Solutions, ERP, Testing Solutions, Application development & maintenance, Business process services, Project – based application services, Business and technology consulting, Complex systems integration' The representative of the unit informed that there will be fresh investment and they shall be doing a fresh business. The project envisages investment of Rs. 977 Lacs. Projected FOB value of exports has been shown as Rs. 14461 Lacs with NFE earnings of Rs. 12267 Lacs over a period of five years. After due deliberations, UAC approved the project subject to submission of Form-32 in respect of resignation of first directors of the company.

#### 4. M/s. Canton Buildwell Pvt. Ltd., IT/ITES SEZ at Gurgaon.

(i). Proposal of M/s. Canton Buildwell Pvt. Ltd., developer for approval of duty free procurement of HSD.  
The proposal of the developer for duty free procurement of 1200 KL HSD was placed before the UAC. The representative of the developer informed that the HSD will be procured in part quantity based on the daily consumption in DG Sets. The HSD will be stored in the built-in ready to use tank of the DG Set and underground tank. After due deliberations, UAC approved the proposal.

(ii). Approval of Authorised Operations for the development of sector specific IT/ITES SEZ at village Gwal Pahari, Tehsil-Sohan, Gurgaon (Haryana).

The proposal of the developer for following additional authorized operation over an area of 3806 sqm in the processing area of SEZ was placed before the approval committee:-

S.No.	Name of the Authorized activity	Area (in sq. mtrs.) with FSI/FAR	Already sanctioned by BOA / UAC	Additional area sought with FAR
1.	Essential Commercial (Utility Stores/ATM/Banks)	3058	2323	735
2.	Food Courts / Restaurants etc.	2000	929	1071
3.	Conference facility	2000	0	2000
	Total =	7058	3252	3806

After due deliberations, UAC approved the proposal.

#### 5. M/s. Mayar Infrastructure Development Pvt. Ltd., Biotechnology SEZ at Gurgaon.

(i) Approval of list of goods.

The proposal of developer for approval of list of goods for a total value of Rs. 321.58 Lacs to carry on default authorized operation namely 'Built-up Processing area' was placed before the UAC. After due deliberations, UAC approved the list of goods.

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

  
**(S.C. PANDA)**  
 Development Commissioner