

## Supplementary Agenda - II

No. K-43016/11/2023-SEZ  
Government of India  
Ministry of Commerce and Industry  
Department of Commerce  
(SEZ Section)

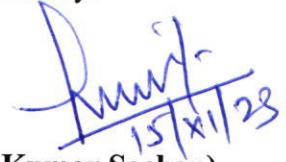
Vanijya Bhawan, New Delhi  
Dated the 15<sup>th</sup> November, 2023

### OFFICE MEMORANDUM

**Subject:** 117<sup>th</sup> Meeting of the Board of Approval (BoA) for Special Economic Zones (SEZs) scheduled to be held on 17<sup>th</sup> November, 2023 – Supplementary Agenda – II regarding.

The undersigned is directed to refer to this Department's O.M. of even numbers dated 1<sup>st</sup> November, 2023, 6<sup>th</sup> November, 2023 and 14<sup>th</sup> November, 2017 on the subject cited above and to inform that the 117<sup>th</sup> meeting of the BoA for SEZs is scheduled to be held on 17<sup>th</sup> November, 2023 at 11.00 A.M. in Room No. 427, Vanijya Bhawan, New Delhi under the Chairmanship of Commerce Secretary in hybrid mode.

- 2. The Supplementary Agenda - II for the 117<sup>th</sup> meeting of the BoA for SEZs is enclosed herewith.**
3. All the addresses are requested to kindly make it convenient to attend the meeting.
4. The meeting link of the aforesaid meeting is being shared in the e-mail body.

  
(Sumit Kumar Sachan)

Under Secretary to the Government of India

Tel: 23039829

Email: [sumit.sachan@nic.in](mailto:sumit.sachan@nic.in)

To

1. Central Board of Excise and Customs, Member (Customs), Department of Revenue, North Block, New Delhi. (Fax: 23092628).
2. Central Board of Direct Taxes, Member (IT), Department of Revenue, North Block, New Delhi. (Telefax: 23092107).
3. Joint Secretary, Ministry of Finance, Department of Financial Services, Banking Division, Jeevan Deep Building, New Delhi (Fax: 23344462/23366797).
4. Shri Sanjiv, Joint Secretary, Department of Promotion of Industry and Internal Trade (DPIIT), UdyogBhawan, New Delhi.
5. Joint Secretary, Ministry of Shipping, Transport Bhawan, New Delhi.
6. Joint Secretary (E), Ministry of Petroleum and Natural Gas, ShastriBhawan, New Delhi
7. Joint Secretary, Ministry of Agriculture, Plant Protection, KrishiBhawan, New Delhi.
8. Ministry of Science and Technology, Sc 'G' & Head (TDT), Technology Bhavan, Mehrauli Road, New Delhi. (Telefax: 26862512)

9. Joint Secretary, Department of Biotechnology, Ministry of Science and Technology, 7<sup>th</sup> Floor, Block 2, CGO Complex, Lodhi Road, New Delhi - 110 003.
10. Additional Secretary and Development Commissioner (Micro, Small and Medium Enterprises Scale Industry), Room No. 701, NirmanBhavan, 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 (Fax: 23092569)
13. Joint Secretary (C&W), Ministry of Defence, Fax: 23015444, South Block, New Delhi.
14. Joint Secretary, Ministry of Environment and Forests, PariyavaranBhavan, CGO Complex, New Delhi – 110003 (Fax: 24363577)
15. Joint Secretary & Legislative Counsel, Legislative Department, M/o Law & Justice, A-Wing, ShastriBhavan, 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, ShastriBhawan, New Delhi
18. Joint Secretary, Ministry of Overseas Indian Affairs, Akbar Bhawan, Chanakyapuri, New Delhi. (Fax: 24674140)
19. Chief Planner, Department of Urban Affairs, Town Country Planning Organisation, VikasBhavan (E-Block), I.P. Estate, New Delhi. (Fax: 23073678/23379197)
20. Director General, Director General of Foreign Trade, Department of Commerce, UdyogBhavan, New Delhi.
21. Director General, Export Promotion Council for EOUs/SEZs, 8G, 8<sup>th</sup> Floor, Hansalaya Building, 15, Barakhamba Road, New Delhi – 110 001 (Fax: 223329770)
22. Dr. RupaChanda, Professor, Indian Institute of Management, Bangalore, Bennerghata Road, Bangalore, Karnataka
23. Development Commissioner, Noida Special Economic Zone, Noida.
24. Development Commissioner, Kandla Special Economic Zone, Gandhidham.
25. Development Commissioner, Falta Special Economic Zone, Kolkata.
26. Development Commissioner, SEEPZ Special Economic Zone, Mumbai.
27. Development Commissioner, Madras Special Economic Zone, Chennai
28. Development Commissioner, Visakhapatnam Special Economic Zone, Visakhapatnam
29. Development Commissioner, Cochin Special Economic Zone, Cochin.
30. Development Commissioner, Indore Special Economic Zone, Indore.
31. Development Commissioner, Mundra Special Economic Zone, 4<sup>th</sup> Floor, C Wing, Port Users Building, Mundra (Kutch) Gujarat.
32. Development Commissioner, Dahej Special Economic Zone, Fadia Chambers, Ashram Road, Ahmedabad, Gujarat
33. Development Commissioner, Navi Mumbai Special Economic Zone, SEEPZ Service Center, Central Road, Andheri (East), Mumbai – 400 096
34. Development Commissioner, Sterling Special Economic Zone, Sandesara Estate, AtladraPadra Road, Vadodara - 390012
35. Development Commissioner, Andhra Pradesh Special Economic Zone, UdyogBhawan, 9<sup>th</sup> 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. Development Commissioner, GIFT SEZ, Gujarat
42. Commerce Department, A.P. Secretariat, Hyderabad – 500022. (Fax: 040-23452895).
43. Government of Telangana, Special Chief Secretary, Industries and Commerce Department, Telangana Secretariat Khairatabad, Hyderabad, Telangana.
44. Government of Karnataka, Principal Secretary, Commerce and Industry Department, VikasSaudha, Bangalore – 560001. (Fax: 080-22259870)
45. Government of Maharashtra, Principal Secretary (Industries), Energy and Labour Department, Mumbai – 400 032.
46. Government of Gujarat, Principal Secretary, Industries and Mines Department Sardar Patel Bhawan, Block No. 5, 3rd Floor, Gandhinagar – 382010 (Fax: 079-23250844).
47. Government of West Bengal, Principal Secretary, (Commerce and Industry), IP Branch (4<sup>th</sup> Floor), SEZ Section, 4, Abanindranath Tagore Sarani (Camac Street) Kolkata – 700 016
48. Government of Tamil Nadu, Principal Secretary (Industries), Fort St. George, Chennai – 600009 (Fax: 044-25370822).
49. Government of Kerala, Principal Secretary (Industries), Government Secretariat, Trivandrum – 695001 (Fax: 0471-2333017).
50. Government of Haryana, Financial Commissioner and Principal Secretary), Department of Industries, Haryana Civil Secretariat, Chandigarh (Fax: 0172-2740526).
51. Government of Rajasthan, Principal Secretary (Industries), Secretariat Campus, Bhagwan Das Road, Jaipur – 302005 (0141-2227788).
52. Government of Uttar Pradesh, Principal Secretary, (Industries), Lal Bahadur Shastri Bhawan, Lucknow – 226001 (Fax: 0522-2238255).
53. Government of Punjab, Principal Secretary Department of Industry & Commerce Udyog Bhawan), Sector -17, Chandigarh- 160017.
54. Government of Puducherry, Secretary, Department of Industries, Chief Secretariat, Puducherry.
55. Government of Odisha, Principal Secretary (Industries), Odisha Secretariat, Bhubaneswar – 751001 (Fax: 0671-536819/2406299).
56. Government of Madhya Pradesh, Chief Secretary, (Commerce and Industry), Vallabh Bhavan, Bhopal (Fax: 0755-2559974)
57. Government of Uttarakhand, Principal Secretary, (Industries), No. 4, Subhash Road, Secretariat, Dehradun, Uttarakhand
58. Government of Jharkhand (Secretary), Department of Industries Nepal House, Doranda, Ranchi – 834002.
59. Union Territory of Daman and Diu and Dadra Nagar Haveli, Secretary (Industries), Department of Industries, Secretariat, Moti Daman – 396220 (Fax: 0260-2230775).
60. Government of Nagaland, Principal Secretary, Department of Industries and Commerce), Kohima, Nagaland.
61. Government of Chattishgarh, Commissioner-cum-Secretary Industries, Directorate of Industries, LIC Building Campus, 2<sup>nd</sup> Floor, Pandri, Raipur, Chhattisgarh (Fax: 0771-2583651).

**Copy to:** PPS to CS / PPS to AS (LSS) / PPS to JS (VB) / PPS to Dir (SNS).

**Supplementary Agenda II for the 117<sup>th</sup> meeting of the Board of Approval for Special Economic Zones to be held on 17<sup>th</sup> November, 2023**

**117.15: Request for Setting up of new SEZ (2 proposals)**

**117.15(i) Request of M/s. Delhi International Airport Limited (DIAL) for setting up of a Multi-Product SEZ (SEZ-1) at Indira Gandhi International Airport, New Delhi over an area of 2.02 Ha.**

The status of documents required for setting up of a new SEZ for consideration of the BoA and grant of LoA are as follows: -

<b>S. No.</b>	<b>Conditions / Documents required</b>	<b>Status</b>
<b>A.</b>	<b>Documents required for setting up of SEZ in terms of Rule 3 of SEZ Rules, 2006:</b>	
(i)	Completed Form-A (with enclosures) A. Total Proposed : Rs.108.11Crore investment B. FDI (in US \$) : Nil C. Source of FDI : Not Applicable D. Proposed Exports : Rs.133.22Crore E. Employment (in Nos.) : Direct - 4491 Nos. Indirect - 1809 Nos.	Yes, provided
(ii)	DC's Inspection Report	Yes, provided
(iii)	State Government's Recommendation	Not provided Letter No. AV- 16026/22/2023-ER dated 25.10.2023 from Director, Ministry of Civil Aviation has been provided. [more details may be seen at Note below]
(iv)	Recommendation for National Security Clearance (NSC) from Ministry of Home Affairs as per Rule 3 of SEZ Rules, 2006.	A Self-Declaration by the applicant endorsed by DC, NSEZ has been provided.
<b>B.</b>	<b>Minimum area requirement in terms of Rule 5 of SEZ Rules, 2006.</b>	The proposal does not fulfil minimum land requirement (i.e., 50 Ha) for Multi-Product SEZ. However, DC, NSEZ has recommended that relaxation on minimum land requirement may be considered by the Board of Approval

		in terms of Rule 7(2) of SEZ Rules, 2006, on the basis of merit of the proposal.
C.	Details to be furnished in terms of Rule 7 of SEZ Rules, 2006:	
(i)	<p>Certificate from the concerned State Government or its authorised agency stating that the Developer has:</p> <ul style="list-style-type: none"> <li>• Legal Possession, and</li> <li>• Irrevocable rights to develop the said area as SEZ, and</li> <li>• That the said area is free from all encumbrance.</li> </ul>	<p>The applicant has submitted a copy of letter No. AV- 16026/22/2023-ER dated 25th Oct, 2023 of Ministry of Civil Aviation addressed to DIAL CEO.</p> <p>As per Para 2(a)(i) of the said letter, DIAL has exclusive rights to develop, finance, design, construct, modernize, operate, maintain, use and regulate the use by third parties at Airport. As per DIAL's master Plan the location of the land identified by DIAL for the development of SEZ is planned to be used for Cargo.</p> <p>Regarding "Area is free from all encumbrances" applicant has referred Para 2(a)(ii) of the said letter where it has been validated that DIAL enjoy complete and uninterrupted possession and control of the Airport Site. The land has been leased to DIAL as demised premises for carrying its functions as per terms and conditions of the agreement.</p> <p>Regarding "Not falling under reserved or ecological fragile area" the applicant has again referred para 2 (a) of the said letter, the land has been referred as 'Airport Site and Demised Premises' for carrying out the functions, as per terms and conditions of the agreement.</p>
(ii)	Whether the Developer has leasehold right over the identified area. The lease shall be for a period not less than twenty years.	Applicant has submitted copy of registered Lease deed dated 25.04.2006 executed between Airport Authority of India & M/s. Delhi International Airport Private Limited for the renewable term of 30 Years w.e.f. 25.04.2006. As per

		Form-A, the land has been licensed under OMDA for till FY 2036 with a provision of extension for another 30 years for Operation, Management and Development of Airport Infrastructure at IGI Airport.
(iii)	The identified area shall be Contiguous, Vacant and No thoroughfare.	As per physical inspection report, the proposed land is Vacant, Contiguous, Vacant and No thoroughfare.

**Note:** - The applicant has proposed 2.02 hectare land. In this regard, the applicant has stated that a the Ministry of Civil Aviation has intent to grow the Air Cargo business in the country from the current levels of 3.1 MMT in FY23 and Hon'ble Union Minister of Civil Aviation, has given a vision of achieving 10 Million tons of cargo by Year 2030. To achieve this vision, the Industry has highlighted in various Cargo forums like Air Cargo Forum of India (ACFI), Association of Private Airport Operators (APAO) the need of creating Air Cargo Hubs in India which will have complete cargo ecosystem Tier 1, Tier 2 and Tier 3 (SEZ/FTWZ) infrastructure at the Indian Airports and which will benchmark our airports with global Air Cargo Hubs like Hong Kong, Changi Singapore and Dubai etc. The same has been appreciated by Hon'ble Union Minister of Civil Aviation, Shri Jyotiraditya M. Scindia in the Cargo Advisory Council meetings. The trade fraternity has requested MoC through MoCA for relaxing the minimum area requirement from 50 Hectares to 5 Acres. Applicant has further stated that Senior Economic Adviser MoCA is kind enough to seek clarification from Ministry of Commerce and communicate through letters dated 13.05.22 and 06.06.22, suggesting to apply for Special Economic Zone (SEZ) instead of FTWZ to the Board of Approval (BoA) through the Development Commissioner and confirming that the BOA is empowered to take all decisions (including area relaxation) related to granting approvals for setting up On-Airport SEZ so as to promote Air Cargo.

In terms of DoC's Instruction No. 102 dated 18.11.2019, Physical Inspection of the site was carried out on 08.11.2023 by JDC, DDC, NSEZ along with Representative Revenue/Land Authority and Representative of Delhi International Airport Ltd. It is noted that there are two separate pieces of lands, each proposed for setting up of two separate SEZs named as SEZ 22(A1) and SEZ22(A2). The proposed land is situated within the master plan area of Indira Gandhi International Airport (IGI Airport). Both plots of land were found to be contiguous and vacant. The land proposed for SEZ 22(A1) is presently being utilized for vehicle parking and the land proposed for SEZ 22(A2) is being used for storing loose construction materials for renovation and repair of runway inside the airport.

**Recommendation by DC, NSEZ:**

There is no SEZ in Delhi. This one near Delhi Airport is strategically located and has tremendous potential for manufacturing, services and warehousing. Airport Authority of India, a Central government entity has a 26% stake in the applicant entity. The proposal does not fulfill the minimum land requirement for Multi-Product SEZ and the remainder of the lease period is less than the prescribed 20 years. However, given the strategic location and potential of the SEZ, it is recommended for relaxation of the minimum land requirement and the lease period may be

considered by the Board of Approval in terms of Rule 7(2) of SEZ Rules, 2006, on the basis of merit of the proposal. The proposal is recommended for grant of formal approval for setting up a Multi-Product SEZ (SEZ-1) over an area of 2.02 hectares at Zone Ref. 22A(1) in Cargo Zone, Portion of 22 at Indira Gandhi International Airport, New Delhi by M/s. Delhi International Airport Limited, in relaxation of the SEZ Rules as deemed appropriate by the Board of Approval.

**117.15(ii) Request of M/s. Delhi International Airport Limited (DIAL) for setting up of a Multi-Product SEZ (SEZ-2) at Indira Gandhi International Airport, New Delhi over an area of 2.02 Ha.**

The status of documents required for setting up of a new SEZ for consideration of the BoA and grant of LoA are as follows: -

S. No.	Conditions / Documents required	Status
<b>A.</b>	<b>Documents required for setting up of SEZ in terms of Rule 3 of SEZ Rules, 2006:</b>	
(i)	Completed Form-A (with enclosures) F. Total Proposed : Rs.108.11Crore investment  G. FDI (in US \$) : Nil  H. Source of FDI : Not Applicable  I. Proposed Exports : Rs.133.22Crore  J. Employment (in Nos.) : Direct - 4491 Nos. Indirect - 1809 Nos.	Yes, provided
(ii)	DC's Inspection Report	Yes, provided
(iii)	State Government's Recommendation	Not provided Letter No. AV- 16026/22/2023-ER dated 25.10.2023 from Director, Ministry of Civil Aviation has been provided. [more details may be seen at Note below]
(iv)	Recommendation for National Security Clearance (NSC) from Ministry of Home Affairs as per Rule 3 of SEZ Rules, 2006.	A Self-Declaration by the applicant endorsed by DC, NSEZ has been provided.
<b>B.</b>	Minimum area requirement in terms of Rule 5 of SEZ Rules, 2006.	The proposal does not fulfil minimum land requirement (i.e., 50 Ha) for Multi-Product SEZ. However, DC, NSEZ has recommended that relaxation on

		minimum land requirement may be considered by the Board of Approval in terms of Rule 7(2) of SEZ Rules, 2006, on the basis of merit of the proposal.
C.	Details to be furnished in terms of Rule 7 of SEZ Rules, 2006:	
(i)	<p>Certificate from the concerned State Government or its authorised agency stating that the Developer has:</p> <ul style="list-style-type: none"> <li>• Legal Possession, and</li> <li>• Irrevocable rights to develop the said area as SEZ, and</li> <li>• That the said area is free from all encumbrance.</li> </ul>	<p>The applicant has submitted a copy of letter No. AV-16026/22/2023-ER dated 25<sup>th</sup> Oct, 2023 of Ministry of Civil Aviation addressed to DIAL CEO.</p> <p>As per Para 2(a)(i) of the said letter, DIAL has exclusive rights to develop, finance, design, construct, modernize, operate, maintain, use and regulate the use by third parties at Airport. As per DIAL's master Plan the location of the land identified by DIAL for the development of SEZ is planned to be used for Cargo.</p> <p>Regarding "Area is free from all encumbrances" applicant has referred Para 2(a)(ii) of the said letter where it has been validated that DIAL enjoy complete and uninterrupted possession and control of the Airport Site. The land has been leased to DIAL as demised premises for carrying its functions as per terms and conditions of the agreement.</p> <p>Regarding "Not falling under reserved or ecological fragile area" the applicant has again referred para 2 (a) of the said letter, the land has been referred as 'Airport Site and Demised Premises' for carrying out the functions, as per terms and conditions of the agreement.</p>
(ii)	Whether the Developer has leasehold right over the identified area. The lease shall be for a period not less than twenty years.	Applicant has submitted copy of registered Lease deed dated 25.04.2006 executed between Airport Authority of India & M/s. Delhi International Airport Private



		Limited for the renewable term of 30 Years w.e.f. 25.04.2006. As per Form-A, the land has been licensed under OMDA for till FY 2036 with a provision of extension for another 30 years for Operation, Management and Development of Airport Infrastructure at IGI Airport.
(iii)	The identified area shall be Contiguous, Vacant and No thoroughfare.	As per physical inspection report, the proposed land is Vacant, Contiguous, Vacant and No thoroughfare.

**Note:** - The applicant has proposed 2.02 hectare land. In this regard, the applicant has stated that a the Ministry of Civil Aviation has intent to grow the Air Cargo business in the country from the current levels of 3.1 MMT in FY23 and Hon'ble Union Minister of Civil Aviation, has given a vision of achieving 10 Million tons of cargo by Year 2030. To achieve this vision, the Industry has highlighted in various Cargo forums like Air Cargo Forum of India (ACFI), Association of Private Airport Operators (APAO) the need of creating Air Cargo Hubs in India which will have complete cargo ecosystem Tier 1, Tier 2 and Tier 3 (SEZ/FTWZ) infrastructure at the Indian Airports and which will benchmark our airports with global Air Cargo Hubs like Hong Kong, Changi Singapore and Dubai etc. The same has been appreciated by Hon'ble Union Minister of Civil Aviation, Shri Jyotiraditya M. Scindia in the Cargo Advisory Council meetings. The trade fraternity has requested MoC through MoCA for relaxing the minimum area requirement from 50 Hectares to 5 Acres. Applicant has further stated that Senior Economic Adviser MoCA is kind enough to seek clarification from Ministry of Commerce and communicate through letters dated 13.05.22 and 06.06.22, suggesting to apply for Special Economic Zone (SEZ) instead of FTWZ to the Board of Approval (BoA) through the Development Commissioner and confirming that the BOA is empowered to take all decisions (including area relaxation) related to granting approvals for setting up On-Airport SEZ so as to promote Air Cargo.

In terms of DoC's Instruction No. 102 dated 18.11.2019, Physical Inspection of the site was carried out on 08.11.2023 by JDC, DDC, NSEZ along with Representative Revenue/Land Authority and Representative of Delhi International Airport Ltd. It is noted that there are two separate pieces of lands, each proposed for setting up of two separate SEZs named as SEZ 22(A1) and SEZ22(A2). The proposed land is situated within the master plan area of Indira Gandhi International Airport (IGI Airport). Both plots of land were found to be contiguous and vacant. The land proposed for SEZ 22(A1) is presently being utilized for vehicle parking and the land proposed for SEZ 22(A2) is being used for storing loose construction materials for renovation and repair of runway inside the airport.

**Recommendation by DC, NSEZ:**

There is no SEZ in Delhi. This one near Delhi Airport is strategically located and has tremendous potential for manufacturing, services and warehousing. Airport Authority of India, a Central government entity has a 26% stake in the applicant entity. The proposal does not fulfill the minimum land requirement for Multi-Product SEZ and the remainder of the lease period is

less than the prescribed 20 years. However, given the strategic location and potential of the SEZ, it is recommended for relaxation of the minimum land requirement and the lease period may be considered by the Board of Approval in terms of Rule 7(2) of SEZ Rules, 2006, on the basis of merit of the proposal. The proposal is recommended grant of formal approval for setting up a Multi-Product SEZ (SEZ-2) over an area of 2.02 hectares at Zone Ref. 22A(2) in Cargo Zone, Portion of 22 at Indira Gandhi International Airport, New Delhi by M/s. Delhi International Airport Limited, in relaxation of the SEZ Rules as deemed appropriate by the Board of Approval.

#### 117.16: Request for Co-developer status (1 proposal)

**117.16(i) Request of M/s. Tec City Bullion Refinery Limited for approval as Co-Developer within the processing Area in GIFT-Multi Services SEZ at Ratanpur, District Gandhinagar, Gujarat, developed by M/s. GIFT SEZ Limited.**

1.	Name of the Developer & Location	M/s. GIFT SEZ Limited, Gandhinagar, Gujarat.
2.	Date of LoA to Developer	07-01-2008
3.	Sector of the SEZ	Multi services SEZ
4.	Date of Notification	18-08-2011, as amended on 06-07-2023
5.	Total notified area (in Hectares)	105.4386 hectares
6.	Whether the SEZ is operational or not	21-04-2012
	(i) If operational, date of operationalization	SEZ operational
	(ii) No. of Units	Functional – 211 units Under implementation – 306 units
	(iii) Total Exports & Imports for the last 5 years (Rs. in Cr.)	Exports – 16048.38 Imports – 559.61
	(iv) Total Employment (In Nos.)	4637
7.	Name of the proposed Co-developer	M/s. Tec City Bullion Refinery Limited, Mumbai
8.	Details of Infrastructure facilities / authorized operations to be undertaken by the co-developer	Development of commercial building for precious metal refinery, conference room & common infrastructure; offices – 2 units on each floor & common infrastructure (from 2 <sup>nd</sup> Floor to 12 <sup>th</sup> Floor)
9.	Total area (in Hectares) on which activities will be performed by the co-developer	Land area of 11,334.12 square meters with built-up area of 15,487.87 square meters
10.	Proposed investment by the Co-developer (Rs. in Cr.)	Rs. 73.37 crores
11.	Net worth of the Co-developer (Rs. in Cr.)	Rs. 94.22 crores
12.	Date of the Co-developer agreement	20-03-2023

The proposal was earlier placed before the 116<sup>th</sup> meeting of the BoA held on 05.09.2023. The Board after deliberations deferred the proposal for further examination in consultation with DC GIFT SEZ particularly with reference to the viability of the refinery operations.

In this regard, DC, GIFT SEZ has now informed that the Developer has submitted the following clarification as sought by the BoA:

1. As per Rule 5(2)(d) of the SEZ Rules, 2006, "all existing notified Special Economic Zones shall be deemed to be multi-sector Special Economic Zones".  
From the above, refinery operations may be considered permitted to be performed in GIFT-SEZ.
2. As per Schedule 2 of the ITC HS Export Policy, the export policy of gold and silver is 'Free'. Thus, the end products may be freely exported. Further, with the existing provisions of vaults, Bullion exchange, FTWZ and presence of Indian as well as International Banks in GIFT-SEZ, a favourable ecosystem for storage as well as trading of Bullion also exists in GIFT-SEZ.
3. The raw material in refineries comes in the form of 'Dore'. As per Schedule 1 of the ITC HS Import Policy, Gold/Silver 'Dore' can be imported by refineries against a license with an AU condition.
4. As per IFSCA circular F. No. 415/IFSCA/Consolidated Operating Guidelines/2021-22 dated August 25, 2021, Bullion refinery as an IFSC unit is permitted, and there is a laid-down framework for setting up such units in IFSCA Zone (GIFT-SEZ).

In addition to the above, the applicant entity, in support of their application, has also highlighted the scope of refinery operations in GIFT-SEZ as follows:

M/s. Tec City Bullion Refinery Limited is promoted by India Bullion and Jewellers Association Ltd. (IBJA), which holds 51% of the shares. It is 104 years old and one of the oldest and largest associations in India, having over 26,000 members all over India. The remaining 49% of the shares are held by three of India's leading refiners, who have been involved in the refining business since 2008 and refine over 10 tons of bullion per year.

The applicant have proposed a refinery in a 26,226 sq. ft. area and an office block spread over 95,774 sq. ft. (total area: 1,22,000 sq. ft.). This will help to develop a proper ecosystem for gold and precious metals and will be helpful to the IIBX exchange, FTWZ, and also to the various banks present in GIFT City. Their plans are to develop the refinery and then hand it over to an experienced IBJA member for smooth functioning and running. Further, in the near future, they are planning to obtain London Bullion Market Association (LBMA) accreditation for their refinery.

**Recommendation by DC, GIFT SEZ: -**

In view of the above facts, it is obvious that the ibid proposal is valid and just, and therefore, it is once again recommended for consideration by the BoA.

**117.17: Request for increase in area by Co-developer (1 proposal)**

**117.17(i) Request of M/s. Vessels Warehousing Private Limited, co-developer, for approval of increase in area of 10.93 Hectares to their existing notified area of 8.00 Hectares.**

1.	Name of the Developer & Location	M/s J. Matadee Free Trade Zone Private Limited Mannur-Valarpuram Village, Perambakkam Road, Sriperumbudur Taluk, Kancheepuram District Tamil Nadu
2.	Date of LoA to Developer	23 May, 2007
3.	Sector of the SEZ	Multi-Sector SEZ (Previously Free Trade Warehousing Zone)
4.	Date of Notification	10 March, 2008 and 21 May, 2009
5.	Total notified area (in Hectares)	99.220 Hectares
6.	Whether the SEZ is operational or not	Operational
	(i) If operational, date of operationalization	24.04.2010
	(ii) No. of Units	12
	(iii) Total Exports & Imports for the last 5 years (Rs. in Cr.)	Import : 30,580 Cr Export : 2,962 Cr
	(iv) Total Employment (In Nos.)	Around 2,000 full time employees
7.	Name of the proposed Co-developer	M/s. Vessel Warehousing Private Limited
8.	Details of infrastructure facilities/authorized operations to be undertaken by the co-developer	Construction and development of warehouses
9.	Total area (in Hectares) on which activities will be performed by the co-developer	10.93 hectares (in addition to exiting area of 8 hectares for which Co-Developer Approval was already obtained vide approval bearing no F.2/147/2006-SEZ dated 21 March, 2013)
10.	Proposed investment by the Co-developer (Rs. in Cr.)	Approximately 361 Crores
11.	Net worth of the Co-developer (Rs. in Cr.)	6.81 Cr
12.	Date of the Co-developer agreement	10 May, 2021

As regards delay in processing the application, the Co-developer has informed that the Application was initially submitted in May 2021 along with the Co-developer agreement, covering the proposed area of 10.93 Hectares. At that time the Company had entered into Co-

developer agreement with Developer which is executed on May 10, 2021. The proposed area under the co-developer agreement was 10.93 Hectares out of 84.77 Hectares of notified area.

During the review process, it came to light that a part of the land forming part of the 10.93 Hectares was yet to be notified. Further, the Developer was also mandated to acquire certain land parcels which were surrounded by the SEZ but did not form part of the SEZ to make the SEZ contiguous. Consequently, the application was put on hold till the above actions were completed.

In response, the Developer promptly initiated the acquisition and notification of additional land parcels. Such acquisitions and notification of the additional land parcels resulted in additional delay (with some of the Board of Approval) meetings also getting postponed by a few months.

Recently, in the BoA meeting held in October 2023, the said land was duly notified as FTWZ. The notification of the said land is published in Gazette notification vide Ministry of Commerce and Industry Notification Numbers S.O. 4795(E) dated 2th November, 2023.

**Recommendation by DC, MEPZ SEZ:**

DC, MEPZ has recommended the proposal.

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