

Minutes of the UAC meeting held on 20.01.2025

Minutes of the 19th Meeting of Unit Approval Committee (2024-25 Series) in respect of SEZs & EOUs of Tamil Nadu, Pondicherry and Andaman & Nicobar Islands was held on 20.01.2025 at 11.00 a.m. in the Conference Hall of M/s. IG3 Infra Limited SEZ, Thoraipakkam, Chennai.

The 19th Meeting of the Unit Approval Committee in respect of SEZs & EOUs of Tamil Nadu, Puducherry and Andaman & Nicobar Islands was held on 20.01.2025 through hybrid mode.

The following members were present:

| Sl. No | Name (Shri/Smt.) | Designation | Position in the Committee |
|--------|-----------------------------|--|---------------------------|
| 1 | Alex Paul Menon, I.A.S. | Development Commissioner, MEPZ SEZ | Chairperson |
| 2 | C. Arthur Worchuiyo, I.A.S. | Jt. Development Commissioner, MEPZ SEZ | Member |
| 3 | Hrishikesh Reddy, I.T.S., | Jt. DGFT, Chennai | Member |
| 4 | Nedoumaran. T, I.R.S | Deputy Commissioner (Customs), MEPZ-SEZ | Member |
| 5 | M. Aswin, I.R.T.S | Dy. Development Commissioner, MEPZ SEZ | Member |
| 6 | Prabu Kumar. K | Dy. Development Commissioner, MEPZ SEZ | Member |
| 7 | Jennifer Difiva. E | Dy. Development Commissioner, MEPZ SEZ | Member |
| 8 | K. Ramesh, I.R.S., | Specified Officer, MEPZ SEZ | Member |
| 9 | V. Karthikeyan, I.R.S., | Specified Officer, MEPZ SEZ | Member |
| 10 | B. Indira, I.R.S., | Specified Officer, MEPZ SEZ | Member |
| 11 | M. Sitalakshmi, I.R.S., | Asst. Commissioner, Customs, Chennai | Member |
| 12 | N. Kannan | Dy. General Manager, Guidance, Govt. of Tamil Nadu | Member |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|-------------------|--------------------|---|--|
| 19.01 | M/s. Ucal Limited | Surrender of space | <p>M/s. Ucal Limited, an SEZ Unit in Mahindra World City Developers Limited (Auto Engineering), Chengelpattu District has requested for surrender of 2237.89 Sq.mtrs of area to the Co-Developer. The Unit stated the reasons for surrender of space that the Co-Developer will allot the area to the group units developed by the Co-Developer.</p> <p>There is no revised Projections and Employment.</p> <p>The proposal of the Unit for surrender of space was examined by the Unit Approval Committee.</p> | <p>After deliberations, the Committee approved the same in terms of provisions contained in SEZ Rules, 2006.</p> |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|---|---------------------|---|---|
| 19.02 | M/s. DBI Digitalization and Implementation Ltd. | Cancellation of LoA | <p>M/s. DBI Digitalization and Implementation Ltd., was issued LoA for setting up their Unit in ELCOT SEZ, Salem on 19.03.2020. The Developer of the SEZ, M/s. ELCOT has requested for cancellation of LoA, since the Unit is occupying the space without doing any operation in their premises.</p> <p>The report of the Authorised Officer/ Specified Officer is detailed below :</p> <ol style="list-style-type: none"> 1. The Unit was granted in-principle space approval for 6,450 sq.ft. by the Developer. However, the Unit never took possession of the allotted space. The Developer cancelled the lease deed on 2022. 2. As per the SEZ online portal records and NSDL office verification, the Unit filed only one Softex bill for March 2020, valued at ₹ 2,65,825/-. 3. Since then, no further bills have been filed for import, export or DTA procurement. 4. Records indicate that the Unit has not availed of any tax benefits under SEZ provisions and there are no outstanding tax, GST or Cess liabilities due to the Government. 5. As the Unit has not been operational in this SEZ and no transactions have occurred since the issuance of the LoA, the LoA may be considered for cancellation. <p>Based on the request made by the Developer and the report submitted by the Authorised Officer/ Specified Officer, the proposal of M/s. DBI Digitalization and Implementation Ltd. may be considered for cancellation of LoA issued to them.</p> | <p>The Committee examined the proposal for cancellation of LoA. After deliberations, the Committee approved the same in terms of provisions contained in Section 16(1) of SEZ Act,2005.</p> |



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| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|---|------------------------------|--|---|
| 19.03 | M/s. Team Box Freight India Private Limited | Setting up of a New SEZ Unit | The proposal of M/s. Team Box Freight India Private Limited, for setting up their SEZ unit in ICBP FTWZ, Ponneri TK., Thiruvallur Dist. for the service of ' Warehousing and Logistics Services including permissible Value-Added Services ' with a projected investment of ₹ 0.05 crore and projected NFEE of ₹ 1.10 crore over a period of 5 years with an employment generation of 12 persons was examined by the Unit Approval Committee. | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006 and subject to the review of CA certificate and net worth certificate after a year. |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|---|------------------------------|--|--|
| 19.04 | M/s. Mohanlal Jewellery Private Limited | Setting up of a New SEZ Unit | The proposal of M/s. Mohanlal Jewellery Private Limited, for setting up their SEZ unit in MEPZ SEZ, Chennai, for manufacture and export of 'Gold Jewellery (Plain and Studded), Gold Jewellery (Plain and Studded) on labour/ making charges basis' with a projected investment of ₹ 4.00 crore and projected NFEE of ₹ 763.74 crore over a period of 5 years with an employment generation of 35 persons was examined by the Unit Approval Committee. | After deliberations, the Committee deferred the proposal for want of additional documents from the Unit. |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision | | | | | | | | |
|------------|---|---|--|--------------|-----------|----------|----------------|---|----------------------|--------------------------------|-------|--|
| 19.05 | M/s. ESNP Property Builders and Developers Private Limited – Co-Developer | Setting up of a Cafeteria and other Amenities by the entity | <p>M/s. ESNP Property Builders and Developers Private Limited, Co-Developer of the SEZ has requested this office to set up the following amenities for the exclusive use of the employees working in the SEZ.</p> <table border="1"> <thead> <tr> <th>Sl. No</th> <th>Amenities</th> <th>Location</th> <th>Area in Sq.mtr</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MS Food Works (Brand</td> <td>Retails-Food Court Kiosk No.04</td> <td>14.86</td> </tr> </tbody> </table> | Sl. No | Amenities | Location | Area in Sq.mtr | 1 | MS Food Works (Brand | Retails-Food Court Kiosk No.04 | 14.86 | After deliberations, the Committee approved the same in terms of provisions contained in terms of Instruction No.50 dated 15.03.2010 issued by the |
| Sl. No | Amenities | Location | Area in Sq.mtr | | | | | | | | | |
| 1 | MS Food Works (Brand | Retails-Food Court Kiosk No.04 | 14.86 | | | | | | | | | |

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|---------------------|--------------------------------|--|--|---------------------|--------------------------------|--|----------------------------|
| | | | <table border="1"> <tr> <td>Name-Cut Coffee)</td> <td>Ground Floor in Cubic Block</td> <td></td> </tr> </table> <p>The proposal was examined by the Unit Approval Committee.</p> | Name-Cut Coffee) | Ground Floor in Cubic Block | | Department of Commerce. |
| Name-Cut Coffee) | Ground Floor in Cubic Block | | | | | | |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision | | | | | | | | |
|------------|--|--|---|--------------|-----------|----------|----------------|---|-------------------------------------|--|---------|---|
| 19.06 | M/s. India Land Tech Park Private Limited – Co-Developer | Regularisation of Cafeteria and other Amenities by the entity | <p>M/s. India Land Tech Park Private Limited, Co-Developer of M/s. KGISL Infrastructures Private Limited SEZ has requested this office to regularise the already established following amenities for the exclusive use of the employees working in the SEZ.</p> <table border="1"> <thead> <tr> <th>Sl. No</th> <th>Amenities</th> <th>Location</th> <th>Area in Sq.mtr</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Food Court, Gym and Fitness, Creche</td> <td>Tower C, 1st floor, Tower A, Ground Floor, Tower B, Ground floor</td> <td>2276.95</td> </tr> </tbody> </table> <p>The proposal was examined by the Unit Approval Committee.</p> | Sl. No | Amenities | Location | Area in Sq.mtr | 1 | Food Court, Gym and Fitness, Creche | Tower C, 1 st floor, Tower A, Ground Floor, Tower B, Ground floor | 2276.95 | <p>After deliberations, the Committee approved the same in terms of provisions contained in terms of Instruction No.50 dated 15.03.2010 issued by the Department of Commerce.</p> |
| Sl. No | Amenities | Location | Area in Sq.mtr | | | | | | | | | |
| 1 | Food Court, Gym and Fitness, Creche | Tower C, 1 st floor, Tower A, Ground Floor, Tower B, Ground floor | 2276.95 | | | | | | | | | |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|--|--------------------------|---|--|
| 19.07 | M/s. Cheyyar SEZ Developer Private Limited - Developer | Procurement of Materials | <p>M/s. Cheyyar SEZ Developer Private Limited – Developer of the SEZ, Thiruvannamalai Dist. has submitted a list of indigenous materials for an estimated value of ₹ 2.64 crore with a Duty Foregone Value ₹ 0.44 crore for the authorized operations viz. Solid and liquid waste collection, treatment and disposal plants including pipelines and other necessary infrastructure for sewage and garbage disposal, sewage treatment plants in the SEZ. The list of materials has been certified by a Chartered Engineer.</p> <p>The request was examined by the Unit Approval Committee.</p> | <p>After deliberations, the proposal of the Developer was approved by the Committee in terms of provisions contained in Rule 12(2) of SEZ Rules, 2006.</p> |

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| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|--------------------------------|------------------------------|---|--|
| 19.08 | M/s. Kratonicals International | Setting up of a New SEZ Unit | The proposal of M/s. Kratonicals International, for setting up their SEZ unit in SIPCOT SEZ, Ranipet, for manufacture and export of 'Dry Powder (Mitra Gyana)' with a projected investment of ₹ 10.00 crore and projected NFEE of ₹ 77.88 crore over a period of 5 years with an employment generation of 65 persons was examined by the Unit Approval Committee. | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006. |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|-----------------------------------|------------------------------|--|--|
| 19.09 | M/s. UFL 3PL Unit Private Limited | Setting up of a New SEZ Unit | The proposal of M/s. UFL 3PL Unit Private Limited, for setting up their SEZ unit in M/s. New Chennai Township Private Limited-LES SEZ, Cheyyur, Kancheepuram Dist., for undertaking service activities of 'Warehousing and logistics services including permissible value added services' with a projected investment of ₹ 0.39 crore and projected NFEE of ₹ 0.54 crore over a period of 5 years with an employment generation of 11 persons was examined by the Unit Approval Committee. | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006 and subject to relaxation of area norms and to review and report the performance of the Unit by the Specified Officer. |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|----------------------------|------------------------------|--|--|
| 19.10 | PSI Stones Private Limited | Setting up of a New SEZ Unit | The proposal of M/s. PSI Stones Private Limited, for conversion of their existing DTA Unit into EOU in SIPCOT Industrial Park, Krishnagiri, for manufacture and export of 'Polished granite slabs, Tiles, Granite and Other monuments and allied granite' with a projected investment of ₹ 19.23 crore and projected NFEE of ₹ 198.16 crore over a period of 5 years with an employment generation | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006 and subject to the following conditions; |

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| | | | of 30 persons was examined by the Unit Approval Committee. | <p>1. Unit should regularise entire imports if norms are rejected.</p> <p>2. Unit should regularise excess imports as calculated by RA, Chennai if norms are approved.</p> <p>3. 10% of Bank Guarantee and an Undertaking to fulfil the commitment should be submitted.</p> |
|------------|--|------------------------------|--|---|
| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
| 19.11 | M/s. Violin Technologies Private Limited | Setting up of a New SEZ Unit | The proposal of M/s. Violin Technologies Private Limited, for setting up their SEZ unit in M/s. Mahindra World City SEZ, Chengelpattu District, for manufacture and export of 'Machined components, Sheet metal parts and Tooling Components' with a projected investment of ₹ 40.00 crore and projected NFEE of ₹ 604.68 crore over a period of 5 years with an employment generation of 290 persons was examined by the Unit Approval Committee. | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006. |

| Agenda No. | Name of the Unit/ Developer | Subject | Agenda of the Unit | UAC Decision |
|------------|--|--------------------------|--|---|
| 19.12 | M/s. IG3 Infra Limited SEZ - Developer | Procurement of Materials | M/s. IG3 Infra Limited SEZ – Developer of the SEZ, Chennai has submitted a list of indigenous materials for an estimated value of ₹ 3.54 crore with a Duty Foregone Value ₹ 0.54 crore for the authorized operations viz. Construction of all type of buildings in Processing Area in the SEZ. The list of materials has been certified by a Chartered Engineer. | After deliberations, the proposal of the Developer was approved by the Committee in terms of provisions contained in Rule 12(2) of SEZ Rules, 2006. |

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| | | | The request was examined by the Unit Approval Committee. | |
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| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision | | | | | | | | |
|------------|---|---|---|--------------|-------|----------|-----------------|---|---------|----------|-----------|---|
| 19.13 | M/s. Hangers Plus India Private Limited | Inclusion of additional items under Broad-banding | <p>M/s. Hangers Plus India Private Limited, an SEZ Unit in Mahindra World City SEZ, Chengalpattu Dist., has requested this office to include the following additional item under Broad-banding.</p> <table border="1"> <thead> <tr> <th>Sl. no</th> <th>Items</th> <th>HSN Code</th> <th>Annual capacity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Testing</td> <td>90249000</td> <td>3000 nos.</td> </tr> </tbody> </table> <p>There is no revised projected NFEE and Employment.</p> <p>The proposal of the Unit for inclusion of additional items under broad-banding was examined by the Unit Approval Committee.</p> | Sl. no | Items | HSN Code | Annual capacity | 1 | Testing | 90249000 | 3000 nos. | After deliberations, the Committee approved the same in terms of provisions contained in Rule 19(2) of SEZ Rules, 2006. |
| Sl. no | Items | HSN Code | Annual capacity | | | | | | | | | |
| 1 | Testing | 90249000 | 3000 nos. | | | | | | | | | |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|--|-----------------------------|--|---|
| 19.14 | M/s. Maiva Lifescience Private Limited | Establishing a New EOU Unit | The proposal of M/s. Maiva Lifescience Private Limited, for Establishing a New EOU Unit in SIPCOT Industrial Park, Krishnagiri, for the manufacture of ' Sterile Injectibles, Lyophilizers, prefilled syringes and vials ' with a projected investment of ₹ 626.61 crore and projected NFEE of ₹ 1840.88 crore over a period of 5 years with an employment generation of 570 persons was examined by the Unit Approval Committee. | After deliberations, the Committee approved the proposal in terms of Para 6.18(a) of FTP 2023 and Para 6.38(a) of HBP 2023. |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|---|--------------------|---|---|
| 19.15 | M/s. Linea Fashions India Private Limited | Surrender of space | M/s. Linea Fashions India Private Limited, a SEZ Unit in Mahindra World City Developers Limited (Auto Engineering), Chengalpattu District has | After deliberations, the Committee approved the same in |

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|--|--|--|---|--|
| | | | <p>requested the surrender of 6398.41 Sq.mtrs of the area to the Co-Developer. The Unit stated the reasons for surrender of space that the Co-Developer for allocation to other units to be developed by the Co-Developer.</p> <p>There is no revised Projections and Employment.</p> <p>The proposal of the Unit for surrender of space was examined by the Unit Approval Committee.</p> | <p>terms of provisions contained in SEZ Rules, 2006.</p> |
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| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|-------------------------|------------------------------|--|--|
| 19.16 | M/s. Maxmoc Motor Workz | Setting up of a New SEZ Unit | The proposal of M/s. Maxmoc Motor Workz, for setting up their SEZ unit MEPZ SEZ, Tambaram, Chennai, for manufacturing of ' Retrofit Emission Control Device ' with a projected investment of ₹ 15.00 crore and projected NFEE of ₹ 15.50 crore over a period of 5 years with an employment generation of 175 persons was examined by the Unit Approval Committee. | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006. |

| Agenda No. | Name of the Unit | Subject | Agenda of the Unit | UAC Decision |
|------------|------------------------------|------------------------------|--|--|
| 19.17 | M/s. Air Optix Private Ltd., | Setting up of a New SEZ Unit | The proposal of M/s. Air Optix Private Ltd., for setting up their SEZ unit MEPZ SEZ, Tambaram, Chennai, for manufacturing / Service of ' Airframes made of Carbon fibre, Propulsion Systems made of Carbon fibre, Battery Management Systems, Batteries, Aerial Cameras for Brones, Gimbal System, Thermal Imaging System, Antenna, Data Radio, Drive Shaft Mechanism for Drone, Rotor Hub Assembly, Electronic Controllers for Subsystems, Electronic Speed Controller, Ground Control Station, Software Design and Development, Middleware Development, Software Consulting, Technology Consulting ' with a projected investment of ₹ 0.52 crore and projected NFEE of ₹ 2.77 crore over a period of 5 years with an employment generation of 4 | After deliberations, the Committee approved the proposal in terms of Rule 18(2) of SEZ Rule, 2006. |

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| | | | persons was examined by the Unit Approval Committee. | |
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The meeting concluded with a vote of thanks.



(ALEX PAUL MENON)
CHAIRPERSON, UNIT APPROVAL COMMITTEE
& DEVELOPMENT COMMISSIONER