

**SEEPZ SPECIAL ECONOMIC ZONE**

**ANDHERI (EAST), MUMBAI.**

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**AGENDA FOR**

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR SPECIFIC  
SPECIAL ECONOMIC ZONE FOR IT/ITES OF M/s. AURUM REAL ESTATE  
DEVELOPERS LIMITED-SEZ.**

SOURCE : Video Conferencing through Cisco WEBEX application.

DATE : Friday, 31<sup>st</sup> March, 2023.

TIME : 11:30 A.M.

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**Meeting of the Approval Committee for Sector Specific Special Economic Zone for IT/ITES of M/s. Aurum Real Estate Developers Limited - SEZ under the Chairmanship of Development Commissioner, SEEPZ-SEZ on Friday, 31<sup>st</sup> March, 2023.**

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<b>Agenda Item No.</b>	<b>Subject</b>
<b>Agenda Item No. 01 : -</b>	Confirmation of minutes of the meeting held on 27.02.2023.
<b>Agenda Item No. 02 : -</b>	Approval w.r.t. Leasing of retail space to healthcare checkup services at Q1 Building - <u>M/s. Loma IT Park Co-Developers 1 Private Limited</u>

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Minutes of the 49<sup>th</sup> Meeting of the Approval Committee for Sector Specific Special Economic Zone of M/s. Aurum Real Estate Developers Limited – SEZ, at G-4/1, TTC Indl. Area, Ghansoli, Navi Mumbai, under the Chairmanship of Development Commissioner, SEEPZ-SEZ held on 27.02.2023 through Video Conferencing.

1. Name of the SEZ : M/s. Aurum Real Estate Developers Limited  
 2. Sector : IT/ITES  
 3. Meeting no : 49<sup>th</sup>  
 4. Date : 27.02.2023

**Members Present:**

Sr. No.	Name of Members	Designation	Organization
1	Shri. C. P. S. Chauhan	Jt. Development Commissioner,	SEEPZ-SEZ.
2	Shri. Harmesh Lal	Joint Commissioner Income Tax	Nominee of Income Tax office, Kautilya Bhawan, Bandra, Mumbai.
3	Shri. Himanshu Dhar Pandey	Deputy Director DGFT	Nominee of the DGFT, Mumbai.
4	Smt. Kirti Deshmukh	Deputy Director Industries	Nominee of Directorate of Industries, Mumbai.
5	Dr. M. Prabhakar	Asstt. Commissioner, Customs	Nominee of Commissioner of Customs, General, Air Cargo, Sahar.
6	Shri. Indrajeet Deshmukh	Field Officer	Nominee of MPCB, Mumbai.

**Special Invitee:-**

Shri. R.K. Jain : Specified Officer, Aurum-SEZ.

Dr. Vijaykumar Rohidas Londhe, ADC (New-SEZ), Shri. Haresh Kisan (ADC New-SEZ), Smt. Kiran K. Vanker, ADC (New SEZ), Smt. Bridget Joe, EA to Development Commissioner/ADC i/c, Shri. Ravindra Kumar, Assistant and Smt. Rekha Nair, Assistant and also attended for assistance and smooth functioning of the meeting.

**Agenda Item No. 01: Confirmation of Minutes of the 48<sup>th</sup> meeting held on 31.01.2023.**

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The Minutes of the 48<sup>th</sup> Meeting held on 31.01.2023 were confirmed with consensus.

**Agenda Item No. 02:** Application of M/s. Loma Co-Developers 1 Private Limited for licensing of parking area space to Electric vehicle Charging Service provider at Q1 Building at M/s. Loma Co-Developers 1 Private Limited.

The Co-Developer requested for the approval of licensing of parking area space to Electric vehicle Charging Service provider at Q1 Building at M/s. Loma Co-Developers 1 Private Limited (Co-Developer).

**Decision:-** After deliberation, the Committee **approved** the proposal of M/s. Loma Co-Developers 1 Private Limited (Co-Developer) for licensing of parking area space to Electric vehicle Charging Service provider at Q1 Building at M/s. Loma Co-Developers 1 Private Limited (Co-Developer) in terms of Rule 11 (5) of SEZ Rules, 2006 and as per Instruction No. 95 issued by MOC&I dated 11.06.2019 and also directed SO to submit report that no tax benefit has been availed by Co-Developer for this activity.

**Agenda Item No. 03:** Application of M/s. Loma Co-Developers 1 Private Limited for licensing of retail space to Telecom and internet Service Provider at Q1 Building at M/s. Loma Co-Developers 1 Private Limited.

The Co-Developer requested for the approval of licensing of retail space to Telecom and internet Service Provider at Q1 Building at M/s. Loma Co-Developers 1 Private Limited.

**Decision:-** After deliberation, the Committee **approved** the proposal of M/s. Loma Co-Developers 1 Private Limited (Co-Developer) for licensing of retail space to Telecom and internet Service Provider at Q1 Building M/s. Loma Co-Developers 1 Private Limited in terms of Rule 11 (5) of SEZ Rules, 2006 and as per Instruction No. 95 issued by MOC&I dated 11.06.2019 and also directed SO to submit report that has ensure no any tax benefit avail by Co-Developer for this activity.

Meeting ended with the vote of thanks to the Chair.

Signed by Shri. Shyam  
Jagannathan

Date: 03-03-2023 05:32:25

Reason: Approved

**Chairperson-cum-  
Development Commissioner**

**Action taken for the UAC Meeting held on 27.02.2023**

<b>Name of SEZ</b>	<b>Name of Unit</b>	<b>Subject</b>	<b>Action Taken</b>
Aurum - SEZ	M/s. Loma Co-Developers 1 Private Limited	Approval w.r.t. Licensing of parking area space to Electric Vehicle Charging Service Provider at Q1 Building.	Approval letter issued to the unit on 21.03.2023
		Approval w.r.t. Licensing of retail space to Telecom and interenet Service Provider at Q1 Building.	Approval letter issued to the unit on 21.03.2023

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 GOVERNMENT OF INDIA  
 OFFICE OF THE DEVELOPMENT COMMISSIONER,  
 SEEPZ SPECIAL ECONOMIC ZONE,  
 ANDHERI (EAST), MUMBAI  
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AGENDA NOTE FOR CONSIDERATION OF APPROVAL COMMITTEE  
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a. Proposal :-

Application of M/s. Loma Co-Developers 1 Private Limited for leasing of retail space to healthcare checkup services at Q1 Building at M/s. Loma IT Park Co-Developers 1 Limited.

b. Specific Issue on which decision is required :-

Approval to provide retail space on lease/license basis for healthcare checkup services at Q1 Building at M/s. Loma IT Park Developers Limited.

c. Relevant provision of SEZ, Act, 2005 & Rules:

In terms of Rule 11 (5) of the SEZ Rules, 2006 which stipulates that – ***“The Developer may, with the prior approval of the Approval Committee, grant on lease land or built up space, for creating facilities such as canteen, public telephone booths, first aid centres, crèche and such other facilities as may be required use of the unit”***

MoC&I Instruction No. 95 dated 11.06.2019, item No. 3 (a) which stipulates that – ***“The facilities as envisaged under the proviso to Rule 11(5) of the SEZ Rules could also be created by a unit for its exclusive use subject to obtaining a NOC from the Developer as well as necessary NOCs/clearances/approvals from the relevant statutory authorities.***

d. Other Information :

1	Name of the unit	M/s. Loma Co-Developers 1 Private limited
2	Present location	Plot No. G-4/1, TTC Industrial Area, Thane Belapur Road, Ghansoli, Navi Mumbai- 400710.

3	Formal Approval No. & Date	F.1/1/2016-SEZ, Dated 15.02.2018
4	Item(s)of manufacture/services	IT/ITES
5	Date of commencement of production	12.03.2020
6	LOA Valid upto	11.0.3.2025
7	Documents submitted by the unit for licensing of retail space to Telecom and internet Service Provider at Q1 Building at M/s. Loma IT Park Developers Limited located at Aurum-SEZ.	<p>The Co-Developer has submitted following documents:</p> <p>a. Copy of signed Letter of Offer.</p> <p>b. Copy of Fire NOC from MIDC.</p> <p>c. Copy of Co-Developer approval.</p> <p>d. Certified true copy of the Board resolution for authorizing Mr. Anish Singh as authorized signatory.</p>

The Co-Developer in its letter dated 01.03.2023 has stated as under:

- M/s. Loma Co-Developers 1 Private Limited are registered as a Co-Developer for construction/development of Special Economic Zone (SEZ) at Plot No. G-4/1, Trans Thane Creek Industrial Area, Ghansoli, Navi Mumbai.
- They wish to provide retail space on retail space on lease/license basis for healthcare checkup services to following Vendor/Service Provider :

Name of the Lessee	Location	Area in sq.ft.	Remarks
Apollo Health and Lifestyle Limited	Lobby Level, parking area	150 square feet	For healthcare checkup services for employees of units of Aurum Q1 IT Park

- The Co-developer has undertake and sated that the healthcare checkup services will be exclusively utilized by SEZ units as well as co-developer.
- Further, the Co-developer has undertake that the Service Provider or Co-developer will not avail any tax benefits under SEZ laws.

(e) ADC's Recommendation :

The application of M/s. Loma Co-Developers 1 Private Limited for leasing of retail space to healthcare checkup services at Q1 Building at M/s. Loma IT Park Co-Developers 1 Limited is scrutinized. Hence, submitted to Approval Committee meeting for consideration in terms of Rule 11 (5) of the SEZ Rules, 2006 and MoC&I Instruction No. 95 dated 11.06.2019, item no. 3(a).

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