

**SEEPZ SPECIAL ECONOMIC ZONE
ANDHERI (EAST), MUMBAI.**

.....

AGENDA FOR

**MEETING OF THE APPROVAL COMMITTEE FOR
SECTOR SPECIFIC SPECIAL ECONOMIC ZONE FOR
IT/ITES AT PUNE OF M/S. QUADRON BUSINESS PARK
PVT. LTD.-SEZ**

DATE : 09.02.2024

TIME : 04.00 P.M.

**MEETING OF THE APPROVAL COMMITTEE FOR SECTOR
SPECIFIC SPECIAL ECONOMIC ZONE FOR IT/ITES AT PUNE,
UNDER THE CHAIRMANSHIP OF DEVELOPMENT
COMMISSIONER, SEEPZ-SEZ ON 09.02.2024**

INDEX

Agenda Item No.	Subject
Agenda Item No. 01: -	Confirmation of the Minutes of the meeting held on 10.08.2023
Agenda Item No. 02: -	Application for approval of Leasing out Built-up space for setting up EV Vehicle charging station facility in SEZ submitted by M/s. Quadron Business Park Pvt Ltd. (Developer)
Agenda Item No. 03: -	Application for Approval of Addition of Location with revision of projections submitted by M/s. eClerx Services Ltd.

Minutes of the 87th Meeting of the Approval Committee held under the Chairmanship of Development Commissioner SEEPZ-SEZ for Sector Specific Special Economic Zone for IT-ITES of M/s. Quadron Business Park Pvt. Ltd.-SEZ, Hinjewadi Phase-II, Pune, held on 10.08.2023 via video conference.

1	Name of the SEZ	M/s. Quadron Business Park Pvt. Ltd.-SEZ, Pune
2	Sector	IT-ITES
3	Meeting No.	87 th
4	Date	10.08.2023

Members present

Sr	Name and Designation (S/Shri.)	Department
1	Smt. Mital S Hiremath Joint Development Commissioner	Pune Cluster SEZ, Pune
2	Smt. Pradnya R. Gholap, DCIT (TDS) Pune	Nominee of Income Tax, Pune
3	Dr. Dileeraj Dabhole Dy. DGFT	Nominee of DGFT, Pune
4	Smt. Malathi J Nair, Superintendent	Nominee of Customs, Pune

Special Invitee

Sr	Name and Designation	Department
1	Shri Satbir Sharma Specified Officer	M/s. Quadron Business Park Pvt. Ltd.-SEZ

Agenda Item No.01: Confirmation of Minutes of the 86th meeting held on 27.06.2023

The Committee, after deliberation, confirmed the minutes of the 86th meeting of the Approval Committee meeting held on 27.06.2023.

Agenda Item No.02: Monitoring of Performance of M/s Cognizant Technology Solutions Pvt Ltd.


After deliberation, Committee noted the performance of the unit for FY 2017-18 i.e. last year of 2nd Block period and for FY 2018-19 to FY 21-22 i.e. first 4 years of 3rd Block period was placed before the Committee.

- The Committee observed that the unit has achieved export of Rs. 381.33 crores as against their Projected export of Rs. 1125.32 crores i.e.33.89% in the FY 2017-18 of 2nd Block period. The unit has achieved NFE of Rs. 3347.87 Crores i.e., 96.57% on cumulative basis in the FY 2017-18 i.e., last year of 2nd block period.
- The Committee observed that the unit has achieved export of Rs 1946.19 Crores as against the Projected Export of Rs. 1758.64 crores i.e.110.65% in the period of FY 2018-19 to 2021-22 of 3rd Block period. The unit has achieved NFE of Rs. 1864.83 Crores i.e., 95.82% on cumulative basis by the end of the F.Y 2021-22.
- The Committee observed that the unit has provided services in DTA against the payments received in INR as detailed below:

(Rs. In Crores)	
FY	DTA Sales Value
2017-18	184.59
2018-19	102.84
2019-20	18.10
2020-21	16.15
2021-22	25.45
Total	347.14

- Since providing of "Services" in DTA against INR does not qualify as 'Services' as per definition given in Section 2(z) of the SEZ Act, 2005, Unit has violated the provisions of SEZ Act & Rules and hence Committee after deliberation, directed to initiate action against the unit for violation of various provision of SEZ Act / Rules and under Foreign Trade (Development and Regulation) Act, 1992.

Meeting ended with a vote of thanks to the Chair.


 (Rajesh Kumar Mishra, IRS)
 Chairman-cum- Development
 Commissioner

I/3748/2024

GOVT. OF INDIA,
OFFICE OF THE DEVELOPMENT COMMISSIONER,
SEEPZ-SEZ (PUNE CLUSTER)

AGENDA NOTE FOR CONSIDERATION OF THE UNIT APPROVAL COMMITTEE

a. Proposal:

Proposal submitted by M/s. Quadron Business Park Pvt. Ltd (SEZ Developer). located at Plot No.28, Rajiv Gandhi Infotech Park, Phase-II, Hinjewadi, Pune-411 057, for approval for Leasing out of Built up Space for Setting up Retail Facility (EV Charging Station) in the SEZ premises.

b. Specific issue on which decision of UAC is required:

Approval of the Approval Committee for Leasing out of Built up Space for Setting up Retail Facility in the SEZ premises for setting up EV vehicle charging station, in terms of Rule 11(5) of SEZ Rules, 2006, as detailed below:

Name of the Vendor	Location	Area	Activity
M/s. Reliance BP Mobility Limited.	In Q-2 building in the "C" elevation at Plot No.28, Rajiv Gandhi Infotech Park, Ph-II, Hinjewadi, Pune-411057, of Quadron Business Park Pvt Ltd.-SEZ (which includes 2 Car parking and 3 two wheeler parking)	300 Sq. ft	Setting up of EV Vehicle charging station, by the Reliance JIO BP Team

c. Relevant Provision:

As per Rule 11 (5) of SEZ Rules, 2006

"(5) The land or Build up space in the processing area or Free Trade and Warehousing Zone shall be given on lease only to the entrepreneurs holding valid Letter of Approval issued under Rule 19 and [the lease period shall not be less than five years but notwithstanding any other condition in the lease deed, the lease rights would cease to exist in case of the expiry or cancellation of the Letter of Approval;]

PROVIDED 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 centers, creche and such other facilities as may be required for the exclusive use of the Unit.

d. Other information:

- M/s. Quadron Business Park Pvt. Ltd., located at Plot No.28, Rajiv Gandhi Infotech Park, Phase-II, Hinjewadi, Pune-411 057 India has been granted Formal Approval bears No. F.2/125/3005-EPZ dated 20.06.2007

I/3748/2024

- Further, The Developer has submitted that:
 - The services will be utilized by all their Units Employees and Developers Employees
 - As a retail operator M/s. Reliance BP Mobility Limited., Pune will not avail any direct or indirect Tax benefits available under the SEZ scheme

The Developer has enclosed following document:

- Online Application No. 422400041626
- Service Provider request letter dated 02.02.2024
- Quadron Business Park Pvt Ltd-Developer's space availability confirmation letter dated 02.02.2024
- Fire NOC issued by Fire Department -Approval -MIDC/FIRE/328/15 dated 07.02.2015
- Form B dated 01.01.2024

e. ADC's observations:

- The proposal of the Developer for Leasing out of Built up Space for Setting up Retail Facility in the SEZ premises may be considered by the Approval Committee in terms of Rule 11 (5) of SEZ Rules, 2006.

I/3743/2024

GOVT.OF INDIA,
OFFICE OF THE ZONAL DEVELOPMENT COMMISSIONER,
SEEPZ-SEZ (PUNE CLUSTER)

AGENDA NOTE FOR CONSIDERATION OF THE APPROVAL COMMITTEE

a. **Proposal:**

Application filed by M/s. eClerx Services Ltd, an IT/ITES unit located in Quadron Business Park Pvt Ltd – SEZ for addition of area admeasuring 1,10,649 Sq. ft. along with revision in projections.

b. **Specific Issue on which decision of Approval Committee is required: -**

1. Addition of area admeasuring 1,10,649 Sq. ft. to the existing area of 2,03,930 sq. ft. and
2. Revision of projection in terms of Rule 19(2) of SEZ Rules, 2006

c. **Relevant Provisions: -**

As per 1st proviso to Rule 19(2) of SEZ Rules, 2006.

["Provided that the Approval Committee may also approve proposals for broadbanding, diversification, enhancement of capacity, if it meets the requirements of rule 18"].

d. The details of the present and revised projections is as detailed below :

i. **Location / area proposed to be added:**

Existing Area	Area proposed to be added	Total Area after addition
2,03,930 Sq. ft	Incubation Space 37472 Sq. Ft. on 1 ST Floor wing B + 73177 Sq. ft. 5 th Floor Wing A & B, Block No.1 Quadron Business Park Ltd-SEZ, Plot No.28, Phase II, Near Rajiv Gandhi Infotech Park, Hinjewadi, Pune – 411057	3,14,579 Sq. ft
Lower Ground Floor, 1 st , 2 nd & 3 rd Floor of Block 1/A, 4 TH Floor at Block No. 1A & B at Quadron Business Park Ltd-SEZ, Plot No.28, Phase II, Near Rajiv Gandhi Infotech Park, Hinjewadi, Pune – 411057.	Total area to be added 1,10,649 Sq. ft	Lower Ground Floor, 1 st , 2 nd & 3 rd Floor of Block 1/A, 4 TH Floor at Block No. 1A & B, 1 ST Floor, Wing B, (Incubation space) and 5 th Floor, Wing A & B, Block No. 1 of Plot No. 28, Phase-II, Rajiv Gandhi Info Park. Hinjewadi, Pune Maharashtra-411057.

Further, the unit has submitted revision in projection as detailed below:

I/3743/2024

Sr. No	Item	Existing Projection		Revised Projection	
1.	Employment	Men	Women	Men	Women
		3160	1458	4032	1848
	Total	4618		5880	
2.	Investment-Plant and Machinery/Capital Goods (Rs. in Lakhs)				
i.	Indigenous	26.75		35.00	
ii.	Imported	30.00		31.91	
Total		56.75		66.91	
3.	Services				
i.	Indigenous	401.07		555.00	
ii.	Imported	402.12		456.52	
Total		803.19		1011.52	

Approved Projection**(Rs. in crores)**

Sr. No		2023-24	2024-25	2025-26	2026-27	2027-28	Total
1.	FOB Value of exports	507.76	533.15	559.81	587.80	617.19	2805.72
2.	Foreign Exchange outgo	84.18	84.02	81.69	90.74	91.50	432.13
3.	Net Foreign Exchange	423.58	449.13	478.12	497.06	525.70	2373.59

Revised Projection:**(Rs. In crores)**

Sr. No		2023-24	2024-25	2025-26	2026-27	2027-28	Total
1.	FOB Value of exports	533.15	559.81	587.80	617.19	648.05	2946.00
2.	Foreign Exchange outgo	88.39	92.81	97.45	102.33	197.44	488.43
3.	Net Foreign Exchange	444.76	467.00.	490.35	514.86	540.61	2457.57

- **With regard to giving revised projection on conservative basis** the unit has submitted that, as of now they have obtained two Letter of Intent (LOI) from Developer. The LOI with area admeasuring to **37472 Sq. Ft** at 1st First Floor, wing Block No.1 will be **Incubation space** (which is fitted out furnished premises) which will be occupied by them for carrying out their authorized operations for the next 5 -6 months on temporary basis. Whereas the fit-out work area will be initiated on main office area admeasuring **73177 Sq. Ft** at 5th floor wing A & B and for completion of fit out work of this office premises it Will take 5-6 Months. Once the fit-out work is completed of 5th floor they will be shifting their operations from incubation space at 1st floor wing A to main office space i.e.5th floor, wing A & B, Block No.1, Quadron Business Park Ltd-SEZ, Plot No. 28, Phase-II, Rajiv Gandhi Info Park. Hinjewadi, Pune Maharashtra-411057.
- Later on, the unit will be submitting deletion of incubation space area admeasuring to 37,472 Sq. Ft at 1st Floor, Wing B, Block No.1, Quadron

I/3743/2024

Business Park Ltd-SEZ, Plot No. 28, Phase-II, Rajiv Gandhi Info Park. Hinjewadi, Pune Maharashtra-411057.

e. Other Information: -

- LOA NO. SEEPZ-SEZ/NEW-SEZ/DLF-PUNE/01/2007-08/144 Dated 04.01.2008.
- Location: Quadron Business Park Ltd-SEZ, Plot No. 28, Phase-II, Rajiv Gandhi Info Park. Hinjewadi, Pune Maharashtra-411057.
- Date of Commencement: DCP: 01.04.2008
- LOA is valid up to 31.03.2028
- Reasons for Additional area: The Unit has submitted that the addition of location is due to revised business plans i.e., future growth and prospects. The Unit is in need of additional area to accommodate additional employee requirements.

The unit has submitted the following documents with the application:

1. Form F - 3 for addition of location
2. Letter of Intent and Rule 5A signed with Developer of SEZ for proposed additional location.
3. Revised Foreign Exchange Balance Sheet
4. Copy of all Letter of Approval;
5. List of Imported and Indigenous capital goods
6. Copy of board resolution;

f. ADC Comments: -

- Approval Committee may like to consider the proposal of the unit for addition of area with revision in projection in terms of Rule 19(2) of SEZ Rules, 2006.
