

**AGENDA FOR THE APPROVAL COMMITTEE MEETING FOR THE SEZs OF TELANGANA UNDER THE CHAIRMANSHIP OF SHRI SRINIVAS MUPPAALA, IRSME, ZONAL DEVELOPMENT COMMISSIONER TO BE HELD ON 10.07.2024 THROUGH HYBRID MODE AT 11.30 AM**

**Agenda Item No. TS-190.01: Ratification of Minutes of the UAC meeting held on 25.06.2024**

The minutes of the UAC meeting held on 25.06.2024 has been circulated to all the members of the UAC and also placed on the VSEZ website. No comments have been received from the members of UAC. The minutes are placed before UAC for ratification.

**• Agenda Item No. TS-190.02**

Proposal of M/s. Phoenix Tech Zone Pvt. Limited, IT/ITES SEZ at Sy. No. 203 (P), Manikonda Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana for **setting up of Telecom and other communication facilities** including internet connectivity in their SEZ.

The Developer vide letters dated 01.07.2024 has requested for approval for setting up of Telecom and other communications facilities including internet connectivity by the following vendors in their SEZ subject to non-availment of any duty/tax free benefits as under:

<b>S. No.</b>	<b>Name of the Facility</b>	<b>Allotment of Area (in sq. ft.)</b>
1	M/s. Tata Teleservices Ltd	100 sq. ft. in the Basement-1
2	M/s. Sify Technologies Ltd	100 sq. ft. in the Basement-1
3	M/s. Future Networks Global Pvt. Ltd	150 sq. ft. on the Terrace

**Proposal:** The proposal of the Developer is placed in terms of Instruction No. **50 - A (5) dated 15.03.2010** of MOC&I (Dept. Of Commerce- SEZ Section), New Delhi before UAC.

**Agenda Item No. TS-190.03:**

Proposal of M/s. Evermark IT Developers Pvt. Ltd, Co-Developer for M/s. Phoenix Tech Zone Pvt. Ltd, IT/ITES SEZ at Sy. No. 35 (P) & 36, Gachibowli Village, Serilingampally Mandal, Ranga Reddy District, Telangana for approval for **setting up of Day care/Creche** in their SEZ.

The Co-Developer vide letter dated 01.07.2024 have stated that they intend to set up Day care/Creche by the following vendor in their SEZ subject to non-availment of any duty/tax free benefits:

<b>Name of the Facility</b>	<b>Allotment of Area (in sq. ft.)</b>
M/s. Founding Years Learning Solutions Pvt. Ltd	7,192 sq. ft. on Ground Floor, Tower-1

**Proposal:** The proposal of the Co-Developer is placed before UAC in terms of Instruction **No. 50 - A (20) dated 15.03.2010** of MOC&I (Dept. Of Commerce- SEZ Section), New Delhi.

• **Agenda Item No. TS-190.04:**

Proposal of M/s. Tata Consultancy Services Limited, IT/ITES SEZ at Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana for **procurement of list of materials for their SEZ**

The Developer vide letter dated 01.07.2024 has requested for approval for procurement of list of materials for a value of Rs. 2.22 Crs (For Building Daily Operations) for their SEZ as under:

Purpose	List of goods in brief with value (Rs. in Crs)	Value in (Rs. Crs)	Remarks
Buildings Daily operations	1) General Maintenance - 1.95 Cr 2) Electrical Material - 0.12 Cr 3) Plumbing - 0.11 Cr 4) Carpenter Material - 0.04	2.22	SO has recommended the same vide e-mail Dt. 02.07.2024

The Specified Officer (Dt. 02.07.2024) has recommended the procurement of the above list of materials.

The list is certified by a Chartered Engineer as required under Rule 12 (2) of SEZ Rules 2006.

Also, the Developer has provided the status of BLUT details as under:

No.	Description	Building No. 3 Value (Rs. In Crores)
1	UAC approvals so far	48.97
2	Procured since inception	9.50
3	BLUT since beginning and Additional BLUTs	200.00
4	Duty foregone	108.29
5	Balance Bond value	91.71

**Proposal:** In terms of **Rule 10 of SEZ Rules 2006**, the Approval Committee may permit goods and services to carry on the authorized operations by the SEZ Developers/Co-Developers.

• **Agenda Item No. TS-190.05:**

Proposal of M/s. Evermark SEZ Developers Pvt. Limited, Co-Developer for M/s. Phoenix Tech Zone Pvt. Ltd, IT/ITES SEZ at Sy. No. 115/35, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana **for change in shareholding pattern of their company.**

The Co-Developer vide letter dated 31.5.2024 has stated that M/s. Tejashreem Ventures LLP proposes to acquire 100% ownership of the Co-Developer by way of purchase of 100% of the shares of the Co-Developer from its shareholders as mentioned below, in compliance with the provisions of the SEZ Act and Rules made thereunder:

**Shareholding pattern before transfer:**

No.	Name of the Shareholder	No. of shares	Amount	% of shareholding
1	M/s. Phoenix Tech Zone Pvt. Ltd	9999	99990	99.99
2	Mr. G.V. Ramana Reddy (Nominee of M/s. Phoenix Tech Zone Pvt. Ltd)	1	10	0.01
	<b>Total</b>	<b>10000</b>	<b>100000</b>	<b>100</b>

On transfer of the above mentioned shares, the new shareholding pattern of the Co-Developer is as under:

No.	Name of the Shareholder	No. of shares	Amount	% of shareholding
1	M/s. Tejashreem Ventures LLP	9999	99990	99.99
2	Mr. Venugopala Krishnamurthy Vemuri (Nominee of M/s. Tejashreem Ventures LLP)	1	10	0.01
	<b>Total</b>	<b>10000</b>	<b>100000</b>	<b>100</b>

The Co-Developer has submitted the following documents in this regard:

1. Undertaking from both the parties stating that the Co-Developer shall not opt out or exit out of the SEZ and continues to operate as a going concern.
2. Letter from the Developer for change in shareholding pattern of the Co-Developer

**Proposal:** The proposal of the Co-Developer is placed before UAC in terms of **Instruction No. 109** dated 18.10.2021 of MOC&I, New Delhi under Business Transfer Arrangement.

• **Agenda Item No. TS-190.06:**

Proposal of M/s. Divyasree Tech Park Contractors Pvt. Limited, Co-Developer for M/s. Lanco Hills Technology Park Pvt. Ltd, IT/ITES SEZ at Manikonda Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana for **procurement of list of materials for their SEZ**

The Co-Developer vide letter dated 02.05.2024 has requested for approval for procurement of list of materials for a value of Rs. 94.28 Crs (in an area of 18,99,292 sq. ft.) for their SEZ as under:

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Purpose	List of goods in brief with value (Rs. in Crs)	Value in (Rs. Crs)	Remarks
Proposed IT Development	1) Facade works - 31.53 2) FPS works - 12.86 3) HSD works - 0.66 4) Hard Scape Phase-1 - 1.85 5) Hard Scape Phase-2 - 3.34 6) HT works, Transformer, LT External works, LT works & Lightening Protection system - 23.58 7) Cooling Tower and Pumps, Piping Valves etc - 20.46	94.28	SO has recommended the same vide e-mail Dt. 4.7.2024

The Specified Officer has recommended the procurement of the above list of materials.

The list is certified by a Chartered Engineer as required under Rule 12 (2) of SEZ Rules 2006.

Also, the Developer has provided the status of BLUT details as under:

No.	Description	Building No. 3 Value (Rs. In Crores)
1	Project estimate of Investment cumulative	1755
2	UAC approvals so far	803.67
3	Procured since inception	358.41
4	BLUT since beginning and Additional BLUTs	341.50
5	Duty foregone	64.83
6	Balance Bond value	276.67

**Proposal:** In terms of **Rule 10 of SEZ Rules 2006**, the Approval Committee may permit goods and services to carry on the authorized operations by the SEZ Developers/Co-Developers.

• **Agenda Item No. TS-190.07:**

Proposal of M/s. Genpact India Pvt. Ltd, unit in M/s. TSIIC Limited, SEZ for IT/ITES at Madikonda Village, Kazipet Mandal, Warangal District, Telangana **for expansion of space of their SEZ unit**

M/s. Genpact India Pvt. Ltd was LOA No. 9/542/SEZ/HYD/2022 dated 28.11.2022 for setting up of a unit in an area admeasuring 8,704 sq. ft., Ground to 2<sup>nd</sup> Floors, IT Incubation Centre, M/s. TSIIC Ltd SEZ. The unit commenced operations on 1.1.2024 and the LOA is valid up to 31.12.2028.

The unit vide letter dated 3.7.2024 has stated that they would like to expand in an area of 14,725 sq. ft. in Phase-II, IT Incubation Centre in the above SEZ.

The unit has provided the following projections:

No	Description	Existing Unit	Revised projections	Change
1	Area	8,704 sq. ft.	23,429 sq. ft.	+ 14,725 sq. ft
2	Exports	63.40 Crores	64.95 Crores	+ 1.55 Cr
3	FE outgo	Nil	Nil	Nil
4	NFE	63.40 Crores	64.95 Crores	+ 1.55 Cr
5	Investment	1.45 Crores	1.69 Crores	+ 0.29 Cr
6	Employment	340 Nos	1436 Nos	600 Nos

The unit has provided Letter of Intent dated 11.06.2024 from the Developer in this regard.

The proposal of the unit is placed before UAC for approval please.

• **Agenda Item No. TS-190.08:**

Proposal of M/s. Wells Fargo International Solutions Pvt. Limited (u-3) in M/s. Divyasree NSL Infrastructure Pvt. Limited, Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana for approval for **setting up of ATM** in their SEZ unit.

M/s. Wells Fargo International Solutions Pvt. Limited (u-3) was issued LOA No. 9/462/SEZ/HYD/2019 dated 30.9.2019 for setting up of a unit in M/s. Divyasree NSL Infrastructure Pvt. Limited SEZ. The unit commenced operations on 24.2.2020 and the LOA is valid up to 23.2.2025.

The unit vide letter dated 01.07.2024 has requested for approval for setting up of ATM by HDFC Bank in an area of 80 sq. ft. in Block-8 in the above SEZ subject to non-availment of any duty/tax free benefits.

The unit has provided a letter dated 04.07.2024 from HDFC Bank in this regard

**Proposal:** The proposal of the unit is placed before UAC in terms of Instruction No. 95 dated 11.06.2019 of MOC&I, New Delhi.

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