

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 09.08.2024 THROUGH HYBRID MODE AT 11.30 AM

Item No. TS-192.01: Ratification of Minutes of the UAC meeting held on 26.07.2024

The minutes of the UAC meeting held on 26.07.2024 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.

Proposals (2) for change in list of Directors for Developers/Co-Developers/Units, in terms of Instruction No. 109 dated 18.10.2021 of MoC&I, New Delhi.

• **Agenda Item No. TS-192.02**

Proposal of M/s. Shure Audio Technologies Pvt. Ltd, unit in M/s. Divija Commercial Properties Pvt. Ltd, IT/ITES SEZ at Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana for approval for change in list of Directors of their SEZ unit.

M/s. Shure Audio Technologies Pvt. Ltd was issued LOA No. 9/404/SEZ/HYD/2018 dated 25.07.2018 for setting up of a unit in M/s. Divija Commercial Properties Pvt. Ltd SEZ at Raidurg, Telangana. The unit commenced operations on 03.06.2019 and the LOA is valid up to 02.06.2029.

The unit vide letter dated 18.06.2024 has stated that one of Director has resigned and one Director has been appointed in their company.

The list of Directors before and after is as under:

Before	After
1. Mr. Paul Lance Applebaum - Resigned	1. Mr. Eric Palmer McAlpine - Joined
2. Mr. Bruce Skof	2. Mr. Bruce Skof
3. Ms. Margaret Madison	3. Ms. Margaret Madison

The unit has enclosed the following documents in respect of the Director who has resigned:

- a. Board Resolution for the Addition of a Director
- b. Board Resolution for the resignation of a Director
- c. Copy of Passport of new Director

- d. Copy of Village Services Bill of new Director
- e. Undertaking.

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

• **Agenda Item No. TS-192.03**

Proposal of M/s. Micron Technology Operations India LLP, units in various SEZ in Telangana for approval for change in list of Directors of their SEZ unit.

M/s.Micron Technology Operations India LLP was issued Letter of Approvals as under:

S.No.	Name of the Units	Letter of Approval and Date	Date of commencement of operations	LoA validity
1	M/s. Micron Technology Operations India LLP (u-1) in M/s. Divija Commercial Properties Pvt. Limited, Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana	9/410/SEZ/HYD/2018 dated 27.9.2018	31.05.2019	30.05.2020
2	M/s. Micron Technology Operations India LLP (u-2) in M/s. Phoenix Tech Zone Pvt. Limited, Sy. No. 115/35, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana	9/478/SEZ/HYD/2019 dated 7.1.2020	28.2.2020	27.2.2021

The unit vide letters dated 11.7.2024 (Received on 15.7.2024) have informed that there is a change in the list of Designated Partners of their SEZ units.

As provided by the Unit the following are the list of Designated Partners before and after is as under:

Before	After
1. Mr. Meilun Le 2. Mr. Ragendra Kumar Mishra - Resigned	1. Mr. Meilun Le 2. Mr. Anand Ramamoorthy - Joined

The unit has enclosed the following documents in respect of the Designated

Partners:

- a. Copy of LLP – for Mr. Anand Ramamoorthy
- b. Copy of PAN – for Mr. Anand Ramamoorthy
- c. Copy of Passport - for Mr. Anand Ramamoorthy
- d. Copy of Aadhar card - for Mr. Anand Ramamoorthy
- e. Copy of Eighth Supplementary Deed of LLP

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

Proposals(2) for procurement of Diesel by Developers/Co-Developers, in terms of Rule 10 of SEZ Rules, 2006

• **AGENDA Item No. TS-192.04:**

Proposal of M/s. Sundew Properties Limited, Developer, IT/ITES SEZ at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana for procurement of 100 KL of Diesel for their SEZ.

The Developer vide letter dated 23.7.2024 has stated that they got approval for procurement of 60 KL of Diesel for a period of six months vide VSEZ letter dated 29.12.2023.

The Specified Officer vide letter dated 24.7.2024 has certified the utilization particulars from 01.12.2023 to 30.06.2024 (**7 months**) as under:

(in KL)				
Name of the product	Opening balance	Received qty	Consumed qty	Balance
Diesel	64.535	40.00	48.872	55.663

Availability of Diesel/Details:

Installed capacity of DG sets	44,200 KVA (33 DG sets)
Diesel consumption	7070 Litres/Hour
Back up period required	48 Hrs
Tankage Capacity available	215 KL
Stock available	55.663 KL
Explosives license availability	Yes. Valid upto 31.12.2025

The Developer has requested for approval for procurement of 100 KL of Diesel for their SEZ.

The proposal of the Developer is placed before UAC please.

• **Agenda Item No. TS-192.05:**

Proposal of M/s. Divija Commercial Developers Pvt. Limited, Developer, IT/ITES SEZ at Raidurg Village, Serilingampally Mandal, Ranga Reddy District, Telangana for procurement of 60 KL of Diesel for their SEZ.

The Developer vide letter dated 31.7.2024 has stated that they had received approval for procurement of 40 KL of Diesel vide VSEZ letter dated 12.12.2023.

The Specified Officer vide letter dated 02.08.2024 has certified the utilization particulars from 27.11.2023 to 30.07.2024 (**8 months**) as under:

(in KL)

Name of the product	Opening balance	Received qty	Consumed qty	Balance
Diesel	76.17	24	32.66	67.51

Availability of Diesel/Details:

Installed capacity of DG sets	18,250 KVA - 9 DG sets (2250 KVA and 1250 KVA)
Diesel consumption	1500 Litres/Hour
Back up period required	36 Hrs
Tankage Capacity available	80 KL
Stock available	67.51 KL
Explosives license availability	Yes. Valid upto 31.12.2027

The Developer has requested for approval for procurement of 60 KL of Diesel by another six months.

The proposal of the Developer is placed before UAC please.

Proposals(2) of the Developers/Co-Developers for leasing out space etc, in terms of Instruction No. 50 dated 15.03.2010 of MOC&I, New Delhi.

• Agenda Item No. TS-192.06:

Proposal of M/s. TSI Business Parks (Hyderabad) Pvt. Ltd, Co-Developer for M/s. TSIIC Ltd, SEZ for IT/ITES at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana for leasing out space to retail operators in their SEZ.

The Co-Developer vide letter dated 24.07.2024 (Received on 30.07.2024) has stated that they intend to lease out space to the following vendor:

Name of the Vendor	Purpose	Approx. Area	Agreement/LOI
M/s. SrimathiVantillu	South Indian Counter	450 sq. ft. on Ground Floor - BAR	Signed

	Building	
--	----------	--

The proposal of the Co-Developer is placed before UAC for approval please.

• **Agenda Item No. TS-192.07:**

Proposal of M/s. BSR Builders LLP, Developer, IT/ITES SEZ at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana for setting up of EV vehicle charging stations in their SEZ.

The Developer vide letter dated 31.7.2024 has stated that they propose lease out approx. 500 sq. ft. space at Stilt Floor & in Basement Floors of Block-1 for setting up EV vehicle charging stations as an employee amenities & facilities in their SEZ as under:

S. No.	Description of the facility	Area required (in sq. ft)	Name of the Vendor
1	EV Vehicle charging stations	500	M/s. Grid Edgeworks Pvt. Ltd

The Specified Officer on 6.8.2024 has stated that the above request may be considered.

The Developer has enclosed a copy of License Deed dated 31.7.2024 entered between the vendor.

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

Proposal(1) for change in area

• **Agenda Item No. TS-192.08**

Proposal of M/s. Terafina Software Solutions Pvt. Ltd, unit in M/s. Sundew Properties Ltd, SEZ for IT/ITES at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana for surrender of their SEZ unit.

M/s. Terafina Software Solutions Pvt. Ltd (TSSPL) was issued LOA No. 9/559/SEZ/HYD/2023 dated 26.09.2023 for setting up of a unit in an area admeasuring 2,48,875 sq. ft. on 3rd and 4th Floors in Building No. 12B, 7th, 8th Floors in Building No. 12C and 2nd Floor in Building No. 14 in M/s. Sundew Properties Ltd, Madhapur SEZ. The unit commenced operations on 11.01.2024 and the LOA is valid upto 10.01.2029.

The unit vide letter dated 10.07.2024 wishes to surrender its partial space of an area of 15,931 sq. ft. at Unit No. 2B, 2nd Floor, Building No. 14 in the above SEZ.

The unit has provided the following projections:

No	Description	Existing Unit	Revised projections	Change
1	Area	2,48,875 sq. ft.	2,32,944 sq. ft.	- 15,931 sq. ft
2	Exports	3100.43 Crores	2761.03 Crores	- 331.40 Cr
3	FE outgo	32.38 Crores	22.69 Crores	- 9.06 Cr
4	NFE	3068.04 Crores	2738.34 Crores	- 329.70 Cr
5	Investment	79.42 Crores	29.31 Crores*	- 50.11 Cr
6	Employment	1901 Nos	1671 Nos	- 230 Nos

The unit has submitted NOC dated 2.7.2024 from the Developer.

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

Proposal for setting up of new SEZ units, in terms of Rule 18 (2) of SEZ Rules, 2006

• Agenda Item No. TS-192.09:

Proposal of M/s. Terafina Services India Pvt. Ltd for setting up of a unit in M/s. Sundew Properties Ltd, IT/ITES SEZ at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

M/s. Terafina Services India Pvt. Ltd having its registered office at 91, Springboard Business, Gate 2, Plat 6, LBS Marg, Opp. Vikhroli Bus Depot, Godrej Industrial Estate, Vikhroli West, Mumbai - 400 079 submitted an application dated 10.07.2024 for setting up of a unit in M/s. Sundew Properties Ltd, IT/ITES SEZ at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

The following are the details of the project.

(1) Name of the Unit	M/s. Terafina Services India Pvt. Ltd, 91, Springboard Business, Gate 2, Plat 6, LBS Marg, Opp. Vikhroli Bus Depot, Godrej Industrial Estate, Vikhroli West, Mumbai - 400 079					
(2) Proposal is for	IT/ITES					
(3) Location of the Unit	M/s. Sundew Properties Ltd, IT/ITES SEZ at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Telangana					
(4) Manufacturing/Trading/Services	Services					
(5) Details of activities	Digital Banking Services					
(6) Investment in 5 years	<u>Plant and Machinery</u> - Imported CIF value - Rs. 495 Lakhs (Rs. 382.28 Lakhs + Rs. 112.72* Lakhs)					
	2024-25	2025-26	2026-27	2027-28	2028-29	Total
	213.08*	107.94	43.12	69.80	61.06	495.00

	<p>* From Terafina Software Solutions - Rs. 112.72 Lakhs</p> <p>- Indigenous - Rs. 305 Lakhs (Rs. 208.96 Lakhs + Rs. 96.04* Lakhs)</p> <table border="1"> <thead> <tr> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> <th>2028-29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>192.67*</td> <td>29.23</td> <td>22.16</td> <td>11.59</td> <td>49.35</td> <td>305.00</td> </tr> </tbody> </table> <p>* From Terafina Software Solutions - Rs. 96.04 Lakhs</p> <p>- Total - Rs. 800 Lakhs</p> <p>* Assets transferred from Terafina Software</p>	2024-25	2025-26	2026-27	2027-28	2028-29	Total	192.67*	29.23	22.16	11.59	49.35	305.00												
2024-25	2025-26	2026-27	2027-28	2028-29	Total																				
192.67*	29.23	22.16	11.59	49.35	305.00																				
(7) Import requirements in 5 years	<p>Capital Goods - Rs. 495 Lakhs (Rs. 382.28 Lakhs + Rs. 112.72* Lakhs)</p> <table border="1"> <thead> <tr> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> <th>2028-29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>213.08*</td> <td>107.94</td> <td>43.12</td> <td>69.80</td> <td>61.06</td> <td>495.00</td> </tr> </tbody> </table> <p>Raw material, components, Consumables, packing Material fuel etc. for 5 years: NIL</p> <p>Foreign Exchange out go: Rs. 511.34 Lakhs (for 5 years)</p> <table border="1"> <thead> <tr> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> <th>2028-29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>214.74</td> <td>111.44</td> <td>46.74</td> <td>73.54</td> <td>64.88</td> <td>511.34</td> </tr> </tbody> </table>	2024-25	2025-26	2026-27	2027-28	2028-29	Total	213.08*	107.94	43.12	69.80	61.06	495.00	2024-25	2025-26	2026-27	2027-28	2028-29	Total	214.74	111.44	46.74	73.54	64.88	511.34
2024-25	2025-26	2026-27	2027-28	2028-29	Total																				
213.08*	107.94	43.12	69.80	61.06	495.00																				
2024-25	2025-26	2026-27	2027-28	2028-29	Total																				
214.74	111.44	46.74	73.54	64.88	511.34																				
(8) FOB value of Exports	<p>Rs. 29,357.12 Lakhs</p> <table border="1"> <thead> <tr> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> <th>2028-29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1933.76</td> <td>6166.06</td> <td>6673.11</td> <td>7067.23</td> <td>7516.96</td> <td>29357.12</td> </tr> </tbody> </table>	2024-25	2025-26	2026-27	2027-28	2028-29	Total	1933.76	6166.06	6673.11	7067.23	7516.96	29357.12												
2024-25	2025-26	2026-27	2027-28	2028-29	Total																				
1933.76	6166.06	6673.11	7067.23	7516.96	29357.12																				
(9) Indigenous requirements	<p>CG - Rs. 305 Lakhs (Rs. 208.96 Lakhs + Rs. 96.04* Lakhs)</p> <table border="1"> <thead> <tr> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> <th>2028-29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>192.67*</td> <td>29.23</td> <td>22.16</td> <td>11.59</td> <td>49.35</td> <td>305.00</td> </tr> </tbody> </table>	2024-25	2025-26	2026-27	2027-28	2028-29	Total	192.67*	29.23	22.16	11.59	49.35	305.00												
2024-25	2025-26	2026-27	2027-28	2028-29	Total																				
192.67*	29.23	22.16	11.59	49.35	305.00																				
(10) Foreign Technology, if any	No																								
(11) NRI and FI	Foreign Holding - Rs. 83 Lakhs - Digital First Holdings LLC																								
(12) NFE for 5 years	<p>Rs. 28,845.78 Lakhs</p> <table border="1"> <thead> <tr> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> <th>2028-29</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1719.02</td> <td>6054.62</td> <td>6626.37</td> <td>6993.69</td> <td>7452.08</td> <td>28845.78</td> </tr> </tbody> </table>	2024-25	2025-26	2026-27	2027-28	2028-29	Total	1719.02	6054.62	6626.37	6993.69	7452.08	28845.78												
2024-25	2025-26	2026-27	2027-28	2028-29	Total																				
1719.02	6054.62	6626.37	6993.69	7452.08	28845.78																				
(13) Requirement of Land/built up area	15,931 sq. ft. Unit No. 2B, 2 nd Floor in Building No. 14 in the above SEZ																								
(14) Requirement of water	200 KL																								
(15) Requirement of power	500 KVA																								
(16) Employment	Men : 152 Women : 78 Total: 230																								
(17) Nature of the Entity	Private Limited company incorporated on 19.03.2024																								
(18) Means of Finance	Through Internal Resources (Equity Capital)																								

(19) Networth of the company	1 Lakh
------------------------------	--------

Shareholding pattern of the company

S. No.	Name of the Shareholder	No of Shares	% of holding
1	Digital First Holdings LLC	8,29,999	99.99
2	Digital First Holdings India LLC	01	0.01

Requirement of Space: 15,931 sq. ft. Unit No. 2B, 2nd Floor in Building No. 14 in the above SEZ

Investment: The project cost is Rs. 800 Lakhs.

Marketing: The Company does not envisage entering into a marketing collaboration agreement.

From Policy angle

NFE: Positive

In case of this project, the FOB value of exports projected is Rs. 29,357.12 Lakhs and FE outgo of Rs. 511.34 Lakhs. Hence it has positive NFE of Rs. 28,845.78 Lakhs.

The unit has submitted the following documents, in terms of Rule 18 (2) of SEZ rules viz., (a) if the proposal meets with the positive NFE earning requirement (according to projections NFE is positive); (b) availability of space confirmed by Developer vide letter dated 02.07.2024 (c) applicant undertakes to fulfill the environmental and pollution control norms (d) applicant submits proof of residence of proprietor or partners of partnership firms or Directors of the Company (Residential proofs of all Directors submitted), (e) Income tax returns alongwith annexures of the proprietor or partners or in the case of a company audited balance sheet for the last 3 years.

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

(SRINIVAS MUPPAALA)
Development Commissioner &
Chairman, Approval Committee