

Agenda Item No. TS-182.01: Ratification of Minutes of the UAC meeting held on 23.02.2024

The minutes of the UAC meeting held on 23.02.2024 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.

Proposal for change in area:

AGENDA Item No. TS-182.02: Proposal of M/s. FedEx Express Transportation and Supply Chain Services India Pvt. Ltd (u-2) in M/s. Phoenix Tech Zone Pvt. Ltd, IT/ITES SEZ at Sy. No. 203 (P), Manikonda Village, Rajendra Nagar Mandal, Telangana for expansion of their SEZ unit.

M/s. FedEx Express Transportation and Supply Chain Services India Pvt. Ltd (u-2) was issued LOA No. 9/555/SEZ/HYD/2023 dated 11.08.2023 for setting up of a unit in an area admeasuring 55,538 sq. ft. on 5th Floor in M/s. ANSR Global Corporation Pvt. Ltd, Co-Developer in M/s. Phoenix Tech Zone Pvt. Ltd SEZ. The unit commenced operations on 9.10.2023 and the LOA is valid upto 8.10.2028.

The unit vide letter dated 04.03.2024 has stated that they wish to expand in an area by 69,871 sq. ft. in 5th Floor, North Tower in the above SEZ.

The unit has provided the following projections:

S. No	Description	Existing Unit	Revised projections
1	Area	55,538 sq. ft.	1,25,409 sq. ft.
2	Exports	896.64 Crores	2199.30 Crores
3	FE outgo	1.60 Crores	5.97 Crores
4	NFE	895.04 Crores	2193.33 Crores
5	Investment	11.64 Crores	25.23 Crores
6	Employment	387 Nos	887 Nos

The unit has provided NOC dated 4.3.2024 from the Co-Developer in this regard.

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

AGENDA Item No. TS-182.03: Proposal of M/s. Axtria India Pvt. Limited, unit in M/s. DLF Info City Hyderabad Ltd, IT/ITE SEZ at Gachihowli Village, Serilingampally Mandal, Ranga Reddy District, Telangana for approval for approval for surrender of Incubation Space of their SEZ unit.

M/s. Axtria India Pvt. Ltd was issued LOA No. 9/544/SEZ/HYD/2023 dated 25.1.2023 for setting up of a unit in an area admeasuring 76,517 sq. ft. on 6th Floor, Block-2 in M/s. DLF Assets Limited, Co-Developer for M/s. DLF Info City Hyderabad Ltd SEZ. The unit was also accorded permission for occupying Incubation Space in an area of 18,641 sq. ft. on part of 8th Floor, Block-3 in the above SEZ for a period of six months i.e., upto 24.7.2023 and the same was extended upto 24.4.2024 vide VSEZ letter dated 11.1.2024. The unit commenced operations on 19.6.2023 and the LOA is valid upto 18.6.2028.

The unit vide letter dated 4.3.2024 has stated that they have vacated the incubation space at 8th Floor, Block-03 in the above SEZ as they have completed the fit-out work and moved to the permanent

office space i.e., in an area of 76,517 sq. ft on 6th Floor, Block-2 of M/s. DLF Assets Limited, Co-Developer in the above on 1.3.2024.

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

Proposal for procurement of materials by the SEZ Developers/Co-Developers under Rule 10 of SEZ Rules, 2006:

AGENDA Item No. TS-182.04: Proposal of M/s. Phoenix Tech Zone Pvt. Ltd, Developer, SEZ for IT/ITES at Sy. No. 203 (P), Manikonda Village, Rajendra Nagar Mandal, Ranga Reddy District, Telangana for procurement of 30 KL of Diesel for their SEZ.

The Developer vide letter dated 29.2.2024 has requested for approval for procurement of 30 KL of Diesel for a period of six months for their SEZ. The Developer is procuring Diesel for the first time.

Details of Diesel

Request of the Developer	30 KL
Installed capacity of DG sets	5500KVA (3 DG sets)
Consumption	350 Litres/Hour per DG set
Back up period required	48 Hrs
Back up consumption	218400 litres
Tankage Capacity available	100 KL
Stock available	Nil
Explosives license availability	Yes. Valid upto 31.12.2032

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

AGENDA Item No. TS-182.05: Proposal of M/s. Phoenix Tech Zone Pvt. Ltd Limited, Developer, IT/ITES SEZ at Sy. No. 115/35, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana for procurement of 60 KL of Diesel for their SEZ.

The Developer vide letter dated 23.2.2024 has stated that they got approval from VSEZ on 28.6.2023 for procurement of 60 KL of Diesel for a period of six months for their SEZ.

The Specified Officer on 27.2.2024 has certified the utilization particulars from 25.7.2023 to 31.12.2023 (**6 months**) as under:

(in KL)

Name of the product	Opening balance	Received qty	Consumed qty	Balance
Diesel	0	40	26.753	13.247

Details of Diesel

Request of the Developer	60 KL
Installed capacity of DG sets	20250 KVA (9 DG sets)
Consumption	320 Litres/Hour per DG set
Back up period required	72 Hrs
Back up consumption	2,07,360 litres

Tankage Capacity available	150 KL
Stock available	13.247
Explosives license availability	Yes. Valid upto 31.12.2026

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

AGENDA Item No. TS-182.06: Proposal of M/s. Tata Consultancy Services Ltd, 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 27.2.2024 has requested for approval for procurement of list of materials for a value of Rs. 2.41 Crores for their SEZ as under:

Purpose	List of goods in brief with value (Rs. in Crores)	Value in (Rs. Crores)	Remarks
Interior fit outs in S3 Building	1) Supply of X-ray Baggage Scanner – 0.49 2) Supply of Signages – 0.43 3) Supply of Flap/Swing Barriers – 0.42 4) Supply of Carpets – 0.49 5) Supply of Café Furniture – 0.58	2.41	SO has recommended the same

The Specified Officer on 27.2.2024 has recommended the procurement of the above list of materials.

S. No.	Description	Buildings Value (Rs. In Crores)
1	Project Estimate of Investment cumulative	342.62
2	UAC approvals so far	163.06
3	Balance	179.56
4	BLUT since beginning and Additional BLUTs	200.00
5	Duty foregone	99.31
6	Balance Bond value	100.69

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

In terms of Rule 10 of SEZ Rules 2006, the Approval Committee may permit goods and services to carry on the authorized operations.

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

AGENDA Item No. TS-182.07: Proposal of M/s. Tata Consultancy Services Ltd, Developer, SEZ for IT/ITES at Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana for procurement of 100 KL of Diesel for their SEZ.

The Developer vide letter dated 29.2.2024 has stated that they got approval from VSEZ on 17.07.2023 for procurement of 100 KL of Diesel for a period of six months.

The Specified Officer vide letter dated 29.2.2024 has certified the utilization particulars from 1.9.2023 to 20.2.2024 (**6 months**) as under:

(in KL)

Name of the product	Opening balance	Received qty	Consumed qty	Balance
Diesel	51.441	0	5.051	46.390

Details of Diesel

Request of the Developer	100 KL
Installed capacity of DG sets	10000 KVA (5 DG sets each 2000 KVA)
Consumption	300 Litres/Hour per DG set
Back up period required	72 Hrs
Back up consumption	108000 litres
Tankage Capacity available	160 KL
Stock available	46.39
Explosives license availability	Yes. Valid upto 31.12.2033

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

AGENDA Item No. TS-182.08: Proposal of M/s. BSR Builders LLP, IT/ITES SEZ at Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana for procurement of list of materials for their SEZ.

The Developer vide letter dated 1.3.2024 has requested for approval for procurement of list of materials for a value of Rs. 4.39 Crores for their SEZ as under:

Purpose	List of goods in brief with value (Rs. in Crores)	Value in (Rs. Crores)	Remarks
Development of Project	Mechanical Stack Car Parking Systems (455 Nos)	4.39	SO has recommended the same

The Specified Officer on 1.3.2024 has recommended the procurement of the above list of materials.

S. No.	Description	Buildings Value (Rs. In Crores)
1	Project Estimate of Investment cumulative	690.71
2	UAC approvals so far	608.69
3	Balance	82.02
4	BLUT since beginning and Additional BLUTs	98.56
5	Duty foregone	34.88
6	Balance Bond value	63.68

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

In terms of Rule 10 of SEZ Rules 2006, the Approval Committee may permit goods and services to carry on the authorized operations.

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

Proposal for setting up of Food Courts by SEZ Developers/Co-Developers, in terms of Instruction No. 50 of MOC&I:

AGENDA Item No. TS-182.09: Proposal of M/s. Virtusa Consulting Services Pvt. Limited, Co-Developer for M/s. TSIIC Limited, IT/ITES SEZ at Nanaramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana for approval for providing space to vendor for setting up a Food Counter in their SEZ.

The Co-Developer vide letter dated 31.1.2024 have stated that the following vendor would be providing Tea & Snacks services in their SEZ:

Name of the Vendor	Purpose	Approx. Area
M/s. Basra Tea Coffee & Snacks Catering	Food Service – Tea, Coffee & Bakery Snacks Catering	100 sq. ft.

The Co-Developer has provided a copy of Services Agreement dated 14.2.2024 entered with the Food Vendor in this regard.

The proposal of the Co-Developer is placed before UAC for approval, in terms of Instruction No. 50 dated 18.10.2021 of DOC, New Delhi.

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

AGENDA Item No. TS-182.10: Proposal of M/s. Forsys Software India Pvt. Ltd for setting up of a unit in M/s. Phoenix Tech Zone Pvt. Ltd, IT/ITES SEZ at Sy. No. 115/35, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

M/s. Forsys Software India Pvt. Ltd having its registered office at Plot No. 401, Backside Harvill, Srinivasa Height, Srinivasa Colony, Manikonda, Hyderabad – 500 032 submitted an application dated 22.2.2024 for setting up of a unit in M/s. Phoenix Tech Zone Pvt. Ltd, IT/ITES SEZ at Sy. No. 115/35, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

The following are the details of the project.

(1) Name of the Unit	M/s. Forsys Software India Pvt. Ltd, Plot No. 401, Backside Harvill, Srinivasa Height, Srinivasa Colony, Manikonda, Hyderabad – 500 032
(2) Proposal is for	IT/ITES
(3) Location of the Unit	M/s. Phoenix Tech Zone Pvt. Ltd, IT/ITES SEZ at Sy. No. 115/35, Nanakramguda Village, Serilingampally Mandal, Ranga Reddy District, Telangana
(4) Manufacturing/Trading/Services	Services
(5) Details of activities	IT Development and Software Services, Design, Build, Contract Lifecycle Management (CLM) services, Digital Commerce Service, Customer Relationship Management (CRM) Services.
(6) Investment	<u>Plant and Machinery</u> - Imported CIF value – Nil

	- Indigenous – Rs. 500 Lakhs - Total - Rs. 500 Lakhs (Rs. In Lakhs)																								
	<table border="1"> <thead> <tr> <th>FY</th> <th>2023-24</th> <th>2024-25</th> <th>2025-26</th> <th>2026-27</th> <th>2027-28</th> </tr> </thead> <tbody> <tr> <td>Imports</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td>Indigenous</td> <td>100</td> <td>125</td> <td>150</td> <td>75</td> <td>50</td> </tr> <tr> <td>Total</td> <td>100</td> <td>125</td> <td>150</td> <td>75</td> <td>50</td> </tr> </tbody> </table>	FY	2023-24	2024-25	2025-26	2026-27	2027-28	Imports	0.00	0.00	0.00	0.00	0.00	Indigenous	100	125	150	75	50	Total	100	125	150	75	50
FY	2023-24	2024-25	2025-26	2026-27	2027-28																				
Imports	0.00	0.00	0.00	0.00	0.00																				
Indigenous	100	125	150	75	50																				
Total	100	125	150	75	50																				
(7) Import requirements	Capital Goods – Nil Raw material, components, Consumables, packing Material fuel etc. for 5 years: NIL Foreign Exchange out go: Rs. 5700 Lakhs (for 5 years) Dividend (Rs. In Lakhs)																								
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FE outgo	500	700	1000	1500	2000																				
(8) FOB value of Exports	Rs. 55,700 Lakhs (Rs. In Lakhs)																								
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Exports	8000	9500	11000	12700	14500																				
(9) Indigenous requirements	CG – Rs. 500 Lakhs																								
(10) Foreign Technology, if any	No																								
(11) NRI and FI	Foreign Holding – Rs. 0.99 Lakhs																								
(12) NFE	Rs. 50,000 Lakhs																								
(13) Requirement of Land/built up area	46,369 sq. ft. of built-up space on 5 th Floor of Tower-B in the above SEZ																								
(14) Requirement of water	1000 KL																								
(15) Requirement of power	350 KVA																								
(16) Employment	Men : 350 Women : 250 Total: 600																								
(17) Nature of the Entity	Private Limited company incorporated on 21.8.2015																								
(18) Means of Finance	Internal Sources																								
(19) Networth of the company	627.81 Lakhs as on 31.12.2023																								

Shareholding pattern of the company as on 31.3.2023

S. No.	Name of the Shareholder	No. of shares	Face value	Paid up Capital (INR)	Holding %
1	Hanumantha Rao Vejendla	1	10	10	0.01
2	Forsys Inc	9,998	10	99,980	99.98
3	Ramesh Pothuganti	1	10	10	0.01
	Total	10,000	10	1,00,000	100

Requirement of Space: 46,369 sq. ft. of built-up space on 5th Floor of Tower-B in the above SEZ

Investment: The project cost is Rs. 500 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. 55,700 Lakhs and FE outgo of Rs. 5,700 Lakhs. Hence it has positive NFE of Rs. 50,000 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 Co-Developer vide letter dated 21.2.2024 (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 (Audited balance sheets for the last three years i.e., from 2020-21 to 2022-23).

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