

**Proceedings of the 55<sup>th</sup> meeting of State High Level Clearance Committee (SHLCC) held on 21.12.2020 at 4.30 P.M under the Chairmanship of Hon'ble Chief Minister of Karnataka at Committee Room No.313, Vidhana Soudha, Bengaluru – 560 001.**

Members present: List attached

Principal Secretary to Government, Commerce and Industries Department extended warm welcome to Hon'ble Chief Minister of Karnataka, Hon'ble Minister for Large & Medium Industries, Hon'ble Deputy Chief Minister and Minister for Public Works & Social Welfare Department, Hon'ble Deputy Chief Minister and Minister for Higher Education, IT, BT & ST, Hon'ble Minister for Agriculture and other members of the Committee present in the meeting. The subjects were taken up for discussion as per the agenda.

**Subject No.1: Confirmation of Proceedings of 54<sup>th</sup> meeting of SHLCC held on 30.9.2020**

It was informed to the Committee that the proceedings of 54<sup>th</sup> meeting of SHLCC held on 30.9.2020 has been circulated to all the members and the same is placed before the Committee for confirmation. The Committee noted the same and confirmed the proceedings.

**Sub: No.2: Consideration of New projects proposals:**

- 2.1 Project proposal of **M/s Hyunet Private Limited** to establish a unit for manufacture of "Lithium Batteries and Electric Vehicles" at Hosahudya Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District.

<b>Constitution :</b>	Private Limited Company
<b>Product/ Activity :</b>	Lithium Batteries and Electric Vehicles
<b>Location :</b>	Hosahudya Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District
<b>Extent of Land :</b>	KIADB to allot 300 acres of land at Survey NO 217, 218, 226,283, 303/1,303/2, 303/3, 303/4, 303/5, 303/6, 303/8, 303/9, 303/10, 300, 299 of Hosahudya Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District
<b>Investment :</b>	Rs. 1825.00 crore
<b>Employment :</b>	2210 Nos.



**Promoter :** Mr.Gautam Raghunath Sharma

**Networth of the company:** Details not furnished

**Turn over the company:** Details not furnished

**Project cost and Means of Finance (Rs. in Crore)**

Cost of the project		Means of Finance	
Land and Building	212.50	Promoter Equity	100
Plant and Machinery	1314	Term loan	192
Working Capital Margin	293.50	Foreign Equity	1533
Contingency	5		-
<b>Total</b>	<b>1825</b>	<b>Total</b>	<b>1825</b>

**Infrastructure support and approvals requested by the company for the project:**

Items	Particulars
<b>Land :</b>	KIADB to allot 300 acres of land at Sy.Nos.217, 218, 226,283, 303/1,303/2, 303/3,303/4, 303/5, 303/6, 303/8, 303/9, 303/10, 300, 299 of Hosahudya Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District, after completion of acquisition process
<b>Water :</b>	1,00,000 LPD from KIADB
<b>Power:</b>	30,000 KVA from BESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per applicable Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

**Recommendation of 77<sup>th</sup> Land Audit Committee Meeting held on 18.11.2020:**

The Director of the company appeared before the committee and highlighted the project proposal.

He also informed that they have entered into agreement with Hyundai Global Motors Company Ltd. and the production will be handled by them.

CEO & EM, KIADB informed that, the land requested for allotment by the company is part of the lands being acquired by KIADB in Bagepalli Taluk. But, it takes time to complete the acquisition process and allot land to the company. He also mentioned that the land is



available in Gauribidanur and Mastenahalli and if the project proponents prefer to establish the industry in these areas land can be allotted to them immediately.

The Director of the company informed that considering the logistics for supply chain management, Bagepalli is best suited for their production facility and requested to consider the same.

The Committee noted the request of the company, land utilisation details and after detailed discussions, resolved to recommend to SLSWCC for approval of the project of M/s Hyunet Private Limited to establish a unit for manufacture of "Lithium Batteries and Electric Vehicles" and KIADB to allot 300 acres of land at Sy.Nos.217, 218, 226,283, 303/1,303/2, 303/3,303/4, 303/5, 303/6, 303/8, 303/9, 303/10, 300, 299 of Hosahudya Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District, after completion of acquisition process.

#### **Decision of SHLCC:**

The Committee noted that 300 acres of land, as asked for by the company, may not be required in one go considering their project implementation schedule and initially 200 acres of land could be sufficient.

The Committee asked the LAC to reassess the requirement asking for details of land utilization and while approving the project, left the extent of land to be decided by the LAC.

Details	Decision of the committee
<b>Project Approval:</b>	To establish a unit for manufacture of "Lithium Batteries and Electric Vehicles"
<b>Land :</b>	KIADB to allot land at different Sy.Nos. of Hosahudya Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District, after completion of acquisition process and the extent decided by LAC.
<b>Water :</b>	1,00,000 LPD from KIADB
<b>Power:</b>	30,000 KVA from BESCO
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per EV Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The company shall provide local employment as per applicable policy of the State.

2.2 Project proposal of **M/s Miraculum Green Power Private Limited** to establish “110 MW Hybrid Wind Solar Power project” at Huchhanahalli, Madhemuthannahalli and Arlur Villages, Jagalur Taluk, Davanagere District.

**Constitution :** Private Limited Company

**Product/ Activity :** 110 MW Hybrid Wind Solar Power project

**Location :** Huchhanahalli, Madhemuthannahalli and Arlur Villages, Jagalur Taluk, Davanagere District

**Extent of Land :** 700 acres of land to be taken on lease at different Sy.Nos. of Huchhanahalli, Madhemuthannahalli and Arlur Villages, Jagalur Taluk, Davanagere District

**Investment :** Rs. 1290.00 crore

**Employment :** 2820 Nos.

**Promoter :** Mrs. Sakina Hasan

**Networth of the company:** Rs. 206.33 crore

**Turn over the company:** Rs.132 crores

**Company Background:**

The company is part of Sanali group, Hyderabad managed by Mr. Noor Haq who was former General Secretary of Andhra Pradesh Builders Association and also has received awards like Udyog Pratibha Award, Rashtriya Nirman Ratan Award, etc. and his current network is Rs.206.33 crores.

The group has built IT Parks in Hyderabad and leased to Multi National Companies. The sales turnover of the group companies for the year ended 31<sup>st</sup> March 2020 is Rs.132 crores.

**Project cost and Means of Finance (Rs. in Crore)**

Cost of the project		Means of Finance	
Land and Building	55	Promoter Equity	120
Plant and Machinery	1200	Term loan	1032
Working Capital Margin	30	Institutional Equity	138
Contingency	5		-
<b>Total</b>	<b>1290</b>	<b>Total</b>	<b>1290</b>

**Infrastructure support and approvals requested by the company for the project:**

Items	Particulars
<b>Land :</b>	700 acres of land to be taken on lease at different Sy.Nos. of Huchhanahalli, Madhemuthannahalli and Arlur Villages, Jagalur Taluk, Davanagere District
<b>Water :</b>	100000 LPD from own sources
<b>Power:</b>	100 KVA from BESCO
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per applicable Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

**Recommendation of 77<sup>th</sup> Land Audit Committee Meeting held on 18.11.2020 :**

The representative of the company appeared before the committee and highlighted the project proposal.

He also informed that;

1. The company is part of Sanali group, Hyderabad managed by Mr. Noor Haq who was former General Secretary of Andhra Pradesh Builders Association and also has received awards like Udyog Pratibha Award, Rashtriya Nirman Ratan Award, etc. and his current network is Rs.206.33 crores.
2. The group has built IT Parks in Hyderabad and leased to Multi National Companies. The sales turnover of the group companies for the year ended 31<sup>st</sup> March 2020 is Rs.132 crores.

The Committee noted the request of the company, land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Miraculum Green Power Private Limited to establish "110 MW Hybrid Wind Solar Power project" in 700 acres of land to be taken on lease at different Sy.Nos. of Huchhanahalli, Madhemuthannahalli and Arlur Villages, Jagalur Taluk, Davanagere District, subject to;

1. Company shall specify the details of land identified for the project.
2. No assurance on purchase of power and energy banking facility.

#### **Decision of SHLCC:**

The Committee noted the details of the project proposal and the recommendation of the Land Audit Committee. After discussing the project in detail resolved to suggest the project proponents to specify the details of 700 acres of land identified for the project at different Sy.Nos. of Huchhanahalli, Madhemuthannahalli and Arlur Villages, Jagalur Taluk, Davanagere District and then come for approval.

With the above observation, the Committee decided to **defer** the subject.

**2.3 Project proposal of M/s Sanali Power Private Limited** to establish “Hybrid Wind Solar Power Project” at Mudlamachikere, Hiremallannaholli Bangarakkanagudda and Donehalli villages, Kasaba Hobli, Jagalur Taluk, Davanagere District.

<b>Constitution :</b>	Private Limited Company
<b>Product/ Activity :</b>	Hybrid Wind Solar Power Project
<b>Location :</b>	Mudlamachikere, Hiremallannaholli Bangarakka- nagudda and Donehalli villages, Kasaba Hobli, Jagalur Taluk, Davanagere District
<b>Extent of Land :</b>	1710 acres of land to be taken on lease in 4 Villages viz., Mudlamachikere, Hiremallannaholli Bangarakka- nagudda and Donehalli villages, Kasaba Hobli, Jagalur Taluk, Davanagere District
<b>Investment :</b>	Rs. 2950.00 crore
<b>Employment :</b>	5640 Nos.
<b>Promoter :</b>	Mr. Noor Haq



**Networth of the company:** Rs. 155.85 crore

**Turn over the company:** Rs.132 crores

**Company Background:**

The company is part of Sanali group, Hyderabad managed by Mr. Noor Haq who was former General Secretary of Andhra Pradesh Builders Association and also has received awards like Udyog Pratibha Award, Rashtriya Nirman Ratan Award, etc. and his current networth is Rs.206.33 crores.

The group has built IT Parks in Hyderabad and leased to Multi National Companies. The sales turnover of the group companies for the year ended 31<sup>st</sup> March 2020 is Rs.132 crores.

**Project cost and Means of Finance (Rs. in Crore)**

Cost of the project		Means of Finance	
Land and Building	40	Promoter Equity	890
Plant and Machinery	2500	Term loan	1600
Working Capital Margin	10	Institutional Equity	460
Contingency	10		-
Others	390		-
<b>Total</b>	<b>2950</b>	<b>Total</b>	<b>2950</b>

**Infrastructure support and approvals requested by the company for the project:**

Items	Particulars
<b>Land :</b>	1710 acres of land to be taken on lease in 4 Villages viz., Mudlamachikere, Hiremallannaholli Bangarakka-nagudda and Donehalli villages, Kasaba Hobli, Jagalur Taluk, Davanagere District
<b>Water :</b>	50,000 LPD from ground water
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per applicable Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

### **Recommendation of 77<sup>th</sup> Land Audit Committee Meeting held on 18.11.2020 :**

The representative of the company appeared before the committee and highlighted the project proposal.

He also informed that;

1. The company is part of Sanali group, Hyderabad managed by Mr. Noor Haq who was former General Secretary of Andhra Pradesh Builders Association and also has received awards like Udyog Pratibha Award, Rashtriya Nirman Ratan Award, etc. and is current networth is Rs.206.33 crores.
2. The group has built IT Parks in Hyderabad and leased to Multi National Companies. The sales turnover of the group companies for the year ended 31<sup>st</sup> March 2020 is Rs.132 crores.

The Committee noted the request of the company, land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Sanali Power Private Limited to establish “Hybrid Wind Solar Power Project” in 1710 acres of land to be taken on lease in 4 Villages viz., Mudlamachikere, Hiremallannaholli Bangarakka-nagudda and Donehalli villages, Kasaba Hobli, Jagalur Taluk, Davanagere District, subject to;

1. Company shall specify the details of land identified for the project
2. No assurance on purchase of power and energy banking facility

### **Decision of SHLCC:**

The Committee noted the details of the project proposal and the recommendation of the Land Audit Committee. After discussing the project in detail resolved to suggest the project proponents to specify the details of 1710 acres of land to be taken on lease in 4 Villages viz., Mudlamachikere, Hiremallannaholli Bangarakka- nagudda and Donehalli villages, Kasaba Hobli, Jagalur Taluk, Davanagere District and then come for approval.

With the above observation, the Committee decided to **defer** the subject.





2.4 Project proposal of **M/s Elest Private Limited** to establish “Electric Vehicle Manufacturing Unit” at Hubli/Dharwad.

**Constitution :** Private Limited Company

**Product/ Activity :** Electric Vehicle Manufacturing Unit

**Location :** Hubli / Dharwad

**Extent of Land :** 85 acres

**Investment :** Rs. 471 crores

**Employment :** 867 Nos.

**Promoter :** Mr. Rajesh Mehta

**Networth of the company:** New company incorporated in 2020

**Turn over the company:** New company incorporated in 2020.

**Company Background:**

Elest Private Limited is the promoted by Rajesh Exports Limited which is a global fortune 500 company for the purpose of manufacture of lithium ion cells and batteries.

Elest is a special purpose vehicle for implementing their vision of setting up of India's largest integrated Electric Mobility including Cell and battery Manufacturing facility.

**Project cost and Means of Finance (Rs. in Crore)**

Cost of the project		Means of Finance	
Land and Building	471.00	Promoter Equity	141.30
Plant and Machinery		Term loan	329.70
Working Capital Margin		Foreign Equity	
Contingency			
<b>Total</b>	<b>471.00</b>	<b>Total</b>	<b>471.00</b>

**Infrastructure support and approvals requested by the company for the project:**

Items	Particulars
<b>Land :</b>	85 acres in Hubli/Dharwad District
<b>Water :</b>	3.56 lakh LPD

<b>Power:</b>	725 Million KWH per year
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per applicable Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

#### Decision of SHLCC:

The Committee noted that the company has now filed Expression of Interest and Brief profile of the proposed project. But, detailed project proposal is yet to be filed by the company in the ebiz portal <https://kum.karnataka.gov.in> for examination of the same in the Land Audit Committee prior to the discussion and decision in the State High Level Clearance Committee.

Therefore, the Committee while approving the project in principle, advised the project proponent to file project proposal online and ask the Land Audit Committee to examine the extent of land required for the proposed project.

With the above observations, the Committee resolved to approve the project in principle as under.

Details	Decision of the committee
<b>Project Approval:</b>	To establish "Electric Vehicle Manufacturing Unit"
<b>Land :</b>	85 acres of land in Dharwad District – To be examined and assessed by the Land Audit Committee. KIADB to allot land in Kottur Belur Industrial Area of Dharwad District to the extent decided by the LAC.
<b>Water :</b>	3.56 lakh LPD from own sources
<b>Power:</b>	725 Million KWH per year from HESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per EV Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The company shall provide local employment as per applicable policy of the State.

2.5 Project proposal of **M/s Elest Private Limited.** to establish a “Lithium Ion Cells & Battery Manufacturing Unit” at Hubli/Dharwad.

<b>Constitution :</b>	Private Limited Company
<b>Product/ Activity :</b>	Manufacturing of Lithium Ion Cells & Battery
<b>Location :</b>	Hubli / Dharwad
<b>Extent of Land :</b>	88 acres
<b>Investment :</b>	Rs. 7476 crores
<b>Employment :</b>	1804 Nos.
<b>Promoter :</b>	Mr. Rajesh Mehta
<b>Networth of the company:</b>	New company incorporated in 2020.
<b>Turn over the company:</b>	New company incorporated in 2020.

**Company Background:**

Elest Private Limited is the promoted by Rajesh Exports Limited which is a global fortune 500 company for the purpose of manufacture of lithium ion cells and batteries.

Elest is a special purpose vehicle for implementing their vision of setting up of India’s largest integrated Electric Mobility including Cell and battery Manufacturing facility.

**Project cost and Means of Finance (Rs. in Crore)**

Cost of the project		Means of Finance	
Land and Building	7476	Promoter Equity	2242.80
Plant and Machinery		Term loan	5233.20
Working Capital Margin		Foreign Equity	
Contingency			
<b>Total</b>	<b>7476.00</b>	<b>Total</b>	<b>7476.00</b>

**Infrastructure support and approvals requested by the company for the project:**

Items	Particulars
<b>Land :</b>	88 acres in Hubli/Dharwad District
<b>Water :</b>	54,800 LPD

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<b>Power:</b>	600 Million KWH per year
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per applicable Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

#### Decision of SHLCC:

The Committee noted that the company has now filed Expression of Interest and Brief profile of the proposed project. But, detailed project proposal is yet to be filed by the company in the ebiz portal <https://kum.karnataka.gov.in> for examination of the same in the Land Audit Committee prior to the discussion and decision in the State High Level Clearance Committee.

Therefore, the Committee while approving the project in principle, advised the project proponent to file project proposal online and ask the Land Audit Committee to examine the extent of land required for the proposed project.

With the above observations, the Committee resolved to approve the project in principle as under.

Details	Decision of the committee
<b>Project Approval:</b>	To establish "Lithium Ion Cells & Battery Manufacturing Unit"
<b>Land :</b>	88 acres of land in Dharwad District – To be examined and assessed by the Land Audit Committee. KIADB to allot land in Kottur Belur Industrial Area of Dharwad District to the extent decided by the LAC.
<b>Water :</b>	54,800 LPD from own sources
<b>Power:</b>	600 Million KWH per year from HESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per Special Incentive Scheme of the State for ESDM sector
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The company shall provide local employment as per applicable policy of the State.

### Sub No 3: Discussion on proposals seeking amendment:

- 3.1. Proposal of **M/s Sunvik Steels Private Limited** to establish a unit for manufacture of “Thermo Mechanically Treated Bars of Sizes -8 MM to 32 MM, Sponge Iron Pellets, MS Billets, Pig Iron, High Grade Sponge Iron, Iron Ore Pellets, Fly-ash Blocks along with Captive Power plant of 40 MW Capacity at Jodidevarahalli, Sira Taluk, Tumakuru District” – **Extension of time to implement the Project.**

Ref: 1. Proceedings of the 37th SHLCC meeting held on 27-03-2015.  
2. Government order vide No. CI 119 SPI 2015, dated 06-05-2015.  
3. Proceedings of the 48th SHLCC meeting held on 31-08-2017  
4. Government order vide No. CI 119 SPI 2015, dated 07-10-2017  
5. Company request letter dated 22-09-2020

The project proposal of M/s Sunvik Steels Private Limited was established in 2003 at Jodidevarahalli in Sira Taluk, Tumkur District, Karnataka built on an area spanning 49.5 acres in Sy.No.59-72. Subsequently Company have made proposal for an expansion project featuring the manufacture of Thermo Mechanically Treated Bars of Sizes 8 MM to 32 MM, Sponge Iron Pellets, MS Billets, Pig Iron , High Grade Sponge Iron, Iron Ore Pellets, Fly-ash Blocks along with a Captive Power Plant of 15MW Capacity with an investment of Rs. 550.00 crores. The proposal was examined in 37th SHLCC meeting held on 27.03.2015. Accordingly, Government Order No. CI 119 SPI 2015, dated 06.05.2015 was issued.

Further on the request of the company the subject was accorded approval for extension of time for a period of 3 years to implement the project. The proposal was examined in 48th SHLCC meeting held on 31.08.2017. Accordingly, Government order vide No. CI 80 SPI 2015 dated 07.10.2017 was issued.

Now the company in their letter dated 22-09-2020 has requested for extension of time for a further period of three years to implement the project.

Company in their letter has informed that the following steps have been taken to implement the project;

The company in their letter informed that 48 acres of land planned earlier will not be sufficient as they are planning for a railway siding. Therefore, our requirement will be approximately 150 to 200 acres of land area and we have identified various survey numbers besides our existing plant site and are in talks with few of the land holders to acquire the land holdings.

- Out of 150 acres identified, we have registered 8 acres Sy.No 56 & Sy.no 57 U/s.109 of KLR Act in the name of Sunvik Steels Pvt Ltd.
- They have negotiated 17 acres 15 Guntas at Sy. No. 33 P-P4 and 24 with the landowners and entered into an agreement with them.



The Company vide letter dated 21.08.2017 has informed that they have taken following steps for implementation of the project:

- Applied for obtaining Environmental Clearance from Ministry of Environment, Forests & Climate change, New Delhi and the TOR letter for the same was issued by Ministry of Environment & Forest vide F. N. J-1101195912008-IA.II (I) dated 27.05.2016.
- Submitted draft EIA report to the Member Secretary, Karnataka State Pollution Control Board, Bengaluru on 13.02.2017 for conducting public hearing as per the TOR. The project is on hold due to the Environment Clearance be obtained from Ministry of Environment & Forest.
- Applied for issue of NOC from Karnataka Ground Water Authority, Bengaluru on 07.01.2016.
- Negotiated with the landowners of Sy. No. 56, 57 and 33P & P4 entered into an agreement for 8 acres of land.
- Negotiation with the adjacent landowners for purchase of remaining 40 acres of land is under process.

The company has requested approval for the following:

- a) Extension of time by 3 years to implement the project.
- b) Additional water of 1 MLD through own sources

Hence, the company has requested for extension of time by 3 years to implement the project and also amend project proposal in view of the new KLR Act, Karnataka Land Reforms (Amendment) Act 2020.

#### **Recommendation of 77<sup>th</sup> Land Audit Committee meeting held on 18.11.2020:**

The representative of the company appeared before the Committee and explained the effective steps taken to implement the project and requested for extension of time by 3 years.

The Committee noted the request of the firm and after detailed discussions resolved to recommend to SHLCC for approval of extension of time by 2 years to implement the project.

#### **Decision of SHLCC:**

The Committee noted the request of the company and after discussing in detail, resolved to approve the following:

- a) Extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.
- b) Additional water of 1 MLD through own sources.



**3.2. Proposal of M/s Toyota Industries Engine Pvt. Ltd. to establish a unit for manufacture of “Gasoline Engines” at Jigani Industrial Area, Anekal Taluk, Bangalore Urban District – Implementation of the project in their existing buildings and approval for use of the new land of area.**

- Ref: 1. Proceedings of 37th SHLCC meeting held on 27.03.2015.  
2. G.O. No. CI 117 SPI 2015, dt: 06.05.2015.  
3. Proceedings of 42nd SHLCC meeting held on 04.01.2016  
4. G.O. CI 01 SPI 2016/P1, d t: 23.01.2016.  
5. Proceedings of 52nd SHLCC meeting held on 03.12.2018  
6. G.O. CI 58 SPI 2019, dt: 05.03.2019.  
7. Company's letters dated: 04.11.2019.

The project proposal of M/s Kirloskar Toyota Textile Machinery Pvt Ltd. to establish a unit for manufacture of “Diesel Engines, Aluminium Die Casting Parts and Components” with an investment of Rs.1106 Crores in 11 acres of residential land (owned by site owners) in Sy.No.480,481,482/1, 482 private layout in Jigani and Bukkasagara, Anekal Taluk, Bengaluru Urban District was approved in the 37th SHLCC meeting held on 27.3.2015. Accordingly, G.O was issued.

Subsequently, in the 42nd SHLCC meeting held on 4.1.2016, the Committee has approved the following:

1. Change of name of the company from M/s Kirloskar Toyota Textile Machinery Pvt. Ltd. to M/s Toyota Industries Engine India Pvt. Ltd. and to implement the “Auto Engines/Parts Manufacturing” division of the above project approved by SHLCC.
2. Transfer the “Textile Machinery Manufacturing” division of the above project approved by SHLCC to M/s Toyota Industries India Pvt. Ltd.
3. Approval for enhancing investment in the project to Rs.1665 crores from Rs.1505 Crores with an additional investment of Rs.160 Crores
4. Incentives and Concessions for the investment relating to “Auto Engines/Parts” projects of M/s Toyota Industries Engine India Pvt. Ltd. shall be brought before the Cabinet Sub Committee for discussion as the location comes under Zone-4 as per Industrial Policy 2014-19. Accordingly G.O NO.CI 01 SPI 2016/P1 dated 23.1.2016 was issued.

Further in 52nd SHLCC meeting held on 3.12.2018 the Committee has approved the following request of the company:


1. Change of name of the company from M/s Kirloskar Toyota Textile Machinery Pvt. Ltd. to M/s Toyota Industries Engine India Pvt. Ltd.
2. To Change the activity as manufacture of “Gasoline Engines” instead of “Diesel Engines”
3. Extension of time upto December – 2021 for implementation of the project, with a condition that further extension of time will not be considered.



In the 53rd SHLCC meeting held on 23.3.2020 the Committee approved the request of the company for building plan approval from KIADB for the project in 14 acres of land (11 acres 22 ¼ gunta of land being acquired by KIADB + 2 acres 27guntas of own land).

Now, the company vide letter dated 23.9.2020 has informed the following:

- The project of “Gasoline Engines” is to be implemented in 11 acre, 22.25 gunta of land acquired by KIADB under SUC, situated at Sy. no. 480, 481, 482/1, 482/2, 482/3, 483 of Jigani village and Sy. no. 38/1, 150, 151/1, 151/2 of Bukkasagara village.
- Their plan was to start construction of the new building in the new land by November-2019, so as to meet the stringent project timelines. However, due to unexpected COVID-19 pandemic situation in India and announcement of Nationwide lockdown, there was delay in land acquisition activity by KIADB.
- Due to the continued COVID-19 pandemic situation globally and to meet the stringent global timelines for launch of the product as well as to maintain cost competitiveness and commercial viability of the engine, their parent company, Toyota Industries Corporation, Japan, have decided not to go for construction of new building in the new land acquired by KIADB under SUC, but look at the possibility of implementing the new project in the existing buildings, situated at Plot no. 9 & portion of 10 ~ 13 of land allotted by KIADB and industrially converted land having Sy. no. 479/2, 480, 482/3, 483 & 485 of Jigani village and Sy. no. 149, 151/2, 152/1, 152/2 & 152/3 of Bukkasagara village. They have assured their parent company that they will be able to accommodate the new project in our existing buildings by doing Kaizens.
- They have been able to convince their parent company, Toyota Industries Corporation, Japan that the new project should be set up in TIEI for its survival and also meet the investment commitment made to Govt. of Karnataka. The process, machineries and equipment, etc. and investment in the proposed project remain the same as earlier and the only change is location of the project
- Surrendering the land due to unavoidable situation beyond their control. However, when they also checked their green area ratio, the green area ratio falls to about 27% against 33% minimum requirement. Therefore, they would like to retain the land acquired by KIADB.
- Finally, the compensation value fixed by KIADB at Rs. 2300/Sft. is almost double the present market land value, which has negative impact on the project becoming commercially not viable.
- They will be using this new land of area 11 acre 22.25 gunta acquired by KIADB under SUC, for improving our green area ratio, as presently our green area ratio is below the minimum requirement of 33% and also for the possible expansion activity in future.





In view of this, they have requested to consider the following:

1. Consider the cost for the road as Zero, as land rate of Rs. 2300/Sft, fixed for paying compensation to the sites owners by KIADB is much higher as compared to present market price, which includes development charges towards formation of road, drain etc.
2. Consider charging KIADB fees of 12% only on 1 acre 5 guntas, actually acquired by KIADB and not on the entire area of 11 acre 22.25 guntas.

And also requested for approval of the following and to issue amendments to above referred Govt. order at the earliest, which would help them to implement the project in the existing buildings ;

1. Implementation of the project in their existing buildings situated at Plot no. 9 & portion of plot no. 10 ~ 13 of land allotted by KIADB and industrially converted land having Sy. no. 479/2, 480, 482/3, 483 & 485 of Jigani village and Sy. no. 149, 151/2, 152/1, 152/2 & 152/3 of Bukkasagara village.
2. Approval for use of the new land of area of 11 acre, 22.25 gunta, acquired by KIADB under SUC, having Sy. no. 480, 481, 482/1, 482/2, 482/3 & 483 of Jigani village and Sy. no. 38/1, 150, 151/1 & 151/2 Bukkasagara village, for improving their green area ratio and also for possible future expansion activity.

**Recommendation of 77<sup>th</sup> LAC meeting held on 18.11.2020:**

The President of the company appeared before the Committee and explained the effective steps taken to implement the project and requested approval of changes required for implementation of the project.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SHLCC for approval of the following:

- a) Implementation of the project in their existing buildings situated at Plot no. 9 & portion of plot no. 10 ~ 13 of land allotted by KIADB and industrially converted land having Sy. no. 479/2, 480, 482/3, 483 & 485 of Jigani village and Sy. no. 149, 151/2, 152/1, 152/2 & 152/3 of Bukkasagara village.
- b) Approval for use of the new land of area of 11 acre, 22.25 gunta, acquired by KIADB under SUC, having Sy. no. 480, 481, 482/1, 482/2, 482/3 & 483 of Jigani village and Sy. no. 38/1, 150, 151/1 & 151/2 Bukkasagara village, for improving their green area ratio and also for possible future expansion activity.

### Decision of SHLCC :

The Committee noted the request of the company and after discussing in detail, resolved to approve the following.

- a) Implementation of the project in their existing buildings situated at Plot no. 9 & portion of plot no. 10 ~ 13 of land allotted by KIADB and industrially converted land having Sy. no. 479/2, 480, 482/3, 483 & 485 of Jigani village and Sy. no. 149, 151/2, 152/1, 152/2 & 152/3 of Bukkasagara village.
- b) Approval for use of the new land of area of 11 acre, 22.25 gunta, acquired by KIADB under SUC, having Sy. no. 480, 481, 482/1, 482/2, 482/3 & 483 of Jigani village and Sy. no. 38/1, 150, 151/1 & 151/2 Bukkasagara village, for improving their green area ratio and also for possible future expansion activity.

### 3.3. Proposal of M/s Shree Cement Ltd. to establish “6 MTPA Cement Plant (3 MTPA in 1<sup>st</sup> Phase)” at Tilgul, Balwad, Kirangi & B.Saradgi Villages, Gulbarga Taluk and District – Extension of time to implement the Project.

- Ref:
1. Proceedings of the 28<sup>th</sup> SHLCC meeting held on 23-05-2012.
  2. Government order vide No. CI 190 SPI 2012, dated 24-05-2012.
  3. Proceedings of the 50<sup>th</sup> SHLCC meeting held on 23-02-2018
  4. Government order vide No. CI 70 SPI 2018, dated 03-03-2018
  5. Proceedings of the 53<sup>rd</sup> SHLCC meeting held on 23-03-2020.
  6. Government order vide No. CI 70 SPI 2018, dated 17-06-2020.
  7. Company request letter dated 07-10-2020

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State High Level Clearance Committee in its 28<sup>th</sup> meeting held on 23.5.2012 has approved the project proposal of M/s Shree Cement Ltd. to establish “6 MTPA Cement Plant (3 MTPA in 1<sup>st</sup> Phase)” with an investment of Rs.2000 Crores generating employment to about 1000 persons in 1900 acres of land to be purchased U/s 109 of KLR Act at different Sy.Nos. of Tilgul, Balwad, Kirangi & B.Saradgi Villages, Gulbarga Taluk and District was approved and accordingly G.O read was issued.

Subsequently, the request of the company to bifurcate 1900 acres of land approved for the project as 370.65 acres of land for Plant area and the balance 1529.35 acres for the mining area was approved in the 50<sup>th</sup> SHLCC meeting held on 23.2.2018. Accordingly, G.O was issued.

SHLCC in the 53<sup>rd</sup> meeting held on 23.3.2020 approved the following changes in the project and accordingly G.O was issued.



“Granted permission U/s 109 of KLR Act to purchase 3571.20 acres of land for mining area as per the mining license issued by GOK, instead of 1529.25 acres of land approved earlier for mining area and to enhance the project cost from Rs.2000 crores to Rs.2850 crores”.

Now the company in their letter dated 07-10-2020 has requested for extension of time for a further period of two years to implement the project and have informed the following steps taken to implement the project;

- Out of 3841.20 acres (370 acres for Plant + 3571.20 for mining) identified, they have registered 1359 acres land in different survey numbers and invested Rs. 250 crores.
- Obtained Stamp duty exemption certificate
- State Government has granted mining lease over an area of 3571.20 acres and mining plan has been approved by Indian Bureau of Mines.
- Environment Clearance for Plant and Mines is in process.

#### **Recommendation of 77<sup>th</sup> LAC meeting held on 18.11.2020:**

The representative of the company appeared before the Committee and explained the effective steps taken to implement the project and requested for extension of time by 2 years.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SHLCC for approval of extension of time by 2 years to implement the project.

#### **Decision of SHLCC :**

The Committee noted the request of the company and after discussing in detail, resolved to grant extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.

- 3.4. Proposal of **M/s Dalmia Cement (Bharat) Ltd.** to establish “4 MTPA Green Field Cement Plant capacity with 45 MW Captive Thermal Power Plant” at Yadwad Village, Gokak Taluk, Belgaum District – **Approval to purchase balance lands of 1604 acres as per amended section 109 of KLR Act.**

- Ref:1. Proceedings of 13th SHLCC meeting held on 13.03.2008.  
2. Proceedings of 16th SHLCC meeting held on 19.11.2008.  
3. Proceedings of 28th SHLCC meeting held on 23.05.2012.  
4. Proceedings of 36th SHLCC meeting held on 15.10.2014.  
5. Proceedings of 50th SHLCC meeting held on 23.02.2018.  
6. Karnataka Land Reforms (Amendment Act) 2020, Dt:24-04-2020  
7. The company letter dt: 17.10.2020.

M/s Dalmia Cement (Bharat) Ltd is a pioneer in the cement manufacturing for over seven decades since 1939. With an expanding India footprint, the company is a category leader in all kinds of cement including super-specialty cements used for Oil well, Railway sleepers and Air strips. Dalmia Bharat Group has strong foothold in Southern and Eastern India. The Group with current capacity of 30 million tonnes is one of the leading Cement Groups in the Indian cement industry. Leveraging this expertise, the Group ventured in the State of Karnataka and has already set up a Cement Plant in Belgaum District.

The project proposal of M/s Dalmia Cement (Bharat) Ltd to establish "Green Field Cement Plant – 4 Million tonnes capacity with 45MW captive Thermal Power Generation Plant" at Yadwad village, Gokak Taluk, Belgaum district was approved by the 13th SHLCC meeting held on 13.03.2008.

The above project was approved in 300 acres of land for factory and township and 1736.7 acres of land for mining with an Investment of 1047.2 Cr at Yadwad Village, Gokak Taluk, Belgaum district vide Government Order No. CI 75 SPI 2008, dt.02.05.2008.

In the 16th SHLCC meeting held on 19.11.2008 approval was accorded, to acquire additional 1507.88 acres of land identified by the company under section 109 of Karnataka Land revenue Act (1107.88 acres for mine and 400 acres for plant connection roads and colony) and convert the same for industrial purpose and Government Order No. CI 75 SPI 2008, dt: 31.12.2008 was issued for the same.

In the 28th SHLCC meeting held on 23.05.2012, the committee granted extension of time to implement the project by 2 years and recommended to KIADB to acquire and allot 480 acres 5 guntas of land at Yadwa village, Gokak Taluk, Belgaum District, subject to obtaining 70% consent from land owners.

Further the request of the company to implement the project in the name of M/s Dalmia Cement (Bharat) Ltd was considered vide Government Order No. CI 1 SPI 2008 (P3), dt: 28.12.2012 and accorded the approval for transfer of all approvals in the name of M/s Dalmia Cement (Bharat) Ltd.

Further, SHLCC in its 36th meeting held on 15.10.2014 granted extension of time by 3 years to implement the project and Government Order No. CI 75 SPI 2008, dt: 10.12.2014 was issued.

SHLCC in its 50th meeting held on 23.02.2018, again granted extension by 5 years to implement project and accordingly, Government Order No. CI 75 SPI 2008, dt: 03.03.2018 was issued.

The company vide letter dated 17.10.2020 has informed the following:

1. **Present status of the Project:-** The company has implemented the 2 MTPA cement plant and started the commercial production in March 2015 with investment of Rs. 1515 crores and provided employment for 1000 people.
2. **Mining Lease:-** The Government of Karnataka- Commerce and Industries (Mines) Department has granted mining lease in 1254 Hectares and executed the Mineral Development Production Agreement on 11.1.2017 as per MMDR Act & Rules for the period of 50 years.
3. Out of 3542 acres of land (400 acres for plant area + 3142 acres of land for lime store mining), The company has so far purchased 1937 acres u/s 109 KLR Act (400 acres for plant area & 1537 acres for mining) & The balance 1605 acres they are yet to obtain permission u/s 109.

They have requested SHLCC to approve purchase of balance land for the project as per recent amendment to U/s 109 of KLR Act.

**Recommendation of 77<sup>th</sup> LAC meeting held on 18.11.2020:**

The representative of the company appeared before the Committee and explained the effective steps taken to implement the project.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SHLCC for approval to purchase the balance lands of 1604 acres in accordance with the amended section 109 of KLR Act.

**Decision of SHLCC :**

The Committee noted the request of the company and after discussing in detail, resolved to approve for purchase of balance lands of 1604 acres in accordance with the amended section 109 of KLR Act.

- 3.5. Proposal of **M/s Boeing India Pvt Ltd** to establish “Engineering and Technology facility with Electronics / Avionics Manufacturing and Assembly” at Aerospace park area of Hi-tech, Defence and Aerospace Park, Bengaluru – **Approval for Change of activity and Extension of time.**

Ref: 1) Proceedings of 45th LAC meeting held on 07.12.2017.

2) Proceedings of the 49th SHLCC meeting held on 11.12.2017.

3) GO: No CI 05 SPI 2018, Bengaluru Dated: 05.01.2018.

The State High Level Clearance Committee in its 49th meeting held on 11.12.2017 has approved the project proposal of M/s Boeing India Pvt Ltd to establish "Engineering and Technology facility with Electronics / Avionics Manufacturing and Assembly" with an investment of 1152.00 crore in 36 acres 23 guntas of land to be allotted by KIADB at plot no.59,57,55B in Aerospace park area of Hi-tech, Defence and Aerospace Park, Bengaluru was approved and accordingly GO: No CI 05 SPI 2018, Bengaluru Dated: 05.01.2018 was issued.

Now the company vide letter dated: 30.11.2019 has requested for change of activity from "Engineering and Technology facility with Electronics / Avionics Manufacturing and Assembly" to "Engineering and Technology facility" only and an Extension of time for 2 years.

Effective Steps taken so far:

1. Taken possession of 36 acres 23 guntas of land at Plot Nos. 55-B, 56, 57 and 59, Hi-Tech, Defence & Aerospace Park (Aerospace Sector) on 12 Jan 2018 from KIADB
2. Post which, obtained below approvals and commenced construction activities from the period 16 Feb 2018.
  - a) Airports Authority of India - NOC received on 13 July 2018
  - b) Ministry of Environment and Forest (MOEF) - NOC received on 12 Oct 2018
  - c) Karnataka State Pollution Board (KSPCB) - NOC received on 14 Nov 2018
  - d) CCoE- Fuel Storage - NOC received on 08 Oct 2018
  - e) BESCOM power - NOC received on 10 Aug 2018
  - f) Karnataka State Fire and Emergency Services – Fire NOC received on 02 Nov 2018.
  - g) Department of factories, boilers & industrial safety - NOC received on 15 Dec 2018
  - h) KIADB - NOC received on 15 Nov 2018
  - i) BESCOM approval obtained for 16000KVA power dated 26 Aug 2019

They have also informed that;

1. The base build & high side activities commenced from August 2018 and March 2019 respectively.
2. The project has clocked 4.5 million safe man hours so far Infrastructure created so far: The construction activities are currently in progress, where the civil structure has been completed for both B1 Block and B2 Block.
3. The project is developed in multiple phases. The first phase (Phase1A) envisages the development of two main buildings – the B1 & B2 as Office Block to perform Engineering & technology development work housing state-of-the-art labs namely – Teardown, Reverse Engineering, Software Testing, Meteorology Lab etc.



4. The B1 block is will have approx. 1250 employees (LG+G+5). This block is an integral part of the frontage and becomes the signature building for Phase 1A. Activities in this block will primarily include engineering and technology design for Boeing products worldwide and seating for Boeing's corporate functions.
5. The B2 block (G+2) was originally planned to be assembly/integration and testing facility for Avionics and Actuation manufacturing to start with, having approx. 200 employees occupying this block.

They have quoted the following reasons for delay in Justification for delay in implementation of the project:

1. Since the beginning of 2020, countries across the globe shutdown borders and limited domestic travel as a response to the novel coronavirus (COVID-19) outbreak; this has had an adverse impact on air transport and the entire Aviation industry. The ecosystems has been impacted including Boeing which is an integral part of this ecosystem building and supplying state of the art commercial, defense and space platforms across the world.
2. With the above impact, the company is anticipating delay in heir business plans to establish the manufacturing facility at the BIETC campus site which is a cascading impact because of delays being experienced in our factories with customer commitments in US.

They have mentioned the following justification for change in activity:

As the B2 block is in advance stages of construction completion, they are are ensuring that the investment made is better utilized and hence, Boeing is repurpose the B2 Block to an Engineering & technology Centre.

The proposed use case for Block B2 would host several state-of-the-art laboratories and in addition would accommodate ~ 700 work seats. With this above proposed change would help them to meet the Lease Cum Sale Agreement (LCSA) obligations and their investment to Karnataka stands firm. Boeing believes that utilizing the existing Block B2 for Engineering & Technology development capabilities would prove to be a win-win for the State of Karnataka, as we enable creation of more opportunities in the field of Aerospace.

### Decision of SHLCC:

The Committee noted the request of the company and after discussing in detail, resolved to approve the following:

1. Change of activity from “Engineering and Technology facility with Electronics / Avionics Manufacturing and Assembly” to “Engineering and Technology facility
2. Extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.

The meeting concluded with vote of thanks to the Chair.



(GUNJAN KRISHNA, IAS)

Commissioner for Industrial Development and  
Director of Industries & Commerce and Member  
Secretary, State High Level Clearance Committee



(GAURAV GUPTA, IAS)

Principal Secretary to Government  
Commerce and Industries Department



(JAGADISH SHETTAR)

Hon'ble Minister for Large & Medium Industries  
and Vice Chairman, State High Level  
Clearance Committee



(B S YEDIYURAPPA)

Hon'ble Chief Minister of Karnataka  
& Chairman, State High Level  
Clearance Committee



**List of Members Present:**

1.	<b>Sri. B S Yediyurappa</b> Hon'ble Chief Minister of Karnataka	Chairman
2.	<b>Sri. Jagadish Shettar</b> Hon'ble Minister for Large & Medium Industries Government of Karnataka	Vice Chairman
3.	<b>Sri Govind Karjol</b> Hon'ble Deputy Chief Minister and Minister for Public Works and Social Welfare Department Government of Karnataka	Member
4.	<b>Dr. Ashwath Narayan C N</b> Hon'ble Deputy Chief Minister and Minister for Higher Education, IT, BT & ST Government of Karnataka	Member
5.	<b>Sri B C Patil</b> Hon'ble Minister for Agriculture Government of Karnataka	Member
6.	<b>Sri. T M Vijay Bhaskar, IAS</b> Chief Secretary to Government of Karnataka	Member
7.	<b>Sri. Ramana Reddy, IAS</b> Additional Chief Secretary to Hon'ble Chief Minister	Member
8.	<b>Sri. ISN Prasad, IAS</b> Additional Chief Secretary to Govt. Finance Department	Member
9.	<b>Sri. Sandeep Dave, IAS</b> Additional Chief Secretary to Govt. Forest, Environment and Ecology Department	Member
10.	<b>Sri. Ramana Reddy, IAS</b> Additional Chief Secretary to Govt. IT, BT, Science & Technology Department	Member
11.	<b>Sri. Gaurav Gupta, IAS</b> Principal Secretary to Govt. Commerce and Industries Department	Member
12.	<b>Smt Gunjan Krishna, IAS</b> Commissioner for Industrial Development and Director of Industries and Commerce	Member Secretary
13.	<b>Dr. Shivashankar, IAS</b> Chief Executive Officer & Executive Member, Karnataka Industrial Areas Development Board	Member
14.	<b>Sri. K Paramesha</b> <b>JD EMC</b> Rep. Additional Chief Secretary to Govt. Energy Department	Member

15.	<b>Sri Nagaraj R</b> Deputy Secretary Rep. Principal Secretary to Govt. Tourism Department	Member
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**Invitees:**

1.	<b>Sri. Akram Pasha, IAS</b> Commissioner for Cane Development and Director of Sugars	Invitee
2.	<b>Dr.N Manjula, IAS</b> Managing Director KPTCL	Invitee
3.	<b>Sri Girish C Hosur, IFS</b> Commissioner BMRDA	Invitee
4.	<b>Sri K V Sri Keshava</b> Chief Engineer KUWS & DB Rep. Managing Director KUWS & DB	Invitee
5.	<b>Sri H M Revanna Gowda</b> Managing Director KUM	Invitee
6.	<b>Sri B G Ramachandra</b> Additional Secretary Water Resources Department	Member