




ಸಂಖ್ಯೆ: ಕಉಮಿ/ಸ.ನಿ/ಎಲ್‌ಎಸಿ-71/2019-20

ದಿನಾಂಕ: 21.3.2020

ವಿಷಯ: LAC ಸಭೆ ನಡವಳಿಯನ್ನು ಕಳುಹಿಸುವ ಬಗ್ಗೆ

ದಿನಾಂಕ 21.3.2020 ರಂದು ಸರ್ಕಾರದ ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳು, ವಾಣಿಜ್ಯ ಮತ್ತು ಕೈಗಾರಿಕೆ ಇಲಾಖೆ ರವರ ಅಧ್ಯಕ್ಷತೆಯಲ್ಲಿ ನಡೆದ ಲ್ಯಾಂಡ್ ಆಡಿಟ್ ಸಮಿತಿಯ 71ನೇ ಸಭೆಯ ನಡವಳಿಯನ್ನು ಈ ಪತ್ರದೊಂದಿಗೆ ಲಗತ್ತಿಸಿ ತಮ್ಮ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಿದೆ.


ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು,
ಕರ್ನಾಟಕ ಉದ್ಯೋಗ ಮಿತ್ರ

ರವರಿಗೆ,

1. ಸರ್ಕಾರದ ಅಪರ ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು, ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.
2. ಸರ್ಕಾರದ ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳು, ಕಂದಾಯ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.
3. ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿ ಹಾಗೂ ಕಾರ್ಯಕಾರಿ ಸದಸ್ಯರು, ಕೆಐಎಡಿಬಿ, ಬೆಂಗಳೂರು.
4. ಮುಖ್ಯ ಸಲಹೆಗಾರರು ಹಾಗೂ ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿ, ಕರ್ನಾಟಕ ತಾಂತ್ರಿಕ ಸಲಹಾ ಸಂಸ್ಥೆ (ಟೆಕ್ನಾಕ್), ಬೆಂಗಳೂರು.
5. ನಿರ್ದೇಶಕರು (ತಾಂತ್ರಿಕ ಕೋಶ), ವಾಣಿಜ್ಯ ಮತ್ತು ಕೈಗಾರಿಕೆ ಇಲಾಖೆ, ವಿಕಾಸ ಸೌಧ, ಬೆಂಗಳೂರು
6. ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು, ಪರಿಸರ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ, ಪರಿಸರ ಭವನ, ಚರ್ಚ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು
7. ಕಚೇರಿ ಪ್ರತಿ.

ಪ್ರತಿಯನ್ನು :

1. ಸರ್ಕಾರದ ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳು, ವಾಣಿಜ್ಯ ಮತ್ತು ಕೈಗಾರಿಕೆ ಇಲಾಖೆ, ರವರ ಆಪ್ತ ಕಾರ್ಯದರ್ಶಿಗಳಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಸದರಿ ನಡವಳಿಯನ್ನು ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳ ಗಮನಕ್ಕೆ ತರಲು ಕೋರಿದೆ.
2. ಆಯುಕ್ತರು ಕೈಗಾರಿಕಾಭಿವೃದ್ಧಿ ಹಾಗೂ ನಿರ್ದೇಶಕರು, ಕೈಗಾರಿಕೆ ಮತ್ತು ವಾಣಿಜ್ಯ ಇಲಾಖೆ, ರವರ ಆಪ್ತ ಸಹಾಯಕರಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಸದರಿ ನಡವಳಿಯನ್ನು ಆಯುಕ್ತರ ಗಮನಕ್ಕೆ ತರಲು ಕೋರಿದೆ.



Proceedings of the 71st Meeting of Land Audit Committee held on 21.3.2020 at 12.00 P.M in the meeting hall of Karnataka Udyog Mitra, Bengaluru, under the Chairmanship of Principal Secretary to Government, Commerce and Industries Department.

Members present: List attached

Managing Director, Karnataka Udyog Mitra, extended welcome to Principal Secretary to Government, Commerce and Industries Department and Chairman, Land Audit Committee, Commissioner for Industrial Development and Director of Industries and Commerce, CEO & EM, KIADB and all the members present in the meeting and requested the Chairman to take up the subjects as per the agenda.

SUBJECT NO.1: Confirmation of Proceedings of 70th meeting of Land Audit Committee meeting held on 18.3.2020

The Committee was informed that the proceedings of the 70th meeting of Land Audit Committee held on 18.3.2020 have been circulated to all the members. Committee noted the same and confirmed the proceedings.

SUBJECT NO.2: Review of action taken on the decisions of 70^h meeting of Land Audit Committee meeting held on 18.3.2020.

The Committee was informed that the subjects recommended in the 70th meeting of Land Audit Committee held on 18.3.2020 have been placed before the SLSWCC meeting.

SUBJECT NO.3: Discussion on new proposals put up for approval of SLSWCC/SHLCC subject to the extent of land to be assessed by LAC.

3.1 M/s JSW Vijayanagar Metaliks Ltd.

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crore)	Employment	Land Utilization (Sq mts)	
M/s JSW Vijayanagar Metaliks Ltd. Vidyanagar, VV Nagar, Ballari – 583 275 (promoter: Mr. Shankar pratap singh)	602 acres 30 guntas of land at different survey no of Torangal Village, Sandur Taluk, Bellary District to be taken on sub lease from	Hot metal/Pig Iron – 45,00,000 TPA, Hot Rolled Coils – 50,00,000 TPA and Crude Steel – 62,00,000 TPA	13026	990	Proposed Facility	Land Required
					Factory	1869647.47
					Office	12140.57
					Green space	509903.86
					Water Supply Scheme	20234.28
					R & D	4046.86
					ETP	8093.71
					Roads	12140.57
					Total	2436207.32

	M/s JSW Steel Limited out of the land allotted by Government of Karnataka to JSW Steel Ltd.				
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Promoter Name:

Mr. Shankar Pratap Singh

Networth of JSW Steel Ltd.:

Rs. 35010 crore

Category:

General

Infrastructure Support and Approvals requested by the company for the project	<p>Land: 602 acres 30 guntas of land at different survey no of Torangal Village, Sandur Taluk, Bellary District to be taken on sub lease from M/s JSW Steel Limited out of the land allotted by Government of Karnataka to JSW Steel Ltd.</p> <p>Water: 8,200,000,000 LPD from KIADB</p> <p>Power: 2,00,000 KVA from GESCOM</p>
Committee Decision	<p>The representatives of the company appeared before the committee and highlighted the project proposal.</p> <p>They have also informed that;</p> <ol style="list-style-type: none"> 1. JSW Steel Ltd. got the approval of the GoK for setting up of 16.0 mtpa capacity. Presently they are operating 12.0 mtpa steel plant and implementation of 13.0 mtpa capacity is in progress through technological upgradation, which will be completed by December 2020. The remaining work pertaining to 16.0 mtpa will be completed in due course of time. 2. In the meantime, their management has decided to set up 5.0 mtpa integrated steel plant through JSW Vijayanagar Metalics Ltd, a wholly owned subsidiary of JSW Steel Ltd, due to the following operational convenience: <ol style="list-style-type: none"> a) Govt. of India has recently amended the Income Tax Act and they would like to avail the benefit through their new company considering the fact that the economy is not doing well and these kind

	<p>of concessions will help them to remain competitive in dynamic market conditions.</p> <p>b) This new independent entity will be able approach the strategic investor/financial investors to fund the project.</p> <p>The present turn over of JSW Steel Ltd is Rs.74,769 crores and having reserves and surplus of Rs.34,861 crores and company networth of Rs.35,010 for the year financial year 2019-20.</p> <p>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 JSW Vijayanagar Metalics Ltd. to establish a unit for manufacture of "Hot metal/Pig Iron – 45,00,000 TPA, Hot Rolled Coils – 50,00,000 TPA and Crude Steel – 62,00,000 TPA" in 602 acres 30 guntas of land at different survey no of Torangal Village, Sandur Taluk, Bellary District to be taken on sub lease from M/s JSW Steel Limited out of the land allotted by Government of Karnataka to JSW Steel Ltd., subject to approval of sub lease by the State Government.</p>
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Subject No.4: Discussion on approved project proposals seeking amendment

4.1 Proposal of M/s Mukand Sumi Special Steel Ltd.

Name & Address	Land-Acres	Product/Activity	Invest. Rs. Cr.	Amendment Sought
M/s Mukand Sumi Special Steel Ltd. 226, 3rd Floor, Bajaj Bhawan, Jamnalal Bajaj Marg, Nariman Point, Mumbai - 400 021 (Promoter: Mr.Ompraval Singh)	300 acres of land to be purchase u/s 109 of KLR Act at Kanakapura village, Koppal District	Integrated Steel plant capacity from 0.41 to 0.7 MTPA	2892	Reallocation of 1.0 MGD of water out of 2.533 MGD of allocation given to M/s Mukund Ltd (23rd SHLCC meeting held on 19.06.2010)

Background of the project:

- Ref:
1. Proceedings of the 23rd SHLCC meeting held on 19.06.2010.
 2. Government order No.CI 372 SPI 2010, dt: 01.03.2011.
 3. Corrigendum No. CI 372 SPI 2010 dt: 01.03.2011.
 4. Government order No.CI 372 SPI 2010, dt: 04.01.2014.

5. Government order No.CI 372 SPI 2010, dt: 21.01.2016.
6. Government order No.CI 372 SPI 2010, dt: 09.06.2017.
7. Proceedings of the 35th SHLCC meeting held on 14.05.2014.
8. Request letter from the company dt: 01.03.2018.
9. Government order No.CI 372 SPI 2010, dt: 03.12.2018
10. Proceedings of the 52nd SHLCC meeting held on 03.12.2018.
11. Government order No.CI 372 SPI 2019, dt: 05.03.2019.
12. Company letter dt: 26.12.2019, uploaded through online on 13.01.2020.

The project proposal of M/s Mukand Ltd for expansion of existing “Integrated Steel plant capacity from 0.41 to 0.7 MTPA” with an investment of Rs.2892.00 cr in 300 acres of land to be purchase u/s 109 of KLR act at Kanakapura village Koppal district was approved in the 23rd SHLCC meeting held on 19.06.2010. The Government Order was issued vide order No. CI 372 SPI 2010, dt: 15.07.2010 was issued.

Subsequent to the GO issued vide no. CI 372 SPI 2010 dt: 01.03.2011 read at (3) the corrigendum was issued by correcting the capacity as 0.41 MTPA to 1.11 MTPA vide no ref (3).

Further, SHLCC in its 33rd meeting held on 19.11.2013 was approved the proposal of the company for extension of time to implement the project. Accordingly Government order was issued vide G.O. No.CI 372 SPI 2010, dt: 04.01.2014 cited at ref (4).

Further, the subject was discussed in the 42nd SHLCC meeting held on 04.01.2016 and the committee approved the extension of time to implement the project by 4 yrs and also approved to acquire and allot 100 acres of Government land as SUC at sy.no. 47 and 54 acres in sy.no.75 of Kanakapura village, Koppal District (Total 154 acres). Accordingly, G.O No. CI 372 SPI 2010. Dt: 21.01.2016 cited at ref (5) above was issued.

Further, SHLCC in its 47th meeting held on 20.04.2017 was accord the approval to M/s Mukand Ltd for acquisition and allotment of adjacent 49 acres 03 guntas of land by KIADB as SUC in sy.No. 45/2, 45/4, 46/6, 46/7, 46/8, 46/9, and 75 at Kanakapura Village, Koppal Taluk and District in addition to 154 acres of land to be acquired by KIADB as SUC, Subject to no overlap in land being acquired for other approved projects and remaining 96 acres of and 37 guntas of land to be purchased by the company u/s 109 of KLR act for the project accordingly the Government order vide order No. CI 372 SPI 2010, dt: 09.06.2017 cited at ref (6) was issued.



Further, as per the delegation power given to Additional Chief Secretary to Government, Commerce and industries Department to amend the Government orders / Approval letters and to place such issues before the next SHLCC / SLSWCC for ratification, the G.O. no CI 372 SPI 2010, dt: 24.03.2018 to transfer of approval given to M/s Mukund Ltd in favor M/s Mukand Alloy Steels Pvt Ltd.

Further, 52nd SHLCC meeting held on 03.12.2018 was accorded approval for the following.

1. Ratification to transfer the earlier SHLCC project approval from M/s Mukund Ltd to M/s Mukand Alloy Steels Pvt Ltd vide Government order no CI 372 SPI 2010, dt: 24.03.2018.
2. Approval for change of name of the company M/s Mukand Alloy Steels Pvt Ltd to M/s Mukand Sumi Special Steel Ltd.

Now the company vide its letter dt: 30.09.2019 informed that they have acquired 53 acres of land and made the application to Water Resources Department for approval of 18 MLD water. Thereafter water resource department was granted approval to draw 18 MLD water from downstream of Thungabhadra reservoir. Due to delay acquisition process because of Garana land company has decided to implement the project in phased manner i.e, Phase – 1 contains Wire rod cum bar mill (Rolling Mill) of 0.7 MTPA in 101 acres of land and Phase – 2 contains backward integrated steel plant which contains Steel Melt Shop and Iron making will be executed after acquisition and balance land including provision of approach road.

The company has been accorded Environment Clearance from Ministry of Environment and Forest and Climate change, New Delhi on 14.08.2018 for setting up Wire rod cum bar mill of capacity of 0.7 MTPA which is phase – 1 of the project.

After getting the Environment Clearance the company has started construction activity and it is in advance stage and MSSSL as aimed to Commission the phase – 1 of the project by June 2020.

Further company is informed that the acquisition of balance 203 acres 03 guntas of land through KIADB is difficult to proceed with due to non-availability of contiguous land. Now the company is exploring following possible alternative options to implement the project.

1. Option – 1: KIADB to allot the land available towards North East side of the plot touching the National Highway.
2. Option – 2: Allotment of 3 plots in sy no. 114, 115 and 116 by KIADB which belongs to KSL only after KSL agrees to surrender these plots as it has been initially allotted for their project by KIADB or else KIADB swaps these plots

with the plots available at sy. No 47 with equal acreage and allot to KSL at sy.no 47

3. Option – 3: To acquire the nearby sick industries wherein the facilities are matching similar to our requirement.

Out of above 3 options M/s MSSSL expediting option – 1, since they need to acquire land to the tune of 200 acres for setting up of Phase – 2 project.

Further the company has informed vide its letter dated 26.12.2019 has stated that phase -1 of the project will be implemented in mid of 2020 and needs water for the operations. M/s Mukand Ltd which is the parent company of M/s Mukand Sumi Special Steel Ltd having water allocations of 2.533 MGD from Thungabadra out of total allocation of 4.8 MGD distributed to JV's companies as tabulated below.

1. Kalyani Ferrous Industries Ltd	-	1.020 MGD
2. Mukand Ltd	-	2.533 MGD
3. Kalyani Steel Ltd	-	0.528 MGD
4. Praxair India Ltd	-	0.021 MGD
5. Power Generation Company	-	0.700 MGD
		4.800 MGD

They have requested to allocate 1 MGD of water to M/s Mukand Sumi Special Steel Ltd., out of 2.533 MGD allocated to M/s Mukund Ltd.

In view of the above company has requested SHLCC approval for sharing 1.0 MGD of water to M/s. Mukund Sumi Special Steel Ltd., out of 2.533 MGD water allocated to M/s Mukand Limited .

Recommendation of 71st LAC meeting:

The Director of the company appeared before the Committee and requested approval for sharing of 1.0 MGD of water to M/s. Mukund Sumi Special Steel Ltd., out of 2.533 MGD water allocated to M/s Mukund Ltd.

The Committee noted the request of the firm and after detailed discussions, resolved to recommend to SHLCC for approval to share 1.0 MGD of water to M/s. Mukund Sumi Special Steel Ltd., out of 2.533 MGD water allocated to M/s Mukund Ltd. as per the norms of WRD.



4.2 Proposal of M/s Greenko Solar Energy Pvt. Ltd.

Name & Address	Land-Acres	Product/ Activity	Invest. Rs. Cr.	Amendment Sought
M/s Greenko Solar Energy Pvt. Ltd. Suit No.701 & 702, 7th Floor, Prestige Meridian – II, M G Road, Bangalore – 560 001 (Promoter: Mr. Thakasi Rajesh, Director)	6000 acres of land to be purchased U/s 109 of KLR Act in various Sy.Nos. of Tallur, Karalakatti, Basidanidaddi and other villages of Saudatti, Ramadurga, Khanapura, Bailahongal, Gokok, Kittur and Belgavi Taluku, Belgavi District	Integrated Renewable Energy Project consisting of 600 MW Pumped Storage Energy Project, 1000 MW Solar Power Project and 400 MW Wind Power Project"	11790	Extension of time by 5 years (51 st SHLCC, 2.3.2018, 52 ND SHLCC, 3.12.2018)

Background of the project:

Ref:1.Proceedings of 51st SHLCC meeting held on 2.3.2018.

2.Government Order No.CI 83 SPI 2018, Bengaluru Dated: 12.3.2018.

3.Proceedings of the 52nd SHLCC meeting held on 03.12.2018.

4.Government Order No: CI 83 SPI 2018, Bengaluru, Dated: 27.02.2019.

5.Company's letters dated: 17.02.2020 & 19-3-2020

State High Level Clearance Committee in its 51st meeting held on 2.3.2018, has approved the project proposal M/s Greenko Solar Energy Pvt Ltd., to establish a unit for "Integrated Renewable Energy project consisting of 600 MW Pumped Storage Energy Project 1000 MW Solar Power Project and 400 MW Wind Power Project" with an investment of Rs.11,790 crore in 6000 acres of land to be purchased U/s 109 of KLR act in various Sy. Nos. in Tallur, Karalakatti, Basidonidoddi and other Villages of Saudatti, Ramadurga, Khanapura, Bailahongal, Gokok, Kittur and Belgavi Taluku in Belgavi District and accordingly, GO vide ref (2) above was issued.

The company's request for enhancement of pumped storage energy project capacity from 600 MW to 1260 MW with an additional investment of Rs.2805 crores was approved in the 52nd SHLCC meeting held on 3.12.2018 and G.O at ref (4) was issued.

Company vide its letters dated.17.02.2020 and 19.03.2020 have requested extension of time by 5 years till the year 2025 to implement the project as it involves;

1. Construction of Upper Reservoir and Lower Reservoir along with Hydro Electric Power house.
2. Construction of around 70 KM 400 KV double circuit line from the Project site (Saundatti) to 400 KV PGCIL Naredra Substation.

3. Required permission from Forest Department and MOEF, as the project involves forest land.
4. Required permission from Irrigation department for utilization of 1 TMC of water on Non-consumptive basis.

Recommendation of 71st LAC meeting:

The representative of the company appeared before the Committee and explained the following action taken to implement the project.

1. MOU signed with Smt. Anitha Devi Rajendra Desai and others for purchase of 2834.07 acres of land for Solar and Wind Power project at Tallur Village, Soundatti Taluk, Belagavi District.
2. Applied to Forest Department, GOK for permission for diversion of 160.44 Hectares of Forest land at Karlkatti Village and same is under process at DFO Office, Gokak.
3. Compensatory aforestation land of 425 acres identified in Bidar District.
4. Applied to MOEF for E.C and TOR is issued on 18.5.2019 and public hearing is conducted on 7.1.2019.
5. Applied to WRD for allocation of 1 TMC of non consumptive water from Renuka Sagar Dam and awaiting report from CE, KNNL, Dharwad.
6. Preliminary survey of power transmission line from project site to 400 KV Sub station of PGCIL at Narendra, Dharwad is done.
7. Floated tender on 13.2.2020 for procurement and Commissioning of Electro Mechanical Equipments.
8. Solar Corporation of India Ltd. has issued LOA on 26.2.2020 for supply of 900 MW RE Power with storage facility.

The Committee noted the request of the company and after detailed discussions decided to recommend to SHLCC for approval of extension of time by 3 years to implement the project.

4.3 Proposal of M/s Tata Motors Ltd.

Name & Address	Land-Acres	Product/Activity	Invest. Rs. Cr.	Amendment Sought
M/s Tata Motors Ltd. Belur industrial Area, Garag Road, Mummigatti Post, Dharwad 580 011 (Promoter: Mr.GUDLESH V HIREMATH, Senior Manager)	Belur Industrial Area, Dharwad,	Manufacture of luxury buses, small buses and light commercial vehicles (LVCs & VANs) and their parts and components	2044	<ol style="list-style-type: none"> 1. Change of activity from Vendor Park to Test Track in existing 326 acres of land. 2. Additional investment of Rs. 95.00 crore in two phases for the proposed Test Track. 3. Extension of time by 4 years to implement the project.

Background of the project:

The project proposal of M/s Tata Motors Ltd (TML) was accorded approval in the meeting held on 29-8-2007 under the Chairmanship of Chief Secretary to Government, to establish manufacturing facilities for manufacture of luxury buses, small buses and light commercial vehicles (LVCs & VANS) and their parts and components at Belur Industrial Area, Dharwad, with an investment of Rs.2044.00 crores or more independently and through their subsidiaries or Joint Venture Companies, where M/s TML will have majority share holding (51% and above) and M/s TML permitted to sub-lease the land in its possession to extent required to its subsidiaries / Joint Venture companies. Further, KIADB to allot additional undeveloped land of 300 acres in Belur Industrial Area to M/s TML for setting up of a Vendor Park for manufacturing of various parts, components and sub-assemblies to their vendors.

Now the company vide letter dated 10-7-2019 has informed that;

1. M/s TML has custody of 326 acre land which was originally allotted for setting up of Vendor Park near to Dharwad plant and currently no building structure is present on it due to delay in handing over the land from KIADB.
2. M/s TML is proposing to utilize this plot for development of a test track capable of supporting in house development of indigenous vehicles, technologies, mobility solutions and to deploy suitable resources of these activities. The plot will also be utilized to conduct assessments of such developed technologies, vehicles and solutions by the senior management to TATA Motors and its business partners (Suppliers, Vendors, Dealers Network, Media etc.,)
3. M/s TML to invest additional Rs.95.00 crore in two phases for developing Test Tracks;
 - a) Phase 1 will consists of constructing 7 No.s of high priority tracks with investment of Rs.35.00 crore to be completed in 24-30 months.
 - b) Phase 2 will consists of construction of 10 tracks with an investment of Rs. 60.00 crore to be completed in 30-48 months.
4. This creates additional employment of 385 persons directly and indirectly.

Further, the company in their letter dated 28-8-2019 has requested for extension of time by four years to implement the project.

Company has sought following amendments;

1. Change of activity from Vendor Park to Test Track in existing 326 acres of land.
2. Additional investment of Rs. 95.00 crore in two phases for the proposed Test Track.
3. Extension of time by four years to implement the project.



Decision taken in the review meeting held on 23.9.2019:

The representative of the company explained the effective steps taken to implement the project and requested approval for change of activity, enhancement of project and extension of time.

It was noted in the meeting that the Test Track will not lead to employment equivalent to Vendor Park for which land was allotted and also, substantiating details are not mentioned in the proposal on whether entire 326 acres is required to establish the Test Track.

The representative of the company informed that the employment at modest level in the Test Track will be for 380 people, however there will be a potential for in direct employment.

The above was noted in the meeting and after detailed discussion the representative of the company was informed to provide details on employment opportunity and justification for the requirement of 320 acres of land for the Test Track.

Note: Accordingly the company has informed that current Test Centre layout accommodate the following tracks and there will be employment possibility for 700 people.

1. High Speed Track – Compromised 3.1 Kms periphery
2. Dynamic Skid Pad
3. Low Speed Handling track
4. Comfort track
5. Assortment of tracks (sand, mud, dust)

They have also furnished information on Indian OEMs Test Tracks and the same is as below;

OEM	Details	Facilities
Maruti Suzuki	425 Acre track, total 30 km track length Proximity to main plant 80 km	31 types of track High speed , Dynamic PAD, High and low speed handling, Straight, Durability circuit,
Mahindra & Mahindra	125 Acres R&D Center	Durability & NVH
Ashok Leyland	Situated in Technical Center, near to Chennai plant	Oval track, durability and other tracks
Daimler India	47 acres track Center	Durability & NVH
Hyundai Motors	Straight track in Chennai Plant	Straight track of 1.3 km long

Nissan Motors	Tracks available inside plant	Straight track, oval track
Honda Cars	Facility attached to manufacturing plant	Highway tracks, straight track, gradient

Recommendation of 71st LAC meeting:

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

1. Change of activity from Vendor Park to Test Track in existing 326 acres of land.
2. Additional investment of Rs. 95.00 crore in two phases for the proposed Test Track.
3. Extension of time by 2 years to implement the project.

4.4 Proposal of M/s Sri Sai Mourya Estates and Tech Park

Name & Address	Land-Acres	Product/ Activity	Invest. Rs. Cr.	Amendment Sought
M/s Sri Sai Mourya Estates and Tech Park Bangalore	1 acre 37 guntas of land at Sy.No.14 & 15/8 in Bellandur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District	BPO & Tech Park	20.70	Extension of time upto January 2020 (27th SLSWCC, 20-11-2006)

Background of the project:

The project proposal of M/s Sri Sai Mourya Estates and Tech Park, Bengaluru, was accorded approval in the 27th SLSWCC meeting held on 20-11-2006 to establish "BPO & Tech Park" in 1 acre 37 Gunta of land at Sy. No. 14 & 15/8 in Bellundar Village, Varthur Hobli, Bangalore East Taluk, Bengaluru with an investment of Rs.20.70 Crore and approval letter was issued vide KUM/SLSWCC-27/E2/539/2006-07, dated 28-11-2006.

Subsequently, on the request of the company the subject was discussed in the 29th SLSWCC meeting held on 24-1-2007 and accorded approval to acquire and allot additional 1 acre 2 gunta of land through KIADB, in Sy. No. 18 in Bellundar Village, Varthur Hobli, Bangalore East Taluk, Bengaluru, with a revised project cost of Rs. 26.65 crore and approval letter was issued vide KUM/SLSWCC-29/E2/539/2006-07, dated 5-2-2007

Further, on the company's request approval was accorded for change of activity and additional land of 2 acre 39 gunta of land taken for Joint Development in the 38th SLSWCC meeting held on 26-11-2007 for establishment of "Integrated Infrastructure Facility comprising of Shopping Mall, Hotel, Multiplex and Tech Park" with the revised investment on project of Rs. 45.33 crore in 5 acre 10 ½ gunta at Sy. No. 14, 15/8, 18 & 18P

in Bellundar Village, Varthur Hobli, Bangalore East Taluk, Bengaluru and recommended to KIADB for building plan sanction under intimation to Bangalore Development Authority (BDA).

The request of the company for grant of extension of time was discussed in the 108th SLSWCC meeting held on 27.2.2018. The Committee noted the request of the company and after detailed discussions, resolved to reject the request of the company for extension of time and close the subject

Now, company in their letter dated 13-3-2020 has informed that;

- Their project proposal to establish Integrated Infrastructure Facility comprising of Shopping Mall, Multiplex and Tech Park, they had applied for SLSWCC on 16-12-2006 and their project proposal was cleared in the 27th SLSWCC held on 20-11-2006 and 29th meeting held on 24-01-2007 and also 38th meeting held on 26-11-2007.
- After obtaining SLSWCC clearance, they approached KIADB for allotment of land in favour of our company.
- Based on our application, KIADB has allotted land in Sy.No.14, 15/8, 18 and 18p measuring 5 acres 10.5 guntas situated at Bellandur Village, Varthur Hobli, Bangalore East Taluk in favour of Sri Sai Mourya Estates & Tech Park.
- Subsequently KIADB has issued allotment letter, possession certificate and lease cum sale agreement. Later on they have submitted building plans for approval before Development Officer, KIADB along with the following NOC's.
 - NOC from BWSSB issued on 07-06-2008.
 - CFE from KSPCB.
 - NOC from Airport Authority of India issued on 03-07-2008.
 - NOC from Department of Fire & Emergency services issued on 16-10-2008.
 - NOC from BESCOM issued on 02-07-2008.
 - NOC from BSNL issued on 01-03-2008.
- They have also paid crores of rupees of official fees to the above said authorities and we have paid crores of rupees for plan approval charges to KIADB as well as Labour Welfare Cess. After submitting all the necessary NOC's, KIADB has approved the plan on 23-10-2008.
- Immediately after the plan approval, they started the site excavation and the progress of the construction was in full swing.
- They were shocked to see a letter dated 01-09-2009 from the then Development Officer, KIADB saying that the sanction plan has been withdrawn stating that a part of Sy.No. 18 of Bellandur Village is coming under valley. Until they get NOC from Bangalore Development Authority, their plan has been withdrawn.
- After receiving the plan withdrawn letter from KIADB, they are forced to stop the work at the site. Immediately after receiving the plan withdrawn letter, they verified all survey documents and village map pertaining to Sy.No.18 of Bellandur Village, they came to know that there was no valley or canal passing through the Sy.No.18 of Bellandur Village.

- It was a mistake by BDA when printing the CDP 2015. They approached the BDA to remove the valley in Sy.No. 18 in the master plan 2015 and give us a NOC.
- The BDA gave us a endorsement stating that BDA has verified all survey documents and village map with respect to Sy.No.18 of Bellandur and in the master plan 2030, the mistake will be rectified shortly as the master plan 2030 will be finalized.
- Based on their request, the subject was placed before BDA Authority meeting and gave us a letter dated 20-05-2017 stating that there is no valley in Sy.No.18 of Bellandur Village. After obtaining the letter from BDA, they have approached KIADB to withdraw the plan sanction cancellation letter dated 01-09-2009
- The Development Officer & KIADB officials informed us to get extension of time from SLSWCC. Subsequently we approached Karnataka Udyog Mithra and submitted our request to grant us extension of time to proceed with the project.

Hence, the company has requested SLSWCC to grant extension of time to implement the project.

Recommendation of 71st LAC meeting:

The representative of the company appeared before the Committee and requested for extension of time to implement the project.

The Committee noted the request of the company and after detailed discussions decided to recommend to SLSWCC for grant of extension of time by 2 years to implement the project.

The meeting concluded with vote of thanks to the Chair.


(H.M.Revanna Gowda)
Managing Director
Karnataka Udyog Mitra


(Gunjan Krishna, IAS)
Commissioner for Large and Mega
Industries and Member Secretary,
Land Audit Committee


(Gaurav Gupta, IAS)
Principal Secretary to Government,
Commerce and Industries Department and
Chairman, Land Audit Committee

