



Department of Industries and Commerce

Proceedings of 52nd meeting of State High Level Clearance Committee

Proceedings of the 52nd meeting of State High Level Clearance Committee (SHLCC) held on 3.12.2018 at 4.00 P.M under the Chairmanship of Hon'ble Chief Minister of Karnataka at "Committee Room", No.313, 3rd Floor, Vidhana Soudha, Bengaluru.

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 Scale Industries, Sugar, IT & BT and Science & Technology, Hon'ble Minister for Major and Medium Irrigation, Hon'ble Minister for Public Works Department, Hon'ble Minister for Horticulture, Hon'ble Minister for Agriculture, Chief Secretary to Government of Karnataka 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 51st meeting of SHLCC held on 2.3.2018.

It was informed to the Committee that the proceedings of 51st meeting of SHLCC held on 2.3.2018 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.

Subject No.2: Consideration of New project proposals:

- 2.1 Project proposal of M/s Velankani Information Systems Limited for "Construction of office space" at Doddatur Village, Bangalore South Taluk, Bangalore Urban District.**

| | |
|----------------------------------|--|
| Constitution : | Limited Company |
| Product/ Activity : | Construction of office space |
| Location : | Sy.Nos.43, 44/3 (P) and 46(P) of Doddatur Village, Bangalore South Taluk, Bangalore Urban District |
| Extent of Land : | 4 acres 12 guntas of own (KIADB) land |
| Investment : | Rs. 510.00 crore |
| Employment : | 8000 Nos. |
| Promoter : | Mr. Kiron D Shah, MD |
| Networth of the promoter: | Rs. 197.26 crore |



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Company Background:

Velankani Information Systems Limited (VISL) is a public limited company incorporated on May 31, 1999, having registered office at No.43, Electronics city, Phase-I, Hosur Road, Bangalore. The Company is engaged primarily in the business of Infrastructure development and management of Tech Parks. VISL had taken allotment of 21.59 acres of land in Sy No. 43, 44/3(P) and 46(P) at Electronics City, Phase I, Dodda Thogur Village, Begur Hobli, Bangalore, from KIADB in November 1999 and had constructed a Tech Park with a total built up area of 7,90,667 Sq Ft.

Tech Park:

The Company had obtained approval under Industrial Park Scheme 2002, from Government of India, Ministry of Commerce and Industry for the existing Tech Park in the above place and hosts MNCs like DBOI Global Services Limited, Hewlett Packard Global Soft Private Limited, GE Intelligent Platforms Private Limited, GE India Industrial Private Limited, Syngene International Limited, Viteos Capital Market Services Private Limited etc, on lease basis.

Hotel Division:

VISL has also forayed into the hospitality business in the year 2007 and established a 5-star Business Hotel named "The Oterra" at Electronics City, Phase I, Bangalore adjacent to the above Tech Park.

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

| Cost of the project | | Means of Finance | |
|------------------------|---------------|------------------|---------------|
| Land and Building | 380.00 | Promoter Equity | - |
| Plant and Machinery | 100.00 | Term loan | 510.00 |
| Working Capital Margin | 20.00 | | - |
| Contingency | 10.00 | | - |
| Total | 510.00 | Total | 510.00 |

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

| Items | Particulars |
|----------------|---|
| Land : | 4 acres 12 guntas of own (KIADB) land at Sy.Nos.43, 44/3 (P) and 46(P) of Doddatur Village, Bangalore South Taluk, Bangalore Urban District |
| Water : | 360 KLPD from own sources |



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| | |
|--------------------------------------|---|
| Power: | 7000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |

Recommendation of 52nd Land Audit Committee Meeting held on 22.6.2018:

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

The representative of BDA informed that the proposed activity is in conformity with the land use prescribed.

The Committee noted the request of the company and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Velankani Information Systems Limited to establish a unit for "Construction of office space" in 4 acres 12 guntas of own (KIADB) land at Sy.Nos.43,44/3(P) and 46(P) of Doddatur Village, Bangalore South Taluk, Bangalore Urban District.

Decision of SHLCC :

The Committee noted the details of the project proposal and after discussing the project in detail, resolved to approve the project proposal as under.

| Details | Decision of the committee |
|--------------------------------------|---|
| Project Approval: | To establish "office space" with an investment of Rs. 510.00 Crores |
| Land : | 4 acres 12 guntas of own (KIADB) land at Sy.Nos.43, 44/3 (P) and 46(P) of Doddatur Village, Bangalore South Taluk, Bangalore Urban District |
| Water : | 360 KLPD from own sources |
| Power: | 7000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |
| Employment to Local Persons | The company shall provide local employment as per applicable policy of the State. |



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2.2 Project proposal of **M/s Texas Instruments India Private Limited** to establish a unit for “Design and Manufacturing of Semiconductor, Designing and Developing of Software for Semiconductor” in IT Park area of Hi-tech, Defence and Aerospace Park, Bangalore.

| | |
|---------------------------------|---|
| Constitution : | Private Limited Company |
| Product/ Activity : | Design and Manufacturing of Semiconductor, Designing and Developing of Software for Semiconductor |
| Location : | Plot No.4-A in IT Park area of Hi-tech, Defence and Aerospace Park, Bangalore. |
| Extent of Land : | 15 acres of KIADB land |
| Investment : | Rs. 955.00 crore |
| Employment : | 2100 Nos. |
| Promoter : | Mr. Santhosh Kumar, MD |
| Networth of the company: | Rs.497.92 crore |

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

| Cost of the project | | Means of Finance | |
|------------------------|---------------|---|---------------|
| Land and Building | 410.00 | Other Internal Accruals and External Commercial Borrowing | 955.00 |
| Plant and Machinery | 300.00 | Institutional Equity | - |
| Working Capital Margin | 200.00 | | |
| Contingency | 45.00 | | |
| Total | 955.00 | Total | 955.00 |

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

| Items | Particulars |
|----------------|--|
| Land : | 15 acres of land at Plot No.4-A in IT Park area of Hi-tech, Defence and Aerospace Park, Bangalore. |
| Water : | 2,90,000 LPD from KIADB |
| Power: | 7500 KVA from BESCOM |



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| | |
|--------------------------------------|---|
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |

Recommendation of 53rd Land Audit Committee Meeting held on 21.7.2018:

The representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 20 acres of land at Plot No.4A (IT sector) in Hi-tech, Defence and Aerospace Park, Bangalore.

He also informed that the company is wholly owned subsidiary of Texas Instruments, USA and they were the first to set up Technology Centre in Bangalore. They are currently operating from Bagamane Tech Park, Bengaluru.

Principal Secretary to Government, C & I Department opined that the extent of land for the project may be reduced by optimizing the land utilization.

The representative informed that the ratio of space per employee in their facility is large compared to other industries and they are planning 2400 employees in the proposed facility. Further, they require more space for testing and also have plans to consolidate their operations in single place. Considering their current requirement and expansion plans, he has requested for allotment of 20 acres of land for the project.

CEO & EM, KIADB informed that a meeting was held by Commissioner I.D with CDO & CE and DO & EE-3, KIADB regarding availability of land for allotment in favour of M/s. Texas Instruments India Pvt. Ltd., in the above industrial area. It was proposed in the said meeting to consider the balance land available in Plot No. 4, 5 & 6 of IT Sector, after allotment of 70.00 acres to M/s. CDC.

Commissioner I.D informed them that as per KIADB's inputs only 15 acres of land is available in Plot No.4A of IT Park area of the above industrial area.

The Committee noted the request of the company and opinion of KIADB and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Texas Instruments India Private Limited to establish a unit for "Design and Manufacturing of Semiconductor, Designing and Developing of Software for Semiconductor" and KIADB to allot 15 acres of land at Plot No.4-A in IT Park area of Hi-tech, Defence and Aerospace Park, Bangalore.



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Decision of SHLCC :

The Committee noted the details of the project proposal and after discussing the project in detail, resolved to approve the project proposal as under.

| Details | Decision of the committee |
|--------------------------------------|---|
| Project Approval : | To establish a unit for “Design and Manufacturing of Semiconductor, Designing and Developing of Software for Semiconductor”, with an investment of Rs.955.00 Crores |
| Land: | 15 acres of land at Plot No.4-A in IT Park area of Hi-tech, Defence and Aerospace Park, Bangalore |
| Water: | 2,90,000 LPD from KIADB |
| Power: | 7500 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |
| Employment to Local Persons: | The company shall provide local employment as per applicable policy of the State. |

2.3 Project proposal of **M/s Embassy Property Developments Private Ltd** to establish a “Industrial and Logistics Park” at Billanakote and other Villages, Sompura Hobli, Nelamangala Taluk, Bangalore Rural District.

| | |
|---------------------------------|--|
| Constitution : | Private Limited Company |
| Product/ Activity : | Industrial and Logistics Park |
| Location : | Billanakote and other Villages, Sompura Hobli, Nelamangala Taluk, Bangalore Rural District |
| Extent of Land : | 200 acres of KIADB land |
| Investment : | Rs. 925.10 crore |
| Employment : | 18751 Nos. |
| Promoter : | Mr. Jitendar Mohandas Virwani, CEO |
| Networth of the company: | Rs. 183.57 crore |



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

| Cost of the project | | Means of Finance | |
|------------------------|---------------|------------------|---------------|
| Land and Building | 891.40 | Promoter Equity | 310.30 |
| Plant and Machinery | - | Term loan | 614.80 |
| Working Capital Margin | - | | - |
| Contingency | 33.70 | | - |
| Total | 925.10 | Total | 925.10 |

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

| Items | Particulars |
|--------------------------------------|---|
| Land : | KIADB to allot 200 acres of suitable land for the project at Billanakote and other Villages, Sompura Hobli, Nelamangala Taluk, Bangalore Rural District |
| Water : | 1,00,000 LPD from KIADB |
| Power: | 3000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |

Recommendation of 55th Land Audit Committee Meeting held on 4.10.2018:

The representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 200 acres of land in Billanakote Village, Nelamangala Taluk, Bangalore Rural District.

He informed that the company is part of Embassy group. The group has investment planning across commercial, residential, hospitality, retail and warehousing developments with a developed portfolio of 45 Million Sq. ft. The parks developed by the group houses MNCs such as Amazon, Flipkart, IBM, JP Morgan, etc. The group has presence in warehousing and logistics business. 1.2 Million Sq. ft. of warehousing is established in Pune and they are constructing logistic parks in NCR region and Chennai.

He also informed that the company's sales turn over for the financial year 2016-17 is Rs.619 crores and the networth is Rs.1835 crores. Further they have done market survey on requirement of warehousing space in Bangalore and the estimated demand is 4 Million Sq. ft. per year. They propose to build modern grade - A warehousing facilities with a built-up area around 4 Million Sq. ft. in 200 acres of land utilizing FAR of 1.00 and with a plot coverage of 55%.



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The representative of the company further informed that they also have plans to establish ICD by tying up with current ICD operators. They have spoken to DHL, Stellar Value Chain, D B Schenker, Mahindra Logistics and others and they have shown interest to utilize the facility.

CEO & EM, KIADB informed that KIADB is acquiring 839-36 acres of land in several Survey numbers of Billanakote and other villages of Nelamangala Taluk adjacent to existing Dobaspet 4th Phase Indl. Area (Avverahalli) for developing Dobaspet 5th Phase Indl. Area. Notification under Sec.28(4) of KIAD Act, 1966 has been issued for the said lands on 31.08.2018. Extent of land acquired in Billanakote village is 260-31 acres out of which 57-29 acres is kharab land. Compensation is yet to be fixed. He informed that it may take atleast around one year to complete acquisition and basic development process.

KIADB has entered into MOU with Ministry of Transport and Highways / NHAI Govt. of India for establishing Multi Modal Logistics Park (MMLP) in about 270 acres of land in the proposed Dobaspet 5th Phase Industrial Area.

The Committee noted that the acquisition of land is not completed and handed over to Board. Hence, land is not readily available for allotment to industrial projects. Further, the land for MMLP has not been demarcated and also the detailed project report for the MMLP is not finalised.

The Committee noted the request of the company and opinion of CEO & EM, KIADB and after detailed discussions, resolved to recommend to SHLCC for in-principle approval of the project of M/s Embassy Property Developments Private Ltd. to establish "Industrial and Logistics Park" and KIADB to allot 200 acres of suitable land for the project at Billanakote and other villages of Nelamangala Taluk, Bangalore Rural District after completion of acquisition process and subject to demarcation of land for MMLP.

Decision of SHLCC :

The Committee noted the details of the project proposal and after discussing the project in detail, resolved to approve the project proposal in-principle as under.

| Details | Decision of the committee |
|--------------------------|--|
| Project Approval: | Approved in-principle to establish "Industrial and Logistics Park" project with an investment of Rs.925.10 Crore |
| Land : | KIADB to allot 125 acres of suitable land for the project at Billanakote and other Villages, Sompura Hobli, Nelamangala Taluk, Bangalore Rural District, after completion of acquisition process and subject to demarcation of land for MMLP |



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| | |
|--------------------------------------|--|
| Water : | 1,00,000 LPD from KIADB |
| Power: | 3000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |
| Employment to Local Persons: | The company shall provide local employment as per applicable policy of the State |

2.4 Project proposal of **M/s Embassy Industrial Parks Pvt. Ltd.** to establish “Industrial and Logistics Park” at Billanakote and other Villages of Nelamangala Taluk, Bangalore Rural District.

| | |
|---|---|
| Constitution : | Private Limited Company |
| Product/ Activity : | Industrial and Logistics Park |
| Location : | Billanakote and other villages of Nelamangala Taluk, Bangalore Rural District |
| Extent of Land : | 200 acres of KIADB land |
| Investment : | Rs. 925.10 crore |
| Employment : | 18751 Nos. |
| Promoter : | Mr. Jitendar Mohandas Virwani, CEO |
| Networth of the company: | Rs. 382.98 crore |
| Promoter Mr. Jitendra Virwani - Networth | Rs. 73.53 crore |

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

| Cost of the project | | Means of Finance | |
|---------------------|---------------|------------------|---------------|
| Land and Building | 866.90 | Promoter Equity | 310.30 |
| Plant and Machinery | - | Term loan | 614.80 |
| Others | 24.50 | | - |
| Contingency | 33.70 | | - |
| Total | 925.10 | Total | 925.10 |



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

| Items | Particulars |
|-------------------------------|--|
| Land : | KIADB to allot 200 acres of suitable land for the project at Billanakote and other villages of Nelamangala Taluk, Bangalore Rural District |
| Water : | 100000 LPD from KIADB |
| Power: | 3000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |

M/s Embassy Industrial Parks Private Ltd., a private limited company duly incorporated on 19.1.2015 with Registrar of Companies, Bangalore under the Companies Act 1956. The company in their articles of association made the provisions for Co-investor means a partner in, or investor in, shareholder of, or unit holder of, an affiliate of investor that has been approved to be a co-investor for the purpose.

The business of the company shall comprises of Designing, constructing, developing, leasing, selling, owning and managing industrial real estate assets in india such as industrial parks, light manufacturing and assembly units, logistics and ware housing, suburban offices and data centers. Also providing services associated with the assets as facility management, Logistic services or any other services in relation to the core services.

It is informed that Embassy Industrial Parks Pvt. Ltd. is a Joint Venture between M/s Embassy Group, India's leading property developer and M/s Warburg Pincus, a leading Private Equity Investor. These modern well planned, technology-enabled industrial and warehousing solutions would be targeted at industry verticals like E-Commerce, automobile ancillaries, FMCG and Retail.

Recommendation of 55th Land Audit Committee Meeting held on 4.10.2018:

The representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 200 acres of land in Billanakote Village, Nelamangala Taluk, Bangalore Rural District.

He informed that the company is part of Embassy group. The group has investment planning across commercial, residential, hospitality, retail and warehousing developments with a developed portfolio of 45 Million Sq. ft. The parks developed by the group houses MNCs such as Amazon, Flipkart, IBM, JP Morgan, etc. The group has presence in warehousing and



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logistics business. 1.2 Million Sq. ft. of warehousing is established in Pune and they are constructing logistic parks in NCR region and Chennai.

He also informed that the group has partnerships with Blackstone, Warburg pincus and HIREF.

CEO & EM, KIADB informed that KIADB is acquiring 839-36 acres of land in several Survey numbers of Billanakote and other villages of Nelamangala Taluk adjacent to existing Dobaspet 4th Phase Indl. Area (Avverahalli) for developing Dobaspet 5th Phase Indl. Area. Notification under Sec.28(4) of KIAD Act, 1966 has been issued for the said lands on 31.08.2018. Extent of land acquired in Billanakote village is 260-31 acres out of which 57-29 acres is kharab land. Compensation is yet to be fixed. He informed that it may take atleast around one year to complete acquisition and basic development process.

KIADB has entered into MOU with Ministry of Transport and Highways / NHAI Govt. of India for establishing Multi Modal Logistics Park (MMLP) in about 270 acres of land in the proposed Dobaspet 5th Phase Industrial Area.

The Committee noted that the acquisition of land is not completed and handed over to Board. Hence, land is not readily available for allotment to industrial projects. Further, the land for MMLP has not demarcated and also the detailed project report for the MMLP is not finalised.

The Committee noted the request of the company and opinion of CEO & EM, KIADB and after detailed discussions, resolved to recommend to SHLCC for in-principle approval of the project of M/s Embassy Industrial Park to establish “Industrial and Logistics Park” and KIADB to allot 200 acres of suitable land for the project at Billanakote and other Villages of Nelamangala Taluk, Bangalore Rural District after completion of acquisition process and demarcation of land for MMLP.

Decision of SHLCC :

The Committee noted the details of the project proposal and after discussing the project in detail, resolved to approve the project proposal in-principle as under.

| Details | Decision of the committee |
|--------------------------|--|
| Project Approval: | Approved in-principle to establish “Industrial and Logistics Park” with an investment of Rs.925.10 Crore |
| Land : | KIADB to allot 125 acres of suitable land for the project at Billanakote and other Villages, Sompura Hobli, Nelamangala Taluk, Bangalore Rural District, |



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| | |
|--------------------------------------|---|
| | after completion of acquisition process and subject to demarcation of land for MMLP |
| Water : | 1,00,000 LPD from KIADB |
| Power: | 3000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |
| Employment to Local Persons: | The company shall provide local employment as per applicable policy of the State. |

2.5 Project proposal of M/s Assetz Industrial Park Pvt. Ltd. to establish “Industrial Warehouse and Logistic Park” facility at Billanakote Village, Nelamangala Taluk, Bangalore Rural District.

| | |
|--|--|
| Constitution : | Private Limited Company |
| Product/ Activity : | Industrial Warehouse and Logistic Park |
| Location : | Billanakote Village, Nelamangala Taluk, Bangalore Rural District |
| Extent of Land : | 150 acres of KIADB land |
| Investment : | Rs. 1072.57 crore |
| Employment : | 4357 Nos. |
| Promoter : | Mr. Ben Salmon - Chief Promoter Mr. Thirupathi – Development Director |
| Networth of M/s Assetz Industrial Park Pvt. Ltd | Rs. 0.77 crore |
| & Assetz Property Group | Rs. 19.19 crore |



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

| Cost of the project | | Means of Finance | |
|------------------------|----------------|------------------|----------------|
| Land and Building | 782.00 | Promoter Equity | 2.00 |
| Plant and Machinery | 0.57 | Foreign Equity | 383.80 |
| Working Capital Margin | 0.57 | Term loan | 311.10 |
| Others | 283.43 | Others | 355.67 |
| Contingency | 6.00 | Domestic Source | 20.00 |
| Total | 1072.57 | Total | 1072.57 |

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

| Items | Particulars |
|--------------------------------------|---|
| Land : | 150 acres of KIADB land at Billanakote Village, Nelamangala Taluk, Bangalore Rural District |
| Water : | 400 KLPD from KIADB |
| Power: | 1000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |

Background:

M/s Assetz Property Group (APG), was established in India in 2006, is a multi-faceted real estate development and asset management company headquartered in Singapore with operations in Bhutan and Australia. The Group's India arm has over US\$ 1 billion of assets under development, a portfolio of 3.5 million sqft of delivered projects and under construction projects adding to 1.2 million sqft to be completed in the next 12 months. The companies' pipeline of projects among commercial, residential and Industrial is more than 10 million sqft. Assetz has built two world-class IT tech parks in Bengaluru namely Vrindavan Tech Village(VTV), India's first Platinum LEED certified IT SEZ, and Global Technology Park – both projects have won multiple awards for design.

Company has also have their presence in the Kingdom of Bhutan, with its first IT park and is the anchor scheme of the country's IT growth strategy. Developed jointly by Assetz and Druk Holding & Investments, TTP receives active support from the Royal Government of Bhutan and the World Bank.



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Company is also into developing residential having completed 5.6 million sqft. of residential development including apartment, villa and plots in Bangalore.

M/s Assetz Industrial Park Private Limited., which is a Private Limited company, having its registered office at No 2/1, Embassy Icon Annexe, Infantry Road, CBD, Bangalore, has incorporated on 20-5-2015 vide CIN No. U45205KA2015PTC080444.

Company has informed about their financials for project in their letter dated:23.10.2018 as detailed below:

1. M/s. Assetz Property Group in partnership with Logos Group of Australia has secured a commitment of US\$ 400 Million in equity capital from Ivanhoe Cambridge a real estate subsidiary of Caisse de Depot placement du Quebec (CDPQ) Canada's second largest pension fund and Vancouver based Quad Real Property Group to invest in Logistics, warehouse and light industrial real estate real assets in India.
2. The company has necessary expertise and capability to raise the required equity capital of US\$ 4797 million (INR 352.60 Crore) for the execution of the project as contemplated in the application documents.

Recommendation of 57th Land Audit Committee Meeting held on 5.11.2018:

The Director of the company appeared before the committee and highlighted the project proposal and requested for allotment of 200 acres of land at Billanakote, Nelamangala Taluk, Bangalore Rural District.

Commissioner for Large and Mega Industries noted that the project proponents have not provided details of Logistic facilities they have already set up.

The Director of the company informed that they are already working on logistic infrastructure in Pune, Mumbai, Delhi, Chennai and other places.

Principal Secretary to Government, C & I Department informed the Director of the company to highlight on business transactions in the company during last 3 years.

The Director of the company informed the committee that;

- The company belongs to Assetz group which has business interest in development of IT Park, Commercial spaces and residential development. The Assetz group has so far developed more than 10 million sq.ft. of IT/Commercial & Residential facilities in Bangalore and groups overall turnover during last 5 years is Rs.1129 crores as certified by Chartered Accountant.



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- Logos India Pte Ltd., Singapore and Assets Industrial Parks Pte Ltd., Singapore and the promoters of Assets Industrial Park Pvt. Ltd., India have entered into a share holders deed with an objective to establish and manage Institutional funds that invest in light industrial, logistics and distribution warehousing projects and assets in India. The copy of the shareholders deed is uploaded with the project proposal and the funding requirement for the above project will be sourced from the above fund.

CEO & EM, KIADB informed that KIADB is acquiring 839-36 acres of land in several Survey numbers of Billanakote and other villages of Nelamangala Taluk adjacent to existing Dobaspet 4th Phase Indl. Area (Avverahalli) for developing Dobaspet 5th Phase Indl. Area. Notification under Sec.28(4) of KIAD Act, 1966 has been issued for the said lands on 31.08.2018. Extent of land acquired in Billanakote village is 260-31 acres out of which 57-29 acres is kharab land. Compensation is yet to be fixed. He informed that it may take atleast around one year to complete acquisition and basic development process.

KIADB has entered into MOU with Ministry of Transport and Highways / NHAI Govt. of India for establishing Multi Modal Logistics Park (MMLP) in about 270 acres of land in the proposed Dobaspet 5th Phase Industrial Area.

The Committee noted that the acquisition of land is not completed and handed over to Board. Hence, land is not readily available for allotment to industrial projects. Further, the land for MMLP has not been demarcated and also the detailed project report for the MMLP is not finalised.

The Committee noted the request of the company and opinion of CEO & EM, KIADB and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Assetz Industrial Park Private Limited to establish "Industrial Warehousing and Logistic" facility and KIADB to allot 150 acres of land at Billanakote, Nelamangala Taluk, Bangalore Rural District, after completion of acquisition process and subject to demarcation of land for MMLP.

Decision of SHLCC :

The Committee noted the details of the project proposal and after discussing the project in detail, resolved to approve the project proposal in-principle as under.

| Details | Decision of the committee |
|--------------------------|---|
| Project Approval: | Approved in-principle to establish "Industrial Warehouse and Logistic Park" with an investment of Rs.1072.57 Crores |
| Land : | 125 acres of KIADB land at Billanakote Village, Nelamangala Taluk, Bangalore Rural District, after |



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| | |
|--------------------------------------|---|
| | completion of acquisition process and subject to demarcation of land for MMLP |
| Water : | 400 KLPD from KIADB |
| Power: | 1000 KVA from BESCOM |
| Pollution Control Clearance : | CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK as applicable |
| Incentives & Concessions: | As per applicable Policy of the State |
| Statutory clearances: | All necessary statutory approvals/clearances |
| Employment to Local Persons: | The company shall provide local employment as per applicable policy of the State. |

Sub No.3: Consideration of amendments to earlier approved projects:

- 3.1 . Project proposal of **M/s Arcelor Mittal India Ltd.** to set up “6 MTPA Integrated Steel Plant & 750 MW Co-gen Plant” at Kuduthini Village, Bellary District– Extension of time upto December 2023.

- Ref: 1. Proceedings of 20th SHLCC meeting held on 5.1.2010
2. G.O No. CI 47 SPI 2010 dated 9.2.2010
3. Company's letter dated 11.6.2018

The project proposal of M/s Arcelor Mittal India Ltd. to set up “6 MTPA Integrated Steel Plant & 750 MW Co-gen Plant”, with an investment of Rs. 30,000 Crores in 4000 acres of land to be acquired and allotted by KIADB at Kuduthini Village, Bellary District was approved in the 20th SHLCC meeting held on 5.1.2010. Accordingly, G.O No. CI 47 SPI 2010 dated 9.2.2010 was issued.

Subsequent to this, during the Global Investors Meet 2010, M/s Arcelor Mittal India Private Limited signed a MOU with Government of Karnataka on 03.06.2010 relating to setting up of a proposed 6 MTPA Integrated Steel Plant & 750 MW power Generation plant at District Ballari, Karnataka.

The company vide letter dated 11.6.2018 has informed the following:

- The land acquisition process was initiated through KIADB and after completion of due process the company received the possession certificates from KIADB for 1827.60 acres of land on 05.12.2011 and 832.15 acres of land on 19.10.2012. After receiving possession of 2659.75 acres of private land from KIADB out of 2796.08 acres total area notified for the project, the Principal Secretary, Revenue Department had passed an order for grant of 136.33 acres of Government land which is still pending in the Revenue Department. Since the Government land of 136.33 acres is scattered in different patches in the allotted area of 2659.75 acres of private land, it is



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important that 136.33 acres of government land, is allotted expeditiously in order to proceed with the project implementation.

Apart from the land acquisition, they have taken following effective steps towards implementation of the project :

- Received Government approval for water allocation (40 MGD) from Tungabhadra River.
- Final Hydrological Study Report submitted by consultant in October 2011. Water availability ascertained and water intake point identified downstream of Tungabhadra Dam at a distance of about 40 Km from plant site.
- Feasibility report for the project completed by consultant.
- They have completed the fencing of the land after taking necessary approval from KIADB.
- They have created a green belt by planting 15,000 saplings of 5 ft. height along the boundary of the layout.
- They have initiated CSR activities around the project area by conducting special coaching classes for high school students. Further they have also provided assistance to improve basic amenities like water purifier, student desks, and storage cabinet to local schools at Kuditini.
- Terms of Reference for the integrated steel plant obtained in August 2010 from Ministry of Environment and Forests for EIA/EMP after presentation to the Appraisal Committee.

Further the company has informed that;

- a) The long – term success and sustainability of steel plant project depends largely on raw material security, particularly that of iron ore. Steel plants are high investment, low return ventures – their virtue being that life cycles are on long duration, typically around 30 years, While inviting Arcelor, it was stated that all efforts will be made to facilitate the grant of captive iron ore mining lease (s) covering an adequate supply over the lease period. However, due to policy change in raw material allocation and other reasons, captive iron ore mine (s) could not be allocated to Arcelor Mittal.
- b) Due to Global over supply of steel from 2012 onwards, the steel industry landscape has undergone significant changes with over supplies evolving from many countries such China, Russia, CIS countries etc. These countries have been exporting steel at lower prices resulting in adverse impact to the Indian Steel Industry till recently. However, after Indian Government and certain other trade took action on dumping of steel, the situation has improved from 2016. Hence, there was delay in execution of the project.



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- c) They have been seeking certain modifications to the draft Lease-cum-Sale agreement from the very beginning and have been in continuous touch with KIADB in this regard. They have discussed this issue numerous times, attended many meetings with KIADB officials and exchanged lot of communication from time to time.

They have requested for extension of time to implement the project upto December 2023.

The subject was discussed in the meeting held under the Chairmanship of Principal Secretary to Govt., C & I Department on 29.6.2018 and it was decided to defer the subject for re-examination of company's request in detail in the next meeting.

Recommendation of the meeting held under the Chairmanship of Principal Secretary to Government, C & I Department on 1.10.2018:

The representatives of the company explained the action taken to implement the project.

It was noted that the project was cleared in 2010 and possession of land was given on 5.12.2011 and 19.10.2012. But, the company has not taken effective steps necessary to establish the Steel Plant. The TOR for E.C was issued in the year 2010 by MOEF, but till date the company has not pursued and obtained E.C. In the meanwhile, there was a request by the company for change of activity of the project and they intended to establish a Solar Power project which was not considered. However they now propose to continue with the original project and as per the implementation schedule furnished by the company, they propose to complete the project by 2023 which is 5 years from now.

More than 8 years have lapsed from the date of approval of the project and there is no visible physical progress on ground. This indicates lack of interest by the company for implementation of the project. Further the land losers have been representing that they have been deprived of their land without any industrial activity that can generate employment.

Under the above circumstances, it was decided in the meeting to obtain specific yearly milestones in terms of physical progress which the company will adhere to in case extension is granted and thereafter to place the matter in SHLCC for decision.

Company in their note dated 12.10.2018 furnished the following details.

M/s Arcelor Mittal India Pvt. Ltd., has furnished the proposed implementation schedule for 6 MTPA Steel Plant and 750 MW Power Generation Plant in Kuditini & Veniveerapura Villages, Ballari Taluk & District. The schedule for Phase 1 & Phase 2 starts from July 2019 and commissioning of the project during 2028. The details are as follows.



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PHASE-1

| Sl.No. | Task Name / Activity | Starting Time | Finishing Time |
|--------|---|-----------------|-----------------|
| 1 | AMIPL – 6 MTPA | Jul-2019 | Dec-2023 |
| 1.2 | EIA Clearance | Jul-2019 | Jun-2020 |
| 1.3 | Pre-Engineering | Oct-2019 | Jan-2021 |
| 1.4 | Order on Technology Supplier/ Contractor | Jul-2020 | Oct-2021 |
| 1.5 | Site Preparation | Jul-2020 | Apr-2021 |
| 1.6 | Railway Network | May-2021 | Feb-2023 |
| 1.7 | MRSS & PDS | Jan-2021 | Dec-2022 |
| 1.8 | Water & Utility | Feb-2021 | Jan-2023 |
| 1.9 | RMHS | Jan-2021 | Mar-2023 |
| 1.10 | Coke Oven | Jan-2021 | Jun-2023 |
| 1.11 | Sinter Plant | Jun-2021 | Jul-2023 |
| 1.12 | Blast Furnace | Feb-2021 | Oct-2023 |
| 1.13 | Gas-based Power Plant | Jul-2021 | Jul-2023 |
| 1.14 | Lime Calcining Plant | Jan-2022 | Sep-2023 |
| 1.15 | Steel Melt Shop | Jul-2021 | Oct-2023 |
| 1.16 | Combi Mill | Jul-2021 | Nov-2023 |
| 1.17 | Sectional Mill | Jul-2021 | Nov-2023 |
| 1.18 | SBQ Mill | Jun-2021 | Dec-2023 |
| 1.19 | Auxilliary & Ancilliary Facilities | Jan-2021 | Oct-2023 |
| 1.20 | ASP (BOO Basis) | Jul-2021 | Jun-2023 |

PHASE-2

| Sl.No. | Task Name / Activity | Starting Time | Finishing Time |
|--------|--|-----------------|-----------------|
| 2 | AMIPL PHASE-2 | Jan-2024 | Aug-2028 |
| 2.2 | Pre-Engineering | Jan-2024 | Dec-2025 |
| 2.3 | Order on Technology Supplier / Contractor | Jun-2025 | Aug-2026 |
| 2.4 | MRSS & PDS | Oct-2025 | Aug-2026 |
| 2.5 | Water & Utility | Oct-2024 | Feb-2026 |
| 2.6 | RMHS | Oct-2024 | Jan-2027 |
| 2.7 | Coke Oven 2 | Sep-2024 | Apr-2027 |
| 2.8 | Sinter Plant | Jan-2025 | Apr-2026 |
| 2.9 | Blast Furnace 2 | Sep-2024 | Jun-2027 |
| 2.10 | Gas-based power Plant (2 Boilers + 1 Turbine) | Ju-2025 | Aug-2027 |



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| Sl.No. | Task Name / Activity | Starting Time | Finishing Time |
|--------|--|---------------|----------------|
| 2.11 | Lime Calcining Plant-3 | Oct-2025 | Jun-2027 |
| 2.12 | Steel Melt Shop | Mar-2025 | Jul-2027 |
| 2.13 | HSM Mill | Aug-2024 | Aug-2027 |
| 2.14 | PLTCM | Mar-2025 | Oct-2027 |
| 2.15 | CAL | Oct-2025 | Oct-2027 |
| 2.16 | HDG (Auto-1) | Apr-2025 | Nov-2028 |
| 2.17 | HDG (Industrial) | Apr-2026 | Nov-2028 |
| 2.18 | CCL | Jan-2026 | Dec-2027 |
| 2.19 | Coke Oven No.3 | Nov-2024 | May-2028 |
| 2.20 | Blast Furnace 3 | Sep-2024 | Apr-2028 |
| 2.21 | Gas-based power Plant (2 Boilers + 1 Turbine) | Jul-2025 | Jul-2028 |
| 2.22 | Lime Calcining Plant-3 | Sep-2025 | Jul-2028 |
| 2.23 | HDG (Auto-2) | Jan-2026 | Aug-2028 |
| 2.24 | HRPO Line | Jul-2026 | Apr-2028 |
| 2.25 | NGO Complex Line | Aug-2025 | May-2028 |
| 2.26 | Auxilliary & Ancilliary Facilities | May-2024 | May-2028 |
| 2.27 | ASP (BOO Basis) | Mar-2025 | May-2027 |
| 2.28 | Order on Technology Supplier | Jun-2025 | Aug-2026 |
| 2.29 | Commissioning | - | Sep-2028 |

Decision of SHLCC:

The Committee noted that the project was approved in the year 2010 and 8 years is already lapsed, but the project proponents have not taken effective steps to implement the project. The Committee after detailed discussions noted that the proposed implementation time schedule by the project proponent is too long. Hence it was decided to inform the project proponent to make a presentation in the next meeting with shorter timelines to take a decision on granting extension of time for the project.

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



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- 3.2 Project proposal of **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” in Tallur, Karalakatti, Basidonidoddi and other Villages of Saudatti, Ramadurga, Khanapura, Bailahongal, Gokak, Kittur and Belgavi Taluks in Belgavi District – Request for capacity enhancement from 600 MW Pumped Storage Energy Project to 1260 MW Pumped Storage Energy Project with an additional investment of Rs. 2,805 crores at Tallur in Belgavi District.

- 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. Company's letter dated: 4.7.2018.

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, Gokak, Kittur and Belgavi Taluks in Belgavi District and accordingly, GO vide ref (2) above was issued.

Company vide its letter ref (3) above, have requested for capacity enhancement from 600 MW Pumped Storage Energy Project to 1260 MW Pumped Storage Energy Project with an additional investment of Rs. 2,805 crores at Tallur in Belgavi District. The company stated that they have taken the following effective steps to implement the project.

1. Carried out detailed study and topographical survey of Pumped Storage Energy Project.
2. Entered into registered agreement (MOU) with land owners on 23-5-2018 for acquiring 2,834 acres land at Tallur village, Yeragatti circle, Saudatti taluk for the project.
3. Pre Feasibility Report (PFR)- Assessed that Pumped Storage Energy Project has more potential and with 1.00 TMC of Non-Consumptive water from Renuka Sagar reservoir by re-circulation, 600 MW Pumped Storage Energy Project capacity can be enhanced to optimized at 1260 MW with an additional investment of Rs.2,805 crores without any increase in land and water as approved vide G.O cited under reference.
4. TOR (Terms of reference) from MOEF (Ministry of Environment, Forest & Climate Changes) GOI dated 18-5-2018 has been issued for 1200 MW Saudatti HEP (Integrated Renewable Energy with Pumped Storage Project). Subsequently, in the 17th Meeting of Expert Appraisal Committee for River valley & Hydro Electric Project held on



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27-8-2018 at MOEF, EAC has recommended the project in amendment of TOR/Scoping clearance due to optimization of the installed capacity from 1000 MW to 1260 MW.

The enhancement of project capacity will result in optimization of sources approved, though add on capital outlay, in the best interest of the state.

Letters to WRD, Energy Department, DFEE and KREDL were sent on 27.8.2018 seeking opinion on the additional water requirement, siting guidelines and on revised capacity of Pumped Storage Energy Project.

Subject is for revised capacity from 600 MW Pumped Storage Energy Project to 1260 MW Pumped Storage Energy Project with an additional investment of Rs. 2,805 crores at Tallur village, Yeraghatti circle, Savadatti Taluk, Belagavi District.

Recommendation of the meeting held under the Chairmanship of Principal Secretary to Government, C & I Department on 1.10.2018:

The representatives of the company explained the action taken to implement the project. He informed that they have done physical survey of the location they propose to set up an impounding reservoir for the pumped storage energy project and found that they can achieve higher water head. With this increase in water head they can enhance the power generation capacity to 1260 MW with the quantity of non-consumptive water for the project remaining the same at 1 TMC.

The above was noted in the meeting and MD, KUM was instructed to place the subject before SHLCC for discussion and decision.

In response to letters sent on 27-08-2018, seeking opinion on the revised project capacity of Pumped Storage Energy project, the Water Resource Department and Energy Department have furnished the following details:-

Water Resource Department vide its letter dated: 17-10-2018 has informed that after receipt of approval from the Government on the expansion proposal and the detailed project report of the proposal, the requirement of 1 TMC (Non Consumptive) of water allocation to the project will be examined and considered as per the norms.

Energy Department vide its letter dated: 10-10-2018 has informed that the company request for revised Pumped Storage Energy Project capacity can be brought before the SHLCC for discussion and approval, since it is a IPP project (Independent Power Project) and can be implemented as there is no commitment from ESCOM's on power purchase.



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DFEE vide its letter dated 15.11.2018 has opined that the proposed land comes under the protected forest land and revenue land and hence, the company has to apply in prescribed format through online under the Forest (Protective) Act 1980 and the proposal will be examined and forwarded to Govt. of India.

Decision of SHLCC :

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

- 1) Capacity enhancement from 600 MW Pumped Storage Energy Project to 1260 MW Pumped Storage Energy Project.
- 2) Approval of additional investment of Rs. 2,805 crores at Tallur in Belagavi District.

- 3.3. Project proposal of **M/s MRN Cane Power India Limited** to establish a “10000 TCD Sugar Plant with 70 MW Co-gen and 60 KLPD Ethanol Plant” with an investment of Rs.493.01 crores at Kallapur and Khanapur Villages, S.K. Kuligeri Cross, Badami Taluk, Bagalakote District – Approval for extension of time by 2 years and enhancement of capacity from 60 to 200 KLPD Ethanol, ENA, RS & CO₂ project with an additional investment of Rs.240.00 crores.

- Ref:
- 1) Proceedings of the 25th SHLCC meeting held on 14.07.2011.
 - 2) Government Order No.CI 172 SPI 2011, Bangalore dated: 18.8.2011.
 - 3) Proceedings of the 91st SLSWCC meeting held on 30.4.2016.
 - 4) Government Order No. CI 172 SPI 2011, dated: 22.3.2016.
 - 5) Proceedings of the 93rd SLSWCC meeting held on 3.8.2016.
 - 6) Government Order No.CI 172 SPI 2011, dated: 6.9.2016.
 - 7) Proceeding of the 100th SLSWCC meeting held on 20.6.2017.
 - 8) Government Order NO. CI 172 SPI 2011, dated: 1.7.2017.
 - 9) Company's letters dated: 19.7.2018 & 29-8-2018.

State High Level Clearance Committee (SHLCC) in its 25th meeting held on 14.7.2011 has approved the project proposal of M/s MRN Cane Power India Limited to establish a unit for manufacture of “5000 TCD Sugar Plant with 30 MW Co-generation and 60 KLPD Ethanol Plant” with an investment of Rs. 418.87 crores, in 233 acres of land, out of which 163 acres to be purchased U/s 109 of KLR Act and conversion of the same for industrial use and 70 acres to be acquired and allotted by KIADB as SUC at Kallapur & Khanapur Villages, Badami Taluk, Bagalakote District and accordingly G.O vide ref (2) above was issued.



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At the request of company, the validity of GO was extended for further period of two years upto 21.3.2018 vide GO NO. CI 172 SPI 2011, dated: 22.3.2016 & subject was placed in 91st SLSWCC meeting held on 31.4.2016 for ratification and ratified.

Further, Company has submitted an expansion plan for approval of increase in crushing capacity from 5000 TCD to 10000 TCD, increase in Co-Gen power from 30 MW to 70 MW with an additional investment of Rs 74.14 Crores and the subject was placed and approved in 93rd SLSWCC meeting held on 3.8.2016 and GO vide ref (6) above was issued.

The approval was accorded with the following terms and conditions:

- The Company has to develop cane cultivation & cane development in the allocated villages & not to demand for additional cane area allocation.
- IEM from GOI for expansion to 10,000 TCD to be obtained & furnished by the company.
- The company shall obtain necessary NoCs, permission, statutory clearances & approvals from KSPCB (All other terms and conditions indicated in the Government Order No. CI 172 SPI 2011, dated: 18.8.2011 read at (2) above, remain unaltered).

Further, the approval to allocate 7.50 MLD of water from Malaprabha river instead of Krishna River was placed in the 100th SLSWCC held on 20.6.2017 and approved. Accordingly, G.O vide ref (8) above was issued.

Company vide its letters dated: 19.7.2018 & 29-8-2018 have requested for extension of time by 2 years and revised capacity of Ethanol from 60 to 200 KLPD Ethanol, ENA, RS & CO₂ project with an additional investment of Rs.240.00 crores.

Company has stated that they have taken following effective steps in terms of land, financial progress & physical progress towards implementation of the project.

1. Company has purchased 101 acres 37 guntas of land U/s 109 of KLR Act and converted. There was delay in purchase of land, to obtain permission U/s 109 and its conversion.
2. The Company has made substantial financial and physical progress as under.

I. Financial progress:-

- a) Promoters/Directors have invested Rs.62.50 crores in the project till 22.6.2018.
- b) The company has secured Term Loans from Union Bank of India, Central Bank of India, Syndicate Bank and Bank of India for Rs.220.00 crores for establishment of the Sugar & Co-gen project.
- c) Financial Closure and documentation is completed as on 30.9.2017.
- d) Consortium Banks led by Union Bank of India, Avenue Road branch have released Draw Down orders for Rs.192.36 crores on 30.6.2018.



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- e) Company has raised Rs.62.50 crores as against the total Share capital of Rs.74.58 crores, which represents more than 83% of required equity.
- f) Company has utilized Rs.192.36 crores out of total term loans of Rs.220.00 crores which accounts for more than 87% of term loan from Consortium.

II. Physical progress:-

- a) Land acquisition and Developments is 100% complete.
- b) Civil works completed about 84%.
- c) Erection of plant and machinery completed about 87%.
- d) The company has obtained permission for 30 MW co-gen Power from KREDL/Energy Department, Government of Karnataka vide their Order dated: 4.1.2018.
- e) The company has obtained Environmental Clearance from MOEF dated: 29.8.2016 and CFE from KSPCB for 5000 TCD Sugar, 35 MW Co-gen and 65 KLPD Ethanol and company will be applying for expansion to 10,000 TCD Sugar, 70 MW Co-gen & 120 KLPD Ethanol, after obtaining approval from SHLCC.
- f) Company has obtained power connection from HESCOM for supply of electricity.
- g) Due to continuous drought for last 3 years in the State and failure of monsoons the progress of construction was adversely affected and hence delay.

The company has uploaded the following documents:-

1. Government Orders dated: 18.8.2011, 22.3.2016, 6.9.2016 and 1.7.2017.
2. Approval letter dated: 17.2.2016 according grant of extension of time by 2 years.
3. Sale Deeds.
4. CA Certificate on cost incurred and sources of funds as on 21.6.2018.
5. Revalidation/Sanction of Term loan for Rs.55.00 crores from Union Bank of India dated: 7.4.2017.
6. Sanction of credit facilities by BOI (consortium of UBI, CBI, Syndicate Bank and Bank of India) totaling to Rs.220 crores.
7. NOC from Energy Department, GOK vide GO dated: 4.1.2018 GOK according approval for 30 MW co-gen.

It is submitted by the Company that no additional land and cane area are required for implementation of the project.

Company yet to submit IEM for increase in capacity of 5000 TCD to 10,000 TCD sugar.

The validity of approval has expired on 21.3.2018.

The total cost of investment of the Company is Rs 493.01 Crores (excluding now proposed investment of Rs 240 Crores).



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The subject is seeking for extension of time by 2 years and revised capacity of Ethanol from 60 to 200 KLPD Ethanol, ENA, RS & CO₂ project with an additional investment of Rs.240.00 crores.

Recommendation of the meeting held under the Chairmanship of Principal Secretary to Government, C & I Department on 1.10.2018:

The representatives of the company explained the action taken to implement the project.

The above details were noted in the meeting and after detailed discussions it was decided to recommend to SHLCC for grant of extension of time by 2 years to implement the project and for approval of revised capacity of Ethanol from 60 to 200 KLPD with an additional investment of Rs.240.00 crores.

Decision of SHLCC :

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

1. Extension of time by 2 years to implement the project, with a condition that further request for extension of time will not be considered.
2. Enhancement of capacity from 60 to 200 KLPD Ethanol, ENA, RS & CO₂ project.
3. Additional investment of Rs.240.00 crores.

3.4 Project proposal of M/s. Shivashakathi Sugars Ltd. for “Expansion of Sugar Plant capacity from 7500 TCD to 10,000 TCD, Co-gen Plant capacity from 45 MW to 60 MW” at Soundatti, Yadrav Post, Raibagh Taluk, Belagavi District - Request for Extension of time and inclusion of Sy. Nos. to be purchased U/s 109 of KLR Act.

- Ref:**
1. Proceedings of 8th SHLCC meeting held on 23.02.2007.
 2. Government Order No.CI 176 SPI 2007, dated: 7.11.2007.
 3. Proceedings of 27th SHLCC meeting held on 13.04.2012.
 4. Government Order No.CI 133 SPI 2012, dated: 21.04.2012.
 5. Corrigendum No. CI 133 SPI 2012, dated: 5.5.2012.
 6. Corrigendum No. CI 133 SPI 2012, dated: 27.08.2012
 7. Corrigendum No.CI 133 SPI 2012, dated: 25.10.2012.
 8. Proceedings of the 38th SHLCC meeting held on 17.06.2015.
 9. Government Order No. CI 133 SPI 2012, Bengaluru dated: 19.01.2016.
 10. Company's letter dated: 17.05.2018.

State High Level Clearance Committee in its 8th meeting held on 23.02.2007, has approved the project proposal M/s. Shivashakathi Sugars Ltd., to establish a “3000 TCD Sugar Plant, 12



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MW Co-Gen Plant and 30 KLPD Ethanol Plant” with an investment of Rs.106.849 crores in 77 acres 25 guntas of land at Soundatti, Yadrav Post, Raibagh Taluk, Belagavi District. Accordingly, GO vide ref (2) above was issued.

The company further expanded the production capacity of Sugar plant from “3000 TCD to 7500 TCD, Co-gen plant from 12 MW to 45 MW, Ethanol plant from 30 KLPD to 60 KLPD” in 75 acres of land to be acquired and allotted by KIADB at various Sy. Nos. was approved in 27th SHLCC meeting held on 13.04.2012 at Soundatti Village, Yadrav Post, Raibag Taluk, Belgaum District with an investment of Rs. 315.07 crores. Accordingly, GO vide ref (4) above was issued.

Corrigendum vide No: CI 133 SPI 2012 dated: 21.4.2012 was issued in the order portion of GO dated: 21.4.2012 after the words “generating employment to about 350 persons” these words shall be inserted “subject to the verdict of Hon’ble High Court in writ petition No:37143/2011” and other terms and conditions, infrastructure facilities, incentives and concessions remains the same.

Corrigendum vide No: CI 133 SPI 2012, dated: 27.08.2012 was issued as follows: “In the order portion of Government Order No.CI 176 SPI 2007, dated: 7.11.2007, under incentives and concessions, in place of “as per New Industrial Policy 2006-11” Please read as “as per New Industrial Policy 2009-14” and other terms and conditions and infrastructure facilities, remains the same.

Corrigendum vide No: CI 133 SPI 2012, dated: 25.10.2012, was issued as follows: In the order portion of Government Order No. CI 133 SPI 2012, dated: 21.04.2012, read with above corrigendum the following corrections are approved.

1. In place of “900 KVA to be serviced by GESCOM” please read as “Power to be supplied from HESCOM”.
2. In place of “1 lakh LPD to be met from Krishna River” please read as “50 lakh LPD to be met from Krishna River – Project proponent to file a separate application before WRD”.
3. Additional:- 75 acres to be acquired through KIADB or purchased with exemption U/s 109 of KLR Act for the project.

State High Level Clearance Committee in its 38th meeting held on 17.06.2015, has approved for the following proposals of M/s Shivashakthi Sugars Ltd., Soundatti, Yadrav Post, Raibagh Taluk, Belagavi District:-

- a. To expand the crushing capacity from 7500 TCD to 10000 TCD.
- b. To expand Co-gen plant capacity from 45 MW to 60 MW.
- c. To invest additional amount of Rs.367.47 crores in the existing land.
- d. To undertake expansion by procuring the required cane by developing cane area from their allotted reserved area only.



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Company to encourage and participate for adoption of drip irrigation system by cane growers in allotted Cane Zone. Accordingly, GO vide ref (9) above was issued.

The company vide its letter dated: 17.05.2018 has stated that they have taken following effective steps to implement the project.

1) Land:

The company has acquired 95 acre 16 guntas of land in various Sy. Nos. 5/1, 6/1A, 6/1B, 6/2A, 6/2B, 7/2A, 92/1A, 92/2B, 95/2, 95/3, 98/1A, 98/1C, 99/1, 99/3, 99/4, 177/2, 178/1A, 98/1B/1, 98/2, 99/2, 7/1, 178/1B, 178/2, 177/1 in Yadrav & Soundatti Villages, Raibag Taluk, Belgavi District and is converted. The Sugar plant is established and operational in the subject land.

The company has proposed to acquire additional land of 75 acres and out of which 29 acres of land to be purchased U/s 109 of KLR Act in Sy. Nos 96/11, 96/4b/ 96/14, 96/12, 96/15, 96/13, 96/16, 96/2, 96/3A/1,97, 99/5 of Yadrav Village. The company has obtained consents from land owners.

And the company has proposed to acquire 29 acres 18 guntas of land through KIADB in various Sy. Nos.177/1A, 177/1B, 177/3, 177/4, 177/5, 177/6, 177/7, 177/8, 95/1A, 95/1B, 96/5C, 96/6, 96/7, 96/8, 96/9, 96/10 of Soundatti & Yadrav Villages, Raibag Taluk, Belgavi District. Company has paid initial deposit of Rs.2.91 crores to KIADB and KIADB has issued 28 (4) notification on 29.7.2016.

2) Investment:

Company so far has invested Rs.216.40 crore as against proposed investment of Rs.367.47 crores for the setting-up of the expansion project.

3) Civil Construction:

Order for Civil construction were placed and the said civil constructions are about to complete.

4) Machineries Procurement:

Order for purchase of machineries were placed and erection of all machineries and spares are in process.

5) Environmental Clearance and other permissions:

The company has obtained Environmental Clearance from the Environment and Ecology Department. All necessary permission, approvals, licenses were already obtained.

6) Cane development Activities:

The company has started cane development activities in the allocated reserved area by promoting irrigations, lift irrigations schemes, providing seeds and fertilizers.



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Therefore, at present they do not require additional cane reservation area. The validity of the said GO expired on 18.1.2018.

Now, the company requested for approval of the following:

1. Extension of time by 2 years to implement the project.
2. Inclusion of Sy. Nos. to acquire 45 acres 24 guntas of land (out of 75 acres already approved) U/s 109 of KLR Act in various Sy. Nos. 96/11, 96/4b, 96/14, 96/12, 96/15, 96/13, 96/16, 96/2, 96/3A/1,97, 99/5 of Yadrav Village, Raibag Taluk, Belgavi District.

Recommendation made during the meeting held under the Chairmanship of Principal Secretary to Government, Commerce and Industries Department on 29.6.2018:

The representative of the company explained the action taken to implement the project. He informed that the sugar plant is established and operational out of the approved activities. They have taken effective steps like placing order for procurement of machinery, civil construction and obtained requisite approvals to establish the other components viz., 60 KLPD Ethanol Plant and 60 MW Co-gen Power Plant of the approved project. He has requested extension of time by 2 years to complete the project implementation and also to include the additional Sy.Nos. in the same village to purchase 45 acres 24 guntas of land out of the approved extent of 152 acres 25 guntas.

It was noted in the meeting that the project is partially implemented. After detailed discussion, it was decided in the meeting to recommend to SHLCC to grant extension of time by 2 years to complete the implementation of the project and to include additional Sy. Nos. 96/11, 96/4b, 96/14, 96/12, 96/15, 96/13, 96/16, 96/2, 96/3A/1,97, 99/5 of Yadrav Village, Raibag Taluk, Belgavi District to purchase 45 acres 24 guntas of land U/s 109 of KLR Act subject to the total extent of land for the project remaining 152 acres 25 guntas.

Decision of SHLCC :

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

1. Extension of time by 2 years to complete the implementation of the project, with a condition that further request for extension of time will not be considered.
2. To include additional Sy. Nos. 96/11, 96/4b, 96/14, 96/12, 96/15, 96/13, 96/16, 96/2, 96/3A/1,97, 99/5 of Yadrav Village, Raibag Taluk, Belgavi District to purchase 45 acres 24 guntas of land U/s 109 of KLR Act, subject to the total extent of land for the project remaining 152 acres 25 guntas.



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- 3.5 Project proposal of **M/s Mukand Limited** for “Expansion of Integrated Steel Plant Capacity from 0.41 Million MTPA to 1.11 Million MTPA” with an investment of Rs. 2892 crores, in 300 acres of land to be purchased U/s 109 of KLR Act at Koppal District - Ratification of approval accorded to transfer the approval issued to M/s Mukand Limited to Mukand Alloy Steel (P) Limited (MASPL) for implementation of the project vide GO No: CI 372 SPI 2010, Bengaluru dated: 24.3.2018 and Change of name from M/s Mukand Alloy Steels (P) Ltd to Mukand Sumi Special Steel Limited.

Ref:- 1. Government Order No. CI 372 SPI 2010, dated: 15.07.2010.
2. Corrigendum No. CI 372 SPI 2010, dated: 01.03.2011.
3. Government Order No: CI 372 SPI 2010, dated: 04.01.2014
4. Government Order No: CI 372 SPI 2010, dated: 21.01.2016.
5. Government Order No: CI 372 SPI 2010, dated: 09.06.2017.
6. Request from M/s. Mukand Ltd. Dated: 01.03.2018.
7. Proceedings of the 35th State High Level Clearance Committee (SHLCC) Meeting held on 14.05.2014.

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 crore in 300 acres of land to be purchased U/s 109 of KLR Act at 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, dated: 15.07.2010 read at above.

A corrigendum vide No. CI 372 SPI 2010, dated 01.03.2011 read at (2) was issued by approving the expansion activity of Integrated Steel Plant Capacity from 0.41 MTPA to 1.11 MTPA.

In the 33rd SHLCC meeting held on 19.11.2013 the proposal for extension of time for implementation of the project was approved for 2 years of extension. The Government Order was issued vide Government Order No. CI 372 SPI 2010, dated: 04.01.2014 read at (3) above. Further, the subject was discussed in the 42nd SHLCC meeting held on 04.01.2016 and the Committee approved extension of time by 4 years from 4th January 2016 to implement the project and also approved that KIADB 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, Government Order No. CI 372 SPI 2010, dated : 21.01.2016 read at (4) above was issued.

In the 47th SHLCC meeting held on 20.04.2017 the proposal 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, 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 acquitted for other approved projects, and remaining 96 acres and 37 guntas of land to be purchased by the



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company U/s 109 of KLR Act for the project was discussed and approved. The Government Order was issued vide Order No. CI 372 SPI 2010, dated: 09.06.2017 read at (5) above.

As per the Incorporation certificate dated: 15.01.2015 M/s. Mukand Alloy Steels Pvt Ltd (M/s. MASPL) has been incorporated as a subsidiary company of M/s. Mukand Ltd.

Subsequently, M/s. Mukand Ltd has requested to transfer its obligations and rights to M/s. Mukand Alloy Steels Pvt Ltd. (M/s. MASPL) which is a subsidiary company for setting up the Steel Plant Project in Kankapura village and also to transfer all approvals with respect to land acquisition and infrastructure shall stand transferred in the name of M/s. MASPL.

In the 35th SHLCC meeting held on 14.05.2014, the committee noted that some of the projects approved earlier, which require minor changes in the Government Orders needed to wait till the subsequent SHLCC or SLSWCC meeting took place and this would delay the implementation of the projects. After detailed discussion, the committee authorized 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.

Accordingly, the transfer of approval from M/s Mukand Limited in to “M/s Mukand Alloy Steels Private Limited (M/s MASPL)” was issued vide GO No. CI 372 SPI 2010, Bengaluru, dated: 24.3.2018, subject to ratification.

Now, the Company has requested in their letter dated 20-11-2018 for change of name of the company from M/s Mukand Alloy Steels Private Limited to M/s. Mukand Sumi Special Steel Limited as they have joined hands with M/s. Sumitomo corporation—a fortune 500 company and one of the world’s largest trading house.

They have also informed that, M/s. Sumitomo Corporation is investing in the equity of the company and the share holding pattern is given below.

| Sl. No. | Name of the shareholder (S) | No. of Equity Shares held | % to paid up Equity Shr. Cap. |
|--------------|--|---------------------------|-------------------------------|
| 1 | Mukand Limited along with its nominees | 21208729 | 51.00 |
| 2 | Sumitomo Corporation, Japan | 20377014 | 49.00 |
| Total | | 41585743 | 100.00 |

The company has furnished Certificate of Incorporation dated: 3.5.2018 in pursuant to change of name from Mukand Alloy Steels Limited to Mukand Sumi Special Steel Limited (MSSSL).



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The present status of procurement of land for the project is as here under:

- I. 101 Acres 19 guntas of land purchased with permission under section 109 KLR Act and construction of building for Rolling Mill Unit is under progress.
- II. Swapping of Gayarana Land -83 acres 15 guntas is under identification.
- III. Acquisition through KIADB - 119 acres 28 guntas. Payment of initial deposit towards land is yet to be made.

Decision of SHLCC :

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

- 1) Ratification to transfer the earlier SHLCC project approval from M/s Mukand Limited to M/s Mukand Alloy Steel (P) Limited (MASPL) vide GO No. CI 372 SPI 2010, Bengaluru dated: 24.3.2018.
- 2) Approval for change of name of the company from M/s Mukand Alloy Steels (P) Ltd to M/s Mukand Sumi Special Steel Limited.

- 3.6 Project proposal of **M/s Karnataka Ferro Concentrates Private Limited** – Amendment request to delete the word “on consent basis (70%)” with regard to the land to be acquired and allotted by KIADB and Extension of time by 3 years.

- Ref:**
- 1) Proceedings of 23rd SHLCC meeting held on 19.6.2010.
 - 2) Government Order No. CI 376 SPI 2010, Bangalore dated: 14.07.2010.
 - 3) Proceedings of 25th State High Level Clearance Committee (SHLCC) meeting held on 14.07.2011.
 - 4) Government Order No. CI 376 SPI 2010, Bangalore dated: 22.08.2011.
 - 5) Company's letter dated: 3.10.2018

State High Level Clearance Committee (SHLCC) in its 23rd meeting held on 19.6.2010 has approved the project proposal of M/s Karnataka Ferro Concentrates Private Limited to establish a “4 Million TPA Iron Ore Beneficiation Plant & 1.20 Million TPA Pelletisation Plant” with an investment of Rs. 639.54 crore, in 1488 acres – KIADB to acquire and allot as SUC at Sy. No. 104, 106 and 107 of Nagalapur Village, Hospet Taluk, Bellary District and accordingly, G.O vide ref (2) above was issued.

State High Level Clearance Committee (SHLCC) in its 25th meeting held on 14.07.2011 has considered request of the company and accorded approval for change of location of the project from Nagalapur Village, Hospet Taluk to Basavandurga, Gollarahalli, Nagalapur,



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Danayakankeri & Byalkundi of Hospet Taluk, Bellary District. The land to be acquired and allotted by KIADB on consent basis (70%).

Subsequently, the company had requested for deletion of condition to obtain 70% consent from land owners and the same was discussed in 46th SHLCC meeting held on 10-02-2017 and 47th SHLCC held on 20-04-2017 and also in 48th SHLCC meeting held on 31-08-2017. The committee noted the request of the company and after detailed discussions resolved to reject the request of company to delete the condition on obtaining 70% consent from the land owners for acquisition.

Now the Company vide letter dated : 03.10.2018 has stated that they have paid Rs. 19.65 crores to KIADB during October 2010 towards land acquisition cost.

They have further informed that in the approval given during the year 2010, there was no mention about obtaining consent for 70% of 1488 acres of land to be acquired & allotted by KIADB.

It is also stated that they have made all efforts, but facing lot of procedural, practical and legal difficulties in getting the consent of land owners since the land area covered consists of small holdings resulting in more number of persons including grant lands belonging to SC/ST categories. In some cases, original land owners are different and possession of that lands are with others and the land owners are insisting to fix the rate of their land and insisting for minimum of 50% advance to conclude the land purchase within 3 months time limit.

Further, they have informed that as per the provisions of KIADB Act, there are no such formalities of any adjustment of advance given to land owners by the company. Also, in case of M/s Tata Metaliks Limited and JSW Infrastructure Limited Government has issued corrigendum deleting the word "On consent basis (70%) as SUC" in the year 2012 and 2010.

In support of their request Company has uploaded following documents:-

1. Government Order No.CI 376 SPI 2010, Bangalore dated: 14.07.2010.
2. Government Order NO. CI 376 SPI 2010, Bangalore dated: 22.8.2011.
3. Corrigendum GO No. CI 273 SPI 2009, dated: 3.8.2012.
4. Letter of SL AO, KIADB, Davanagere dated: 1.8.2014 asking company to submit consent letters of land owners.
5. KIADB HO Bank Receipt NO. 27274 dated: 11.10.2010 for Rs. 19.65 crores towards initial land cost for SUC.

The Company has again requested for approval to delete the word "on consent basis (70%)" and direct KIADB to acquire and allot the land as SUC without consent in the GO and extension of time by 3 years to implement the project.



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Decision of SHLCC:

The committee noted the request of the company and the provisions of new Land Acquisition Act. After discussing in detail, the Committee decided not to consider the request of the company to delete the condition of obtaining consent of land owners, but, approved the other request of the company for extension of time by 3 years to implement the project, with a condition that further request for extension of time will not be considered.

- 3.7 Project proposal of **M/s. Hothur Ispat Pvt. Ltd.** to establish “Sponge Iron, Metallurgical Coke, 25 MW Cogeneration, Pellet Plant and Pig Iron Plant” at Kudithini and Veniveerpura villages, Bellary District – Approval for extension of time by 3 years to implement the project.

Ref.1. Proceedings of the 3rd SHLCC meeting held on 03.03.2005.

2. Govt. order No. CI 189 SPI 2009, dt: 12.01.2009.

3. Proceedings of the 25th SHLCC meeting held on 14.07.2011.

4. Govt. order No. CI 200 SPI 2011, dt: 27.08.2011.

5. Proceedings of the 35th SHLCC meeting held on 14.05.2014.

6. Govt. order No. CI 200 SPI 2011, dt: 26.06.2014.

7. Proceedings of 93rd SLSWCC meeting held on 3.8.2016

8. G.O No. CI 200 SPI 2011 dated 6.9.2016

9. Company letter dt: 11.8.2018

The project proposal of M/s. Hothur Ispat Pvt. Ltd., to establish a unit for manufacturing of 60000TPA Sponge iron unit – phase 1, 30000TPA metallurgical coke & 25 MW Co-generation – phase 2, 500000 TPA Iron ore pellet – phase 3 and 8,75,000 TPA Pig Iron Plant – Phase 4. with an investment of Rs.491.27 Crores spread over a period of 5 years in 400 acres of KIADB land to be acquired and allotted at various Sy. Nos. of Kudithini and Veniveerpura villages, Bellary district was approved in the 3rd SHLCC meeting held on 03.03.2005.

Subsequently, SHLCC in its 25th meeting held on 14.07.2011 had granted extension of time for a period of one year i.e. up to 26.08.2012 & GO was issued vide ref (4). SHLCC in its 35th meeting held on 14.05.2014 had granted extension of time for a period of 2 years and GO was issued on 26.06.2014.

In the 93rd SLSWCC meeting held on 3.8.2016, the Committee has granted extension of time by 2 years and accordingly G.O was issued vide ref (8) cited above.

It is stated in the letter that the following effective steps have been taken to implement the project:



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- Obtained IEM from Ministry of Commerce & Industry.
- Obtained permission to draw 2.55 MLD of water from City Corporation of Bellary, 2 MLD from Ananthapur Road Sewage Treatment Plant & 0.55 MLD from Cowl Bazar Treatment Plant.
- Obtained power sanction from GESCOM.
- Obtained permission U/s of 109 KLR Act from GOK
- Obtained Environmental Clearance from MOEF, GOI.
- In Phase-1 completed Sponge Iron Plant of capacity 30,000 TPA out of 60,000 TPA.
- In Phase-2 completed Captive power plant of 10 MW out of 25 MW.
- Phase-3 Iron Ore Pellet Plant of capacity 5,00,000 TPA
- Phase-4 Pig Iron capacity 8,75,000 TPA to be completed.

Now, the company in its letter dated 11.8.2018 has informed that:

They have purchased 88.20 acres of land U/s 109 of KLR Act for Kudithini Railway Siding and applied to Deputy Commissioner, Ballari for land conversion into Industrial purpose and file is under process.

Implementation of entire project was delayed due to problem of non availability of Iron ore in view of closure of Iron ore mines in Bellary region as per the directions of Hon'ble Supreme Court. Now, "A" category mines are in operation and Iron ore is to be procured through e-auction.

In view of the above, they have requested to grant extension of time by further period of 3 years to implement the project.

Recommendation of the meeting held under the Chairmanship of Principal Secretary to Government, C & I Department on 1.10.2018:

The representative of the company explained the action taken to implement the project. He has informed that they will invest another Rs.800 crores for the balance facilities in the project and requested for extension of time for implementation.

It was noted in the meeting that the project was approved in the year 2005 for an investment of Rs.491.27 crores and as on date few facilities of the project have been set up. The company proposes to set up the balance facilities with an investment of Rs.800 crores at current prices and hence, it was decided to recommend to SHLCC to advise the project proponents to submit a fresh proposal for approval of the additional facilities.



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Decision of SHLCC :

The committee noted the recommendation of review committee meeting held on 1.10.2018 and after discussing in detail, resolved not to consider further extension and advise the project proponents to submit a fresh proposal for approval of the additional facilities.

- 3.8 Project proposal of **M/s Wistron Infocomm Manufacturing (India) Pvt. Ltd.** to establish a unit for manufacture of “Smart phones, IOT Products and Biotech Devices” in Achchathanahalli Village, Narasapura Industrial Area, Kolar Taluk and District – Approval for increase in project cost and employment

- Ref**
1. Proceedings of 50th SHLCC meeting held on 23.2.2018
 2. Company's application dated 12.10.2018

The project proposal of M/s Wistron Infocomm Manufacturing (India) Pvt. Ltd. to establish a unit for manufacture of “Smart phones, IOT Products and Biotech Devices” with an investment of Rs.682.00 crore in 43 acres of contiguous KIADB land in various Sy.Nos of Achchathanahalli Village, Narasapura Industrial Area, Kolar Taluk and District was approved in the 50th SHLCC meeting held on 23.2.2018. Accordingly, Government Order was issued.

Now, the company vide letter dated 12.10.2018 has informed that they have revised the project cost to Rs.1947 crores with an employment to 15,567 persons. They have also requested for additional 5.87 acres of land at Sy.No.126 and 127 adjoining to their existing land at Achchathanahalli Village, Narasapura Industrial Area, Kolar Taluk and District and submitted the revised project report for the same.

Hence, they have requested for approval of the following:

- Additional land requirement of 5.87 acres at Sy.No.126 and 127 adjoining to their existing land at Achchathanahalli Village, Narasapura Industrial Area, Kolar Taluk and District
- Enhancement of project cost from Rs.682 crores to Rs.1947 cores
- Employment from 6000 people to 10,000 people

Recommendation of 56th Land Audit Committee meeting held on 12.10.2018:

The Committee noted the request of the company. CEO & EM, KIADB informed that 5.87 acres at Sy.No.126 and 127 adjoining to their existing land at Achchathanahalli Village, Narasapura Industrial Area, Kolar Taluk and District has been allotted to other project and at present is not vacant.



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The representative of the company informed that they will achieve the proposed enhancement in project cost from Rs.682 crore to Rs.1947.00 crore and employment from 6000 to 10,000 people within the allotted land of 43 acres and requested for approval of the same.

The Committee noted the request of the company and opinion of CEO & EM, KIADB and after detailed discussions decided to recommend the proposal to SHLCC for approval of enhancement of project cost from Rs.682 crore to Rs.1947 crore and employment from 6000 to 10,000 people.

Decision of SHLCC :

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

1. Enhancement of project cost from Rs.682 crore to Rs.1947 crore
2. Employment generation from 6000 to 10,000 people

- 3.9 Project Proposal of **M/s. Kirloskar Toyota Textile Machinery Pvt. Ltd.**, to establish a unit for manufacture of "Textile Machinery and Engines" at Bukkasagara and Jigani Villages, Anekal Taluk, Bangalore Urban District. Amendments requested for
1. Change of Company's name 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" due to the change in market scenario.
 3. Extension of time upto December-2021 for implementation of the project.

- Ref:**
1. Proceedings of 37th SHLCC Meeting held on 27.03.2015
 2. Proceedings of 42nd SHLCC Meeting held on 04.01.2016
 3. G O No: CI 01 SPI 2016/P1 Bengaluru Dated:23.01.2016.
 4. Company Letter Dated: 28th November 2018.

* * * * *

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 & Components" in 11.00 acres of residential land (owned by site owners) in Sy.Nos.480, 481, 482/1, 482 Private Layout in Jigani and Bukkasagara, Anekal Taluk, Bangalore Urban District with an investment of Rs.1106.00 crores was approved in the 37th SHLCC meeting held on 27.03.2015.

The Committee in the said meeting after detailed discussion, in principle agreed to take up the project. However, Commissioner, BMRDA pointed out that Master Plan of Anekal has been finalized recently and cannot be easily modified for change of land use from residential to Industrial Area. It is a prestigious project, the Committee directed KIADB to acquire the land since 70% of the owners have consented to give the plots.



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Subsequently, in the 42nd SHLCC meeting held on 04.01.2016, the following approvals were accorded to 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. 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.150 Crores.
4. Incentives and Concessions for the investment relating to “Auto Engines/Parts” project 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 the Industrial Policy 2014-19. Accordingly G O No: CI 01 SPI 2016/P1 Bengaluru Dated:23.01.2016 was issued.

Company in its letter dated 30-11-2018 has informed that they have purchased 114 sites out of 140 sites in the adjacent residential land, but have not paid initial land deposit to KIADB towards acquisition of land and convert the same to industrial use for the project.

They have now requested the following amendments:

1. Change of Company's name 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" due to the change in market scenario.
3. Extension of time upto December-2021 for implementation of the project.

Decision of SHLCC :

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

1. Change of Company's name 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 request for extension of time will not be considered.



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Sub No 4: Cancellation of the project approval issued to M/s Amperia Lithium Battery Manufacturing Private Limited:

4.1. Cancellation of the project approval issued to M/s Amperia Lithium Battery Manufacturing Private Limited for non implementation of the project.

The project proposal of M/s Amperia Lithium Battery Manufacturing Pvt. Ltd. to establish "Lithium Battery for EV and Storage" with an investment of Rs. 1210 crores in 88.97 acres of land in Gowribidanur Industrial Area, Chikkaballapura District was approved in the 50th State High Level Clearance Committee meeting held on 23.2.2018. Accordingly, Government Order No.CI/68/SPI/2018 dated 2.3.2018 was issued.

KIADB has issued the letter dated 19.3.2018 to the company to pay 30% of land cost at Rs.42.00 lakhs per acre for total 88.97 acres. Further, in the letter addressed to Karnataka Udyog Mitra bearing No.KIADB/HO/Allotment/Sec-3/4527/2017-18 dated 28.6.2018 has informed that the company neither replied to the letter nor made the payment.

The subject was discussed in 54th and 55th Land Audit Committee meetings held on 14.9.2018 and 4.10.2018 respectively. The committee also noted few companies/ firms have submitted their project proposals for allotment of land in Gowiribidanur Industrial Area.

The Land Audit Committee discussed the proposals of the following 6 companies who have requested for allotment of land in Gowiribidanur Industrial Area, 2nd Phase and recommended to State Level Single Window Clearance Committee (SLSWCC) for allotment of land subject to the cancellation of SHLCC approval of M/s Amperia Lithium Battery Manufacturing Pvt. Ltd.

| Sl. No. | Name & Address | Land (In Acres) | Product/ Activity | Invest-ment (In Crores) | Employment |
|---------|---|--|--|-------------------------|------------|
| 1. | M/s Mother India Forming Pvt. Ltd. Plot No -197, Bommasandra Industrial Area Hosur Road, Anekal Taluk, Bangalore – 560 099 (Promoter: Mr. Dhirendra Sankhla) | 22 acres of land in Cluster Zone at Gauribidanur Industrial Area, Chikkaballapura District | Manufacturing of Tubular components for automobile Construction Equipments | 49.20 | 800 |



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| | | | | | |
|----|--|---|--|--------|-----|
| 2. | M/s Mehta Dye Chem #1, Krishna Naik lane Hospital road cross, BVK Iyengar road Bengaluru-560053 (Promoter: Mrs.Kiran Mehta) | 4 acres of land at Plot Nos. 3 or 21 or 23 in Gauribidanur Industrial Area, Chikkaballapura District | Manufacture of Chemical formulations | 18.68 | 200 |
| 3. | M/s Pmaars Biosciences No.12, 13 th Cross, 2 nd Floor, N S Reddy Building, Venkatapura, Near Teachers Colony, Koramangala, Bangalore – 560 034 (Promoter: Mrs.Lakshmieshwari Devi Potlapadu) | 2 acres of land at Plot No.14 in Gauribidanur Industrial Area, Chikkaballapura District | Bulk Manufacturing of APIs and Intermediates | 17.36 | 80 |
| 4. | M/s Vijetha Fab Engineerings No.35A, Apparel Park, Phase 2, Bangalore – 561203 (Promoter: Mr. Rajath Nagesh Raju) | 2 acres of land at Plot No.11 in Gauribidanur Industrial Area, Chikkaballapura District | Concrete Mixer Parts like Drums, Chasis, etc. | 15.80 | 93 |
| 5. | M/s Shri Lakshmi Metal Udyog Limited 36, Kaushambi, Near Anand Vihar Terminal Ghaziabad – 201010 | 32 acres of land at Gowribidanur Industrial Area, Chikkaballapura District | Cold Rolling, Galvanizing and Pipe making Plant | 497.00 | 570 |
| 6. | M/s Multitek Auto Parts Plot No 95, Road No 7, 3rd Phase, K.I.A.D.B Industrial Area, Obdenahalli, Bangalore – 561 203 | 2 acres of land in Gowribidanur Industrial Area, Chikkabalapura District | Injection Molding Components, Mold Making, Die Casting, Customized Plastic Components, Electrical & Electronics, Automotive, Health Care, Powder Coating, | 15.50 | 40 |



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| | | | Screen & Pad Printing, Plastic Machining, Rubber Parts, Sheet Metal Plastic Component | | |
|--|--|--|---|--|--|

The subject is for cancellation of the project approval issued to M/s Amperia Lithium Battery Manufacturing Pvt. Ltd. to establish “Lithium Battery for EV and Storage” with an investment of Rs. 1210 crores in 88.97 acres of land in Gowribidanur Industrial Area, Chikkaballapura District approved in 50th State High Level Clearance Committee meeting held on 23.2.2018 for not implemented the project and no action has been initiated till date by the project proponent. Hence, requested the committee for withdrawal of land allocation of 88.97 acres at Gowribidanur Industrial Area and for permission to re-allocate the same land to other project proposals.

Decision of SHLCC:

The Committee noted the decision of Land Audit Committee in 54th and 55th meetings and after discussing in detail decided to withdraw the recommendation for land allotment to M/s Amperia Lithium Battery Manufacturing Pvt. Ltd. and permitted to reallocate the same land to other project proposals.

Sub No 5: Any other subjects with the permission of the chair

The status of implementation of projects approved by SHLCC during last 5 years was reviewed in the meeting and the following decisions were made in respect of the below two project proposals;

1. M/s Sri Manjunatha Educational Foundation Trust

The project proposal of the M/s Sri Manjunatha Educational Foundation Trust to establish “Medical College, Hospital and Research Centre and Education Institutions” was approved in the 47th SHLCC meeting held on 20.4.2017 in 40 acres of land to be allotted by KIADB within the land acquired for Industrial Area and reserved for IIT in Hassan or any other land within the Hassan Growth Centre which is likely to be resumed.

The Committee noted that the process of land acquisition in respect of the land earmarked for IIT is not completed and also if a portion of this land is allotted to the above project the compactness and contiguity of the land reserved for IIT will be disturbed. After detailed discussions, the Committee decided that land reserved for



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IIT cannot be allotted at this stage. The promoters may explore procuring the land for the project with permission U/s 109 of KLR Act or any other suitable land and accordingly submit proposal.

2. M/s Reliance Cement Company Pvt. Ltd.

The project proposal of M/s Reliance Cement Company Pvt. Ltd. to establish "3.5 MTPA Cement Grinding" unit in 85 acres of land at Bamanasandra and Alkapura Villages, Gowribidanur Taluk, Chikkaballapura District was approved in the 29th SHLCC meeting held on 6.9.2012 and KIADB has allotted the land for the project as SUC and handed over the possession.

The Committee noted that the company has not taken effective steps to implement the project even after lapse of 6 years and after discussing in detail decided that KIADB to initiate action for non implementation as per Board norms.

The meeting concluded with vote of thanks to the Chair.

Sd/-

(DARPAN JAIN, IAS)

Commissioner for Large & Mega Industries and
Member Secretary, State High Level
Clearance Committee

Sd/-

(GAURAV GUPTA, IAS)

Principal Secretary to Government
Commerce and Industries Department

Sd/-

(K. J. GEORGE)


Hon'ble Minister for Large & Medium Scale
Industries, Sugar, IT & BT and Science &
Technology and Vice Chairman, State High Level
Clearance Committee

Sd/-

(H. D. KUMARASWAMY)

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

Attested copy issued on 28-2-2019


Commissioner for Large & Mega Industries
and Member Secretary,
State High Level Clearance Committee



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List of Members Present:

| | | |
|-----|--|---------------|
| 1. | Sri. H D Kumaraswamy Hon'ble Chief Minister of Karnataka | Chairman |
| 2. | Sri. K J George Hon'ble Minister for Large & Medium Scale Industries, Sugar, IT & BT and Science & Technology, Government of Karnataka | Vice Chairman |
| 3. | Sri. D K Shivakumar Hon'ble Minister for Major and Medium Irrigation | Member |
| 4. | Sri. H D Revanna Hon'ble Minister for Public Works Department | Member |
| 5. | Sri. Managuli Mallapa Channaveerappa Hon'ble Minister for Horticulture | Member |
| 6. | Sri. N.H. Shivashankara Reddy Hon'ble Minister for Agriculture | Member |
| 7. | Sri. T M Vijay Bhaskar, IAS Chief Secretary to Government of Karnataka | Member |
| 8. | Sri. ISN Prasad, IAS Additional Chief Secretary to Govt. Finance Department | Member |
| 9. | Sri P Ravikumar, IAS Additional Chief Secretary to Govt. Energy Department | Member |
| 10. | Dr. Sandeep Dave, IAS Additional Chief Secretary to Govt. Infrastructure Development Department | Member |
| 11. | Dr. Sandeep Dave, IAS Additional Chief Secretary to Govt. Forest, Environment and Ecology Department | Member |
| 12. | Sri. Gaurav Gupta, IAS Principal Secretary to Govt. Commerce and Industries Department | Member |
| 13. | Sri. Gaurav Gupta, IAS Principal Secretary to Govt. IT, BT, Science & Technology Department | Member |
| 14. | Dr. Rajkumar Khatri, IAS Principal Secretary to Govt. Revenue Department | Member |



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| 15. | Sri. Rajender Kumar Kataria, IAS Secretary to Government (Mines & MSME) Commerce and Industries Department | Member |
| 16. | Sri. Anjum Parwez, IAS Secretary to Govt. Rep. Additional Chief Secretary to Government Urban Development Department | Member |
| 17. | Sri. Lakshman Chairman Karnataka State Pollution Control Board | Member |
| 18. | Sri. Darpan Jain, IAS Commissioner for Large and Mega Industries | Member Secretary |
| 19. | Dr. N. Shivashankara, IAS Chief Executive Officer & Executive Member, Karnataka Industrial Areas Development Board | Member |
| 20. | Smt. Ekroop Caur, IAS Secretary to Government Finance Department | Invitee |
| 21. | Smt. Renuka Joint Director Rep. Commissioner for Cane Development and Director of Sugar | Invitee |