

**Proceedings of the 57<sup>th</sup> meeting of State High Level Clearance Committee (SHLCC) held on 16.11.2021 at 10.00 A.M under the Chairmanship of Hon'ble Chief Minister of Karnataka at "Krishna", Bengaluru.**

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Members present: List attached

Additional Chief Secretary to GoK, Commerce and Industries Department welcomed Hon'ble Chief Minister of Karnataka, Hon'ble Minister for Large & Medium Industries, Hon'ble Minister for Agriculture, Hon'ble Minister for Public Works, Hon'ble Minister for Horticulture, Planning, Programme Monitoring and Statistics, Hon'ble Minister for Housing, Infrastructure Development and other members of the Committee present in the meeting and requested for discussion of the subjects as per the agenda.

**Sub No.1: Confirmation of Proceedings of 56<sup>th</sup> meeting of SHLCC held on 12.05.2021:**

It was informed to the Committee that the proceedings of 56<sup>th</sup> meeting of SHLCC held on 12.05.2021 have been circulated to all the members/ departments and the same is placed before the Committee for confirmation. The Committee noted the same and confirmed the proceedings.

Further, the Committee discussed on the project approvals under Single Window Committees and suggested to initiate action by respective Board & corporation/ department on the following subjects:

1. KIADB to explore the acquisition of minimum 2000 acres of land to the industries in the border districts preferably in Kolar and Chikkaballapur Districts.
2. The provision of sub-lease of KIADB land by allottee to other industries to be approved in the respective single window committees in future.
3. The status of implementation of SHLCC approved projects during last 3 years to be placed before the next SHLCC meeting for discussion
4. Local employment (Kannadigas) provided by the industries as per Sarojini Mahishi report to be circulated during the next meeting
5. Details of recommendations made by the SHLCC in the last 3 years regarding allocation of water to industries and actually allocated by the Water Resources Department to be placed before the next SHLCC meeting.



## Sub: No: 2 – Consideration of New projects proposals:

- 2.1. Project proposal of M/s Net magic IT Services Private Limited to establish “Data Centre Services – retail and wholesale, cloud services, remote infrastructure management services and other IT enabled services” at Kajisonnenahalli, Bidarahalli Hobli, Whitefield-Hoskote Road, Bengaluru

<b>Constitution :</b>	Private Limited Company
<b>Product/ Activity :</b>	Data Centre Services – retail and wholesale, cloud services, remote infrastructure management services and other IT enabled services
<b>Location :</b>	Kajisonnenahalli, Bidarahalli Hobli, Whitefield-Hoskote Road, Bengaluru
<b>Extent of Land :</b>	4047 Sq.mtrs.
<b>Investment :</b>	Rs. 1200 crore
<b>Employment :</b>	140 Nos.
<b>Director :</b>	Mr.Sharad Sanghi
<b>Networth of the Company:</b>	Rs. 3221.256 Crore
<b>Turn over the Company:</b>	Rs. 1049.87 Crores

### Company Background:

The Company is in the business of providing Data Center services and has its Data Center establishments in Bengaluru and other cities in India. The turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs.1049 Crore.

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

Cost of the project		Means of Finance	
Land and Building	200	Promoter Equity	200
Plant and Machinery	390	Term loan	440
Contingency	10	Others	560
Working capital	50		
Others	550		
<b>Total</b>	<b>1200</b>	<b>Total</b>	<b>1200</b>

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

Items	Particulars
<b>Land :</b>	4047 Sq. Mtrs. of own land adjacent to their existing unit at No.146, Kajisonnenahalli, Bidarahalli Hobli, Whitefield-Hoskote Road, Bengaluru
<b>Water :</b>	13.1 KLPD from own source
<b>Power:</b>	66 KVA from BESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per Applicable Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

**Recommendation of 87<sup>th</sup> Land Audit Committee Meeting held on 9.9.2021:**

The representative of the Company appeared before the Committee through V.C and highlighted the project proposal.

The representatives informed that they are in the business of providing Data Centre services and has Data Centre branches in Bengaluru and other cities in India. The Company employs 78 people and the turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs.1049 crore.

The Committee noted the request of the Company, land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Net magic IT Services Private Limited to establish a unit for "Data Centre Services – retail and wholesale, cloud services, remote infrastructure management services and other IT Enabled services" in 4047 Sq. Mtrs. of own land adjacent to their existing unit at No.146, Kajisonnenahalli, Bidarahalli Hobli, Whitefield-Hoskote Road, Bengaluru in consistence with the zoning regulation of BDA.

**Decision of SHLCC:**

The Committee noted the details of the project proposal and after discussion resolved to **approve** the project proposal as under.

Details	Decision of the Committee
<b>Project Approval:</b>	To establish "Data Centre Services – retail and wholesale, cloud services, remote infrastructure management services and other IT enabled services"
<b>Land :</b>	4047 Sq. Mtrs. of own land adjacent to their existing unit at No.146, Kajisonnenahalli, Bidarahalli Hobli, Whitefield-Hoskote Road, Bengaluru

<b>Water :</b>	13.1 KLPD
<b>Power:</b>	66 KVA from BESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per Applicable Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The Company shall provide local employment (Kannadigas) as per applicable policy of the State.

2.2. Project proposal of **M/s Nirani Sugars Limited** for “Expansion of the Ethanol capacity from 350 Klpd to 700 KLPD” at Mudhol, Jamkhandi Taluk, Bagalkot District

<b>Constitution :</b>	Limited Company
<b>Product/ Activity :</b>	Expansion of the Ethanol capacity from 350 Klpd to 700 KLPD
<b>Location :</b>	Mudhol, Jamkhandi Taluk, Bagalkot District
<b>Extent of Land :</b>	7 acres 31 guntas of own land
<b>Investment :</b>	Existing Rs.1173. 57 Crore + Expansion – Rs.245.63 Crore
<b>Employment :</b>	169 Nos.
<b>Director :</b>	Mr.Vijay Murugesh Nirani
<b>Networth of the Promoter:</b>	Rs. 14.88 Crores
<b>Estimated Annual Turn over of the Company:</b>	Rs.582.72 Crores

#### **Company Background:**

The Company is located in Bagalkot District and is one among the top suppliers of high quality sugar to the National and International market. The Company operates with 20,000 TCD Sugar, 67 MW Co-gen and 150 KLPD Ethanol Project currently, out of the total approved capacity of 20,000 TCD Sugar, 122 MW Co-gen and 350 KLPD Ethanol approved by SLSWCC/SHLCC with an investment of Rs.1173 crores.





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

Cost of the project		Means of Finance	
Land and Building	30.28	Promoter Equity	24.57
Plant and Machinery	147.5	Term loan	221.06
Contingency	10.11		
Others	24.50		
Working Capital	33.24		
<b>Total</b>	<b>245.63</b>	<b>Total</b>	<b>245.63</b>

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

Items	Particulars
<b>Land :</b>	7 acres 31 guntas of own land at Sy.No.148/2, Mudhol, Jamkhandi Taluk, Bagalkot District.
<b>Water :</b>	2000 KLPD of water from Ghataprabha river with approval of WRD
<b>Power:</b>	41416320 KVA of power from ESCOM/Own source
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per Applicable Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

**Recommendation of 87<sup>th</sup> Land Audit Committee Meeting held on 9.9.2021:**

The representative of the Company appeared before the Committee through V.C and highlighted the project proposal.

The representatives informed that existing unit of the Company is located in Bagalkot District and is one among the top suppliers of high quality sugar to the National and International market. The Company operates 20,000 TCD Sugar, 67 MW Co-gen and 150 KLPD Ethanol Project currently, out of the total approved capacity of 20,000 TCD Sugar, 122 MW Co-gen and 350 KLPD Ethanol approved by SLSWCC/SHLCC with an investment of Rs.1173 crores.

The Committee noted the request of the Company, land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Nirani Sugars Limited for "Expansion of the Ethanol capacity from 350 Klpd to 700 KLPD" in 7 acres 31 guntas of own land at Sy.No.148/2, Mudhol, Jamkhandi Taluk, Bagalkot District.

**Decision of SHLCC:**

The Committee noted the details of the project proposal. During the discussion the Committee noted that the Nirani Sugars Ltd was granted permission for expansion of

Ethanol capacity from 150 KLPD to 350 KLPD via an earlier Govt order No: CI 156 SPI 2016, Bengaluru, Dated:20-07-2020. Now, the Company requested to grant single approval for expansion of Ethonal capacity from 150 KLPD to 700 KLPD (with sugar syrup during the season) with the total cost of the expansion project to Rs.506.11 Crore and employment generation 769 numbers.

The Committee after discussion of the project in detail resolved to **approve** the project proposal as under.

Details	Decision of the Committee
<b>Project Approval:</b>	“Expansion of the Ethanol capacity from 150 KLPD to 700 KLPD” with the total cost of the expansion project to Rs.506.11 Crore and employment generation 769 numbers.
<b>Land :</b>	7 acres 31 guntas of own land at Sy.No.148/2, Mudhol, Jamkhandi Taluk, Bagalkot District
<b>Water :</b>	2000 KLPD of water from Ghataprabha river with approval of WRD
<b>Power:</b>	41416320 KVA of power from ESCOM/Own source
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per Applicable Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons :</b>	The Company shall provide local employment (Kannadigas) as per applicable policy of the State.

2.3. Project proposal of **M/s Bosch Automotive Electronics India Private Limited** to establish a unit for manufacture of “Engine Control Unit, Body Electronics, Central Gateway, DCDC Converter, Telematic devices” at Naganathapura Village, Bangalore South Taluk, Bangalore Urban District

<b>Constitution :</b>	Private Company
<b>Product/ Activity :</b>	Engine Control Unit, Body Electronics, Central Gateway, DCDC Converter, Telematic devices
<b>Location :</b>	Naganathapura Village, Bangalore South Taluk, Bangalore Urban District
<b>Extent of Land :</b>	59617 Sq. mtrs of own land
<b>Investment :</b>	Rs. 808 Crores



**Employment :** 528

**Director/ Representative :** Mr.Kumar S

**Networth of the Company:** Rs. 44.51 Crores

**Turn over the Company:** Rs. 1626.50 Crores

**Company Background:**

Bosch Automotive Electronics India Pvt. Ltd. established in 2008, is primarily focused in manufacturing electronic products for the automotive sector. The Company has 3 units employing with 879 numbers. The sales turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs.1626.50 crores.

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

Cost of the project		Means of Finance	
Land and Building	-	Promoter Equity	0
Plant and Machinery	808	Term loan	150
Working Capital Margin	-	Others	658
Contingency	-		-
Others	-		-
<b>Total</b>	<b>808</b>	<b>Total</b>	<b>808</b>

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

Items	Particulars
<b>Land :</b>	59617 Sq. mtrs of own land at Naganathapura Village, Bangalore South Taluk, Bangalore Urban District.
<b>Water :</b>	542 LPD water from own source
<b>Power:</b>	20037 KVA of power from BESCO
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances



### Recommendation of 87<sup>th</sup> Land Audit Committee Meeting held on 9.9.2021:

The representative of the Company appeared before the Committee through V.C and highlighted the project proposal.

He informed that Bosch Automotive Electronics India Pvt. Ltd. established in 2008, is primarily focused in manufacturing electronic products for the automotive sector. The Company has 3 units employing 879 numbers. The sales turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs.1626.50 crores.

The Committee noted the request of the Company, land utilisation details and after discussions, resolved to recommend to SHLCC for approval of the project of M/s Bosch Automotive Electronics India Private Limited to establish a unit for manufacture of “Engine Control Unit, Body Electronics, Central Gateway, DCDC Converter, Telematic devices” in 59617 Sq. mtrs of own land at Naganathapura Village, Bangalore South Taluk, Bangalore Urban District.

### Decision of SHLCC:

The Committee noted the details of the project proposal and after discussion resolved to **approve** the project proposal as under.

Details	Decision of the Committee
<b>Project Approval:</b>	To establish a unit for manufacture of “Engine Control Unit, Body Electronics, Central Gateway, DCDC Converter, Telematic devices”
<b>Land :</b>	59617 Sq. mtrs of land including building (Leased from BOSCH Limited) at Naganathapura Village, Bangalore South Taluk, Bangalore Urban district.
<b>Water :</b>	542 LPD water from own source
<b>Power:</b>	20037 KVA of power from BESCO
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per applicable policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The Company shall provide local employment (Kannadigas) as per applicable policy of the State.





**2.4. Project proposal of M/s ACC Ltd. to establish a unit for “Limestone for Mining” at Ingalagi, Kundoor, Halakatta and Basaveshwara Nagar Villages, Chittapura Taluk, Gulbarga District**

<b>Constitution :</b>	Limited Company
<b>Product/ Activity :</b>	Limestone for mining
<b>Location :</b>	Ingalagi, Kundoor, Halakatta and Basaveshwara Nagar Villages, Chittapura Taluk, Gulbarga District
<b>Extent of Land :</b>	1378.06 acres
<b>Investment :</b>	Existing – Rs.1454.87 Crore + Expansion Rs.471 Crore
<b>Employment :</b>	3238
<b>Director :</b>	Mr. Seetharamulu Chittanuru
<b>Networth of the Company:</b>	Rs. 10901.00 Crores
<b>Turn over the Company:</b>	Rs. 15445.75 Crores

**Company Background:**

- ACC is a leading player in Cement manufacturing with Pan India operation and marketing presence.
- With 17 Cement manufacturing units, over 90 RMC Plants for over 80 years, ACC has been synonymous with cement.
- ACC has a rich experience in mining, being the largest user of milestone.
- The sales turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs. 15,445.75 crores.
- ACC Limited has been declared as the “Preferred Bidder” for grant of Mining Lease for Kannur (Wadi area) Limestone Block over an area of 550 Hec in Kalaburgi district, Karnataka through e-auction conducted on 19.12.2020 by the Government of Karnataka.
- The “Preferred Bidder” ACC Limited has made the requisite upfront payment and accordingly, the Government of Karnataka has issued a Letter of Intent vide letter No.DMG/MLS/KW/2nd attempt auction/2020-21 dated 04.01.2021 for the grant of Mining Lease.
- Kannur Limestone Block Mine will cater to both the existing old and new plant of WCW and the future expansion project.



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

Cost of the project		Means of Finance	
Land and Building	301	Promoter Equity	471
Plant and Machinery	60	Term loan	
Working Capital Margin	50		
Contingency	50		
Others	10		
<b>Total</b>	<b>471</b>	<b>Total</b>	<b>471</b>

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

Items	Particulars
<b>Land :</b>	1378.06 acres of land at various Sy.Nos. of Ingalagi, Kundoor, Halakatta and Basaveshwara Nagar Villages, Chittapura Taluk, Gulbarga District to be purchased as per the mining lease to be executed by GOK.
<b>Water :</b>	75000 LPD from own source
<b>Power:</b>	8000 KVA from GESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

**Recommendation of 86<sup>th</sup> Land Audit Committee Meeting held on 17.8.2021:**

The representative of the Company appeared before the Committee through V.C and highlighted the project proposal.

He informed that;

- ACC is a leading player in Cement manufacturing with Pan India operation and marketing presence.
- With 17 Cement manufacturing units, over 90 RMC Plants for over 80 years, ACC has been synonymous with cement.
- ACC has a rich experience in mining, being the largest user of limestone.
- The sales turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs. 15,445.75 crores.
- ACC Limited has been declared as the “Preferred Bidder” for grant of Mining Lease for Kannur (Wadi area) Limestone Block over an area of 550 Hec in Kalaburgi district, Karnataka through e-auction conducted on 19.12.2020 by the Government of Karnataka.

- The “Preferred Bidder” ACC Limited has made the requisite upfront payment and accordingly, the Government of Karnataka has issued a Letter of Intent vide letter No.DMG/MLS/KW/2nd attempt auction/2020-21 dated 04.01.2021 for the grant of Mining Lease.
- Kannur Limestone Block Mine will cater to both the existing old and new plant of WCW and the future expansion project.

He has requested SHLCC approval to purchase 1378.06 acres of land at various Sy.Nos. of Ingalagi, Kundoor, Halakatta and Basaveshwara Nagar Villages, Chittapura Taluk, Gulbarga District with an investment of Rs.471 crores for limestone mining as per the mining lease to be executed by GOK.

The Committee noted the request of the Company, land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the request of M/s ACC Ltd to purchase 1378.06 acres of land at various Sy.Nos. of Ingalagi, Kundoor, Halakatta and Basaveshwara Nagar Villages, Chittapura Taluk, Gulbarga District with an investment of Rs.471 crores for limestone mining as per the mining lease to be executed by GOK.

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

The Committee noted the details of the project proposal and called for more information on the process of grant of mining lease and Environment clearances. With this observation the Committee decided to **defer** the project.

**2.5. Project proposal of M/s CARL ZEISS INDIA (BANGALORE) PVT LTD** to establish a unit for manufacture of “Spectacle Lens, Spectacle Blanks/Semi finished lens and Industrial Quality Solution Machine, Medical Equipments” at Haralurumuddenahalli Industrial Area, Bangalore

<b>Constitution :</b>	Private Limited Company
<b>Product/ Activity :</b>	Spectacle Lens, Spectacle Blanks/Semi finished lens and Industrial Quality Solution Machine, Medical Equipments
<b>Location :</b>	Haralurumuddenahalli Industrial Area, Bangalore
<b>Extent of Land :</b>	34 acres
<b>Investment :</b>	Rs. 723.78 Crores
<b>Employment :</b>	697
<b>Director :</b>	Mr. Wilson Thomas



**Net worth of the Company:** Rs. 328.78 Crores

**Turn over the Company:** Rs. 1053.93 Crores

**Company Background:**

Carl ZEISS India (Bangalore) Pvt Ltd is a subsidiary of Carl ZEISS AG Germany. ZEISS in India has headquarters in Bangalore and are presently working in the fields of Industrial Quality Solution, Research Microscopy, Medical Technology, Vision Care and Cine Optics. ZEISS has set up Export Oriented Units - Spectacle lens manufacturing in Bangalore lab and Delhi.

Recently ZEISS has set up one more manufacturing unit for manufacturing Spectacle blanks or Semi-finished Lens. ZEISS India also does trading in India and SAARC countries of its products like Medical Equipment, Medical Device, Research Microscope, Consumer optics products and exports software. ZEISS are also in AMC business for its after sale products. The net worth of the Company for the year ending 2019-20 is 328.78 Crs.

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

Cost of the project		Means of Finance	
Land and Building	294.53	Others	245.32
Plant and Machinery	283.50	Term loan	278.46
Working Capital Margin	89.04		
Contingency	56.7		
Others	0		
<b>Total</b>	<b>723.77</b>	<b>Total</b>	<b>723.77</b>

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

Items	Particulars
<b>Land :</b>	34 acres of land at Haralurumuddenahalli Industrial Area, Bangalore to be allotted by KIADB
<b>Water :</b>	1000 KLPD from KIADB
<b>Power:</b>	21000 KVA from BESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

### **Recommendation of 89<sup>th</sup> Land Audit Committee Meeting held on 26.10.2021:**

The representative of the Company appeared before the Committee through V.C and highlighted the project proposal and requested for allotment of 34 acres of land at Haraluru Muddenahalli Industrial Area, Bangalore.

He also informed that Carl ZEISS India (Bangalore) pvt. Ltd. is a subsidiary of Carl ZEISS AG Germany. ZEISS in India has headquarters in Bangalore and are presently working in the fields of Industrial quality Solution, Research Microscope, Medical Technology, Vision Care and Cine optics. The sales turnover of the Company for the year ended 31<sup>st</sup> March 2020 is Rs.1053.93 crores.

CEO & EM, KIADB informed that, land is available at Hitech, Defence & Aerospace Park-Phase-2 & layout is under formation.

The Committee noted the request of the Company, land utilisation details opinion of CEO & EM, KIADB and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s CARL ZEISS INDIA (BANGALORE) PVT LTD to establish a unit for manufacture of "Spectacle Lens, Spectacle Blanks/Semi finished lens and Industrial Quality Solution Machine, Medical Equipments" and KIADB to allot **34 acres** of land at Haraluru Muddenahalli Industrial Area, Bangalore.

### **Decision of SHLCC:**

The Committee noted the details of the project proposal and resolved to **approve** the project proposal as under.

<b>Details</b>	<b>Decision of the committee</b>
<b>Project Approval:</b>	To establish a unit for manufacture of "Spectacle Lens, Spectacle Blanks/Semi finished lens and Industrial Quality Solution Machine, Medical Equipments"
<b>Land :</b>	34 acres of land at Haraluru muddenahalli Industrial Area, Bangalore Rural district to be allotted by KIADB
<b>Water :</b>	1000 KLPD from KIADB
<b>Power:</b>	21000 KVA from BESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable

<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The Company shall provide local employment (Kannadigas) as per applicable policy of the State.

2.6. Project proposal of **M/s Khayati Pipes and Power Private Limited** to establish a unit “Integrated Steel Plant – Beneficiation and Pellet Plant, Sponge Iron, HR, CR and GI Coils & Pipes with 40MW captive power” in Private land of different Sy.No at Hirebaganala Village, Koppal Hobli, Koppal Taluk, Koppal District.

**Constitution :** Private Limited Company

**Product/ Activity :** “Integrated Steel Plant – Beneficiation and Pellet Plant, Sponge Iron, HR, CR and GI Coils & Pipes with 40 MW captive power”

**Location :** Private land of different Sy.No at Hirebaganala Village, Koppal Hobli, Koppal Taluk & District

**Extent of Land :** 103 acres 23 Guntas of private land.

**Investment :** Rs. 2917.59 crore

**Employment :** 1161 Nos.

**Director :** Mr. Navin Kumar Gupta  
Mrs.Ruchi Gupta

**Networth of the Company:** Rs. 101.68 Crore

**Turn over the Company:** Rs. 263.99 Crores







### Company Background:

Khayati Steel Industry Private Limited is a semi integrated unit established in Mysore since 2008 and operating with manufacturing of 1,20,000/- MT Billet & 1,00,000/- MT of TMT Bars under the brand "APEX", The Company achieved the turnover of Rs 263.99 Crores for the year 2020-21. Further, the Company also acquired the manufacturing plant M/s Laxmi Steel Industries Limited, Tumkur. The promoter & family have over 4 decades of experience in steel manufacturing line.

Khayati Steel Industry Private Limited has a net worth of Rs.101.68 Crore. Also, the net worth of the Director Mr. Navin Kumar Gupta is Rs. 130.74 Crores and the net worth of another Director Mrs. Ruchi Gupta is Rs.56.06 Crore.

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

Cost of the project		Means of Finance	
Land and Building	303.12	Promoter Equity	1317.59
Plant and Machinery	1643.03	Term loan	1600
Contingency	43.85		
Working capital	917.59		
Others	10		
<b>Total</b>	<b>2917.59</b>	<b>Total</b>	<b>2917.59</b>

### Infrastructure support and approvals requested by the Company for the project:

Items	Particulars
<b>Land :</b>	Permission to purchase the private land of an extent of 103 acres 23 Guntas at various Sy. Nos of Hirebaganala Village for industrial purpose Koppal Taluk & District and convert their-on.
<b>Water :</b>	20 MLPD of water from Tunga bhadra river with approval of WRD.
<b>Power:</b>	100 MW power from GESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the Karnataka State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

**Recommendation of 90<sup>th</sup> Land Audit Committee Meeting held on 8.11.2021:**

The representative of the Company appeared before the Committee thorough VC and highlighted the project proposal. The representative informed that they have proposed to set up “Integrated Steel Plant – Beneficiation and Pellet Plant, Sponge Iron, HR, CR and GI Coils & Pipes, with 40MW captive power” in an area of 103.23 acres of private land at different Sy.No of Hirebaganala Village, Koppal Hobli, Koppal Taluk & District. The Company is already entered into agreement-for-sale for 103.23 acres, of which 96 acres is already been converted and remaining 7.23 acres needs to be converted. The Company also requested for special incentive applicable for the mega projects.

The Committee noted the request of the Company, project proposal, land utilization details and after detailed discussion resolve to recommend to SHLCC for the approval of the project M/s Khayati Pipes and Power Private Limited to establish a unit “Integrated Steel Plant – Beneficiation and Pellet Plant, Sponge Iron, HR, CR and GI Coils, Pipes & Rolls, with 40MW captive power” with an investment of Rs. 2917.59 Crore with an extent of 103.23 acres at different Sy.No of Private land of Hirebaganala Village, Koppal Hobli, Koppal Taluk & District. The Committee recommended for approval of permission to Company to purchase the land of of 103 acres 23 guntas and to be converted their-on.

**Decision of SHLCC:**

The Committee noted the details of the project proposal and after discussion resolved to **approve** the project proposal subject to the WRD Clearance regarding availability of water resource from Tunga Bhadhra River.

Details	Decision of the committee
<b>Project Approval:</b>	To establish “Integrated Steel Plant – Beneficiation and Pellet Plant, Sponge Iron, HR, CR and GI Coils, Pipes & Rolls with 40MW captive power” with an investment of Rs. 2917.59 Crore and to implement the project in 2 phases (Phase 1 – Rs.800 Crore, Phase 2 – Rs.1200 Crore (excluding working capital)
<b>Land :</b>	Permission to purchase 103 acres 23 guntas of private land (96 acres converted land and 7 acres 23 Guntas of agricultural land) at various Sy. Nos of Hirebaganala Village Koppal Taluk & District as per <b>Annexure-1</b> and convert their-on for industrial purpose
<b>Water :</b>	20 MLD of water from Tunga bhadra river with approval of WRD.
<b>Power:</b>	100 MW power from GESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the Karnataka State

<b>Statutory clearances:</b>	All necessary statutory approvals/clearances
<b>Employment to Local Persons</b>	The Company shall provide local employment (Kannadigas) as per applicable policy of the State.

### Annexure -1

**M/s Khayati Pipes and Power Private Limited** to establish a unit “Integrated Steel Plant – Beneficiation and Pellet Plant, Sponge Iron, HR, CR and GI Coils & Pipes with 40MW captive power” in 103 acres 23 guntas of Private land of the following Sy.Nos located at Hirebaganala Village, Koppal Hobli, Koppal Taluk, Koppal District.

LAND DETAILS - SURVEY NO WISE							
Item No.	Survey No.	Extent		Boundaries			
		Acre	Guntas	East	West	North	South
1	126	4	04	Sy.No.123	Road	Sy.No.125	Sy.No.127
2	154/1/A	7	31	Sy.Nos.154/2/A, 154/2/B.154/3 & 154/4	Kunikeri Village Boundary	Sy No.160/3	Sy.No.154/1/B
3	154/2/A	2	07	Sy.No.155	Sy.No.154/1/A	Sy.No.160/3	Sy.No.154/2/B
4	159	6	06	Road	Sy.Nos.160/1, 160/2/A, 160/2/B	Sy.Nos.163/2 & 164	Sy.No.152
5	160/1	9	00	Sy.No.159	Kunikeri Village Boundary	Sy.Nos.161, 162, 163/1 & 163/2	Sy.No.160/2/A
6	160/2A	2	18	Sy.No.159	Kunikeri Village Boundary	Sy.No.160/1	Sy.No.160/2/B
7	160/2B	5	29	Sy Nos.159 & 152	Kunikeri Village Boundary	Sy.No.160/2/A	Sy .No.160/4
8	160/3	3	26	Sy.No.157	Kunikeri Village Boundary	Sy.No.160/4	Sy.No. 154/1/A & 154/2/A
9	160/4	2	03	Sy.No.152	Kunikeri Village Boundary	Sy.No.160/2/B	Sy.No.160/3
10	163/1	4	01	Sy.No.163/2	Sy.No.162	Sy.No.166/2/B	Sy.No. 160/1
11	163/2	7	25	Sy.No.164	Sy.No.163/1	Sy.Nos.166/2/A & 166/2/C	Sy.Nos.160/1 & 159
12	166/1	10	15	Sy.No 171/2	Sy.No.167	Sy.No.170	Sy.No.166/2/A
13	166/2A	4	15	Sy.Nos.165 & 166/2/C	Sy.Nos.167 & 166/2/B	Sy.No.166/1	Sy.Nos.163/2, 166/2/B & 166/2/C
14	166/2/B	3	12	Sy.No.166/2/A	Sy.No. 167	Sy.No.166/2/A	Sy Nos.163/1 & 163/2

15	166/2/C	4	02	Sy.No.165	Sy.No.166/2/A	Sy.No.166/2/A	Sy.No.163/2
16	168/1/A	3	23	Sy.No.168/2/A	Kunikeri Village Boundary	Sy No.177	Sy.No.168/1/B

17	168/1/B	3	20	Sy.No.168/2/B	Kunikeri Village Boundary	Sy.No.168/1/A	Sy No.167
18	168/2/A	3	20	Sy.No 169 & 170	Sy.No.168/1/A	Sy No.177	Sy No.168/2/B
19	168/2/B	3	23	Sy No.170	Sy.No.168/1/B	Sy No.168/1/A	Sy No.167
20	171/2	5	00	Road	Sy.No.166/1	Sy.No.171/1	Sy No.165
Total		89	280				
Total Acres from item no: 1 to 20		96	00				

Item No.	Survey No.	Extent		Boundaries			
		Acre	Guntas	East	West	North	South
1	161	2	24	Sy. No. 162	Kurikeri Village Boundary	Sy. No. 167	Sy. No. 160/1
2	162	4	39	Sy. No. 163/1	Sy. No. 161	Sy. No. 167	Sy. No. 160/1
Total		06	63				
Total Acres from item no: 1 to 2		07	23				
Grand Total		103	23				

### Subject No.3: Discussion on approved project proposals seeking amendment:

3.1. Proposal of **M/s C V Projects Private Limited** to establish “Infrastructure for IT SEZ” at Amruthahalli, Yelahanka Hobli, Bangalore Urban District – Approval of activity as IT Park instead of IT SEZ with revised cost of Rs.1234.00 Crore and Extension of time by 2 years.

Ref: 1) Proceedings of the 24th Land Audit Committee (LAC) meeting held on 19.01.2016.  
2) Proceedings of the 43rd SHLCC meeting held on 01.02.2016.  
3) Company request letter dated: 28.05.2020, 15.01.2021 and 06.04.2021.

The project proposal of M/s. C V Projects Pvt. Ltd., accorded approval in the 43rd State High level Clearance Committee (SHLCC) meeting held on 01.02.2016 to establish an Infrastructure for IT - SEZ with an investment of Rs.1225.00 crore in 10 acres, 33 guntas of land on its own at Sy.Nos. 106/2, 106/3, 106/4, 106/5, 106/10, 106/9, 106/11, 106/12, 107/5, 107/6, 107/7, 107/8, 116/3 of Amruthahalli, Yelahanka Hobli, Bengaluru Urban District, subject to the condition that the Company has to relinquish the land to BDA for formation of road proposed through the land. Also to obtain necessary building plan approval from BDA as per

zoning regulation. Generating employment to about 27300 persons. Accordingly Government Order No.CI 52 SPI 2016, Bengaluru dated 29.02.2016 was issued.

Company vide request letter dated:28.05.2020 , 15.01.2021 and 06.04.2021 informed that, Since the SEZ regime has been sunset by Government of India, Company wants to modify the activity from IT-SEZ to IT-Park with multiple buildings.

Also informed that Project was delayed due to un-favorable market condition in terms of lack of liquidity in Real Estate Industry.

The Company has taken following effective steps to implement the project.

1. Completed financial closure of the project in December 2020.
2. The Company has obtained Height Clearance from Airports Authority of India for 80m.
3. Applied for EIA clearance with ministry of environment and forest on 28.05.2020.
4. Going to submit designs and approval documentation for balance NOC's and BBMP and BDA plans.
5. Out of approved total land about 3.14 acres of converted land in survey no's 106/1, 106/10, 108/1 and 116/3 have been purchased and entered into an MOU to jointly to develop about 1.3 acres of converted land in Sy.Nos.106/1,106/10,106/11,106/12 .
6. Company in the process of obtaining ULC clearance /conversion for the balance 6.43 acres of land which will complete in 45 days.
7. Further, it has entered into an MOU to purchase about 20 guntas of additional land in survey no.107/4 of Amruthalli Village, Yelehanka Hobli for development. They have also revised the project cost from Rs.1225.00Crores to Rs.1234.00Crores considering inflation and cost reductions due to Value Engineering. Further, as approved as an IT-SEZ, the Company has not registered the same with GOI and has not availed any benefits till date.

Hence they have requested the following approvals;

1. Request to modify the approval from IT-SEZ to IT-Park with revised cost of project 1234.00crores.
2. Request to extend the approval for another 2 years

The subject is placed before Committee for discussion and decision.

#### **Recommendation of 84<sup>th</sup> LAC meeting held on 7.5.2021:**

The representative of the Company appeared before the Committee through V.C and requested to modify the approval from IT-SEZ to IT-Park with revised cost of project 1234.00crores and extension of time by 2 years to implement the project.



The Committee noted the request of the Company and after detailed discussions decided to recommend to SHLCC to modify the project activity from IT-SEZ to IT-Park with revised cost of project 1234.00crores and extension of time by 2 years to implement the project.

#### Decision of SHLCC:

The Committee noted the details of the project proposal and the recommendation of the Land Audit Committee. The Committee observed that as per the guidelines, the Company has to surrender the benefits availed under SEZ policy before the change of project activity from IT-SEZ to IT-Park. Also, Committee suggested to verify the residential component in the proposal and suggested project proponents to furnish the detailed project report and layout plan of the proposed project. With this observation the Committee decided to **defer** the project.

3.2. Project proposal of **M/s Minera Steel & Power Pvt Ltd** to increase capacity from 1.5 Lakh TPA Mini Steel Plant with 35 MW captive power plant to 0.5 MTPA Integrated Steel plant at Sandur Taluk, Bellary District – Extension of time up to October – 2023.

- Ref:-
1. Proceedings of the 21<sup>st</sup> LAC meeting held on 27.11.2015.
  2. Proceedings of the 42<sup>nd</sup> SHLCC meeting held on 4.1.2016.
  3. G O No CI 15 SPI 2016, dt: 21.1.2016.
  4. Proceedings of the 45<sup>th</sup> SHLCC meeting held on 28.9.2016.
  5. G.O. CI 15 SPI 2016, dt: 24.10.2016.
  6. The Company letter dt: 22.1.2021

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The Project proposal M/s Minera Steel & Power Pvt Ltd to establish “0.5 MTPA Integrated Steel Plant”, with an investment of Rs. 2180.40 Crore, generating employment to about 525 persons in 77 acres and 12 guntas of land to be acquired by KIADB as SUC at Yerabanahalli village, Sandur Taluk, Ballari Taluk was approved by 42<sup>nd</sup> SHLCC meeting held on 4.1.2016. Accordingly, G O was issued vide no. CI 15 SPI 2016, dt: 21.1.2016 cited at ref (3).

Subsequently, the Company vide letter dt: 1.8.2016 had requested to modify the G O No CI 15 SPI 2016, dt: 21.1.2016 to incorporate the change in mode of acquisition of land as follows:

- To be acquired by KIADB as SUC - 16 acres 29 guntas
- To be purchased U/s 109 of KLR Act - 60 acres 23 guntas
- Total - 77 acres 12 guntas

The list of sy.nos for the land to be acquired by KIADB as SUC are 105, 107, 79, 90, 73A/2, 73/A/2, 73/A/2, 73/A1, 78/AA, 73/B, 78/E, 69, 70, 71, 68 of Yerabanahalli village, Sandur Taluk, Ballari District and the list of sy.no for the land to be purchased u/s109 KLR act are 100/2B, 100/2C/1, 100/22D, 100/2E, 100/2F, 100/2F, 100/21, 100/2A, 100/2C/2, 100/4, 100/5, 100/6 of Yerabanahalli Village, Sandur Taluk, Ballari District.



SHLCC in its 45<sup>th</sup> meeting held on 28.9.2016 approved the above request of the Company and accordingly G.O No.CI/15/SPI/2016 Bangalore dated 24.10.2016 was issued.

Now, the Company vide letter cited at ref (6) informed that;

1. As per the order, the process of acquisition of land by KIADB for 16 acres 29 guntas will be completed by this month end. Further the purchase of 60 acres 23 guntas U/s 109 KLR Act has been already approved by the Dy. Commissioner, Ballari. But it may take some more time to occupy the land.
2. Appointed M/s. Vimta Lab as consultants to obtain E.C and then have already started the process of obtaining Base Line Data and submission of documents to prepare TOR and EIA also the Company also obtained IEM from Government of India.

The Company requested to extension of time by approving the validity upto October 2023.

**Recommendation of 85<sup>th</sup> LAC meeting held on 28.5.2021:**

The representative of the Company appeared before the Committee through V.C and requested for approval for extension of time up to October 2023.

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

**Decision of SHLCC:**

The Committee noted that KIADB is still to complete the acquisition of 16 acres 29 guntas of land and after discussing in detail, resolved to **grant extension of time** to implement the project within **2 years**.

- 3.3. Project proposal of **M/s JSW STEEL LTD** to establish “Integrated Steel Plant” at Toranagallu Village, Sandur Taluk, Bellary District – Extension of time by 5 years to complete the housing facilities.

The expansion proposal of M/s JSW Steel Ltd. to increase its capacity to 10 Million Tons (additional 4.2 Million tons) with an investment of Rs.10,192 Crore by setting up additional facilities like Coke Oven Plant, Sintering Plant, Blast Furnace, Basic Oxygen Furnace, Hot Strip Mill, Cold Rolling Mill, Slag Cement Unit, Captive Power Plant, Oxygen Plant, etc. was approved in the 5<sup>th</sup> SHLCC meeting held on 10.10.2005.

Details of land approved for the expansion project in the above G.O among other infrastructure facilities is as follows:

a) For Plant area:

1700 acres of Government land now available with C & I Department, Government of Karnataka, which was originally acquired for M/s Vijayanagar Steel Ltd.,

situated at Toranagallu, Sandur Taluk, Bellary District at Rs.1,22,199/- per acre on tentative basis, for the plant area of project on Lease cum Sale basis. The actual cost of the land per acre would be fixed finally after examining the details of the land and market value etc.

**b) For Housing facilities**

811 acres of land shall be acquired by KIADB and allotted to JSW Steel Ltd for building Housing facilities.

c) As Karnataka Power Corporation requested 944 acres of the Government land, it was agreed by JSW Steel Ltd. that KPC will identify the alternate land and additional acquisition cost of the alternative land if any, over and above the allotted price of land to JSW Steel Ltd. shall be met by JSW Steel Ltd. JSW Steel shall give an undertaking to this effect.

d) JSW Steel Ltd. shall undertake to provide job for land losers as per the rehabilitation undertaken for earlier allotment of VSNL land made to JSW Steel Ltd.

Now, the Company has informed that the housing facilities approved in the said G.O is not completed. The details of effective steps taken to implement the same and the reasons for delay are as follows.

1. KIADB has acquired and allotted 841.12 acres of land for housing facilities vide allotment letter dated 12.5.2011. Handing over of the Possession and lease cum sale agreement was executed on 19.5.2011. Further, the Company is regularly paying annual lease rent for the past 10 years as per the agreement.
2. Some of the land owners out of the KIADB allotted land has **approached Hon'ble High Court challenging the Preliminary and final notification.** But, the W.P and W.A were dismissed by Hon'ble High Court. Subsequently, the land owners have approached Apex Court challenging the dismissal order of Hon'ble High Court. **Apex Court has passed a Status quo order with respect to the land belonging to the Petitioners who are before it.**
3. In view of the order of the Apex Court and due to the fact that the land of 198 acres belonging to the Petitioners are scattered and interspersed all across the extent of 841.12 acres of acquired land, the Company was not getting contiguous lands for construction purpose, as a result, they are unable to start the project. However, all other terms of the Lease cum Sale agreement have been met by JSW including providing jobs to land owners who have given consent to the acquisition.

The Company has further informed that, the petitioners have filed withdrawal application before the Supreme Court unilaterally and in this backdrop they are expecting the Hon'ble

Supreme Court to arrive at any early decision to permit the Petitions to withdraw the SLP, thereby the orders of the High Court in upholding the acquisition will be reinstated.

Under these circumstances, they propose to commence the work on grounds shortly and hence requested extension of time to implement the project by 5 years.

Hence subject is placed before the Committee for discussion and decision.

#### **Recommendation of 86th Land Audit Committee meeting held on 17.8.2021:**

The representative of the Company appeared before the Committee through V.C and requested for approval for extension of time by 5 years to complete the housing facility in the project.

The Committee noted the request of the Company and after detailed discussions decided to recommend to SHLCC for approval of extension of time by **3 years to complete the housing facility in the project.**

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

The Committee noted the details of the pending court case with Hon'ble Supreme Court. After discussion of the project in detail resolved to **grant extension of time** to implement the project within **3 years**, subject to the decision of Hon'ble Supreme Court.

- 3.4. Project proposal of **M/s J K Cement Ltd to establish "3 MPTA Cement Plant, 25/30 MW Coal Based Thermal Power Plant and Splitting Grinding Unit"** in 817 acres 14 guntas of land for plant & mining and also 644.06 guntas of additional land for mining and green belt at Halki, Muddapura, and other villages Mudhol Taluk, Bagalkot District U/S 109 of KLR Act (Total 1505 acres 20 guntas) – Approval to purchase of 80 acres 9 guntas of land (out of the remaining 203 acres) under amended Section 109 of KLR Act and indicating the Sy. Numbers.

Ref: 1. G.O. No. CI 43, SPI 1997, dated: 01.04.1997.

2. G.O. No. CI 13, SPI 2007, dated: 22.02.2007.

3. G.O. No. CI 53, SPI 2010, dated: 19.02.2010.

4. G.O. No. CI 53, SPI 2010, dated: 20.05.2015.

5. G.O. No. CI 53, SPI 2010, dated: 07.10.2017.

6. G.O. No. CI 324 SPI 2010, dated: 25.11.2020.

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M/s J K Cement Ltd was given an approval to establish 2 MPTA cement manufacturing plant at Muddapur, Mudhol Taluk with an investment of Rs. 300 Crores vide Govt. order at ref (1). The revised investment proposal for enhancing the plant capacity from 2 MPTA to 2.5 MPTA along with 25/30 MW Coal based thermal power plant and split grinding unit with a total revised investment of Rs. 750 Crs was approved vide G.O ref (2) above.



Further, proposal for enhancing the plant capacity from 2.5 MPTA to 3 MPTA and purchase of additional land for mining at Muddapur, Halki, Metagud (for which Company has mining lease in its name) was approved in 20th meeting of SHLCC held on 05.01.2010. In the said 20th SHLCC approval was accorded to purchase 817 acres 14 Gunta land out of which 644 acres 6 guntas of land for mining at Muddapur, Halki, Metgud Villages for which Company already has mining lease in its name and balance 173 acres 8 guntas of land for Plant.

It has been informed that the unit commenced the production from October – 2009 and currently operates/ installed with the capacity 3 MTPA cement plant 25/30 MW Coal Based Thermal Power Plant and Splitting Grinding and Kiln Unit at Mudhol Taluk, Bagalkot District

Thereafter in view of non-availability of sufficient lime stones from the captive mines and also in view of leaving 33% greenery and safety zone surrounding the mining lease area, M/s J K Cement approached the government and made application dated 18.01.2014 with a plan to acquire more land adjacent to existing land as stipulated by KSPCB and ministry of Environmental Forests. Their request was placed before 37th meeting of SHLCC held on 27.03.2015 and approval was granted to purchase additional 688 acres of land u/s: 109 of KLR Act in Muddapur, Halki, Metagud village of Mudhol Taluk and accordingly GO No. CI 53 SPI 2010 dated 20.05.2015 was issued.

As the negotiations with land owners and entering into sale agreement with them was taking much more time, M/s J K Cement approached Government for extension of time period and same was examined in the 48th SHLCC meeting held on 31.08.2017 and extension for 3 years was approved. Further in the 54th SHLCC meeting held on 30.09.2020 another 2 years extension was approved i.e till October 2022.

Out of 688 acres of land approved in 37th SHLCC meeting held on 27.03.2015, Company has already got Sec109 approval for 485.04 Acres out of which 481 Acres are already transferred to the Company's name and for the remaining 203 Acres, negotiations are taking place.

Now the Company has submitted a request to revalidate purchase of 80 acres and 9 guntas of land (out of the remaining 203 acres of land) under the amended Sec 109 of KLR Act.

The details of Survey No are as follows:

Village Name: Halki approved mining lease No. 2344(A)

Syno	Acre	Gunta	Purpose
117	10	18	Mining
111/4	0	30	Mining
111/9	6	9	Mining
113/6	3	18	Mining
111/3	2	0	Mining
111/6	4	24	Mining
112/2	4	16	Mining
112/3	0	3	Mining
112/4	4	16	Mining

112/6	6	21	Mining
11/2	7	8	Mining
Total	50	3	

Village Name: Muddapur approved mining lease No. 2343(A)

Syno	Acre	Gunta	Purpose
50/20	1	21	Mining
50/13	0	36	Mining
50/14	0	32	Mining
50/15	1	0	Mining
50/16	1	2	Mining
58/3	1	9	Mining
87/2b	6	10	Mining
87/1b	6	26	Mining
67/3	3	0	Mining
67/4	3	0	Mining
48/3	4	30	Mining
Total	30	6	

#### **Recommendation of 87th Land Audit Committee meeting held on 9.9.2021:**

The representative of the Company appeared before the Committee and requested for approval to purchase of 80 acres 9 guntas of land (out of the remaining 203 acres) under the amended Section 109 of KLR Act.

The Committee noted the request of the Company and after detailed discussions decided to recommend to SHLCC for approval to purchase of 80 acres 9 guntas of land (out of the remaining 203 acres) under amended Section 109 of KLR Act

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

The committee noted the details of the project proposal and recommendation of the Land Audit Committee. After discussion of the project in detail resolved to **approve** the proposal to purchase 80 acres 9 guntas of private land (out of the remaining 203 acres to be acquired) under amended Section 109 of KLR Act. 50 acres 3 guntas at Halki Village (mining lease 2344(A) of Sy.No: 117, 111/4, 111/9, 113/6, 111/3, 111/6, 112/2, 112/3, 112/4, 112/6, 11/2) and remaining 30 acres 6 guntas of land at Muddapur Village (mining lease No 2343(A) of Sy.No: 50/20, 50/13, 50/14, 50/15, 50/16, 58/3, 87/2b, 87/1b, 67/3, 67/4, 48/3) to carry out the mining activity.



- 3.5. Project proposal of **M/s Shree Cement Limited** has proposed to establish a unit for “Clinker Grinding and Cement Bagging Plant” at Vaddarahalli village, Doddaballapura Taluk, Bengaluru Rural District - SHLCC approval for transfer of approval from M/s Shree Cement Ltd. to M/s Shree Cement East Pvt. Ltd.

M/s Shree Cement Limited has proposed to establish a unit for “Clinker Grinding and Cement Bagging Plant” with an investment of Rs. 600.00 cr generating employment to about 300 persons at Vaddarahalli village, Doddaballapura Taluk, Bengaluru Rural District. M/s Shree Cement Limited is the 3<sup>rd</sup> largest Cement manufacturing group in India.

The 80<sup>th</sup> LAC has resolved to recommend to SHLCC for approval of the project of M/s Shree Cement Ltd to establish “Clinker Grinding and Cement Bagging Plant” in 70 acres of land at different sy.nos of Vaddarahalli Village, Doddaballapura, Bengaluru Rural District.

The proposal was examined and approved in 56<sup>th</sup> SHLCC meeting held on 12.5.2021. Accordingly G O was issued. GO CI 186 SPI 2021 (E) dated 4.6.2021 is also issued in favour of M/s Shree Cement Limited for the same.

To establish the plant they have formed a new special purpose Entity “Shree Cement East Private Limited” (which is a wholly owned subsidiary of Shree Cement Ltd). M/s Shree Cement East Private Limited has obtained certificate of Incorporation from Registrar of Companies on 11-06-2021. There is absolutely no other change in respect of project details i.e., land area, investment, employment, water, power etc., as mentioned in the earlier issued Government Order which Would remain same.

Therefore, the Company requested the revised the Government Order in the name of new entity i.e., M/s Shree Cement East Pvt Ltd” for enabling them to commence the project activities at the earliest.

#### **Recommendation of 87th Land Audit Committee meeting held on 9.9.2021:**

The representative of the Company appeared before the Committee and requested for transfer of approval from M/s Shree Cement Ltd. to M/s Shree Cement East Pvt. Ltd.

The Committee noted the request of the Company and after detailed discussions decided to recommend to SHLCC for transfer of approval from M/s Shree Cement Ltd. to M/s Shree Cement East Pvt. Ltd.

The Committee noted the request of the Company and after discussing in detail, resolved to approve the transfer of **approval from M/s Shree Cement Ltd. to M/s Shree Cement East Pvt. Ltd.**





#### Decision of SHLCC :

The Committee noted the request of the Company and after discussion resolved to **approve** the transfer of approval from M/s Shree Cement Ltd. to M/s Shree Cement East Pvt. Ltd.

#### Sub No.4: Consideration of New project proposals placed for ratification:

- 4.1. Project proposal of **M/s Shri Sai Priya Sugars Limited** for “Increase of Distillery/ Ethanol capacity from 240 KLPD to 500 KLPD” within existing factory premises at Mygur/ Hipparagi Village, Jamkhandi Taluk, Bagalkot District.

<b>Constitution :</b>	Limited Company
<b>Product/ Activity :</b>	Increase of Distillery/ Ethanol capacity from 240 KLPD to 500 KLPD
<b>Location :</b>	Mygur/ Hipparagi Village, Jamkhandi Taluk, Bagalkot District
<b>Extent of Land :</b>	Within existing factory premises
<b>Investment :</b>	Existing – Rs. 738. 20 Crore + Expansion –Rs. 182.5 Crore
<b>Employment :</b>	75 Nos.
<b>Director :</b>	Mr.Vishal Murugesh Nirani
<b>Networth of the promoter:</b>	Rs. 13.22 Crores
<b>Turn over the Company:</b>	Rs.438.34 Crores

#### Company Background:

The Company was established in the year 2002 and it currently operates 10,000 TCD Sugar, 17 MW Co-gen out of a total approved capacity of 15,000 TCD Sugar, 70 MW Co-gen and 120 KLPD Distillery approved by SHLCC/SLSWCC in 145 acres of existing land.

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

Cost of the project		Means of Finance	
Land and Building	18	Promoter Equity	18.24
Plant and Machinery	105	Term loan	164.21
Working Capital Margin	32.7		
Contingency	7.13		
Others	19.62		
<b>Total</b>	<b>182.45</b>	<b>Total</b>	<b>182.45</b>



### Infrastructure support and approvals requested by the Company for the project:

Items	Particulars
<b>Land :</b>	Within existing factory premises at Mygur/ Hipparagi Village, Jamkhandi Taluk, Bagalkot District
<b>Water :</b>	1500 KLPD of water from own source/WRD
<b>Power:</b>	435000 KVA of power from GESCOM/Own source
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

### Recommendation of 87<sup>th</sup> Land Audit Committee Meeting held on 9.9.2021:

The representative of the Company appeared before the Committee through V.C and highlighted the project proposal.

The promoter informed that the Company was established in the year 2002 and it currently operates 10,000 TCD Sugar, 17 MW Co-gen out of a total approved capacity of 15,000 TCD Sugar, 70 MW Co-gen and 120 KLPD Distillery approved by SHLCC/SLSWCC.

The Committee noted the request of the Company, land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project of M/s Shri Sai Priya Sugars Limited to "Increase of Distillery/ Ethanol capacity from 240 KLPD to 500 KLPD" within existing factory premises at Mygur/ Hipparagi Village, Jamkhandi Taluk, Bagalkot District with an additional investment of Rs.182.45 Crores.

### Government order No: CI 265 SPI 2021, Bengaluru, dated:01-10-2021

Further, the proposal was submitted to Government for consideration of the request of the Company. The Government vide order No: CI 265 SPI 2021, Bengaluru, dated:01-10-2021 accorded approval of the project for the following

1. Expansion approval for increase in "Distillery /Ethanol capacity from 240 KLPD to 500 KLPD" in existing land at Mygur/ Hipparagi Village, Jamakhandi Taluk, Bagalkote District with an additional investment of Rs.182.45 Crore.
2. Power:435000 KVA of power from concerned ESCOM/ Own source.
3. Water : 1500 KLPD of Water from Own source / WRD.
4. Incentives & Concessions as per applicable Policy of the State.



#### Decision of SHLCC :

The Committee noted the request of the Company and after discussion in detail, it is resolved to **ratify of the Government order** No: CI 265 SPI 2021, Bengaluru, dated:01-10-2021 issued in this regard.

#### 4.2. Request to facilitate Government Order transferring project approval along with all the facilities approved from **M/s. Resources Concentrates Private Limited** to **M/s. Resources Pellets Concentrates Private Limited**.

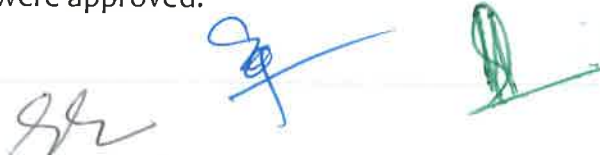
- Ref: 1) Government order No. CI 196 SPI 2011 dtd. 22.08.2011  
2) Government order No. CI 196 SPI 2011 dtd. 28.04.2012  
3) Government order No. CI 196 SPI 2011 dtd. 03.06.2015  
4) Government order No. CI 196 SPI 2011 dtd. 10.03.2016  
5) Proceedings of 53RD State High level Clearance Committee Meeting held on 23.03.2020  
6) Government order No. CI 196 SPI 2011 dtd. 29.06.2020  
7) Government Order No. CI 196 SPI 2011 Bengaluru dated 03.08.2020.  
8) Land Allotment by KIADB vide Possession Certification date 07.05.2015.  
9) TB Dam Water drawing permission from Water Resource Department, Government of Karnataka dtd. 23.02.2021  
10) Proceedings 36<sup>th</sup> Power Sanction Committee meeting has Kalaburagi Transmission held on 10.12.2020  
11) Company's request dtd. 08.07.2021 and 23.07.2021.

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The project proposal of M/s. Karnataka Ferro Concentrates Pvt. Ltd. to establish "1.20 MTPA Iron ore Pelletisation Plant" with an investment of Rs. 226 crore at Somalapura Village, Sandur Taluk, Ballard District was approved in the 25th SHLCC meeting held on 14.07.2011 and accordingly Government order No. CI 196 SPI 2011, dated 22.08.2011 was issued.

Subsequently, the following amendments were approved for the project in different SHLCC meetings.

1. In the 27th SHLCC meeting held on 13. 4.2012, the following changes in the projects were approved.
  - To incorporate the enhancement of Investment Rs.226 cr to Rs.358 cr.
  - Power requirements from 15,000KVA to 18,000 KVA.
2. In the 37th SHLCC meeting held on 27.03.2015, the following changes in the projects were approved.



- To increase cost of the project from Rs.358.00 to Rs.890 cr.
  - To increase the power requirements from 15 to 18 MVA to be supplied from GESCOM.
  - To increase the land requirements from 196.51 acres to 277.36 acres.
  - To increase the water requirements from 400 KLD to 5000 KLD.
3. In the 53rd SHLCC meeting held on 23.03.2020, the land portion was amended as: Additional land of 163 acres in addition to 277 acres in different survey no. of somalapura village, Sandur Taluk, Bellary District.
4. Further in the Govt order No: CI 196SPI 2011, dated:29-06- 2020 the government approved the following to implement the project
- a. Change of name of the Company from M/s Karnataka Ferro Concentrates Pvt. Ltd. to M/s. Resources Concentrates Pvt.Ltd.
  - b. Increase the Pelletisation Plant capacity from 1.2 MTPA to 3.2 MTPA in addition to 3.6 MTPA Pellet Feed Plant
  - c. KIADB to acquire and allot additional land of 163 acres in addition to 277 acres in different Sy.Nos. of Somalapura village, Sandur Taluk, Ballari District with consent of land owners.
  - d. Additional 1600 KLD water in addition to 5000 KLD water from Thungabhadra River and Sewerage Treatment Plant, Sandur, subject to availability and necessary permission from WRD and Sandur Municipality.
  - e. 18 MVA power in addition to 18 MVA from GESCOM
  - f. Additional investment of Rs. 173 Crore in addition to Rs.890 Crore
  - g. Additional employment for 150 People in addition to 500 people
  - h. Extension of time by 2 years to implement the project, with a condition that further extension of time will not be granted.

Now the Company vide letter dated : 08.07. 2021 and 23.07.2021 has informed that they have already got the required permissions & approvals for water and electricity etc., and KIADB so for allotted and given possession for 156.01 acres of land.

The Company vide its letter dated 23.07.2021 has further informed that;

- They have formed a special purpose vehicle viz., M/s. Resources Pellets Concentrates Pvt Ltd to implement the project. M/s. Resources Pellets Concentrates Pvt Ltd has been issued with certificate of Incorporation from Registrar of Companies 05-04-2021.
- The Special Purpose Vehicle is formed by the same promoters of M/s Resources Concentrates Pvt.Ltd, for which SHLCC approval for the project is accorded.

Hence they requested for transfer of SHLCC project approval from M/s Resources Concentrates Pvt. Ltd. to M/s Resources Pellets Concentrates Pvt Ltd.



### **Recommendation of 87th Land Audit Committee meeting held on 9.9.2021:**

The representative of the Company appeared before the Committee and requested for Transfer of SHLCC approval from M/s Resources Concentrates Pvt. Ltd. to M/s Resources Pellets Concentrates Pvt. Ltd.

The Committee noted the request of the Company and after detailed discussions decided to recommend to SHLCC for transfer of SHLCC approval from M/s Resources Concentrates Pvt. Ltd. to M/s Resources Pellets Concentrates Pvt. Ltd.

### **Govt order vide No:CI 304 SPI 2021 Bengaluru, Dated:11-11-2021**

Further, the subject was considered in the Government and issued Govt order vide No: CI 304 SPI 2021 Bengaluru, Dated:11-11-2021 by approving the proposal of the Company as

- Transfer of SHLCC project approval from M/s. Resources Concentrates Private Limited to M/s Resources Pellets Concentrates Private Limited.
- Permission of the concerned department for utilization of borewell water until water for the project is drawn from T.B Dam and storage facility is constructed in the site

### **Decision of SHLCC :**

The Committee noted the request of the Company and after discussion in detail **resolved to ratify of the Government order** No: CI 304 SPI 2021, Bengaluru, dated:11-11-2021 issued in this regard.

### **4.3. Approved project proponent M/s Gold Plus Glass Industry Limited from MSEZ, Mangaluru to Kanagala Industrial Area, Belagavi – reg.**

- Ref:
1. Proceedings of the 56<sup>th</sup> SHLCC meeting held 12.5.2021.
  2. Government Order No. CI 191 SPI 2021 (E), dated 14.6.2021.
  3. Government Order no. CI 191 SPI 2021 (E), Bengaluru Dated 30.7.2021.
  4. The Company request letter dt: 17.8.2021

The project proposal of M/s Gold Plus Glass Industry Limited to establish a unit for manufacture of “Glass and glass products” with an investment of Rs. 2527 crores, generating employment to about 956 persons at MSEZ, Mangaluru was approved in the 56<sup>th</sup> SHLCC meeting held on 12.5.2021. Accordingly, Government Order cited at ref (2) was issued.

Subsequently, vide G.O at Ref (3) Government has approved the change of location of the above project from MSEZ, Mangaluru to Kanagal Industrial Area, Belagavi.

Further, the Company vide letter dated 3.8.2021 has informed that;



- they applied for 160 acres in Kanagal Industrial Area hoping that it will be sufficient for the project. However, subsequently when they visited the site it was observed that the proposed site is in odd shape and they require proper width and length for the plant. Further, they expected power supply from KIADB sub station, whereas, now they have to establish their own sub station inside the premises to get direct connection from 220 KV line which may require around 10 acres. Therefore, they have requested to consider 195 acres of land for the project in Kanagal Industrial Area.
- Initially they propose to set up industry in the name of M/s Gold Plus Glass Industry Limited and accordingly submitted their application for allotment of land. However, subsequently it has been decided to float a separate Company in the name of M/s Gold Plus Float Glass Pvt. Ltd., a wholly owned subsidiary of M/s Gold Plus Glass Industry Limited which has been certificate of Incorporation from Registrar of Companies 19-01-2021. Hence, they have requested to transfer the project approval to the subsidiary Company M/s Gold Plus Float Glass Pvt. Ltd.

In view of the above, the subject is placed before the Committee for consideration of following request of the Company.

1. Allotment of 195 acres of land for the project in Kanagal Industrial Area, Belagavi instead of 160 acres recommended earlier.
2. Transfer of SHLCC approval from M/s Gold Plus Glass Industry Limited to its subsidiary M/s Gold Plus Float Glass Pvt. Ltd.

#### **Recommendation of 87th Land Audit Committee meeting held on 9.9.2021:**

The representative of the Company appeared before the Committee and requested for approval for allotment of 195 acres of land and transfer of SHLCC approval from M/s Gold Plus Glass Industry Ltd. to its subsidiary M/s Gold Plus Float Glass Pvt. Ltd.

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

- Allotment of 195 acres of land for the project in Kanagal Industrial Area instead of 160 acres recommended earlier.
- Transfer of SHLCC approval from M/s Gold Plus Glass Industry Ltd. to its subsidiary M/s Gold Plus Float Glass Pvt. Ltd.

Further, the subject was considered in the Government and issued Govt order vide No: CI 191 SPI 2021(E) Bengaluru, Dated:30-09-2021 by approving the proposal of the Company as



- To transfer the approval to M/s Gold Plus Float Glass Private Limited, which is wholly owned subsidiary Company of M/s Gold Plus Glass Industry Limited.
- To allot 195 acres of land at Kanagala Industrial Area, Belagavi instead of 160 acres

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

The Committee noted the request of the Company and after discussion in detail resolved to **ratify of the Government order** No: CI 191 SPI 2021 (E), Bengaluru, dated:30-09-2021 issued in this regard.

#### **Sub No.5: Additional Agenda Consideration of New project proposals:**

- 5.1. Project proposal of **M/s Tetrarch Developers Limited** to establish “Multi-Sector Industrial Park, Aerospace, Defense, Data Centres, Electronics, Hi-tech, Logistics, Housing and other social infrastructure Activities” at 2nd Phase of Hi-tech, Defence and Aerospace Park, Devanahalli Taluk, Bangalore Rural District.

<b>Constitution :</b>	Limited Company
<b>Product/ Activity :</b>	“Multi-Sector Industrial Park / Township, Aerospace, Defense, Data Centres, Electronics, Hi-tech, Logistics, Housing and other social infrastructure Activities”
<b>Location :</b>	2nd Phase of Hi-tech, Defence and Aerospace Park, Haraluru Muddenahalli, Devanahalli Taluk, Bangalore Rural District
<b>Extent of Land :</b>	100 acres
<b>Investment :</b>	Rs. 2231 crore
<b>Employment :</b>	45000 Nos.
<b>Director :</b>	Mr. Amar Shivram Mysore Mrs. Pavithra Shankar
<b>Networth of the Company:</b>	Rs. 2347.66 Crore
<b>Turn over the Company:</b>	Rs. 2632.16 Crores

#### **Company Background:**

M/s Tetrarch Developers Limited is a limited Company. It is a 100% subsidiary Public limited Company of Brigade group. The Directors are



1. Sri Amar Shivram Mysore is the Executive Director of the Company & aged about 42 years, a Masters in Engineering degree from Pennsylvania State University USA having more than a decade of diverse experience in the fields of Supply Chain Management, Manufacturing, Power Sector and Real Estate.
2. Smt Pavithra Shankar is another Director of the Company & aged about 41 years, a Bachelor's Degree in Economics and Mathematics from the University of Virginia, USA and also Masters in Business Administration in Real Estate & Finance from Columbia Business School, USA. She has 18 years of experience in consulting, private equity & real estate development.

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

Cost of the project		Means of Finance	
Land and Building	1931	Promoter Equity	831
Plant and Machinery	155	Term loan	1400
Contingency	50	Others	-
Working capital	70		
Others	25		
Contingency	-		
<b>Total</b>	<b>2231</b>	<b>Total</b>	<b>2231</b>

#### Infrastructure support and approvals requested by the Company for the project:

Items	Particulars
<b>Land :</b>	100 acres of KIADB land to allot at 2nd Phase of Hi-tech, Defence and Aerospace Park, Haralur Muddenahalli, Devanahalli Taluk, Bangalore Rural District
<b>Water :</b>	2500 LPD from KIADB
<b>Power:</b>	20000 KVA power from BESCOM
<b>Pollution Control Clearance :</b>	CFE from KSPCB, E.C from MOEF, GOI / DFEE, GOK, as applicable
<b>Incentives &amp; Concessions:</b>	As per New Industrial Policy of the State
<b>Statutory clearances:</b>	All necessary statutory approvals/clearances

#### Recommendation of 90<sup>th</sup> Land Audit Committee Meeting held on 8.11.2021:

The representative of the Company appeared before the committee thorough VC and highlighted the project proposal. The promoter informed that they have proposed to set up

“Multi-Sector Industrial Park, Aerospace, Defence, Data Centres, Electronics, Hi-tech, Logistics, Housing and other social infrastructure Activities” in an area of 100 acres at 2<sup>nd</sup> phase, Devanahalli KIADB industrial area, Haralur Muddenahalli. The Company also requested for special incentive applicable for the mega/ super mega projects.

Commissioner of Industrial development and DIC informed that as per the industrial policy 2020-25 a provision has been made that the private developer can acquire land for development of an Integrated/ multi / sectoral/ Logistics Industrial park and flatted factories as per the norms and Bye laws of KIADB.

The committee noted the request of the Company, land utilization details and after detailed discussion resolve to recommend to SHLCC for the approval of the project M/s Tetrarch Developers Limited to establish the facility “Multi-Sector Industrial Park, Aerospace, Defense, Data Centres, Electronics, Hi-tech, Logistics, Housing and other social infrastructure Activities” and KIADB to allot 75 acres of land at 2<sup>nd</sup> phase, Devanahalli KIADB industrial area, Haralur Muddenahalli, Bengaluru rural Dist. with a condition that the proposed park to be developed according to specifications derived at Karnataka Industrial Policy 2020-25 by abiding the norms & Bye laws of KIADB.

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

Due to paucity of time, the above subject was not discussed in detail by the Committee and it was resolved to defer the subject for the **next meeting**.

- 5.2. Project Proposal of **M/s Embassy Property Developments private Limited**, to establish “Industrial and Logistic Park” at Dobaspet 5<sup>th</sup> Phase Industrial Area, Bengaluru Rural District – Status of the project implementation.

- Ref:** 1) 52<sup>nd</sup> SHLCC meeting held on 03-12-2018  
2) G.O. No:CI 54 SPI 2019, dated:05-03-2019  
3) G.O. No.CI 55 SPI 2019 dtd.05-05-2021

The project proposal of M/s.Embassy Property Development Pvt Ltd., was approved in the 52<sup>nd</sup> SHLCC meeting held on 03-12-2018 for establishing a unit for “Industrial & Logistics Park” with an investment of Rs.925.10 crore and recommended KIADB to allot 125.00 acres of land at Billanakote and other villages of Sompura Hobli, Nelamangala Taluk, B’luru Rural District after completion of acquisition process and subject to demarcation of land for MMLP. Accordingly Government order was issued on 05-03-2019.

It has been informed by KIADB that in the 362<sup>nd</sup> KIAD Board meeting held on 12-07-2019 had approved the layout map of Dobaspet 5<sup>th</sup> Phase Industrial Area and fixed the tentative allotment rate at Rs.139.00 lakhs per acre.



- M/s. Embassy Property Development Pvt Ltd., was informed vide letter dtd. 23-07-2019 to remit a sum of Rs.52,29,17,500/- towards 30% initial deposit & EMD at the tentative allotment rate of Rs.139.00 lakhs per acre.
- M/s.Embassy Property Development Pvt Ltd., paid a sum of Rs.1,30,72,938/- towards partial initial deposit on 13-08-2019 and requested vide their letter dtd.19-08-2021 to inform the exact land demarcating with block or plot numbers/extent of land/Sy.Nos., etc..
- M/s. Embassy Property Development Pvt Ltd., was informed vide letter dated: 14-11-2019 to remit the balance 30% initial deposit of Rs.50,98,44,562/- within seven days, failing which the offer of allotment would be withdrawn.
- The Company requested to allow them to pay the balance initial deposit only after informing them about the exact land demarcating with block or plot numbers/extent of land/Sy.Nos., etc.
- Due to non payment of balance 30% initial deposit by M/s.Embassy Property Development Pvt Ltd., the offer of allotment of 125 acres of land in Dobaspet 5<sup>th</sup> Phase Industrial Area was withdrawn and the same was informed to the Company vide letter dtd.05-12-2019.
- M/s. Embassy Property Development Pvt Ltd., vide their letter dtd.23-04-2021 requested to withdraw the letter dtd.05-12-2019 cancelling the offer of allotment of land stating that, in the absence of clear demarcation of land along with details of Sy. Nos., they have limitations to make the payment, and requested to restore the allotment of 125 acres of land in their favour and also provide the details of land.
- Considering the request of the Company, a proposal was sent vide letter dtd.27-04-2021 to the Commissioner for Industrial Development and Director of Industries & Commerce for necessary action for grant of extension of time for the project approval of M/s.Embassy Property Development Pvt Ltd.
- The Govt. in Commerce & Industries Department vide G.O. No.CI 55 SPI 2019 dtd.05-05-2021 has granted extension of time in favour of M/s. Embassy Property Development Pvt Ltd., for implementation of the project approved earlier in 52<sup>nd</sup> SHLCC meeting held on 03-12-2018.
- In the meantime, the 369<sup>th</sup> KIAD Board meeting held on 22-12-2020 had approved the sub layout in Block No.1 of Dobaspet 5<sup>th</sup> Phase Industrial Area in an extent of 261 acres of land and fixed the tentative rate of allotment at Rs.156.00 lakhs per acre.
- M/s. Embassy Property Development Pvt Ltd., was informed vide demand letter dtd.12-05-2021 to remit a sum of Rs.57,37,22,062/- towards balance 30% initial deposit at the tentative rate of Rs.156.00 lakhs per acre.

- M/s.Embassy Property Developments Pvt Ltd., vide their letters dtd.10-06-2021 requested to extend 02 months time for payment of initial deposit citing COVID-19 pandemic situation & further vide their letter dtd: 17-06-2021 requested to realign the road passing in between Block Nos. 1-C, 1-D & 1-E of Dobaspet 5<sup>th</sup> Phase Indl.Area.
- Government has accorded extension of time by 2 years to implement the project vide G.O No. CI 54 SPI 2019, Bengaluru dated 5.5.2021.
- The 373<sup>rd</sup> KIAD Board meeting held on 17-06-2021 has approved the revised layout map of Dobaspet 5<sup>th</sup> Phase Indl. Area for Block plan for bulk allotment of land at Dobaspet 5<sup>th</sup> Phase Indl. Area covering an extent of 1040.30 acres comprising Block No.1 to Block No.7.
- M/s.Embassy Property Developments Pvt Ltd., vide their letters dtd. 29-07-2021 has informed that, due to restrictions imposed as a result of the ongoing COVID-19 pandemic they had requested extension of time for the said amount along with the confirmation of road re-alignment and requested for extension of 3 months time for payment of balance 30% initial deposit of Rs.57,37,22,062/-.
- In the revised layout plan of Dobaspet 5<sup>th</sup> Phase Industrial Area as approved in KIAD Board Meeting held on 17-06-2021, Block No.1A (allotted to M/s.Embassy Industrial Parks Pvt Ltd) is measuring 124.20 acre and Block No.1B earmarked for M/s.Embassy Property Development Pvt Ltd is measuring 122.57 acres after re-aligning the road in between these two blocks.
- Further, for about 25 acres of land covered in Sy. Nos.23, 24, 26, 37 & 38 of Baragenahalli Village, which is included in Block No.1-B, price fixation for land compensation is yet to be made and the said land is yet to be handed over to the Board.
- M/s.Embassy Property Developments Pvt Ltd., has not yet paid the balance 30% initial deposit of Rs.57,37,22,062/-.

The above status of facts on implementation of the project proposal of M/s M/s Embassy Property Developments private Limited, to establish Industrial and Logistic Park at Dobaspet 5<sup>th</sup> Phase Industrial Area, Bengaluru Rural District is placed before the committee for discussion and decision





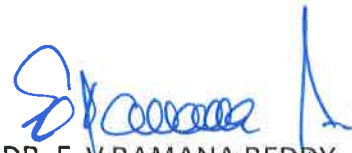
**Decision of SHLCC:**

Due to paucity of time, the above subject was not discussed in detail by the Committee and it resolved to defer the subject for the **next meeting**.



(GUNJAN KRISHNA, IAS)

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



(DR. E. V RAMANA REDDY, IAS)

Additional Chief Secretary to Government  
Commerce and Industries Department  
Government of Karnataka



(MURUGESH R NIRANI)

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



(BASAVARAJ S BOMMAI)

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



**List of Members Present:**

1.	<b>Sri. Basavaraj S. Bommai</b> Hon'ble Chief Minister of Karnataka	Chairman
2.	<b>Sri. Murugesh R Nirani</b> Hon'ble Minister for Large & Medium Industries Government of Karnataka	Vice Chairman
3.	<b>Sri V Somanna</b> Hon'ble Minister for Housing and Infrastructure Development Government of Karnataka	Member
4.	<b>Sri C C Patil</b> Hon'ble Minister for Public Works Department of Karnataka Government of Karnataka	Member
5.	<b>Sri. N. Munirathna</b> Hon'ble Minister of Horticulture and Planning, Programme Monitoring and Statistics Department Government of Karnataka	Member
6.	<b>Sri B C Patil</b> Hon'ble Minister for Agriculture Government of Karnataka	Member
7.	<b>Sri. P Ravikumar, IAS</b> Chief Secretary, Government of Karnataka	Member
8.	<b>Smt.Vandita Sharma, IAS</b> Additional Chief Secretary to Govt. and Development Commissioner, Govt of Karnataka	Member
9.	<b>Dr. E.V Ramanareddy, IAS</b> Additional Chief Secretary to Govt. Commerce and Industries Department	Member
10.	<b>Dr. E.V Ramanareddy, IAS</b> Additional Chief Secretary to Govt. IT, BT, Science & Technology Department	Member
11.	<b>Dr. Jawaid Akhtar, IAS</b> Additional Chief Secretary to Govt. Forest Environmental & Ecology Department	Member
12.	<b>Sri Rakesh Singh, IAS</b> Additional Chief Secretary to Govt. Urban Development Department	Member
13.	<b>Sri Rakesh Singh, IAS</b> Additional Chief Secretary to Govt. Water Resource Department	Member
14.	<b>Dr.G Kalpana, IAS</b> Additional Chief Secretary to Govt. Labour Department	Member

15.	<b>Sri.B.H Anil Kumar</b> Additional Chief Secretary to Govt. Infrastructure Development Department	Member
16.	<b>Sri.Tushar Giri Nath, IAS</b> Principal Secretary to Govt Revenue Department	Member
17.	<b>Sri S.R Uma Shankar, IAS</b> Principal Secretary to Govt Agriculture Department	Member
18.	<b>Smt Gunjan Krishna, IAS</b> Commissioner for Industrial development and Director of Industries and Commerce	Member
19.	<b>Dr.Ekroop Caur, IAS</b> Secretary to Govt. Finance Department Rep. Additional Chief Secretary to Govt.	Member
20.	<b>Sri.Pankaj Kumar Pandey, IAS</b> Secretary (MSME & Mines) Commerce & Industries Department	Member
21.	<b>Dr.Shanth A Thimmaiah</b> Chairman KSPCB	Member

**Invitees:**

1.	<b>Shri Shivanand H. Kalakeri, I.R.S</b> Commissioner for Cane Development and Director of Sugar	Invitee
2.	<b>Dr.N Manjula, IAS</b> Managing Director KPTCL	Invitee
3.	<b>Sri K.P Mohan Raj, I.A.S</b> Managing Director, KUWSDB	Invitee
4.	<b>Sri K.P Mohan Raj, I.A.S</b> Managing Director, KSIIDC	Invitee
5.	<b>Sri Doddabasavaraju</b> Managing Director Karnataka Udyog Mitra	Invitee