



KARNATAKA UDYOG MITRA
14th Land Audit Committee Meeting Proceedings

Proceedings of the 14th Land Audit Committee Meeting held on 29.09.2014 under the Chairmanship of Additional Chief Secretary to Government, Commerce and Industries Department

Members:

1. Smt. K. Ratna Prabha, IAS - Chairman
Additional Chief Secretary to Government,
Commerce and Industries Department
2. M. Maheshwar Rao, IAS - Member Secretary
Commissioner for Industrial Development and Director,
Industries and Commerce Department
3. Mr. K. A Jayananda, - Member
Managing Director,
Karnataka Udyog Mitra
4. Mr. G. Varadaraju, - Member
Under Secretary, UDD
Rep: Additional Chief Secretary to Government, UDD
5. Smt. B. M. Dakshayanamma, - Member
Under Secretary, Revenue Department
Rep: Principal Secretary to Government, RD
6. Mr. M. S. Raghavendra, - Member
CEO & CA
TECSOK
7. Smt. Vijaya Hegde, - Member
Environmental Officer, KSPCB
Rep: Member Secretary, KSPCB
8. Mr. G. R Kulkarni, - Member
Director (Technical Cell),
Commerce and Industries Department
9. Mr. K. I. Gudagi, - Member
Secretary, KIADB
Rep: CEO & EM, KIADB

Special Invitees:

1. Mr. S. Rangappa, Special DC, KIADB
2. Mr. T. R Swamy, Chief Engineer and Chief Development Officer, KIADB

The Commissioner (ID) and Director C&I and Member Secretary, Land Audit Committee welcomed the Chairman and Members of the Committee to the meeting and requested to take up the subjects for discussion as per Agenda.

The Committee discussed each subject and taken the following decision



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SUBJECT NO.1 :

TO READ AND RECORD THE PROCEEDINGS OF 13th LAND AUDIT COMMITTEE MEETING HELD ON 01/08/2014

The proceedings of 13th Land Audit Committee Meeting held on 01.08.2014 is read and recorded

SUBJECT NO.2 :

REVIEW OF ACTION TAKEN ON THE DECISIONS OF THE 13th LAND AUDIT COMMITTEE MEETING HELD ON 01/08/2014

It was brought to the notice of the committee that, the project proposals cleared in the last Land Audit Committee meeting will be placed before the ensuing SLSWCC and SHLCC meeting.

SUBJECT NO.3 DISCUSSION ON SHLCC FRESH PROPOSALS

3.1.1 Proposal of M/s. KINGSWOOD DECOR PRIVATE LIMITED						
About the Project :						
Name & Address	Land-Acres	Product/Activity	Investment (Rs. in crores)	Employment	Land Utilization Details (Sq mts)	
M/s. KINGSWOOD DECOR PRIVATE LIMITED NO. 400, 2nd FLOOR, 2nd MAIN ROAD, 1st BLOCK, R.T. NAGAR BANGALORE-560032	75 Acres Allotment in Industrial Area Mysore Nanjangud Immavu	Manufacture of Medium Density Fiberboards (MDF)	703.78	475	Particulars	Land required
					Factory/IT/BT Work Space	212,000
					Office	3000
					Green Space	16,500
					ETP	1,600
					Roads	47,000
					Set Backs	20,500
					Security / Canteen	2,800
					Total	303,400.00

Company Background	The promoters are in the business of Pulp Wood Supplies and their other company M/s. Associate Décor Ltd is running a particle board manufacturing unit in Malur Industrial Area, investing close to Rs. 500 Crores
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Committee Decision	<p>The project proponent explained to the committee the process involved in the manufacturing of MDF Boards and the requirement of land for the project. He informed that, the industry uses heavy machineries and multistoried buildings are not suitable and requested the committee to consider 75 acres of land for the project considering a plot coverage of 45% and FAR of the proposed building as 0.47. He also requested the committee to consider certain additional incentives / concessions over and above that is available in the Industrial Policy. The committee took note of the above and after detailed discussion resolved to recommend to SHLCC to consider the allotment of 75 acres of land for the project in the above industrial area and the committee informed the project proponent that, the incentives for the project will be as per New Industrial Policy of the State.</p>
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3.1.2 Proposal of M/s. Toyota Auto Parts						
About the Project :						
Name & Address	Land-Acres	Product /Activity	Investment (Rs. in crores)	Employment	Land Utilization Details (Sq mts)	
M/s. Toyota Auto Parts PLOT NO. 21, BIDADI INDUSTRIAL AREA, BIDADI, RAMANAGAR A DISTRICT	12 Acres 01 Gunta Abbanakuppe Village, Ramanagar	Diesel Transmissions	250.00	00	Particulars	Land required
					Factory/IT/BT Work Space	0.00
					Office	0.00
					Generator Room	0.00
					Green Space	0.00
					Water supply scheme	0.00
					Research and Development	0.00
					ETP	0.00
					Future expansion	0.00
					Roads	0.00
					Total	0.00

Company Background	<p>This company belongs to Toyota Group and is running an Industry in Bidadi Industrial Area for manufacture of Auto Transmissions. It supplies the products to Toyota Motors Ltd and the sales turnover of the company for the FY - 31.03.2013 is Rs. 1255/- Crores.</p>
Committee Decision	<p>The project proponent explained to the committee that, the proposal of the company is to establish an additional facility for manufacture of Diesel Transmissions with an investment of Rs. 250.00 Crores in 12.01 Acres of land already allotted by KIADB at Bidadi Industrial Area 1st Phase, Ramanagar Taluk. The committee noted the same and after detailed discussion recommended to approve the proposal in SHLCC meeting.</p>

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3.1.3 Proposal of N J K ENTERPRISES

About the Project :

Name & Address	Land-Acres	Product/ Activity	Investment (Rs in crores)	Employment	Land Utilization Details (Sq mts)	
N J K ENTERPRISES No.247 to250, Nagawara Main Road Nagawara Bangalore – 560045	46.37 Acres U/S 109 in Bangalore Rural District, Devanahalli Taluk, Nalluru and Haralluru,39,39/16.39/p7, Block V	Ready made Garments	240	10000		
					Particulars	Land required
					Factory/IT/BT Work Space	112,644.71
					Office	18,774.13
					Generator Room	18,774.13
					Hotel / Restaurant / Cottage	938.06
					Green Space	9,387.06
					ETP	1,877.41
					Future expansion	29,099.88
Roads	5,632.24					
Total	187,740.55					

Background of the company	This is a Partnership Firm belongs to the promoters of M/s. Indian Designs Group, which has business interest in Apparel Manufacturing and exports. The sales turnover of the company for the FY - 2014 is Rs.455/- Crores.
Committee Decision	<p>The project proponent explained to the committee that, they are in to the Garments business for past several years and the group employees more than 12,000 people. They now propose to establish an "Apparel Park" in 46.37 Acres of land at various Sy. Nos. of Nalluru and Haralluru villages of Devanahalli Taluk, Bangalore Rural District, out of which the company will utilize 4.30 Acres of land to set up their own manufacturing facility and the balance will be offered to other Apparel Companies to set up their units.</p> <p>The land utilization details is furnished only in respect of 4.30 Acres of land proposed to be utilized by the project proponent company.</p> <p>The committee noted the above and opined that, the development in the project shall be in consistence with the zoning regulations of BIAAPA and informed MD, KUM to obtain the details on applicable zoning regulations and activities permitted in the above land and also, the complete details on the utilization of 46.37 Acres of land proposed for the project. The decision on the subject was deferred.</p>



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3.1.4 Proposal of Ms Deerfield Logistics Private Limited

About the Project :

Name & Address	Land-Acres	Product/ Activity	Inves tmen t(Cro res)	Employ ment	Land Utilization Details (Sq mts)	
Ms Deerfield Logistics Private Limited C/O Dapple Consulting, No. 114 1st Floor Cambridge Road, Halasuru, Bangalore	165 acres of land to be allotted by KIADB at 2nd Phase, Narasapu ra Industrial Area, Kolar District	South Asia's one of the largest most Advance d Integrat ed Global multi activity Industri al logistic Park	1000 .00	519	Particulars	Land required in Sqr mt
					Factory/IT/BT Work Space	333,866
					Office	33,386
					Generator Room	6,070
					Green Space	200,000
					Water Supply scheme	4,046
					Research and Development	69,879
					Future expansion	4,046
					Industrial Labour colony	12,140
					Roads	67,092
Total					667,529	

Background of the company

The Company incorporated under company's act 1956 in the year 2007 with main Objective to develop Industrial Logistic park, Support infrastructure and Services, but has not conducted any business transaction during last 3 years.

Committee Decision

The promoter explained the committee that, the present proposal of the company is to establish Industrial Logistic Park in 165 acres of land at 2nd Phase Narsapura Industrial Area, Kolar with an investment of Rs.1000/- Crores

He also informed that, M/s. Deerfield Logistic Pte Ltd., a Singapore based company will acquire 99% shares of this company and bring investment for the project through M/s. ILP II Venture Pvt Ltd, an international fund sponsored by Indo Space Logistics Parks Ltd along with North American Companies M/s. Everstone and M/s. Real Term Global.

Further, he explained that, they propose to construct building infrastructure with a built up area of 3,48,305 Sq. Mtr. (37.47 Lakh Sq. Ft.) utilizing an FAR of 0.52 and Plot coverage of 59.9%. He has



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requested committee to allot 165 acres of land for the project.

The CE&CDO, KIADB and The Secretary, KIADB informed the committee that, 165 acres of land is not available in 2nd Phase Narsapura IA. But, 64 acres of land reserved for Plastic Manufacturers Association may be considered for allotment to this project, since the Association is so far not taken effective steps to take allotment of land.

The committee suggested the promoters to down size the project to 64 acres and submit revised project details to KUM.

The committee also noted that, there are many MNC Companies setting up manufacturing base in Narsapura IA and the neighbouring Vemagal IA which require logistic facilities and hence resolved to recommend for approval in SHLCC , the revised project proposal of the company in 64 acres of land at 2nd phase Narasapura IA.

SUB NO.3.2 : DISCUSSION ON SHLCC PROPOSALS ABSENT IN THE EARLIER MEETINGS

3.2.1 Proposal of APEX PAPER MILL

About the Project :

Name & Address	Land-Acres	Product/ Activity	Investme nt(Rs in crores)	Employ ment	Land Utilization Details (Sq mts)	
APEX PAPER MILL #103, GROUND FLOOR, VIVEKANA NDA ROAD, 570020	50.32 Acres	Paper, Kraft Paper & Paper products and 10 MW Captive Biomass Power plant	142.63	400	Particulars	Land required
	KIADB Thandya IA, Nanjangud Taluk, Mysore Dist				Factory/IT/BT Work Space	24,200.00
					Office	1,400.00
					Industrial Housing C	3,000.00
					Generator Room	500.00
					Sports Complex & Club	125.00
					Hotel / Restaurant /	700.00
					Green space and road	82,000.00
					Water supply scheme	2,750.00
					ETP	5,000.00
					Open Godown	33,525.00
					Power Plant	51,300.00
					Shopping & Entertainment	500.00
Total		205,000.00				

Committee Decision

The project proponents were not present for the meeting to explain the project details to the committee. Hence, the decision on the subject was deferred.



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3.2.2 Proposal of VRKP ISPAT INDUSTRIES PVT LTD

About the Project :

Name & Address	Land-Acres	Product / Activity	Investment(Rs in Crores)	Employment	Land Utilization Details (Sq mts)	
VRKP ISPAT INDUSTRIES PVT LTD 952, 21st main Bhanashankari, 2nd stage Bangalore 560070	50 Acres Vasanth a Narasapura IA, Tumkar Dist – SUC - KIADB	Manufacturing of Billet - 0.240M TPA, TMT Bars - 240 MTPA and 10MW Coal based Power Plant	133.87	320	Particulars	Land required
					Factory/IT/BT Work Space	10,000.00
					Rolling plant	25,000.00
					Induction Furnace	50,000.00
					Office	1,000.00
					Industrial Housing Colony	2,000.00
					Generator Room	500.00
					Sports Complex & Club House	125.00
					Shopping & Entertainment Complex	500.00
					Hotel / Restaurant / Cottage	500.00
					Security and Utilities	200.00
					Godown	35,565.00
					Future expansion	36,000.00
					Rain water harvesting/Green space & roads	40,460.00
					Total	201,850.00

Background of the Company	The promoters of the company have business interest in Manufacture and Sale of Construction Steel. They are associated with M/s. Agarwal Induction Furnace Pvt Ltd and VRKP Steel Industries Pvt Ltd. The sales turnover of the company for the FY – 2012 – 13 is Rs.311/- Crores.
Committee Decision	<p>The project proponent informed the Committee that, they require 50 Acres of land to establish a steel industry for manufacture of 0.24 MTPA Billets and Bars with 10 MW Thermal Power Plant. He also informed that, they have arrived at the above extent considering the plot coverage of 82% and FAR of 0.64.</p> <p>The representatives from KIADB informed the committee that, land is not available for allotment in Vasanthnarasapura IA, but, land is being acquired near Sira which is close to Vasanthnarasapura IA and the project proponents may consider to establish the project in the said area.</p> <p>The committee noted the opinion of KIADB and informed the project proponents to check up the suitability of land in Sira for their project</p>

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and revert to committee. The decision on the subject was deferred.

SUB NO.3.3 : DISCUSSION ON SHLCC PROPOSALS DEFERRED IN EARLIER MEETINGS

2.3.1 Sub: Proposal of M/s Sandur Manganese & Iron ores Ltd., to expand the capacity of "Integrated Steel Plant from 0.35MTPA to 1MTPA at Vyasankere, Hospet, Bellary District.

The proposal of M/s Sandur Manganese & Iron ores Ltd., Bangalore to expand the capacity of "Integrated Steel Plant from 2.5 Lakh TPA to 3.5 lakh TPA" at Vyasankere, Hospet, Bellary District with an additional investment of Rs.230.00 crores was approved in the 28th SHLCC meeting held on 23.5.2012. Accordingly, G.O vide (2) was issued.

Now, the company vide letter dated 9.4.2012 has informed that, the chosen capacity does not make a good techno commercial decision. It was also found that instead of special alloy steel, the product mix should cater to large sections of wire rod and round products. The consultants have confirmed that one million ton steel plant is commercially viable. Therefore the company has decided to revise production capacity from 0.35 MTPA to 1 MTPA bar and wire rod mill.

In view of the above, they have requested for approval of enhanced capacity of Integrated Steel Plant from 0.35 MTPA to 1.00 MTPA.

Committee Decision	<p>The representatives of the company informed the committee that, they require 628 acres of land for the project, out of which they own 156 Acres of land and would like to purchase another 123 acres of land with permission U/s. 109 of KLR Act. In the remaining 349 acres, 49 acres is Government Land and they have requested the committee to recommend to:</p> <ul style="list-style-type: none">a) Revenue Department for permission U/s. 109 of KLR Act to purchase 123 acres of land.b) Revenue Department to allot 49 acres of Government Land located within the proposed project area.c) KIADB to acquire and allot 300 acres of land. <p>The committee noted the above and decided to obtain opinion of DC, Bellary on allotment of 49 acres of Government Land to the project subsequently recommended to place the subject before SHLCC for discussion.</p>
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SUB NO. 3.3.2: SHLCC PROPOSALS APPROVED AND SEEKING AMENDMENTS



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3.4.1 Sub: Project proposal of M/s. Keerthi Estates Pvt Ltd., Bangalore to establish an "Integrated IT Park"

The project proposal of M/s. Keerthi Estates Pvt Ltd., Bangalore to establish an "Integrated IT Park" comprising of IT Work Space and Residential Facility, in 7.39 Acres of own land (allotted by KIADB and Sale Deed Executed) at Plot No. 9, 1st Phase, Doddanekundi Industrial Area, Bangalore East Taluk, with an investment of Rs. 230/- Crores was discussed in the 4th SHLCC meeting held on 15.02.2014 and the Committee noted that the said land was earlier allotted for the industrial purpose and this project has residential component with other amenities and also noted that as per the norms of KIADB such change is not permitted and rejected the proposal.

But, the project proponents in his representation dated. 07.06.2014 have informed that:

- They have plans to construct World Class IT / ITES Park comprising of IT Work Space and Residential in the above land.
- The aforesaid land was allotted to M/s. Kusum Alloys Ltd by KIADB to run a Steel Plant long back. The Steel Plant was set up and run for a long time and the land was registered in the name of M/s. Kusum Alloys Ltd. Now it is a free hold land and they have entered in to a Joint Development Agreement with M/s. Kusum Alloys Ltd to construct "Integrated IT Park comprising of IT Work Space and Residential Facility". Accordingly their project scheme was submitted to State High Level Committee.
- SHLC rejected their application informing that they need to run the Steel Plant only. As the entire area is surrounded by IT / ITES Parks, Hotels and Residential projects, if they run the Steel Plant in the aforesaid property it will cause pollution and inconvenience to surrounding areas and as the entire area is IT Hub, they felt to construct IT Park with Novel Scheme of walk to work. They have requested to give approval for Integrated IT / ITES Park which can create lot of employment.

Committee Decision	<p>The project proponents appeared before the committee and informed that, 65% of the built up area in the proposed project is IT park and the balance 35% is Residential to facilitate the Walk to Work concept.</p> <p>The committee noted the above and the constraints to continue a Steel Industry in the above land due to the prevailing environment of hi-tech industry in the neighbouring lands and recommended to place the subject before SHLCC for reconsideration of the project.</p>
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3.3.3 Proposal of Ms Bidadi Vendors Industrial Park Welfare Association

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<u>About the Project :</u>					
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)
Bidadi Vendors Industrial Park Welfare Association K/107, BRIGADE GATEWAY APARTMENT, 26/2, DR. RAJKUMAR ROAD RAJAJINAGAR BANGALORE	95 Acres at various Sy. nos. of Banandur Village, Ramanagar Taluk, Kolar District	Automobile Components and sub components, Electrical/Electronic components, assemblies and sub assemblies, forging and machine parts, Vendors park activity Industrial logistic Park	700.00	490	

Background of the company	This is an association registered under Karnataka Societies Registration Act. The members of this society are Suppliers to M/s. BOSCH Limited and other companies.
Committee Decision	This subject was discussed in the 13 th LAC meeting held on 01.08.2014 and the committee advised the project proponents to identify alternate land as the industrial activity is not permitted in the land proposed for the project as per zoning regulations of Local Planning Area Authority i.e. BMICPA.



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	<p>The association identified alternate 95 acres of land in different Sy. Nos. of Banandur, Heggadagere and Ittmadu Villages of Ramanagar Taluk and the representative of the association informed the committee that, the new land parcel also is in Agriculture Zone as per BMICPA Zoning Regulations and needs change of land use to Industrial Zone to establish the project.</p> <p>The committee noted the above details and informed MD, KUM to obtain the details on Zoning Regulations applicable for the above land and opinion on change of land use.</p>
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SUB NO.4.1 : DISCUSSION ON SLSWCC FRESH PROPOSALS

4.1.1 Proposal of M/s. Stevia World AgroTech Pvt Ltd

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment(Rs in Crores)	Employment	Land Utilization Details (Sq mts)	
M/s. Stevia World AgroTech Pvt Ltd., E2765, III floor E block, Sahakaranagar Bangalore-560092	16.36 Acre U/S 109 at Sy. No. 40/1 to 40/9 of Kosakote, Doddaballapura Taluk, Bangalore Rural District	Steva Extract - Reb - A and Formulations - Liquid and Satches	26.02	221	Particulars	Land required
					Factory/IT/BT Work Space	4,944.00
					Office	1,000.00
					Generator Room	100.00
					Sports Complex & Club House	50.00
					Hotel / Restaurant / Cottage	20.00
					Water supply scheme	100.00
					Research and Development	500.00
					ETP	100.00
					Future expansion	18,921.00
					Green Space	5,500.00
					Roads	300.00
					Crop cultivation areas	178,701.00
					Total	210,236.00

Background of the company	The company is incorporated in the year 2013 as a Private Limited Company to carry on the business of Growers and Developers, Imports of all kinds of Plants, Seeds & Flowers etc, and not conducted the business transaction during previous years.
Committee Decision	The project proponent explained the committee that, they have proposed to purchase 52 acres of land in the above Sy. Nos. for the project and out of this, 44 acres of land will be used for cultivation of Stevia Leaves for captive consumption and the balance 8 acres will be used to set up processing facility and other common infrastructure like office, water supply scheme, roads, etc., He has requested committee to recommend to Revenue Department for permission U/s. 109 of KLR

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	Act to purchase the land.
	The committee after detailed discussion, resolve to recommend to SLSWCC meeting for approval.

4.1.2 Proposal of M/s. JIVRAJ TEA LTD						
About the Project :						
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
M/s. JIVRAJ TEA LTD 3rd Floor, Dr. Mansukhlal Towers, Athwalines Athwagate Surat – 395001	1 Acre Doddaballapur Industrial Area, Bangalore Rural District	Tea Industry	15.23	80	Particulars	Land required
					Factory/IT/BT Work Space	4,500.00
					Office	500.00
					Total	5,000.00

Background of the company	The company has business interest in processing, packing & Trading of TEA and its sales turnover for the FY – 2012 – 13 is Rs. 171.44 crores
Committee Decision	<p>The project proponents appeared before the Committee and explained the extent of land required for the project. They have requested allotment of 1 acre of land for the project to construct factory and other buildings with a total built up area of 6000 Sq. Mtrs with a plot coverage of 40% and FAR of 1.48.</p> <p>The committee after detailed discussion, resolve to recommend to SLSWCC meeting for approval of 1 acre of land for the project.</p>

4.1.3 Proposal of M/s SRI SUBADRA ENERGY INNOVATIONS PVT LTD					
About the Project :					
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)



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M/s SRI SUBADRA ENERGY INNOVATIONS PVT LTD	2 acres Doddballa pura Industrial Area, Bangalore Rural District	Solar Energy Products	15.30	20	Particulars	Land required
					Office	600.00
					Generator Room	300.00
					Hotel / Restaurant / Cottage	100.00
					Green Space	1,500.00
					Research and Development	300.00
					Roads	200.00
					Total	3,000.00

Committee Decision	The project proponents were not present for the meeting to explain the project details to the committee. Hence, the decision on the subject was deferred.
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4.1.4 Proposal of M/s. VB Infrastructure

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
M/s. VB Infrastructure, #207, Raghavendra Nilaya, Opp Aiyappa Temple, Cholanayakanahalli, R T Nagar, Bangalore-560032	2 Acres Doddaballapur Industrial Area, Doddaballapur Taluk, Bangalore Rural District	Industrial Heavy Fabrication and Steel Structure	16.00	38	Particulars	Land required
					Factory/IT/BT Work Space	3,422.25
					Office	75.22
					Roads	2,087.00
					Parking	729.53
					Finished Item Stocking Yard	1,000.00
					Material Stock Yard	600.00
					Employee Rest Room	180.00
					Total	8,094.00

Committee Decision	The project proponents were not present for the meeting to explain the project details to the committee. Hence, the decision on the subject was deferred.
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4.1.5 Proposal of M/s. Entrack Overseas Pvt Ltd

About the Project :

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Name & Address	Land-Acres	Product/ Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
Entrack Overseas Pvt Ltd #213-214, 1st Floor, Mahendra Arcade K. R Rao Road Mangalore – 575003	5 Acres EPIP Gangiama Industrial Area, Ganjimutt, Mangalore Taluk, Dakshina Kannada	Coffee Processing	29.31	17	Particulars	Land required
					DG	87.00
					Substation	70.00
					Gate House	50
					Weigh Bridge Cabin	39.20
					Toilet Block	163.41
					Weigh Bridge	75.00
					Car Parking	140.00
					Truck Parking	1000.00
					Office	175.00
					Bulk Storage Area	1050.00
					Bagging Plant	875.00
					Grading Section	175.00
					Bagged Product Storage Area	700.00
					Security Room	16
					Utility Room	350.00
					Two Wheeler Parking Area	160.00
					Staff Welfare Area	160.00
					Platform Area	775.00
					Garden	1485.00
					Drying & De-Humidifying	4583.80
					Area Utilized for Roads	8107.73
					Total	20,235.00

Background of the company	The company is in the business of Coffee exports and its sales turnover for the FY – 2013 – 14 is Rs. 42.02 Crores.
Committee Decision	<p>The representative of the company appeared before the committee and explained the project details. He informed that, they are into 100% coffee export business and want to setup a processing unit at the above Industrial Area. They have plans to construct factory and other infrastructure with a built up area of 9199.41 Sq. Mtrs with a plot coverage of 46% and FAR of 0.46. He has also informed the committee that, multi storied buildings are not suitable for their activity and hence higher FAR could not be used. He requested for allotment of 5 acres of land considering the land utilization details envisaged.</p> <p>The committee noted the land utilization details and decided that, 5 acres of land is required for the project.</p> <p>The ACS, C&I Department and Chairman, Land Audit Committee, advised the project proponents to check up whether the project can be set up in MSEZ, Mangalore, since the products manufactured is for</p>



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	<p>100% exports and as per SEZ Policy, they are eligible for more incentives / concessions.</p> <p>The representative of the company informed that the land cost in MSEZ is higher compared to EPIP Area and leads to drastic increase in project cost which would be very difficult for them to absorb at present and requested to allot land for the project at EPIP IA.</p> <p>The committee after detailed discussion resolve to recommend to SLSWCC to allot of 5 acres of land for the project at EPIP Industrial Area, Ganjimutt, Mangalore</p>
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4.1.6 Proposal of M/s. Virginia Developers Pvt Ltd

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
Virginia Developers Pvt Ltd No.2981, 3rd Floor, 12th Main, HAL IInd stage, Indiranagar, Bangalore - 560 008	2 Acre 17 Gunta Sy. No. 10,11 and 12/0 Ramagon dana Halli Varthur Hobli, Bangalore Urban District	Entertainment Centre with Shopping	96.04	123	Particulars	Land required
					Entertainment Complex	4,407.00
					Basement Car Parking	0.00
					Open Gaming Area	3,917.00
					Total	8,324.00

Background of the company	The company is in the business of property development and its turnover for the year ended 2012 – 13 is Rs. 0.24 Crores.
Committee Decision	The project proponent appeared before the committee and explained that, they are establishing an entertainment centre with Shopping, Games and Adventure Sports in 2.14 Acres of own land converted. She has also informed that, they have already obtained building plan sanction from BBMP, CFE from KSPCB, Environment Clearance and NOC from BESCOM for supply of power, from BWSSB for supply of water and Karnataka State Fire and Emergency Services for construction of the building. She has requested SLSWCC approval for the project and recommend to Tourism Department for sanction of Incentives /



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	<p>Concessions under Tourism Policy.</p> <p>The committee noted that, the project is coming up in their own land and the proponents have already obtained major clearances for the project.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>
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4.1.7 Proposal of M/s. RAJ HAIR INTERNATIONAL PVT LTD

About the Project :

Name & Address	Land-Acres	Product/ Activity	Inves tmen t(Cro res)	Employ ment	Land Utilization Details (Sq mts)	
RAJ HAIR INTERNATION AL PVT LTD NO 38 MALONY ROAD, T - NAGAR CHENNAI - 600017	6.00 Acre	HUMAN HAIR PROCES SING WIGS MANNE QUINS	30.0 0	1000	Particulars	Land required
	U/S 109				Factory/IT/BT Work Space Office	180,000.00
	in Koppal				Generator Room	74,000.00
	District,K				Sports Complex & Club House	500.00
	oppal				Shopping & Entertainment	0.00
	Taluk,LEB				Complex	0.00
	GERI				Hotel / Restaurant / Cottage	0.00
	247/A,1.2				Green Space	0.00
	2 Acre				Mining	25,000.00
	U/S 109				Water supply scheme Research	90,000.00
	in Koppal				and Development ETP	0.00
	District,K				Future expansion	0.00
	oppal				Roads	0.00
	Taluk,LEB				INSPECTION,PACKING AND	19,500.00
	GERI				DISPATCH SECTION	0.00
	248/2,1.3				CREACHE ROOM	74,774.00
	0 Acre				VECHILE PARKING	74,774.00
U/S 109	LABOUR REST ROOM & RESTING	4,000.00				
in Koppal	ROOM	20,000.00				
District,K	FINISHED GOODS GOWDAN	80,000.00				
oppal		70,000.00				
Taluk,LEB						
EGERI						
249/2,6.2						
1 Acre						
U/S 109						
in Koppal						
District,K						
oppal						
					Total	667,774.00



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	Taluk,TAN AKANAKA L 30/1				
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Background of the company	The company is in the business of Human Hair Processing and Manufacture of Wigs and Mannequins since 1979 and its sales turnover for the year 2012 – 13 is Rs. 61.02 Crores.
Committee Decision	<p>The project proponent appeared before the committee and explained the project details. They have informed that, there is major supply of Human Hair in Koppal District and hence they have proposed to set up a processing unit 15 acres 33 guntas of land in the above location. He also informed that, they proposed to construct Factory and other buildings with a built up area of 4.93 Lakhs Sq. Ft. in the project, with 45% Plot Coverage and FAR of 0.76 and requested the Committee to recommend to Revenue Department for grant of permission U/s. 109 of KLR Act to purchase 15 acres 33 guntas of land.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>

4.1.8 Proposal of M/s. SRI SUDHIKSHA SOLVENT INDUSTRIES						
About the Project :						
Name & Address	Land-Acres	Product/ Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
SRI SUDHIKSHA SOLVENT INDUSTRIES NO.6/D5 ADONI ROAD, SIRUGAPPA, BELLARY DISTRICT- 583121	4.27 Acres U/S 109 in Bellary District,SI RUGUPPA Taluk,AD ONI ROAD,6/D /5/0	Edible Oil, Non Edible Oil & Oiled Rice Barn	15.4 6	56	Particulars	Land required
					Factory/IT/BT Work Space	6,744.00
					Office Generator Room	325.00
					Sports Complex & Club House	113.00
					Shopping & Entertainment Complex	0.00
					Hotel / Restaurant / Cottage	100.00
					Green Space Mining Water supply scheme	0.00
					Research and Development ETP	0.00
					Future expansion	0.00

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					Roads INDUSTRIAL HOUSING COLONY	0.00
					GREENSPACE,	0.00
					ROAD AND OPEN AREA	300.00
					REFINERY - PHASE-II	5,816.00
						3,801.00
					Total	17,199.00

Background of the company	This is a Partnership Firm constituted with an objective to set up Edible and Non Edible Oil Mill.
Committee Decision	<p>The project proponent explained the committee that, they have proposed to set up a Rice Bran Oil Mill in 4 acres 27 guntas of land owned by the partners. He has furnished the land utilization details to committee and requested to recommend Revenue Department for grant of permission U/s. 109 of KLR Act to transfer the land to the Firm.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>

4.1.9 Proposal of M/s. The Printers Mysore Pvt Ltd						
About the Project :						
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
The Printers Mysore Pvt Ltd No. 7-12, Kumbalgodu Industrial Area, II Phase Kumbalgodu kumbalgodu Industrial Area BANGALORE	1.20 Acre Allotment in Industrial Area in Davangere District, Davangere Taluk, Hanagavadi Industrial Area	Printing of Newspapers and Magazines	15	22	Particulars	Land required
					Factory/IT/BT Work Space Office	1,150.00
					Generator Room Sports Complex & Club House Shopping & Entertainment Complex	520.70
					Hotel / Restaurant / Cottage	224.73
						4,577.00
						70.50
						47.06
					Total	6,589.99



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Background of the company	The company is in the business of publishing News Papers and Magazines. The Praja Vani and Deccan Herald, the leading dailies and Magazines such as Sudha and Mayura are among the publications of the company. The sales turnover of the company is Rs. 255.16 Crores in the year 2012 – 13.
Committee Decision	<p>The representatives of the company explained their proposal set up a printing unit in Davangere and requested for allotment of 3 acres of land in the above industrial area.</p> <p>The Secretary, KIADB informed the committee that, the land is not available in the above industrial area for allotment and there is availability of land in the neighbouring Shimoga District, hence, the company may explore the possibility to set up the unit there.</p> <p>The representatives of the company agreed to check up the feasibility and revert back.</p> <p>The committee noted the above and deferred the decision of the subject.</p>

4.1.10 Proposal of M/s. Ankit Fasteners Private Limited						
About the Project :						
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
Ankit Fasteners Private Limited 297, Haragadde Village, Road No 4 Jigni Industrial Estate Phase - I Bangalore - 560105	4.00 Acres Allotment in Industrial Area in Bangalore Rural District, Devanahalli Taluk, Bengaluru Aerospace SEZ Park	Aerospace Fasteners	28	445	Particulars	Land required
					Factory/IT/BT Work Space Office	8,000.00
					Generator Room	900.00
					Sports Complex & Club House	100.00
					Shopping & Entertainment Complex	0.00
					Hotel / Restaurant / Cottage	0.00
					Green Space	0.00
					Mining	0.00
					Water supply scheme	0.00
					Research and Development	0.00
					ETP	0.00
					Future expansion	0.00
					Roads	9,000.00
						0.00
Total	18,000.00					



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Background of the company	The company is in the business of Manufacture of Fasteners and its sales turnover for the year 2012-13 is Rs. 29.08 Crores.
Committee Decision	<p>The project proponent appeared before the committee and informed that, they have proposed to set up a unit for manufacture and export of Aerospace Fasteners in Aerospace SEZ near Devanahalli. He has furnished land utilization details to the committee that, they want to construct factory and other buildings with a built up area of 11,100 Sq. Mtr, with 45% plot coverage and FAR of 0.62 and requested for allotment of 4 acres of land for the project.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>

4.1.11 Proposal of M/s. Sitaa Ratan Foundation Pvt Ltd

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
Sitaa Ratan Foundation Pvt Ltd Ratan Mansion, 1st Floor, 35, (170), 6th Cross, Gandhinagar Bangalore	4 Acres Jakkasandra Industrial Area, Kolar Taluk	HDPE and PP Woven Fabrics Sacks	40.40	300	Particulars	Land required
					Factory/IT/BT Work Space Office	9,293.00
					Roads	100.00
					Green Space 3	3,237.00
						3,558.00
					Total	16,188.00

Committee Decision	The project proponents were not present for the meeting to explain the project details to the committee. Hence, the decision on the subject was deferred.
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4.1.12 Proposal of M/s. Shahi Exports Private Ltd.

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
M/s. Shahi Exports Private Ltd. Sy. No. 13, 14 & 14, Sarjapur Main Road, Bellandur Gate, Bangalore-560102	12 Acres U/S 109 at Sy. No. 205/1, Sy.205/1B 206/1A, 206/1B/2 06/1C/20 5/1, 205/2B, 206/1A, 206/1B, 206/1C Motebennur Village, Byadagi Hobli, Haveri District	Knitted Garments for Men/Ladies/Kids	40.00	3000	Particulars	Land required
					Factory/IT/BT/Work Space	46,000
					Total	46,000

Background of the company	The company is leading Readymade Garment manufacture in India. In Karnataka alone it employs 65,000 people and produces more than 100 million pieces of Garments. Its sales turnover for the year 2012-13 is Rs. 3062 Crores.
Committee Decision	<p>The representative of the company appeared before the committee and explained the project details. He informed that, Garment manufacturing is a labour intensive and mainly employs females. There is acute shortage of labour in Bangalore and major cities and hence, they propose to move towards semi urban areas. Therefore the company has planned its expansion in 4 different Rural / Semi Urban places viz Motebennuru (Haveri District), Cowhalli (T-Narsipura Taluk), Arsikere (Hassan District) and Dadaga Village (Nagamangala Taluk).</p> <p>He explained the requirement of 12 acres of land in Motebennuru to construct factory shed with a built up area of 26,000 Sq. Mtrs with plot coverage of 45% and FAR of 0.56 and requested to recommend to</p>



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	<p>Revenue Department for grant of permission U/s. 109 of KLR Act.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC..</p>
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4.1.13 Proposal of M/s. Shahi Exports Private Ltd.

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
M/s. Shahi Exports Private Ltd. Sy. No. 13, 14 & 15, Sarjapur Main Road, Bellandur Gate, Bangalore-560102	08 Acres U/S 109 at Sy. No. 46/1, 58/2, 45/5, 45/4, 45/2, 46/2, 46/1, 58/2, 45/5, 45/2, 45/4, 46/2 Cowhalli Moogur Hobli, T-Narsipur taluk, Mysore District	Knitted Garments for Men/Ladies/Kids	40.00	2000	Particulars	Land required
					Factory/IT/BT/Work Space	40,000
					Total	40,000

Background of the company	The company is leading Readymade Garment manufacture in India. In Karnataka alone it employees 65,000 people and produces more than 100 million pieces of Garments. Its sales turnover for the year 2012-13 is Rs. 3062 Crores.
Committee Decision	The representative of the company appeared before the committee and explained the project details. He informed that, Garment manufacturing is a labour intensive and mainly employ's females.



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	<p>There is acute shortage of labour in Bangalore and major cities and hence, they propose to move towards semi urban areas. Therefore the company has planned its expansion in 4 different Rural / Semi Urban places viz Motebennuru (Haveri District), Cowhalli (T-Narsipura Taluk), Arsikere (Hassan District) and Dadaga Village (Nagamangala Taluk).</p> <p>He explained the requirement of 8 acres of land in Cowhalli, T-Narsipura Taluk to construct factory shed with a built up area of 25,000 Sq. Mtrs with plot coverage of 45% and FAR of 0.50 and requested to recommend to Revenue Department for grant of permission U/s. 109 of KLR Act.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>
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4.1.14 Proposal of M/s. Shahi Exports Private Ltd.

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)							
M/s. Shahi Exports Private Ltd. Sy. No. 13, 14 & 15, Sarjapur Main Road, Bellandur Gate, Bangalore-560102	05 Acres 10 Gunta U/S 109 at Sy. No. 115 & 116 Arsikere Industrial Area, Arsikere taluk, Hassan District	Knitted Garments for Men/Ladies/Kids	32.00	2000	<table><tr><th>Particulars</th><th>Land required</th></tr><tr><td>Factory/IT/BT/Work Space</td><td>40,000</td></tr><tr><td>Total</td><td>40,000</td></tr></table>		Particulars	Land required	Factory/IT/BT/Work Space	40,000	Total	40,000
Particulars	Land required											
Factory/IT/BT/Work Space	40,000											
Total	40,000											

Background of the company	The company is leading Readymade Garment manufacture in India. In Karnataka alone it employs 65,000 people and produces more than 100 million pieces of Garments. Its sales turnover for the year 2012-13 is Rs. 3062 Crores.
Committee Decision	The representative of the company appeared before the committee and explained the project details. He informed that, Garment manufacturing



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	<p>is a labour intensive and mainly employ's females. There is acute shortage of labour in Bangalore and major cities and hence, they propose to move towards semi urban areas. Therefore the company has planned its expansion in 4 different Rural / Semi Urban places viz Motebennuru (Haveri District), Cowhalli (T-Narsipura Taluk), Arsikere (Hassan District) and Dadaga Village (Nagamangala Taluk).</p> <p>He explained the requirement of 5 acres and 10 guntas of land in Arsikere to construct factory shed with a built up area of 25,000 Sq. Mtrs with plot coverage of 45% and FAR of 0.64 and requested to recommend to Revenue Department for grant of permission U/s. 109 of KLR Act.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>
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4.1.15 Proposal of M/s. Shahi Exports Private Ltd.											
About the Project :											
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)						
M/s. Shahi Exports Private Ltd. Sy. No. 13, 14 & 15, Sarjapur Main Road, Bellandur Gate, Bangalore-560102	03 Acres U/S 109 at Sy. No. 252/AP1, 253/AP1/25/2/AP1, 253/AP1 Dadaga Village, Bindigana thalli Hobli, Nagaman gala taluk, Mandya District	Knitted Garments for Men/Ladies/Kids	40.00	2000	<table><tr><td>Particulars</td><td>Land required</td></tr><tr><td>Factory/IT/BT/Work Space</td><td>40,000</td></tr><tr><td>Total</td><td>40,000</td></tr></table>	Particulars	Land required	Factory/IT/BT/Work Space	40,000	Total	40,000
Particulars	Land required										
Factory/IT/BT/Work Space	40,000										
Total	40,000										

Background of the company	The company is leading Readymade Garment manufacture in India. In Karnataka alone it employees 65,000 people and produces more than 100 million pieces of Garments. Its sales turnover for the year 2012-13 is Rs. 3062 Crores.
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Committee Decision	<p>The representative of the company appeared before the committee and explained the project details. He informed that, Garment manufacturing is a labour intensive and mainly employ's females. There is acute shortage of labour in Bangalore and major cities and hence, they propose to move towards semi urban areas. Therefore the company has planned its expansion in 4 different Rural / Semi Urban places viz Motebennuru (Haveri District), Cowhalli (T-Narsipura Taluk), Arsikere (Hassan District) and Dadaga Village (Nagamangala Taluk).</p> <p>He explained the requirement of 3 acres of land in Dadaga Village to construct factory shed with a built up area of 25,000 Sq. Mtrs with plot coverage of 45% and FAR of 0.64 and requested to recommend to Revenue Department for grant of permission U/s. 109 of KLR Act.</p> <p>The committee noted the above and resolve to recommend to place the subject for approval before SLSWCC.</p>
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SUB NO.4.2 : DISCUSSION ON SLSWCC PROPOSALS ABSENT IN EARLIER MEETINGS

4.2.1 Proposal of M/s. SRI LAKSHMI PROPERTIES						
About the Project :						
Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
SRI LAKSHMI PROPERTIES #7/3, Opposite to Bus Stand, Arkalgud, Karnataka, 573102	0.26 Acres OWN in Hasan District, Arkalgud Taluk, Opposite to Bus Stand Arkalgud 7/3	Convention Hall Restaurant Lodge	16.00	45	Particulars	Land required
					Factory/IT/BT Work Space Green Space	2,630.55 1,700.55
					Total	4,331.10

Background of the company	This is a partnership firm constituted in the year 2014 setup a Hotel and Convention centre in promoters own land.
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Committee Decision	The project proponent appeared before the committee and informed that they want to setup a Hotel and Convention centre in 26 Guntas of their own land converted for commercial use and building plans for the project already approved by Town Planning Department. The committee noted the above and recommended to place the subject for approval before SLSWCC.
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4.2.2 Proposal of M/s. Malnad Fertilizers Pvt Ltd

About the Project :

Name & Address	Land-Acres	Product/Activity	Investment (Crores)	Employment	Land Utilization Details (Sq mts)	
M/s. Malnad Fertilizers Pvt Ltd #254, Adlimene Road, Adarsh Nagar, Hassan – 573201	5 Acres 50 Guntas Thimmenahalli Industrial Area, Hassan Taluk and District	NKP Fertilizers	18.00	75	Particulars	Land required
					Factory/IT/BT Work Space	15,000.00
					Future expansion	7,258.00
					Total	22,258.00

Committee Decision	The project proponents were not present for the meeting to explain the project details to the committee. Hence, the decision on the subject was deferred.
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4.2.2 Proposal of M/s. Manvantara Developers

About the Project :

Name & Address	Land-Acres	Product/ Activity	Invest ment(Crore s)	Empl oyment	Land Utilization Details (Sq mts)	
M/s. Manvantara Developers., Manvantara Developers, AP towers building, door no 4-1-93/4 1st floor MG Road, Mangalore	3 Acres 30 Guntas Thannirb havi Industrial Area, Mangalor e Taluk, Dakshina Kannada District	GO Karting project, Recreati onal Activitie s with Food Joints	15.50	40	Particulars	Land required
					Factory/IT/BT Work Space	2700
					Sports Complex & Club House	5700
					Shopping & Entertainment Complex	1000
					Hotel / Restaurant / Cottage	900
					Green Space	3200
					Total	13500
					Company Background	
Committee Decision		<p>This subject was discussed in the 82nd SLSWCC meeting held on 15.02.2014 and has the above location is being proposed for allotment through public auction, the Committee felt that this particular land cannot be allotted to above proponent and hence the request was rejected.</p> <p>But, the project proponent appeared before the Land Audit Committee and informed that, there is unauthorized occupation of the above land and if it is allotted to them, they will pay suitable compensation to the occupants and convince them to vacate the place and will use it for the project.</p> <p>The Secretary, KIADB informed that, DLSWCC has allotted 2 acres of land out of the above land to a project and majority of land in the above area is under unauthorized occupation.</p> <p>The committee noted the above and recommended to place the subject for approval before SLSWCC.</p>				

SUBJECT NO.5: ANY OTHER SUBJECTS WITH THE PERMISSION OF CHAIR.

The Chairman, LAC noted that, many projects are proposed in Private Lands, which require to be wetted from Zoning Regulation point of view. Therefore, the Director (Technical Cell), C&I Department was informed to take necessary action for issue of Government Notification to include Director, Department of Country and Town Planning as Member of the Land Audit

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Committee. The Chairman further informed Member Secretary to invite heads of LPA's and other departments wherever necessary to LAC Meetings.

The meeting concluded with vote of thanks to the Chair.


Mr. K. A. Jayananda
Managing Director,
Karnataka Udyog Mitra


Sri. M. Maheshwar Rao, IAS
Commissioner for Industrial Development
& Director of Industries & Commerce and
Chairman, Land Audit Committee.


Smt. K. Ratna Prabha, IAS
Additional Chief Secretary to Government,
Commerce and Industries Department

16/10/2014