

### Department of Industries and Commerce

### Proceedings of 45<sup>th</sup> meeting of State High Level Clearance Committee

PROCEEDINGS OF 45<sup>th</sup> MEETING OF STATE HIGH LEVEL CLEARANCE COMMITTEE (SHLCC) HELD ON 28.9.2016 UNDER THE CHAIRMANSHIP OF HON'BLE CHIEF MINISTER OF KARNATAKA.

Members present: List attached

Commissioner for Industrial Development and Director of Industries & Commerce extended warm welcome to Hon'ble Chief Minister of Karnataka, Hon'ble Minister for Large & Medium Industries and Infrastructure Development and other members of the Committee to the meeting. The subjects were taken up for discussion as per the agenda.

SUBJECT-1: Confirmation of Proceedings of 44<sup>th</sup> meeting of SHLCC held on 25.5.2016.

The Committee was informed that the proceedings of 44<sup>th</sup> meeting of SHLCC held on 25.05.2016 were circulated to all the members and the same is placed before the Committee for confirmation. The Committee noted the same and confirmed the proceedings.

SUBJECT- 2: Review of action taken on the decisions of 44<sup>th</sup> meeting of SHLCC held on 25.5.2016.

The Committee was informed that the approval letters in the form of Govt. Order were sent to all the projects approved in the 44<sup>th</sup> meeting of SHLCC held on 25.5.2016 and also to the respective Departments / Organisations for further needful action. The Committee noted the action taken as above.

SUBJECT-3: Consideration of New projects for approval:

3.1) Project proposal of M/s Manipal Health Enterprises Pvt. Ltd. to establish "Health Care Services" at 1.61 Acres of leased Land at Hebbal, Bangalore, 2.89 Acres of leased land at Whitefield, Bangalore and 0.7 acre of own land at Mangalore.

Constitution: Private Limited Company

Product/ Activity: Health Care Services

**Extent of Land:** 1.61 acres of leased land at Hebbal, Bangalore,

2.89 acres of leased land at Whitefield, Bangalore and

0.7 acre of own land at Mangalore

**Location:** 1.61 acres of leased land at Hebbal Bangalore,

2.89 acres of leased land at Whitefield Bangalore and

0.7 acre of own land at Mangalore

Investment: Rs. 1121.00 crores



Employment:

1000 nos.

Promoter:

Mr. Ajay Bakshi

Networth of the

Rs. 976.64 crores

company:

Recommendations of 30<sup>th</sup> Land Audit Committee meeting held on 25.6.2016:

The representative of the company appeared before the committee and highlighted that their proposals consists of 3 projects at Mangalore & Bangalore in Hebbal & Whitefield and the total project cost for all the 3 locations is Rs.1121 Crores.

The representative briefed that they have taken building on long lease in Whitefield and Hebbal at Bangalore and have own land of 0.7 acres in Mangalore for the proposed project. However, they have submitted an application for Mangalore only.

Hence, the Committee informed the representative to submit the details of the projects that they would require approval for 3 locations. After detailed discussions the Committee resolved to recommend to SHLCC for approval of the project to set up in the following locations, subject to obtaining necessary clearances from Local Authorities as per zoning regulations:

SI No	Location	Investment in Rs. Crores	Land in Acres
1.	Hebbal, Bangalore	534.30	1.61 (Leased)
2.	Whitefield, Bangalore	426.30	2.89 (Leased)
3.	Mangalore	160.90	0.7 (Own)

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

The Committee after discussing the project details and also the recommendations made by the Land Audit Committee, resolved to approve the project proposal as under.

Details	Decision of the Committee		
Project approval:	To establish "Health Care Services" with an investment of Rs.1121.00 Crores.		
Land:	<ol> <li>1) 1.61 acres of leased land at Hebbal, Bangalore,</li> <li>2) 2.89 acres of leased land at Whitefield,</li> <li>Bangalore</li> <li>3) 0.7 acre of own land at Mangalore</li> </ol>		





Water:	1.2 MLD of water from Local Authorities
Power:	5712 KVA of power from BESCOM & MESCOM
Pollution Control Clearance:	The promoters should obtain CFE from KSPCB, E.C from MOEF, GOI or DFEE, GOK, as applicable.
Incentives & Concessions:	As per applicable Policy of the State.
Statutory clearances:	The promoters to take all necessary statutory clearances.
Employment to Local persons:	The promoters shall provide local employment in the project as per the Industrial Policy of the State.

3.2) Project proposal of M/s Embassy Property Developments Pvt Ltd to establish "IT/ITES Park" in 13 Acres 23 Guntas of own land at Belur Nagasandra and Challaghatta Villages of Varthur Hobli, Bangalore East Taluk, Bangalore Urban District.

**Constitution** Private Limited Company

Product/ Activity IT/ITES Park

Extent of Land 13 acres 23 guntas of own land at Belur Nagasandra and

Challaghatta Villages of Varthur Hobli, Bangalore East Taluk,

Bangalore Urban District

**Location** Belur Nagasandra and Challaghatta Villages of Varthur Hobli,

Bangalore East Taluk, Bangalore Urban District

Investment Rs. 718.00 crores

Employment 11800 nos.

Promoters Mr. Jitendra Virwani

Networth of the

promoter

Rs. 80.25 crores

Recommendations of 32<sup>nd</sup> Land Audit Committee Meeting held on 07.09.2016:

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

DDTP, BDA informed that the land proposed for the project is classified as residential zone and establishment of IT/ITES Park is not permitted as per zoning regulation.

The representative of the company requested for change of land use from BDA to establish the project.



The Committee noted the same and informed BDA to furnish clear opinion prior to SHLCC meeting on permissibility of the above activity as per zoning regulations and change of land use, to place it before the Committee.

The Committee noted the land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project to be set up in 13 acres 23 guntas of land at Sy.Nos.22/8, 22/9, 22/10, 22/11, 22/12, 24/1, 24/2, 25, 26/1, 26/2, 26/3, 26/6, 26/7, 26/8, 26/9, 26/11 and 27/2 of Belur Nagasandra Village, Varthur Hobli and Sy.Nos.55/2, 56, 57/1, 57/2, 61/1, 61/2, 61/3, 62, 63/4 and 63/5 of Challaghattta Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, subject to obtaining clearance from BDA for change of land use.

#### Decision of SHLCC:

The Committee after discussing the project details and keeping in view the land utilization details and also the recommendations made by the Land Audit Committee, resolved to approve the project proposal as under.

Details	Decision of the Committee
Project approval:	To establish "IT/ITES Park", with an investment of Rs.718.00 Crores
Land:	13 acres 23 guntas of land at Sy.Nos.22/8, 22/9, 22/10, 22/11, 22/12, 24/1, 24/2, 25, 26/1, 26/2, 26/3, 26/6, 26/7, 26/8, 26/9, 26/11 and 27/2 of Belur Nagasandra Village, Varthur Hobli and Sy.Nos.55/2, 56, 57/1, 57/2, 61/1, 61/2, 61/3, 62, 63/4 and 63/5 of Challaghattta Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, subject to obtaining clearance from BDA for change of land use on permissibility of the activity as per zoning regulations.
Water:	0.9 MLD of water from BWSSB
Power:	8500 KVA of power from BESCOM
Pollution Control Clearance :	The promoters should obtain CFE from KSPCB, E.C from MOEF, GOI or DFEE, GOK, as applicable.
Incentives & Concessions:	As per applicable Policy of the State.
Statutory clearances:	The promoters to take all necessary statutory clearances.
Employment to Local persons:	The promoters shall provide local employment in the project as per the Industrial Policy of the State.



3.3) Project proposal of M/s JSW Paints Ltd. to establish a unit for manufacture of "Paints" in 67 Acres of leased land from M/s JSW Steel Ltd at Toranagallu & Musenayakanahalli Villages, Sandur Taluk, Bellary District.

Constitution:

Limited Company

Product/ Activity:

**Paints** 

Extent of Land:

67.00 acres Leased land from JSW Steel Ltd. at Toranagallu and Musenayakanahalli Villages Sandur Taluk, Bellary District.

Location:

67.00 acres Leased land from JSW Steel Ltd. in Sy.Nos.503, 504,505,506,514,515(old),83(old),416,417,513,12,15,16,17,18, 19,25 of Toranagallu and Musenayakanahalli Villages Sandur

Taluk, Bellary District.

Investment:

Rs. 600.00 crores

Employment:

600 nos.

Promoters:

JSW Investments Pvt. Ltd.

Mr. A.S.Sundaresan

Networth of M/s JSW

Rs. 1596.24 crores

Investments Pvt. Ltd.:

### Recommendations of 32<sup>nd</sup> Land Audit Committee Meeting held on 07.09.2016:

The representative of the company appeared before the committee and highlighted the project proposal. The company also requested to include Sy.Nos. 416, 417, 513,12,15,16,17,18,19,25 and add Musenayakanahalli village, Sandur Taluk along with the Sy.Nos. and Toranagallu village already mentioned.

The Committee noted the land utilization details. After detailed discussions, the Committee resolved to recommend to SHLCC for approval of the project to be set up in 67.00 acres Leased land from JSW Steel Ltd. at Sy.Nos. 503,504, 505,506,514, 515 (old), 83 (old), 416, 417, 513,12,15,16,17,18,19,25 of Toranagallu & Musenayakanahalli villages, Sandur Taluk, Bellary District, subject to obtaining necessary consent from KSPCB. KSPCB to provide opinion before SHLCC meeting.

#### Decision of SHLCC:

The Committee after discussing the project details and keeping in view the land utilization details and also the recommendations made by the Land Audit Committee resolved to approve the project proposal as under.





Details	Decision of the Committee
Project approval:	To establish a unit for manufacture of "Paints" with an investment of Rs.600.00 Crores
Land:	67.00 acres Leased land from JSW Steel Ltd. in Sy.Nos.503, 504, 505, 506, 514, 515(old), 83(old), 416, 417, 513, 12, 15, 16, 17, 18, 19, 25 of Toranagallu and Musenayakanahalli Villages Sandur Taluk, Bellary District.
Water:	5,30,000 LPD from existing allocation of M/s JSW Steel Ltd.
Power:	6500 KVA of power from GESCOM
Pollution Control Clearance :	The promoters should obtain CFE from KSPCB, E.C from MOEF, GOI or DFEE, GOK, as applicable.
Incentives & Concessions :	As per applicable Policy of the State.
Statutory clearances:	The promoters to take all necessary statutory clearances.
Employment to Local persons:	The promoters shall provide local employment in the project as per the Industrial Policy of the State.

3.4) Project Proposal of M/s Embassy Property Developments Pvt Ltd to establish "IT/ITES SEZ" In 6 Acres 17 Guntas of own land at Rachenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban District.

Constitution : Private Limited Company

Product/ Activity: IT/ITES SEZ

Extent of Land: 6 acres 17 guntas of own land at Rachenahalli Village,

K.R.Puram Hobli, Bangalore East Taluk, Bangalore Urban

District

Location: 6 acres 17 guntas of own land at Sy.Nos.35/2, 35/3A, 37/1, 39/1,

39/2B, 40/3 and 40/6 in Rachenahalli Village, K.R.Puram Hobli,

Bangalore East Taluk, Bangalore Urban District

Investment: Rs. 528.00 crores

**Employment:** 9960 nos.





Promoters: Mr. Jitendra Virwani

Networth of the Rs. 80.25 crores

promoter:

#### Recommendations of 32<sup>nd</sup> Land Audit Committee Meeting held on 07.09.2016:

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

DDTP, BDA informed that the land proposed for the project is classified as residential zone and part of the land falls in valley zone and establishment of IT/ITES SEZ is not permitted as per zoning regulation.

The representative of the company informed that the above land is having access road of 18 mtrs and as per BDA zoning regulations, if the property size is more than 240 Sq. mtrs. having frontage of 10 mtrs to a road of 18 mtrs width, IT/BT activity is permitted.

The Committee noted the same and informed BDA to furnish clear opinion prior to SHLCC meeting on permissibility of the above activity as per zoning regulations, to place it before the Committee.

The Committee noted the land utilisation details and after detailed discussions, resolved to recommend to SHLCC for approval of the project to be set up in 6 acres 17 guntas of own land at Sy.Nos.35/2, 35/3A, 37/1, 39/1, 39/2B, 40/3 and 40/6 of Rachenahalli village, Krishnarajpuram Hobli, Bangalore East Taluk, Bangalore Urban District, subject to obtaining clearance from BDA on permissibility of the activity as per zoning regulations.

#### Decision of SHLCC:

The Committee after discussing the project details and keeping in view the land utilization details and also the recommendations made by the Land Audit Committee resolved to approve the project proposal as under.

Details	Decision of the Committee
Project approval:	To establish "IT/ITES SEZ", with an investment of Rs.528.00 Crores
Land:	6 acres 17 guntas of own land at Sy.Nos.35/2, 35/3A, 37/1, 39/1, 39/2B, 40/3 and 40/6 of Rachenahalli village, Krishnarajpuram Hobli, Bangalore East Taluk, Bangalore Urban District, subject to obtaining clearance from BDA for change of land use on



	permissibility of the activity as per zoning regulations.
Water:	0.9 MLD of water from BWSSB
Power:	8500 KVA of power from BESCOM
Pollution Control Clearance:	The promoters should obtain CFE from KSPCB, E.C from MOEF, GOI or DFEE, GOK, as applicable.
Incentives & Concessions:	As per applicable Policy of the State.
Statutory clearances:	The promoters to take all necessary statutory clearances.
Employment to Local persons:	The promoters shall provide local employment in the project as per the Industrial Policy of the State.

#### SUBJECT NO.4: AMENDMENT TO EARLIER APPROVED PROJECTS:

4.1) Project proposal of M/s. Uttam Galva Ferous Limited to establish "6.00 MTPA Integrated Steel Plant and Captive Power Generation" in Bellary District – Change of Source of Water from Alamatti Dam - Krishna River to Thungabhadra River Basin.

Constitution:

Public Limited company

Product/ Activity:

6.00 MTPA Integrated Steel Plant and Captive Power

Generation

Extent of Land:

4000 acres of land

Location:

Special Industrial Zone, Vijayanagara Area Development

Authority (VADA), Hospet & Sandur Taluk, Bellary District

Investment:

Rs. 36,000 crores

**Employment:** 

25000 nos.

Promoter:

Mr. Rajinder Miglani

Networth of the

Rs. 288.99 crores

company:

The project proposal of M/s. Brahmani Industries Limited to establish "6.00 MTPA Integrated Steel Plant & Captive Power" with an investment of Rs.36,000 Crores in 4000 acres of land at Special Industrial Zone, Vijayanagara Area Development Authority (VADA),



Bellary, Hospet and Sandur Taluks was approved in the 21<sup>st</sup> SHLCC meeting held on 29.03.2010. Accordingly, Government Order No. Cl 122 SPI 2010, dt. 26.04.2010 was issued.

The water requirement for the company in the 1<sup>st</sup> Phase – 2 TMC and 2<sup>nd</sup> Phase – 2 TMC, total 4 TMC (68.40 MGD) of water from downstream of Alamatti Dam – Krishna River was approved by the SHLCC and accordingly incorporated in the GO No. CI 122 SPI 2010, dt. 27.08.2011.

In the 22<sup>nd</sup> SHLCC meeting held on 24.05.2010 change of name from M/s. Brahmani Industries Limited to M/s. Brahmani Industries (Karnataka) Limited was approved.

In the 25<sup>th</sup> meeting of SHLCC held on 14.07.2011 change of name from M/s. Brahmani Industries (Karnataka) Limited to M/s. Uttam Galva Ferrous Limited was approved.

The company vide their letter dated 4.7.2016 has informed that The Chief Engineer, Water Resources Development Institute, in their report dated 6.7.2014, addressed to Secretary to Government, Water Resources Department, has recommended for supply of water for the project from Thungabhadra River basin instead of Alamatti Dam - Krishna River. Hence, the company has requested SHLCC for change of Source of Water for their project from Alimati Dam - Krishna River to Tungabhadra River.

**Decision of SHLCC:** The Committee noted the request of the company for change of source of water from Alamati Dam – Krishna River to Tungabhadra River and also noted the report submitted by Chief Engineer, Water Resources Development Institute to Water Resources Department on the availability of water in Tungabhadra river basin. After detailed discussions, the Committee resolved to approve the change of source of water from Alamatti Dam - Krishna River to Tungabhadra River basin as per the conditions stipulated by Water Resources Department on drawal of water from river basin and storage of water in the project location premises by making suitable storage facility.

4.2) Project proposal of M/s. Aaress Iron & Steel Ltd. to establish "1 Million TPA Integrated Steel Plant" at Basapura, Koppal and Halavarthi Villages, Koppal District - Extension of time to implement the project, enhance the capacity of Integrated Steel Plant from 2.5 MTPA to 3.5 MTPA, Permit company to buy lands U/s 109 or through KIADB acquisition at its convenience and to add additional Sy.Nos.

Constitution:

**Public Limited Company** 

Product/ Activity:

2.5 MTPA Integrated Steel Plant

Extent of Land:

995.50 acres of land

Location:

Halwarthy & Basapur Villages of Koppal District



Investment: Rs. 9850 crores

Employment: 850 nos.

Promoter: Mr. Rahul Kumar N Baldota

Networth of the Rs. 138.39 crores

company:

The project proposal of M/s Aaress Iron & Steel Ltd. to establish "1 Million TPA Integrated Steel Plant" with an investment of Rs.2292.26 crores, in 1034 acres of land at Basapura, Koppal and Halavarthi Villages of Koppal District was approved by SHLCC.

The Govt. Order No.CI/511/SPI/2005, dt: 22.03.2006, has permitted the bifurcation of the project into two – implementation of Iron Ore pelletization Plant by M/s. MSPL Ltd & integrated Steel Plant by M/s Aaress Iron & Steel Ltd, which belongs to the same promoters, with all other conditions laid down in original Govt. order No. CI/511/SPI/2005, dt: 22.12.2005, applicable to both the companies.

The proposal of the company to increase the capacity of the Steel plant from 1.0 MTPA to 2.5 MTPA with an investment of Rs. 4612.60 crores, with additional land of 995.50 acres to be purchased U/s 109 of KLR Act at Basapura and Halavarthi Villages of Koppal District was approved in the 8<sup>th</sup> SHLCC meeting held on 23.2.2007.

Subsequently the company vide its letter dt: 26.02.2008 had requested for acquiring 995.50 acres of land through KIADB instead of purchasing the land with permission U/s. 109 of KLR Act and for extension of 2 years of time for implementation of the project. The same was approved in the 13<sup>th</sup> SHLCC held on 13.03.2008 and GO vide No. CI/96/SPI/2008, dt: 9.5.2008 was issued.

KSSIDC vide letter dt: 29.03.2012 & 03.03.2012 had requested for acquisition of 104 acres of land at Basapura Villagge, Koppal Taluk to establish Industrial Estate. This land was part of the land identified M/s. Aaress Iron and Steel Limited for their 2<sup>nd</sup> Phase of the project.

The subject was discussed in the 27<sup>th</sup> SHLCC meeting held on 13.4.2012 and the Committee decided to seek more information from M/s Aaress Iron & Steel Ltd about the present status of implementation of the project and deferred the subject.

The company vide letter 18.7.2012 had informed that due to the following reasons they were not able to take up the implementation of the 1<sup>st</sup> phase of the project:

- Court cases were pending on part of the land allotted for 1<sup>st</sup> phase of the project.
- Awaiting EC from MOEF.
- The sketch and reports for drawal of water submitted to WRD were yet to be approved.





The SHLCC in its 29<sup>th</sup> meeting held on 6.9.2012 recommended to KIADB to allot 104 acres of land out of the land approved for M/s. Aaress Iron & Steel Ltd. to KSSIDC for developing Industrial Estate and to grant 2 years of extension of time to M/s Aaress Iron & Steel Ltd. to implement the project.

The company, vide their letter dated 29.6.2016, had requested approval for the following, without linking the subject with land approved to KSSIDC.

- 1. Extension of time for additional 3 years.
- 2. Enhancing the capacity of integrated steel plant form existing 2.5 MTPA to 3.5 MTPA.
- 3. Permit the company to buy the lands by way of permission U/s 109 of KLR Act and through KIADB at its convenience.
- 4. Add sy. No's part of 337 of Koppal: part of 54,55,88,89,90 & 128 of Basapur, part 130 (new numbers as 142 to 147 and 151) of halvavarthi; part of 264,269 to 273,275 to 280 of Ginigera village, proposed area totals to 933.01 acres in all. These Sy. No are needed for the ancillary services viz. Stores/truck yard, quarters, railway corridor etc. There is no change in other survey numbers furnished earlier.

### Recommendation of 32<sup>nd</sup> Land Audit Committee Meeting held on 07.09.2016:

The representatives of the company appeared before the Committee and explained the request in detail.

The Committee noted the request of the company and opinion of KSSIDC and informed the company to exclude 104 acres 11 guntas of land allotted to KSSIDC for formation of industrial estate for small scale industries, out of the land identified for their project.

After detailed discussions, the Committee resolved to recommend to SHLCC for approval of the following subject to exclusion of 104 acres as detailed below:

- Extension of time by 3 years to implement the project.
- Enhancing of capacity of the proposed Steel Plant from 2.5 to 3.5 MTPA.
- Purchase of land for the project either U/s 109 of KLR Act or through KIADB acquisition.
- Include additional Sy.Nos.337 (Part) of Koppal, part of 54,55,88,89,90 & 128 of Basapur, part 130 (new numbers at 142 to 147 and 151) of Halavarthi; part of 264,269 to 273, 275 to 280 of Ginigera village, limiting the total extent of land recommended for the project to 933.01 acres.

**Decision of SHLCC:** The Committee noted the amendments sought by the company and recommendations made by the Land Audit Committee. After detailed discussions, the Committee resolved to approve the following amendments:

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- a) Extension of time by 3 years to implement the project.
- b) Enhancement of capacity of the proposed Steel Plant from 2.5 to 3.5 MTPA.
- c) Purchase of land for the project either U/s 109 of KLR Act or through KIADB acquisition.
- d) To Include additional Sy.Nos.337 (Part) of Koppal, part of 54,55,88,89,90 & 128 of Basapur, part 130 (new numbers at 142 to 147 and 151) of Halavarthi; part of 264,269 to 273, 275 to 280 of Ginigera village, limiting the total extent of land recommended for the project to 933.01 acres and subject to exclusion of 104 acres 11 guntas of land allotted to KSSIDC for formation of Industrial Estate.
- Project proposal of M/s The Sandur Manganese and Iron Ores Ltd., to establish "1 MTPA 4.3) Steel Plant" at Danapura & Nandibande Villages, Sandur Taluk, Bellary District -Amendment of G.O for changing mode of acquisition of land.

Constitution:

**Public Limited Company** 

Product/ Activity:

1 MTPA steel plant

Extent of Land:

627 acres of land

Location:

Danapura and Nandibande Villages, Sandur Taluk, Bellary

District

Investment:

Rs. 6306 crores

Employment:

898 nos.

Promoters:

Mr. S Y Ghorpade, CMD

Networth of the

Rs. 370.44 crores

company:

The project proposal of M/s The Sandur Manganese and Iron Ores Ltd. to establish 1 MTPA Steel plant with an investment of Rs.6306.00 Crore in 627 acres of land was approved in the 36<sup>th</sup> SHLCC meeting held on 15.10.2014. Accordingly, Government Order vide No. CI 253 SPI 2014, dated: 25.11.2014 was issued with land required for the project 627 acres (out of this 156 acres is owned by the company) could be acquired in following ways.

Land to be acquired by KIADB as SUC

300 acres

Land to be purchased u/s 109 of KLR Act-

122 acres

Government lands as per norms

49 acres

of Revenue Dept.

The SHLCC in its 37<sup>th</sup> meeting held on 27.03.2015 approved the revised requirement of 612 acres of land and amended GO vide No. CI 253 SPI 2014, dated: 20.05.2015 was issued.



The company, vide their letter dated 19.07.2016, has requested for amendment to the Government Order No. Cl 253 SPI 2014, dated: 20.05.2015, changing the mode of acquisition of land from KIADB to U/s 109 of KLR act.

**Decision of SHLCC:** The Committee discussed on the request made by the company to change the mode of acquisition of land from KIADB to purchase the land U/s 109 of KLR Act. After detailed discussions, the Committee resolved to permit the company to purchase 627 acres of land at Danapura and Nandibande Villages of Sandur Taluk, Bellary District U/s 109 of KLR Act.

Project proposal of M/s. Atlas Power India Pvt Ltd., to establish "2X660 MW Coal Based power Plant" at Mulwad KIADB Industrial Area, Bijapura District, with an investment of Rs. 5790.00 Crore – Restoration of SHLCC approval to Kadechur Industrial Area, Yadgir District (Ratification of action taken vide G.O No.Cl 35 SPI 2010 dated 29.07.2016).

Constitution: Private Limited Company

Product/ Activity: 2X660 MW Coal Based power Plant

Extent of Land: 952 acres of KIADB land

**Location :** Kadachur, Yadgiri taluk & District.

Investment: Rs. 5790 crores

Employment: 550 nos.

Promoters: Mr. Javid Rahman, MD

The project proposal of M/s Atlas Power India Pvt Ltd., to establish "2X660 MW Coal Based power Plant" with an investment of Rs. 5790.00 Crores at Sanwar, Ankur, Belgunda and Heggangere Villages of Yadgir Taluk, Gulbarga District was approved in the 14<sup>th</sup> SHLCC meeting held on 17.05.2008.

Subsequently, the following changes have been approved for the project by the Government on the request of the company:

- Change of location of the project from Sanction to Sanwar, Ankur, Belgunda and Heggangere Villages of Yadgir Taluk, Gulbarga District was approved by the Government and recommended to KIADB to acquire and allot 952 acres of land for the project in Kadechur village vide GO Dated: 19.11.2010.
- Extension of time by 2 years i.e., upto 14.09.2014 was granted vide GO dated: 15.09.2012 for implementation of the project.



 Change of location of the project from Kadechur, Yadgir Taluk and District to Mulwad KIADB Industrial Area, Bijapura District was approved in the 44<sup>th</sup> SHLCC meeting held on 25.05.2016.

The company, vide their letter dated 14.06.2016, had submitted that they had completed the detailed project report and obtained the learances for the project at Kadechur Industrial Area and hence, had requested for restoration of SHLCC approval to Kadechur Industrial Area, Yadgiri Taluk and District instead of KIADB Industrial Area at Mulwad, Bijapura District.

Government Order No: CI 35 SPI 2010, dated: 29.07.2016, was issued according approval to restoration of SHLCC approval to the earlier location viz. Kadechur Village, Yadgiri Taluk, Gulbarga District.

**Decision of SHLCC:** The Committee noted the action taken by C & I Department for restoration of SHLCC approval to Kadechur Industrial Area, Yadgir District by issuing G.O No.CI 35 SPI 2010 dated 29.07.2016 and ratified the action taken.

4.5) Project proposal of M/s. Reliance Jio Infocomm Ltd., to provide "Telecom Broadband Services" with an investment of Rs. 3300.00 Crores at Right of way for laying Ducts and Optical fiber throughout the State - approval for extension of time.

Constitution: Public Limited Company

Product/ Activity: Telecom Broadband services throughout the State

Extent of Land: Right of way for laying Ducts and Optical fibre throughout

the State

**Location:** Throughout the State

Investment: Rs. 3300 crores

Employment: 641 nos.

Promoters: Mr. Mukesh Dhirubai Ambani

Mr.Manoj H Modi Mr.Mahendra Nahata Reliance Industries Ltd.

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Networth of the Rs. 2,18,482 crores

company (RIL - 2014-15):

The project proposal of M/s Infotel Broadband Services Limited to provide "Telecom Broadband Services" throughout the State of Karnataka with an investment of Rs.3300



Crores was approved in the 26<sup>th</sup> SHLCC meeting held on 09-11-2011. Accordingly, G.O. was issued vide No.Cl.274.SPI.2011, dated 16.12.2011.

Subsequently an addendum was issued vide G.O No.CI.274.SPI.2011, dated 22.02.2013 inserting the following paragraph under Infrastructure facilities – Land: "Government Departments, Undertakings/ Corporations/ Companies/ Organizations and Trusts wholly owned, controlled and /or managed by Govt. of Karnataka, Municipal Corporations/ Local Bodies may consider erection of roof top or ground based masts and telecom equipment required for establishing 4G telecom network by M/s Reliance Jio Infocomm Ltd, subject to technical feasibility and commercial terms applicable".

"The project proponent has to obtain approval and to comply with rules and regulations from various local authorities for "Right of way" for laying ducts and optical fiber cable across the state".

The company, vide their letter dated 4.7.2016, had informed that the project implementation timelines could not be reached due to the delay in issue of RoW, lack of uniform norms and rates by BBMP, Local Authorities and other Government agencies and had requested for extension of time by 2 years to implement the project.

#### Recommendation of 31<sup>st</sup> Land Audit Committee Meeting held on 05.07.2016:

The Committee noted the action taken by the company and it was informed that the delay was issue of RoW, lack of uniform norms and rates by BBMP, Local Authorities and other Government agencies. After detailed discussions, the Committee resolved to recommend to SHLCC for granting extension of time of 2 years for implementation of the project.

**Decision of SHLCC:** The Committee noted the effective steps taken by the company to implement the project. After detailed discussions, the Committee resolved to grant extension of time by 2 years to implement the project.

4.6) Project proposal of M/s The Minera Steel and Power Pvt. Ltd., to establish "0.5 MTPA Integrated Steel Plant" in 77 acres and 12 guntas of land to be acquired by KIADB as SUC at Yerabanahalli village, Sandur Taluk, Bellary District – Amendment of G.O for changing mode of acquisition of land.

Constitution: Private Limited Company

Product/ Activity: 0.5 MTPA Integrated Steel Plant

Extent of Land: 77 Acres 12 guntas of land

Location: Yerabanahalli Village, Sandur Taluk, Bellary District



Investment:

Rs. 2180.40 crores

**Employment:** 

525 nos.

Promoters:

Mr. Tanveer Ahmed, MD

Networth of the

Rs. 92.00 crores

company:

The project proposal of M/s The Minera Steel and Power Pvt. Ltd., to establish 0.5 MTPA integrated steel plant with in investment of Rs.2180.40 Crore in 77 acres and 12 guntas of land to be acquired by KIADB as SUC at Yerabanahalli village, Sandur Taluk, Bellary District was approved in the 42<sup>nd</sup> SHLCC meeting held on 4.1.2016. Accordingly, Government Order vide No. Cl 15 SPI 2016, dated 21.1.2016 was issued.

The company vide letter dated 01.08.2016 had requested to modify the Government Order No. CI 15 SPI 2016, dated 21.01.2016 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 Survey Nos. for the land to be acquired by KIADB as SUC are 105, 107, 79, 90, 73A/2, 73/A/2, 73/A1, 78/AA, 73/B, 78/E, 69, 70, 71, 68 of Yerabanahalli village, Sandur Taluk, Bellary District and the list of Survey Nos. for the land to be purchased u/s 109 of KLR Act are 100/2B, 100/2C/1, 100/2D, 100/2E, 100/2F, 100/2I, 100/2A, 100/2C/2, 100/4, 100/5, 100/6 of Yerabanahalli village, Sandur Taluk, Bellary District.

#### Recommendation of 32<sup>nd</sup> Land Audit Committee Meeting held on 07.09.2016:

The representatives of the company explained the effective steps taken to implement the project.

The Committee noted the effective steps taken for implementation of the project and after detailed discussions resolved to recommend to SHLCC for changing the mode of acquisition of land for the project from U/s 109 of KLR Act to partly by KIADB & partly U/s 109 of KLR Act as per the request of the company.

**Decision of SHLCC:** The Committee noted amendment sought by the company and also the recommendation made by the Land Audit Committee. After detailed discussions, the committee resolved to approve change in mode of acquisition of land from U/s 109 of KLR Act to partly by KIADB & partly U/s 109 of KLR Act as per the request of the company.

4.7) Project proposal of M/s. Gulbarga Cement Ltd., to establish "3.5 Million TPA Cement Plant with 100 MW Thermal Power Plant" with an investment of Rs. 1100 crores in 2475 acres of



land at various Sy Nos. of Ferozabad, Kirani, Somnathahlli Villages in Gulbarga Taluk & District – approval for extension of time for a period of five years.

Constitution: Public Limited Company

Product/ Activity: 3.5 MTPA Cement Plant with 100 MW Thermal Power Plant

Extent of Land: 2475 Acres of land to be acquired by KIADB

Location : Gulbarga Taluk & District

Investment: Rs. 1900 crores

**Employment:** 1500 – 2000 nos.

Promoters: Italcementi

Mr.Jamshed Naval Cooper, Director Mr.Srinivasan Sundaram, Director

Networth of the

Rs. 369.00 crores

company:

The project proposal of M/s. Gulbarga Cement Ltd., to establish a "3.5 Million TPA Cement Plant with 100 MW Thermal Power Plant" with an investment of Rs.1,100 crores, in 2475 acres of land for the project at various Sy Nos. of Ferozabad, Kirani, Somnathahlli Villages in Gulbarga Taluk & District, was approved in the 14<sup>th</sup> meeting of SHLCC held on 17.03.2008. Accordingly, Government Order vide No.Cl 79 SPI 2008, dated 03.05.2008 was issued.

In the 23<sup>rd</sup> Meeting of SHLCC held on 19.06.2010, approval was accorded for extension of time by 2 years to implement the project. Accordingly, Government Order vide No. CI 79 SPI 2008, dated 21.07.2010.

In the 28<sup>th</sup> Meeting of SHLCC held on 23.05.2012, approval was accorded for extension of time by further 2 years to implement the project with an additional investment of Rs.800 crores. Accordingly, Government Order vide No. Cl 154 SPI 2012, dated 18.06.2012 was issued.

In the 35<sup>th</sup> Meeting of SHLCC held on 14.05.2014, approval has been accorded for extension of time to implement the project for a further period of two years. Accordingly, Government Order vide No. CI 154 SPI 2012, dated 16.07.2014 was issued.

The company, vide their letter dated 17.05.2016, has informed that they have commenced mining operations since September, 2014 and are in the process of purchase of land for railway line from Martur Station. KIADB has handed over possession of lands on 3<sup>rd</sup> September, 2014. It is also informed that there is a stay order from Hon'ble High Court of Karnataka on 74 acres of land which is essential for setting up the project. In view of this, the



company was not in a position to commence any project activities and hence the delay in implementation of the project. Further, it is also informed that the design, engineering and construction of the plant will take a minimum of 42 months for completion. In view of the above, the company has requested for grant of extension of time for a period of five years from 16.07.2016 for implementing the project.

#### Recommendation of 31st Land Audit Committee Meeting held on 05.07.2016:

The Committee noted that the delay in implementing the project is due to purchase of land for railway line, handing over of land by KIADB and Stay order from Hon'ble High Court of Karnataka on 74 acres of land which is critical for setting up of the project. After detailed discussions, the Committee resolved to recommend to SHLCC for granting extension of time of 2 years for implementation of the project.

**Decision of SHLCC:** The Committee noted the effective steps taken by the company to implement the project and also recommendation made by the Land Audit Committee. After detailed discussions, the Committee resolved to grant extension of time by 2 years to implement the project.

4.8) Project proposal of M/s. Orient Cement, to establish "Cement Plant for Manufacture of 4 MTPA cement & 3 MTPA Clinker with 50MW Captive Power Plant" with an investment of Rs. 1294 crores in 11750 acres of land permission U/s. 109 of KLR Act at various Sy nos. of Itagi, Mogla, Digaon villages, Chittapur Taluk, Gulbarga District – approval for extension of time.

Constitution: Public limited company

Product/ Activity: Cement Plant for manufacture of 4 MTPA Cement & 3 MTPA

Clinker with 50 MW Captive Power Plant

Extent of Land: 1750 acres of land to be purchased U/s 109 of KLR Act

Location: At various Sy.Nos. of Itagi, Mogla, Diagaon Villages, Chittapur

Taluk, Gulbarga District

Investment: Rs. 1294 crores

Employment: 400 nos.

Promoters: Mr. C.K.Birla, Chairman

Networth of the Rs. 1216 crores

company:



The proposal of M/s. Orient Cement to establish "Cement Plant for Manufacture of 4 MTPA cement & 3 MTPA Clinker with 50 MW Captive Power Plant" with an investment of Rs.1,294 crores in 1750 acres of land to be purchased with permission U/s 109 of KLR Act at various Sy nos. of Itagi, Mogla, Digaon villages, Chittapur Taluk, Gulbarga District, was approved in 17<sup>th</sup> SHLCC meeting held on 28.01.2009. Accordingly, Govt. order was issued.

In the 33<sup>rd</sup> meeting of SHLCC held on 19.11.2013, approval was accorded for purchase of 291 acres of additional land for railway siding and cement terminal, water storage and rain water harvesting, electrical receiving sub-station, provision for KPTCL and township with residential and social amenities and also extension of time by 2 years for implementing the project. Accordingly, Govt. order was issued.

The company in its request had listed various effective steps taken for implementation of the project and has informed that the delay was due to Court case & Family disputes of land owners in the process of purchasing the land and has sought extension of time by a further period of 2 years for implementation of the project.

#### Recommendation of 31st Land Audit Committee Meeting held on 05.07.2016:

The Committee noted the action taken by the company for implementation of the project and observed that the delay was due to Court case & Family disputes of land owners in the process of purchasing the land. After detailed discussions, the Committee resolved to recommend to SHLCC for granting extension of time of 2 years for implementation of the project.

**Decision of SHLCC:** The Committee noted the effective steps taken by the company to implement the project and also recommendation made by the Land Audit Committee. After detailed discussions, the Committee resolved to grant extension of time by 2 years to implement the project.

4.9) Project proposal of M/s. Kingswood Décor Pvt. Ltd. to establish a unit for manufacture of "Particle boards, Pre-laminated particle boards, Medium Density Fiber Boards (MDF), High pressure laminates, Ply boards and Veneers - Amendment for change of location from Masthenahalli Industrial Area, Chinthamani Taluk to Immavu village, Nanjangud Taluk, Mysore District and Extension of time.

Constitution: Private Limited Company

Product/ Activity: Manufacturing of Particle Boards, Pre laminated particle

boards Medium Density Fiber Boards (MDF), High Pressure

Laminates, Ply Boards & Veneers



**Extent of Land:** 60 acres of undeveloped KIADB land.

Location: 60 acres of undeveloped KIADB land at Sy.No.390 to 525

Immavu Village, Nanjangud Taluk, Mysore District as per the

norms of KIADB.

Investment: Rs. 703.78 crores

Employment: 475 nos.

Promoters: Mr. Farooq Ali Khan, Mrs.Mubeena

Networth of the Rs. 49.63 crores

company (2013-14):

Networth of the 1.Mr.Farooq Ali Khan – Rs.23.50 Crores

promoters: 2.Mrs.Mubeena – Rs.8.38 Crores

#### Turnover of the company Rs.293.53 Crores

The proposal M/s. Kingswood Décor Pvt. Ltd. to establish a unit for manufacture of "Particle boards, Pre-laminated particle boards, Medium Density Fiber Boards (MDF), High pressure laminates, Ply boards and Veneers was approved in the 36<sup>th</sup> SHLCC meeting held on 15.10.2014 with a direction to Land Audit Committee to assess the land requirement for the project. Accordingly, the subject was discussed in the 15<sup>th</sup> Land Audit Committee meeting held on 23.12.2014 and decided the extent of land required for the project as 60 acres and resolved to recommend to SHLCC to consider the same.

The company, vide their letter dated 09.03.2015, had requested to consider change of location of the project to Masthenahalli KIADB Industrial Area, Chintamani Taluk, Chikkaballapur district instead of land at Mysore District. The proposal was re-examined in the 37<sup>th</sup> SHLCC held on 27.3.2015 and approved the location of the project as KIADB Industrial Area, Masthenahalli village, Chintamani Taluk, Chikkaballapur district.

The company, vide their letter dated 6.8.2016, had again requested for change of project location to 60 acres of land at Sy. Nos. from 390 to 525 of Immavu village, Nanjangud Taluk, Mysore District.

#### Recommendation of 32<sup>nd</sup> Land Audit Committee Meeting held on 07.09.2016:

The representatives of the company appeared before the Committee and requested for change of location from Masthenahalli Village, Chintamani Taluk, Chikkaballapura to Immavu Industrial Area, Mysore District. The company also requested for extension of time by 2 years of implementation of the project.



The Committee after detailed discussions resolved to recommend to SHLCC for change of location from Masthenahalli Village, Chintamani Taluk, Chikkaballapura District to 60 acres of undeveloped KIADB land at Immavu Village, Mysore District as per the norms of KIADB.

The Committee also recommended for considering extension of time by 2 years to implement the project.

**Decision of SHLCC:** The Committee noted the amendment sought by the company and also the recommendation made by the Land Audit Committee. After detailed discussions, the Committee resolved to approve change of location of the project from Masthenahalli village, Chintamani Taluk, Chikkaballapura District to 60 acres of undeveloped KIADB land at Immavu Village, Mysore District as per the norms of KIADB and also to grant extension of time by 2 years to implement the project.

4.10) Project proposal of M/s. Vikas Telecom Ltd. to establish "IT/Hospitality/Education/ Housing" with an investment of Rs. 690.00 Crores in 100 acres of land at various Sy. Nos. of Devarabeesanahalli and Kariammanaagrahara village, Varthur Hobli, Bangalore East Taluk – approval for change of activity and extension of time for implementing the project.

Constitution:

Public Limited Company

Product/ Activity:

IT/Hospitality/Education/Housing

Extent of Land:

100 Acres of land

Location:

At various Sy.Nos. of Devarabeesanahalli and

Kariammanaagrahara village, Varthur Hobli, Bangalore East

Taluk, Bangalore Urban District

Investment:

Rs. 690 crores

**Employment:** 

8000 nos.

Promoter:

Mr. Devidas Garg

Networth of the

Rs. 778 crores

company:

The project proposal of M/s Vikas Telecom Ltd. to establish "IT/Hospitality/ Education / Housing" project was approved in the 85<sup>th</sup> meeting of SHLCC held on 14.8.2001 and recommended to KIADB to acquire and allot 100 acres of land at various Sy. Nos. of Devarabeesanahalli and Kariammanaagrahara village, Varthur Hobli, Bangalore East Taluk. Accordingly, KIADB has acquired and allotted 103 acres 1 ¼ Guntas of land and Lease cum Sale Deed was executed in the year 2006 in favour of the Company.



The company, vide their letter dated 5.10.2015, has requested for the following:

- 1. Approval and issue of NOC to Embassy Group to proceed with the holding of 49% equity share holding in the company.
- 2. Change of constitution of the company from Public Limited to Private Limited.
- 3. Extension of time to implement the project till 31st December, 2021.
- 4. Change of activity of the project from "IT/Hospitality/Education/ Housing" to "Commercial, IT & ITES Park, Hotel/ Convention, E-Commerce & Retail".

The subject was discussed in the 28th Land Audit Committee meeting held on 27.04.2016 and the committee has informed KIADB to examine the proposal regarding dilution of share holding pattern of the company and land utilisation details and to submit the report for considering the request of the company.

The subject was again discussed in 29<sup>th</sup> meeting of Land Audit Committee meeting held on 17.05.2016 and the Committee noted the opinion of KIADB vide their letter dated 23.4.2016.

The request of the company regarding transfer of lease hold rights and change of constitution of the company from Public Limited to Private Limited has to be deliberated in the KIADB Board meeting and a suitable decision has to be taken.

The company, vide their letter dated 27.9.2016, has submitted that the company management has decided to initially proceed with the time extension to develop the project considering the urgent requirements from clients. The company has further informed that, they have committed 46 lakhs Sq.ft. of built-up area to various MNCs which will take approximately 24 months to deliver the space. To fulfil the committed space to MNC investors, they need to speed up building plan approvals which needs extension of time for project implementation. The company has informed that there will be an additional investment of Rs.1,500 crore in the project and additional employment for 60,000 people. Therefore, they have requested to accord extension of time for implementation of the project.

The following request of the company was placed before the Committee for discussion and decision.

- (a) Change of activity of the project from "IT/Hospitality/Education/ Housing" to "Commercial, IT & ITES Park, Hotel/ Convention, E-Commerce & Retail".
- (b) Extension of time up to 31st December, 2021 for implementation of the project.

**Decision of SHLCC:** The Committee noted the effective steps taken by the company to implement the project and also discussed on the request of the company for change of activity and extension of time to implement the project.



The Committee also noted that the request of the company regarding transfer of lease hold rights and change of constitution of the company from Public Limited to Private Limited has to be deliberated in the KIADB Board meeting and a suitable decision has to be taken.

After detailed discussions, the Committee resolved to approve the following:

- (a) Change of activity of the project from "IT/Hospitality/Education/ Housing" to "Commercial, IT & ITES Park, Hotel/ Convention, E-Commerce & Retail".
- (b) Extension of time up to 31st December, 2021 for implementation of the project.

Meeting concluded with vote of thanks to the Chair.

(GAURAV GUPTA, IAS)

Commissioner for Industrial Development and Director of Industries and Commerce & Member Secretary, SHLCC (D.V.PRASAD, IAS)

Additional Chief Secretary to Government Commerce and Industries Department

(R.V.DESHPANDE)

Hon'ble Minister for Large and Medium
Industries and Infrastructure Development

(SIDDARAMAIAH)

Hon'ble Chief Minister and Chairman, SHLCC



#### **List of Members Present:**

1.	Sri. Siddaramaiah, Hon'ble Chief Minister,	Chairman
	Government of Karnataka	
2.	Sri. R.V Deshpande,	Vice Chairman
	Hon'ble Minister for Large & Medium Industries and	
	Infrastructure Development, Government of Karnataka	
3.	Sri. D.V.Prasad, IAS	Member
	Additional Chief Secretary to Govt.	
	Commerce & Industries Department	
4.	Smt. G. Latha Krishna Rau, IAS	Member
	Additional Chief Secretary to Govt.	
	and Development Commissioner	
5.	Sri. D.V.Prasad, IAS	Member
	Additional Chief Secretary to Govt.	
	Infrastructure Development Department	
6.	Commissioner for Industrial Development and	Member Secretary
	Director of Industries & Commerce	
7.	Rep. of Additional Chief Secretary to Govt.	Member
	Forest, Environment and Ecology Department	
8.	Secretary to Govt. (B & R)	Member
	Rep. Additional Chief Secretary to Govt.	
	Finance Department	
9.	Principal Secretary to the	Member
	Hon'ble Chief Minister, GOK	
10.	Principal Secretary to Govt.	Member
	Revenue Department	
11.	Additional Secretary	Member
	Rep. Principal Secretary to Govt.	
	IT, BT & ST Department	
12.	Secretary to Govt.	Member
	Tourism Department	
13.	Chairman	Member
	Karnataka State Pollution Control Board	
14.	CEO & EM	Member
	KIADB	
15.	Commissioner & Director	Member
	Mines & Geology Department	