



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Approval to the proposal of M/s. Anukrama Realtors Private Limited to establish "Project with a Built-up area mix of 40 Percentage (IT Office Space), 40 Percentage (Hotel) and 20 Percentage (Social Infrastructure such as Retail, Recreational, Commercial, Medical and other Supporting Infrastructure)" at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District.

Read: Proceedings of the 143rd State Level Single Window Clearance Committee (SLSWCC) meeting held on 06.02.2024.

Preamble:

M/s. Anukrama Realtors Private Limited has proposed to establish "Project with a Built-up area mix of 40 Percentage (IT Office Space), 40 Percentage (Hotel) and 20 Percentage (Social Infrastructure such as Retail, Recreational, Commercial, Medical and other Supporting Infrastructure)", with an investment of Rs.206.38 crore, generating employment to about 3,000 persons at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District.

In the 143rd State Level Single Window Clearance Committee (SLSWCC) meeting held on 06.02.2024, the representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project.

CEO & EM, KIADB informed that KIAD Board in its meeting held on 05.03.2019 has fixed the tentative allotment rate at Rs.448.00 lakhs per acre in respect of 4-28 acres of land acquired at Udayagiri Village, Devanahalli Taluk, Bengaluru Rural District.

1. M/s. Advay Enterprises (DLSWCC approved project) has been informed vide letter dated 05.06.2020 to remit 100% cost of land for 1 acre 38 guntas. The said applicant has not paid 100% cost of land and is also requesting for reduction in land rate as SUC. M/s. Advay Enterprises has paid only a sum of Rs.1,20,01,000/-. Further, has filed W.P.No.25482/2022 before the Hon'ble HOK. The Hon'ble Court vide interim order dated 20.12.2022 has directed not to take any precipitative action against the petitioner. Case is pending.
2. M/s. Five O Infratech Private Limited (DLSWCC approved project) has been informed to remit 100% cost of land for 10 guntas of land vide letter dtd.26-11-2019 and the applicant has paid tentative cost of land at the rate of Rs.448 lakhs acre.

3. Further, another applicant M/s. JDV Infra One Pvt. Ltd. (SLSWCC approved project) has been informed to remit 100% cost of land at this rate vide letter dated 10.07.2019 for 2.50 acres, they have not paid cost of land and is requesting to reduce the rate at Rs.78.40 lakhs per acre as SUC. The said applicant has not paid cost of land as demanded. Hence allotment letter is not issued.

The Committee noted the opinion of CEO & EM, KIADB and decided to consider 2.5 acres of land at Sy. Nos. 34/1, 34/2, 46/2 and 46/3 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District for allotment and after detailed discussions, resolved to approve the project proposal.

Government has examined the recommendations made by the SLSWCC in its 143rd Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 97 SPI 2024, BENGALURU,
DATE 22.02.2024

Government is pleased to accord in-principle approval to the investment proposal of M/s. Anukrama Realtors Private Limited to establish "Project with a Built-up area mix of 40% (IT Office Space), 40% (Hotel) and 20% (Social Infrastructure such as Retail, Recreational, Commercial, Medical and other Supporting Infrastructure) with an investment of Rs. 252.26 crore, generating employment to about 3,000 persons at Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District with the following infrastructure assistances, incentives and concessions:

Land	2.50 acres of KIADB land at Sy. Nos. 34/1, 34/2, 46/2 and 46/3 of Udayagiri Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, subject to obtaining change of land use
Water	300 KLPD from BWSSB / Local Authorities
Power	3000 KVA from BESCOM
Incentives & Concessions	As per applicable Policy of the State

Sanction of the above infrastructure assistances, incentives and concessions is subject to the following terms and conditions:

1. Environment: The company to obtain Consent for Establishment and Consent for Operation from KSPCB and environmental clearance from MoEF, Govt. of India or the Dept of Forest, Ecology & Environment, Govt. of Karnataka, if applicable.

2. Employment: The Company shall comply with the provisions of applicable Policy of the State of Govt. of Karnataka with respect to local employment on the project. Prepare a plan for development of Human Resources required for the project, train local people. A copy of Human Resources Development plan shall be sent to the Commissioner for Industrial Development & Director of Industries and Commerce for monitoring.

3. Vendor Development: Wherever there is scope for vendor development for the project, the company shall prepare a vendor development plan, develop local vendors and procure the required inputs, components and sub-assemblies from these local vendor units. A copy of the vendor development plan shall be sent to the Commissioner for Industrial Development & Director of Industries and Commerce for monitoring.

4. Social Infrastructure Development: The Company is advised to take up social infrastructure development projects in the vicinity of the proposed location of the unit and comply with the stipulation of Company Act 2013. A copy of such projects shall be sent to the Commissioner for Industrial Development & Director of Industries and Commerce for monitoring.

5. Others:

- a. The company shall adopt rainwater harvesting, waste water recycling and water conservation techniques. Zero discharge facility should be adopted wherever applicable.
- b. The company shall take all statutory and other necessary clearances from the competent authorities including Govt. of India.
- c. As part of "Ease of Doing Business" Government vide order No. CI 89 SPI 2013, Dated: 20.12.2014 has accorded approval to operationalise e-Udyami Phase II for obtaining various clearances / approvals / licenses etc. through common e-platform for the projects approved through District Level Single Window Clearance Committee (DLSWCC) or State Level Single Window Clearance Committee (SLSWCC) or State High Level Clearance Committee (SHLCC) w.e.f. 01.01.2015.
- d. The approvals / NOCs of following Departments have been covered under Phase II of e-Udyami.
 - i. Karnataka Industrial Areas Development Board.
 - ii. Karnataka Small Scale Industries Development Corporation.
 - iii. Karnataka State Pollution Control Board.
 - iv. Factories, Boilers, Industrial Safety and Health Department
 - v. Industries and Commerce Department
 - vi. Town Planning Department and Local Planning Authorities
 - vii. Municipal Administration Department
 - viii. BESCOM/GESCOM/HESCOM/CESCOM/MESCOM
 - ix. Karnataka State Fire and Emergency Services Department
 - x. Water Resources Department.

- e. The login and passwords which are used for filing application through e-Udyami Phase I are also applicable for filing application through e-Udyami Phase II. E-Udyami Phase II web application may be accessed through www.ebizkarnataka.gov.in and online application along with necessary documents may please be filed for any of above Departments' approval / NOCs.
- f. Karnataka Udyog Mitra (KUM) would provide the necessary escort services for the speedy implementation of your project. You are requested to inform the progress made in the implementation of the project every quarter in the proforma.

This approval is valid for a period of **two years** from the date of issue of this Government Order.

By Order and in the name of the
Governor of Karnataka,

Shilpa S.R.
22/2/24
(SHILPA S.R.)

Desk Officer (Technical Cell),
Commerce & Industries Department.

To,

1. Principal Accountant General (G&SSA) / (E&RSA), Karnataka, New Building, 'Audit Bhawan', Post Box No. 5398, Bengaluru.
2. Principal Accountant General (A&E), Karnataka, Park House Road, Post Box No. 5329, Bengaluru.
3. Additional Chief Secretary to Government, Finance Department, Vidhana Soudha, Bengaluru.
4. Additional Chief Secretary to Government, Energy Department, Vikasa Soudha, Bengaluru.
5. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
6. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.
7. Principal Secretary to Government, Revenue Department, M.S. Building, Bengaluru.
8. Secretary to Government, Department of Electronics, Information Technology, Bio Technology and Science & Technology, M.S. Building, Bengaluru.
9. Secretary to Government (Mines & SSI), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
10. Commissioner for Industrial Development and Director of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
11. Commissioner of Commercial Taxes, Vanijya Therige Karyalaya, Gandhi Nagar, Bengaluru-09.

12. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
13. Managing Director, Bangalore Electricity Supply Company Limited (BESCOM), Bengaluru.
14. Member Secretary, Karnataka State Pollution Control Board (KSPCB), No. 49, Church Street, Parisara Bhavan, Bengaluru-01.
15. Director (Technical Cell), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
16. Additional Director (P&P), Directorate of Industries & Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
17. Managing Director, Karnataka Udyog Mitra (KUM), Khanija Bhavan, Race Course Road, Bengaluru.
18. PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
19. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
20. M/s. Anukrama Realtors Private Limited, No. 2/55/1, Outer Ring Road, Opposite to Lumbini Garden, Veeranna Palya, Nagavara, Bengaluru - 560045.
21. Guard File / Spare Copies.

