



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s. CVS Tech Zone LLP at Devarabeesanhalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District - reg.

- Read:**
1. Government Order No. CI 255 SPQ 2001, dated 11.01.2009.
 2. Office Order No. I&C/ID/SLSWCC-122/E5/202-21, dated 07.01.2021.
 3. Office Order No. I&C/Id/SLSWCC-122/E5/202-21, dated 07.01.2021.
 4. Proceedings of the 142nd State Level Single Window Clearance Committee (SLSWCC) meeting held on 12.01.2024.

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Preamble:

SLSWCC in its meeting held on 26th June 2009, had approved the project proposal of M/s. CVS Tech Park (later on the company name changed to M/s. CVS Tech Zone LLP) to establish "Software Technology Park" with an investment of Rs. 3.10 crore generating employment to about 140 person in 30 guntas of land allotted by KIADB at Sy. No 54/4 at Devarabeesanhalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District. Accordingly, Government Order read at (1) above was issued.

122nd SLSWCC meeting held on 11.12.2020, had approved the project proposal of M/s. RPB Tech Park to establish "IT & ITES Park" with an investment of Rs. 27.10 crore generating employment to about 600 in person in 1 acre 3 guntas of land allotted by KIADB at Sy. No. 54/2 and 54/5 at Devarabeesanhalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District. Accordingly, Office Order read at (2) above was issued.

122nd SLSWCC meeting held on 11.12.2020, had approved the project proposal of M/s. PBR Infotech Arena to establish "Plug and Play Facility" with an investment of Rs. 25.00 crore generating employment to about 600 person in 27 guntas of land allotted by KIADB at Sy. No 54/3 at Devarabeesanhalli Village,

VarthurHobli, Bengaluru East Taluk, Bengaluru Urban District. Accordingly, Office Order read at (3) above was issued.

Background of the project:

M/s. CVS Tech Zone LLP has submitted a proposal for approval of common building plan for M/s CVS Tech Zone LLP, M/s. RPB Tech Park and M/s. PBR Infotech Arena, who entered into a registered Memorandum of Co-Development for Consolidated Development Plan.

The CEO & EM, KIADB in the letter No: KIADB/HO/EE-2/16352/2023-24 dated 16.12.2023 has informed to place the request of the 3 entities who entered into a registered Memorandum of Co-Development for Consolidated Development Plan in respect of their allotted land and approval of Common Building Plan before the SLSWCC for its kind consideration, based upon the following facts as mentioned in the letter:

- 5 guntas of land in Sy.No.54/4 situated at Devarabeesanahalli in Bengaluru was allotted to M/s. CVS Tech Zone LLP. 01 acre 03 guntas of land in Sy. No.54/4 & 54/5 situated at Devarabeesanahalli in Bengaluru was allotted to M/s. RPB Tech Park. 27 guntas of land in Sy. No.54/3 situated at Devarabeesanahalli in Bengaluru was allotted to M/s. PBR Arena. These lands were allotted as Single Unit Complex (SUC).
- At the first instance the above said three entities submitted separate plans for approval to implement their Projects which was sanctioned.
- All the three entities entered into a Registered Memorandum of Co-Development dated 29.09.2023 for consolidated development of the allotted properties and submitted a common building plan to the Board for its sanction and submitted a representation to give effect to the composite development plan in three land parcels allotted to them.
- On perusal of the Memorandum of Co-Development makes it clear that all the three entities, who entered into an agreement for composite Development in the said land parcels through a common building plan, in terms of such agreement submitted a common building plan for sanction. Through the said agreement, three entities have jointly authorized M/s.CVS Tech Zone LLP to manage the construction and development in the composite development and the entity was authorized to approach the Board/the other authority for obtaining development plan, sanction plan and other requisite approvals for under taking composite

development as enumerated in the Memorandum of Co-Development. The recitals of the Memorandum of Co-Development being a binding contract between the parties, who entered into such development agreement.

- The question in this file is with regard to the sanction of common building plan as per the Memorandum of Co-Development. The sanction of the plan for implementing the Project is regulated by the Board under Building Regulations. Regulation 16 of the KIAD Regulations, 1969 deals with Building Regulations. The request of the three entities is for the approval of the common building plan for their land parcels allotted by the Board as SUC.
- The Project proponents in their representation dated 09.10.2023 have also quoted the following points in support of their request for approval of combined building plan:
 1. All the three afore mentioned entities belongs to the same group, since Mr. A Mohan Raju, the Promoter of Kalyani Tech Park Private Limited holds 49% of shares in all the three entities.
 2. The land parcels allotted to these three entities are adjacent to each other forming a contiguous parcel, but only the land parcel allotted to M/s. CVS Tech Zone LLP is abutting the outer ring road making it eligible for an higher FAR of 3.25 and the land parcels of the other 2 entities will only be eligible for FAR of 1.00. However, if a combined plan is considered, all the 3 land parcels will be eligible for 3.25 FAR and an IT work space of more than 4 lakh sq ft would be constructed leading to an employment generation for at least 2000 Computer Science Graduates. Otherwise if all the 3 entities build separate buildings, an IT Office space almost 1/3 rd of 4 lakhs mentioned above can be built, leading to low employment generation.
 3. Based on the forgoing reasons the 3 entities have entered into a registered memorandum of co-development for consolidated development of the allotted properties.

In the of 109th LAC meeting held on 04.01.2024 the representative of the company appeared before the Committee through V.C and requested approval for common building plan for M/s. CVS Tech Zone LLP, M/s. RPB Tech Park and M/s. PBR Infotech Arena, who entered into a registered Memorandum of Co-Development for Consolidated Development Plan and also informed the Committee that they have given undertaking to demolish the existing structures for which they have already obtained occupancy certificate.

The Committee noted the letter dated 16.12.2023 of CEO & EM, KIADB wherein it is informed to place the request of 3 entities who entered into a registered memorandum of co development for consolidated development plan in respect of their allotted properties and approval for common building plan before SLSWCC for its consideration.

The Committee noted the request of the company and instructed CEO & EM, KIADB to ensure the demolition of existing structures before the issue of fresh combined building plan.

After detailed discussions, the Committee resolved to recommend to SLSWCC for approval for common building plan for M/s. CVS Tech Zone LLP, M/s. RPB Tech Park and M/s. PBR Infotech Arena, who entered into a registered Memorandum of Co-Development for Consolidated Development Plan and to authorize M/s. CVS Tech Zone LLP for obtaining development plan, sanction plan and other requisite approvals, as per KIADB norms.

Decision of the 142nd SLSWCC meeting held on 12.01.2024:

The Committee noted the request of the company, recommendation of Land Audit Committee and after detailed discussions decided to approve common building plan for M/s. CVS Tech Zone LLP, M/s. RPB Tech Park and M/s. PBR Infotech Arena, who entered into a registered Memorandum of Co-Development for Consolidated Development Plan and to authorize M/s. CVS Tech Zone LLP for obtaining development plan, sanction plan and other requisite approvals, as per KIADB norms.

Government has examined the recommendations made by the SLSWCC in its 142nd Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 48 SPI 2024, BENGALURU.
DATE 05.02.2024

Government is pleased to accord approval for common building plan for M/s. CVS Tech Zone LLP, M/s. RPB Tech Park and M/s. PBR Infotech Arena, who entered into a registered Memorandum of Co-Development for Consolidated Development Plan and to authorize M/s. CVS Tech Zone LLP for obtaining development plan, sanction plan and other requisite approvals, as per KIADB norms.

All other terms and conditions indicated in the Government Order read at (1) and Office Orders read at (2) & (3) above remains unaltered.

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

G. Nagarathnamma
(NAGARATHNAMMA.G)
Desk Officer (Technical Cell), 5/2/2024
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. CVS Techzone LLP, No. 162/2, Krishnaraju Layout, Doraisanipalya, Bengaluru - 560076
21. Guard File / Spare Copies.