



## **PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA**

**Sub:** Amendment to the earlier approved project proposal of M/s Ebisu Office Park at Nagavara Village, Bengaluru North Taluk, Bengaluru Urban District.

- Read:**
1. Government Order No. CI 67 SPI 2019, dated 08.03.2019.
  2. Proceedings of the 103<sup>rd</sup> Land Audit Committee (LAC) meeting held on 04.03.2023.
  3. Proceedings of the 138<sup>th</sup> State Level Single Window Clearance Committee (SLSWCC) meeting held on 07.03.2023.

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### **Preamble:**

The project proposal of M/s Ebisu Office Park was approved in the 114<sup>th</sup> State Level Single Window Clearance Committee (SLSWCC) meeting held on 27.02.2019, to establish a unit for "IT/ITES Park with office space", with an investment of Rs. 380.80 crore, generating employment to about 108 persons at Nagavara Village, Bengaluru North Taluk, Bengaluru Urban District. Accordingly, Office Order read at (1) above was issued.

### **Status of Implementation details:**

- Obtained building plan approval from BDA;
- Obtained Environmental clearance approval from MOFPI;
- Consent for establishment from Karnataka Pollution control Board;
- Approval has been accorded for setting up of EBISU OFFICE PARK by Mrs. R. Sharadamma, W/o Ramanjenya in an area of 5.31 Acres of land owned by the promoters near Manayanta Tech Park with an total investment of Rs. 38.80 crore at Khatha No. 402/1 to 9, Bytarayanapura, Nagarvara village, Bengaluru North Taluk as per the above refereed Government Order.

However, due to acquisition of the land by Bangalore Metro Rail Corporation, small portion of the land was acquired for the Metro train project and further the development model was revised as below:

- The land was originally owned in the name of Mrs. Sharadamma under whose name the EBISU OFFICE park was applied for and approved in the year 2019.
- Subsequently, Mrs. Sharadamma gifted 30% of undivided portion in the land to Dr. Raghu Rushi, son of Mrs. Sharadamma vide Gift Deed dated 21-05-2022.
- Mrs. Sharadamma and Dr. Raghu Rushi have then contributed undivided share in land to EBISU Tech Park Private Limited and EBISU IT Park LLP in the ration of 68.33% : 31.67% respectively vide Contribution Deed dated 21-09-2022.
- The land is currently jointly owned by EBISU Tech Park Private Limited and EBISU IT Park LLP having undivided share of 68.33% and 31.67% respectively.
- EBISU Tech Park Private Limited and EBISU IT Park LLP wish to jointly develop commercial IT project and the project proponent requested to amend the earlier Govt., order and project in the name of EBISU TECH PARK PRIVATE LIMITED and EBISU IT PARK LLP.

Copies of the Gift Deed, Contribution Deeds and the incorporation documents of EBISU Tech Park Private Limited and EBISU IT Park LLP are uploaded in the portal.

The project proponent also uploaded the building master Layout in the portal.

Now, the company vide letter No. ETPPL/KUM/Amendment/2023-24, dated 02.02.2023 requested for the following amendments:

- Transfer of approval from M/s Ebisu Office Park to M/s Ebisu Techpark Private Limited and implement the project jointly by M/s Ebisu Techpark Private Limited and M/s EBISU IT Park LLP.
- Extension of time by 2 years to implement the project.

In the 103<sup>rd</sup> Land Audit Committee (LAC) meeting held on 04.03.2023, the representative of the company appeared before the Committee through V.C and requested for transfer of approval and extension of time to implement the project.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SLSWCC for approval of the following:

- Transfer of approval from M/s Ebisu Office Park to M/s Ebisu Techpark Private Limited and implement the project jointly by M/s

Ebisu Techpark Private Limited and M/s EBISU IT Park LLP, subject to obtaining Clearances/NOCs concerned authorities.

- Extension of time by 2 years to implement the project.

In the 138<sup>th</sup> SLSWCC Meeting held on 07.03.2023 the proposal was examined & approved.

Government has examined the recommendations of the 138<sup>th</sup> SLSWCC meeting in all aspects.

Hence the following order.

**GOVERNMENT ORDER No. CI 85 SPI 2023, BENGALURU,**  
**DATED 23.03.2023**

Government is pleased to accord approval for the following proposals of M/s Ebisu Office Park:

- *Transfer of approval from M/s Ebisu Office Park to M/s Ebisu Techpark Private Limited and implement the project jointly by M/s Ebisu Techpark Private Limited and M/s EBISU IT Park LLP, subject to obtaining Clearances/NOCs from concerned authorities.*
- *Extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.*

All other terms and conditions indicated in the Office order read at (1) above remains unaltered.

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

*G. Nagarathnamma.*  
(NAGARATHNAMMA.G) 23/3/2023

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 (Mines & SSI), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
9. Commissioner for Industrial Development and Director of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
10. Commissioner of Commercial Taxes, Vanijya Therige Karyalaya, Gandhi Nagar, Bengaluru-09.
11. Managing Director, Bangalore Electricity Supply Company Limited (BESCOM), KR Circle, Bengaluru.
12. Member Secretary, Karnataka State Pollution Control Board, No. 49, Church Street, Parisara Bhavan, Bengaluru.
13. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru.
14. Director (Technical Cell), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
15. Additional Director (P&P), Directorate of Industries & Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
16. Managing Director, Karnataka Udyog Mitra, Khanija Bhavan, Race Course Road, Bengaluru.
17. PS to Hon'ble Minister for Large and Medium Industries, Vidhana Soudha, Bengaluru.
18. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
19. M/s Ebisu Office Park, No. 1128, 17<sup>th</sup> Cross Road, 9<sup>th</sup> Main Road, HSR 7<sup>th</sup> Sector, Bengaluru- 560 102.
20. Guard File / Spare Copies.