



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

**Sub:** Approval to the project proposal of M/s. Embassy Property Development Private Limited (EPDPL) Bengaluru to establish a facility for "IT/ITES" at Rachenahalli Village, K. R Puram Hobli, Bengaluru East Taluk, Bengaluru.

**Read:**

1. Proceedings of the 108<sup>th</sup> Land Audit Committee (LAC) meeting held on 17.11.2023.
2. Proceedings of the 62<sup>nd</sup> State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023.

-:0:-

### **Preamble:**

M/s. Embassy Property Development Private Limited (EPDPL) Bengaluru has proposed to establish a facility for "IT/ITES" unit with an investment of Rs. 700.00 crore, generating employment to about 600 persons at Sy. Nos.35/2, 35/3A, 37/1, 39/1A, 39/2B, 40/1, 40/2, 40/3, 40/4, 40/6 and 41 of Rachenahalli Village, K. R Puram Hobli, Bengaluru East Taluk, Bengaluru.

### **Background of the M/s. Embassy Property Development Private Limited:**

M/s. Embassy Property Development Private Limited incorporated on 13.09.1996 under the companies Act, 1956 (CIN:U85110KA1996PTC020897) and having registered office at #150 Infantry Road, 1<sup>st</sup> Floor, Embassy Point, Bangalore-01. The following companies are Group companies of M/s. Embassy Property Development Private Limited

- Embassy Group Is Promoted By Mr. Jitu Virwani, A Technically Qualified Businessman. He Is Presently The Chairman Of The Group.
- Embassy Group Comprises Of:
- Embassy Property Developments Private Limited
- Manyata Pramoters Pravite Limited
- Vikas Telecom Private Limited
- Embassy International Raiding School
- Stonhill International School
- Summit Developments Private Limited

- Embassy Construction Private Limited
- Embassy One Developers Private Limited
- Nam Estates Private Limited & Many Others.

### **Background of the M/s. Manyata Promoter Private Limited:**

M/s. Manyata Promoter Private Limited (MPPL) incorporated on 17.07.2000 under the companies act, 1956 and having registered office in Bengaluru.

The directors of M/s. Embassy Property Development Private Limited and M/s. Manyata Promoter Private Limited (MPPL) are as follows:

<b>Sl. No.</b>	<b>Directors of Embassy Property Development Private Limited</b>	<b>Percentag e of Share holding</b>	<b>Directors of Manyata Promoter Private Limited</b>	<b>Percentag e of Share holding</b>
1.	Mr. Jitendra Mohandas Virwani Managing Director	92.73%	Embassy Office Parks REIT	99.99%
2.	Mr. Narpat Singh Choraria Whole time Director	2.27%	Ray Vargis Kalimel (As nominee of Embassy Office Parks REIT	0.01%
3.	Mr. Chandra Das Sitaram ,Director	0.35%	Mr. Jitendra Mohandas Virwani Managing Director	.0000%
4.	Mr.Karan Virwani, Director	2.27%	Asheesh MohtsNominee Director	.0000%
5.	Mr.Aditya Virwani, Whole time Director	2.27%	Aravind MaiyaNomineeDirector	.0000%
6.	Mr.GopinathAmbadi thody, Non Executive Director	.0000%	Rajesh Narayanan Kaimal, Nominee Director	
7.	Ms. Tanya John, Independent Director	0.11%		
		100%		100%

**Government approval related to M/s. Manyata Promoter Private Limited - (Co-Developer of proposed project):**

<b>Meeting Details</b>	<b>Approval Accorded</b>
81 <sup>st</sup> High Level Committee meeting held on 07.09.2000 and Go. No: CI 71 SPI 2001, Bengaluru dated:13.03.2001	<p>Accorded approval for the proposal of M/s. Manyata Promoters Pvt. Ltd to establish "Information Technology Park" with an investment of Rs.750.00 crore at Nagaravara, Rachenahalli and Thannisandra Villages, Bengaluru and to grant the following infrastructural facilities and incentives and concessions:</p> <ol style="list-style-type: none"> <li>1. To permit the promoters to set up the projects in the lands owned by them in 190 acres at Nagaravara, Rachenahalli and Thannisandra Villages, Bengaluru. BDA will examine approval of plan, Issue of NOC and change of land use from residential to industrial use and permit the company to develop and maintain the common facilities and civil amenities within the project.</li> <li>2. Land- KIADB to acquire 8 acres of land to provide direct access to the project site from the ring road</li> <li>3. Power- KPTCL to sanction required power subject condition that the company will bear the cost of infrastructure required</li> <li>4. Water- BWSSB to provide 40 Lakh LPD as per its normal Policy</li> </ol>
44 <sup>th</sup> SHLCC meeting dated on 25.05.2016 and G. O No: CI 181 SPI 2016, Bengaluru dated:13.06.2016	Accorded approval for the project proposal of M/s. Manyata Promoters Pvt Ltd., for the inclusion of the additional activity "Hotel, Convention Centre, Retail and commercial space" in 8 acres of land within the existing land allotted by KIADB at Nagaravara, Rachenahalli and Thannisandra Villages, Bengaluru

**Status of the implementation of the approved project:**

M/s. Manyata Promoters Private Limited has developed 95% of the land area and the entire built up area is leased out to various IT & ITES MNC companies. Further, as per the information furnished by the company KIADB allotted 125 acres 29 and ½ Guntas of land and obtained sale deed from KIADB.

M/s. Manyata Promoters Private Limited obtained the block wise sanction of several buildings as well as single mixed use development plan from KIADB for the development of the building on land measuring 125 acres 29.5 Guntas and also obtained building wise occupancy certificate from KIADB.

Sl.No.	KIADB No and Date	Allotment of land in acre
1.	KIADB No: KIADB /SUC/14549/10953/2002-03, dated:20-01-2003	37 Acre 21 Guntas
2.	KIADB No: KIADB /SUC /14549 /12306/2002-03, dated:28-02-2003	18 Acres 03 and $\frac{3}{4}$ Guntas
3.	KIADB No: KIADB /SUC /14549 /5955/2003-04, dated:27-08-2003	37 Acre 24 and $\frac{1}{2}$ Guntas
4.	KIADB No: KIADB /SUC /14549 /604/2004-05, dated:13-04-2004	12 Acre 27 and $\frac{1}{4}$ Guntas
5.	KIADB No: KIADB /SUC /14549 /310645/2004-05, dated:17-06-2004	1 Acre 2 Guntas
6.	KIADB No: KIADB /SUC /14549 /13236/2006-07, dated:01-02-2007	2 Acres
7.	KIADB No: KIADB /SUC /14549 /16304/2006-07, dated:28-03-2007	3 Acres 28 Guntas
8.	KIADB No: KIADB /SUC /14549 /2315/2010-11, dated:14-05-2010	7 Acres 19 Guntas
9.	KIADB No: KIADB /SUC /14549 /10851/2010-11, dated:23-09-2010	1 Acre 31 Guntas

Adjacent to the above mentioned Embassy Manyata Business Park an extent of land measuring 7 acres 26.33 guntas belongs to the associate company of the same promoters and the said property is within BBMP jurisdiction and the ownership of the property is in the name of M/s. Embassy Property Development Pvt Ltd. They hereby submit that M/s. Manyata Promoters Pvt Ltd and M/s. Embassy Property Development Pvt Ltd belongs to Embassy Group. The developer is Embassy Property Developments Pvt Ltd and Co Developer is Manyata Promoters Pvt Ltd. Mr.Jitendra Virwani is the major share holder of both companies. Therefore they have requested the authority to accord the permission to take plan sanction and other connected approvals from KIADB.

#### **Project cost and Means of Finance (Rs. in crore)**

<b>Cost of the project</b>		<b>Means of Finance</b>	
Land and Building	450	Promoter Equity	200
Plant and Machinery	100	Institution Equity	0
Contingency	50	Term loan	400
Working capital	50	Foreign Equity	0
Others	50	Subsidy/Grant	50

		Others	50
<b>Total</b>	700	<b>Total</b>	700

**Infrastructure support and approvals requested by the Company for the project:**

Items	Particulars
Land and Location	7 Acres 26.23 Guntas of own commercially converted land at sy.no. 35/2, 35/3A, 37/1, 39/1A, 39/2B, 40/1, 40/2, 40/3, 40/4 and 40/6 of Ranchenahalli Village, K R Puram Hobli, Bengaluru Rural District which is situated within BBMP jurisdiction.
Water	150000 KLPD Own source Recycled water
Power	700 KVA from BESCOM.
Pollution Control Clearance:	CFE/CFO from KSPCB, E.C from MOEF, GOI / DFEE, GOK as applicable
Incentives & Concessions:	As per applicable Policy of the state
Plan Approval	Sanction of building plan for the project by KIADB in conjunction and in continuation with building plans already sanctioned for their co-developer/group company project i.e., M/s. Manyata Promoters Private Limited in the adjacent land.
Statutory Clearances:	All necessary statutory and Clearances

In the 108<sup>th</sup> Land Audit Committee meeting held on 17.11.2023, the representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project.

The Committee noted the request of the company and after detailed discussions, resolved to recommend to SHLCC to accord approval for the project proposal of M/s. Embassy Property Developments Private Limited to establish "IT/ ITES" facility in **7 Acres 26.23 Guntas of commercially converted own land** at sy.no. 35/2, 35/3A, 37/1, 39/1A, 39/2B, 40/1, 40/2, 40/3, 40/4 and 40/6 of Ranchenahalli Village, K R Puram Hobli, Bengaluru Rural District and to implement the project jointly by M/s. Embassy Property Development Pvt Ltd and M/s. Manyata Promoters Pvt Ltd, and sanction of building plan approval from KIADB in conjunction and continuation with building plans already sanctioned for their co-developer project, subject to obtaining necessary clearance from concerned authorities.

The proposal of the Company placed in the 62<sup>nd</sup> State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023 for discussion and decision.

Commissioner BDA opined that out of 7 Acres 26.23 Guntas of land of M/s Embassy Property Development Private Limited, 1 Acres09 guntas of land in the following Sy Nos are required to obtain the clearance from Justice Shri K N Keshav Narayan Committee.

<b>Sy. No.</b>	<b>Extent</b>
40/1,	22 Guntas
40/2	24 Guntas
40/4	03 Guntas
<b>Total</b>	<b>1 Acres 09 Guntas</b>

The Committee noted the details of the project proposal and after detailed discussion resolved to approve the project proposal of M/s. Embassy Property Development Private Limited (EPDPL) with a condition to obtain the Clearance from Justice K N. Keshav Narayan Committee with respect to the 1 Acres 09 Guntas of land situated at Sy No. 40/1, 40/2 & 40/4.

Government has examined the recommendations made by the 62<sup>nd</sup> SHLCC Meeting, in all aspects.

Hence the following order:

**GOVERNMENT ORDER No. CI 11 SPI 2024, BENGALURU,**  
**DATE 12.01.2024**

Government is pleased to accord in-principle approval to the investment proposal of M/s. Embassy Property Development Private Limited (EPDPL) Bengaluru to establish a facility for "IT/ITES" with an investment of Rs. 700.00 crore, generating employment to about 600 persons at Sy. Nos.35/2, 35/3A, 37/1, 39/1A, 39/2B, 40/1, 40/2, 40/3, 40/4, 40/6 and 41 of Rachenahalli Village, K. R Puram Hobli, Bengaluru East Taluk, Bengaluru with a condition to obtain the clearances from Justice Shri K N Keshav Narayan Committee with respect to the 1 acre 09 guntas of land situated at Sy. Nos. 40/1, 40/2 and 40/4 with the following infrastructure assistance, incentives and concessions:

<b>Land</b>	7 Acres 26.23 Guntas of commercially converted own land at sy.no. 35/2, 35/3A, 37/1, 39/1A, 39/2B, 40/1, 40/2, 40/3, 40/4, 40/6 and 41 of Rachenahalli Village, K R Puram Hobli, Bengaluru East Taluk, Bengaluru which is situated within the BBMP jurisdiction
-------------	---

<b>Plan approval</b>	<ul style="list-style-type: none"> <li>Implement the project jointly by M/s Embassy Property Development Pvt Ltd and M/s Manyata Promoters Pvt Ltd, and sanction of building plan and Combined Development Plan approval from KIADB in conjunction and continuation with building plans already sanctioned for their co-developer project as per KIADB norms &amp; necessary clearance from concerned authorities.</li> <li>The Company is required to obtain the Clearance from Justice Shri. K N. Keshav Narayan Committee with respect to the 1.09 acres of land situated at Sy No. 40/1, 40/2 &amp; 40/4</li> </ul>
<b>Water</b>	150000 KLPD own source Recycled Water
<b>Power</b>	700 KVA from BESCOM
<b>Incentives &amp; Concessions</b>	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, Government of India or the Dept of Forest, Ecology & Environment, Government of Karnataka, if applicable.

**2. Employment:** The Company shall comply with the provisions of applicable Policy of the State of Government 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 Government 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](http://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,

*G. Nagarathnamma*  
(NAGARATHNAMMA.G) *12/11/2024*  
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, Electronics, IT BT and S&T Department, MS Building, Bengaluru.
5. Additional Chief Secretary to Government, Energy Department, Vikasa Soudha, Bengaluru.
6. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.
7. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
8. Principal Secretary to Government, Revenue Department, M.S. Building, Bengaluru.
9. Secretary to Government, Department of IT, BT, Science and Technology, M.S. Building, Bengaluru.
10. Secretary to Government, Commerce & Industries Department (Mines, Textile & MSME), Vikasa Soudha, Bengaluru.
11. Commissioner for Industrial Development and Director of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
12. Commissioner of Commercial Taxes, Vanijya Therige Karyalaya, Gandhi Nagar, Bengaluru-09.
13. Managing Director, BESCOM (Bangalore Electricity Supply Company), Bengaluru.
14. Member Secretary, Karnataka State Pollution Control Board (KSPCB), 49, Church Street, Parisara Bhavan, Bengaluru.

15. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru.
16. Director (Technical Cell), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
17. Additional Director (P & P), Directorate of Industries & Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
18. Managing Director, Karnataka Udyog Mitra (KUM), Khanija Bhavan, Race Course Road, Bengaluru.
19. PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
20. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
21. M/s. Embassy Property Developments Private Limited, 150 Embassy Point 1<sup>st</sup> Floor Infantry Road, Bengaluru-560001.
22. Guard File / Spare Copies.