



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

**Sub:** Approval to the proposal of M/s. Integrated Solar Power Private Limited to establish “Warehouse, Logistics & Industrial Park”, at Mindahalli (Jakkasandra Phase-2) Industrial area, Kolar District.

- Read:**
1. Proceedings of the 106<sup>th</sup> Land Audit Committee (LAC) meeting held on 09.08.2023.
  2. Proceedings of the 140<sup>th</sup> State Level Single Window Clearance Committee (SLSWCC) meeting held on 15.09.2023.

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### **Preamble:**

M/s. Integrated Solar Power Private Limited has proposed to establish “Warehouse, Logistics & Industrial Park”, with an investment of Rs. 441.80 crore, generating employment to about 720 persons at Mindahalli (Jakkasandra Phase-2) Industrial area, Kolar District.

In the 106<sup>th</sup> Land Audit Committee (LAC) meeting held on 09.08.2023, the representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 52 acres of KIADB land at Plot No.4 of Mindahalli (Jakkasandra Phase-2) Industrial area, Kolar District.

The representative of the company also informed that;

1. M/s. RMZ Nexus Projects LLP- with 51% shareholding- RMZ Corp is one of Asia’s largest privately-owned real estate owners, investors, and developers. One of the few zero-debt real estate companies, globally, Purpose is to imagine, create & transform for the future and to leverage our integrated digital platform to build smart, engaged, quantified communities.
2. M/s. Millenia Realtors Private Limited has 49% shareholding in M/s. Integrated Solar Power Private Limited.

CEO & EM, KIADB informed that land is available at Mindahalli (Jakkasandra Phase-2) Industrial area, Kolar District.

The Committee noted the opinion of CEO & EM, KIADB and request of the company. Further, the Committee made the following observations;

- The company is primarily into Real Estate Development.
- The company proposes to develop Plug and Play facility meant for subletting to multiple smaller units.
- Detailed break up of land utilisation for Integrated activities proposed to undertake needs to be furnished.
- Land requested is on higher side.

After detailed discussions, the Committee decided to place the above facts/observations before SLSWCC for discussion and decision.

Further the company vide its letter dated 14.09.2023 has stated that;

- Integrated Solar Power Private Limited ("ISPPL") is a part of RMZ Corp, a two-decade old group, which is one of the largest Indian developers with a portfolio of over 67 million Sq. Ft across the key markets in India. Currently located in the cities of Mumbai, Delhi, Pune, Bengaluru, Hyderabad and Chennai. RMZ Corp is scaling the business through partnerships with selected institutional investors from Japan, Canada, Middle East and others.
- RMZ Corp in the recent past has diversified into Industrial and logistics vertical. Objective is to invest and build a state-of-art ecosystem for modern industries and logistics companies, with integrated systems that enables customers and clients to scale their manufacturing and distribution at a rapid rate.
- RMZ Corp plans to build its industrial & logistics portfolio across major cities in India and is committed to creating best-in-class solutions for its customers the best locations, the greatest efficiency, optimised property value. RMZ Corp's philosophy is to develop industrial infrastructure that are environmentally sustainable and responsive to global standard while addressing the essential needs of the Industrial community.
- As a part of its vision to create futuristic Industrial and Logistics Infrastructure in Karnataka, RMZ Corp is proposing to create a Grade A Industrial/logistics campus on a contiguous land parcel of around 50 acres at Mindahalli and start the construction activities immediately to tap the investment opportunity of close to INR 450 crores generating up to 2,000 - 2,500 direct employment opportunities in this region.

- The proposed facility will be readily available in plug-and-play form to house various industries such as engineering, fabrication, assembly, warehouse for automobiles & auto components, electrical & electronics suppliers and allied manufacturers along with catering to consumer facing industries like e-commerce, retail and 3PL. The state of the art "Grade A" facilities will contribute to the rapid development of the industrial and logistics ecosystem in Mindahalli KIADB due to the ease of starting the business and with minimum capex requirement, leading to a speedy implementation.
- The above proposed Grade A campus, if implemented, will be amongst RMZ Corp's premier sustainable state of the art "Industrial & Logistics park" in Karnataka and would kick start RMZ Corp's plan of acquiring over 400 acres of land and investing more than INR 2,000 crores in the coming years in Karnataka by creating similar facilities across the state.

The proposal of the company was placed in the 140<sup>th</sup> SLSWCC meeting held on 15.09.2023, for discussions and decision. The committee noted the request of the company and after detailed discussion, resolved to approve the project proposal of M/s. Integrated Solar Power Private Limited.

Government has examined the recommendations made by the SLSWCC in its 140<sup>th</sup> Meeting, in all aspects.

**GOVERNMENT ORDER No. CI 228 SPI 2023, BENGALURU, DATE 26.09.2023**

Government is pleased to accord **in-principle approval** to the investment proposal of M/s. Integrated Solar Power Private Limited to establish "Warehouse, Logistics & Industrial Park", with an investment of Rs. 441.80 crore, generating employment to about 720 persons at Mindahalli. (Jakkasandra Phase-2) Industrial area, Kolar District with the following infrastructure assistances, incentives and concessions:

<b>Land</b>	KIADB to allot 52 acres of bulk land at Mindahalli (Jakkasandra Phase-2) Industrial area, Kolar District
<b>Water</b>	100 KLPD from KIADB
<b>Power</b>	4000 KVA from BESCO
<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, 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,

*U. Nagarathnamma*  
(NAGARATHNAMMA.G) 26/9/2023  
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, 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. Integrated Solar Power Private Limited, Tower B, Level 12-14, The Millenia, No 12, Murphy Road, Ulsoor, Bengaluru 560008.
21. Guard File / Spare Copies.