



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s Lakeview Tourism Corporation at Hebbal Ammanikere Village and Hebbal, Bengaluru North Taluk, Bengaluru Urban District.

- Read:**
1. 85th High Level Committee (HLC) in its meeting held on 14.08.2001.
 2. Government Order No. ITY 87 TTM 2000, dated 10.07.2000.
 3. Proceedings of the 103rd Land Audit Committee (LAC) meeting held on 04.03.2023.
 4. Proceedings of the 138th State Level Single Window Clearance Committee meeting held on 07.03.2023.

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Preamble:

The M/s Lakeveiw Tourism Corporation project was cleared by the HLC in its meeting held on 28.06.2000 during Global Investor Meet. Approval was accorded for development of tourism project on land of 70 acres. It was decided to acquire 37 acres of land through KIADB. However, company has requested to acquire the entire land through KIADB. 85th High Level Committee (HLC) in its meeting held on 14.08.2001 decided to acquire the entire land of 70 acres.

Based on the recommendation of the HLC, Department of Information, Tourism and Youth Services vide its Government order No. ITY 87 TTM 2000, dated 10.07.2000 has accorded approval to the proposal of M/s Lakeview Tourism Corporation, Bengaluru for construction of a Unicare Tourist Centre with a Resort and Five Star Hotel, Amusement Park, Water Park, Health Club, Recreation facility, Conference/Convention Centre with all ultra-modern facilities, The Indian Arts and Crafts Exhibition, a mini Theatre, Restaurants, Modern Shopping Complex and Service Apartment with transit flat facilities at Hebbal Village, Bengaluru Urban district with an estimated investment of Rs. 250 crore in 37 acres of land to be acquired and allotted by KIADB.

Firm vide its letter dated 01.03.2023 has informed that the State Government during the Global Investors Meet of 2000 has approved firm tourism related project and decided to acquire the Land required for the project through KIADB. In this regard an amount of Rs.10,00,00,000/- (Rupees Ten crore), was paid by the firm as demanded by KIADB during 2004. On receipt of the said amount and on the direction of the State Government, the Land ad- measuring 55 Acres 13 guntas in Hebbal and Hebbal Ammanikere Villages, was acquired vide KIADB's Final Notification dated 11.05.2004.

Further it is informed that Bangalore Development Authority had initiated parallel acquisition of a portion of the aforesaid land for its Arkavathy Layout which was questioned by the firm in Writ Petition No. 46785/2004 before the Hon'ble High Court of Karnataka. The learned Single Judge of the Hon'ble High Court vide its Order dated 23.10.2010 quashed the BDA acquisition (ref 2) and BDA Writ Appeal No. 3725/2011 has also been quashed by the High Court of Karnataka in the said matter.

It is further informed that the Hon'ble high Court of Karnataka has also dismissed/quashed the number of writ petitions filed by the erstwhile land owners challenging the KIADB acquisition.

Further, it is informed that the State Government has issued Notification dated 03.02.2010 and 10.03.2010 notifying an extent of 4 acres 4.25 guntas of land in Hebbal Ammanikere village in favour of M/s Lakshmi Tourism, which was challenged by the firm in W.P. No. 22888/2010. The Hon'ble High Court of Karnataka has allowed the writ petition and quashed the Notifications dated 03.02.2010 and 10.03.2010 which de-notified land measuring 4 acres 4.25 guntas earlier notified in favour of M/s Lakshmi Tourism.

During the pendency of the aforesaid proceedings, the firm has noticed certain illegal encroachment in a part of the land that is to be allocated to the project. The firm has made repeated efforts along with the KIADB to clear the illegal encroachments. The firm has spent huge amount of money towards litigation as well as initially they had paid an amount of Rs. 10 crore to the State Government. Despite all these efforts, the firm is unable to receive the possession of land. Firm has informed that they were always willing and ready to develop the lands if the land is handed over to the firm.

Present request of the company:

M/s Lakeview Tourism Corporation, Bengaluru, a Partnership Firm is seeking approval for establishment of Project proposal “Conceived as an integrated township with development of Commercial office spaces, Information Technology Park, R&D Centre, Retail, Shopping Mall, Residential multi-storied apartment complex, Hospitals, Educational Institutions, School, Hotels, Convention Centre, Other Hospitality Usages like Service Apartments, Branded Apartments, Residential Apartments or establishing any other permissible usage under the Law”, in 50 acres of Land at various Survey number of Hebbal and Hebbal Ammanikere Village, Bengaluru North Taluk, Bengaluru (The land sought by the company for the project pertains to KIADB final notification No. CI 148 SPQ 2004, dated 11.05.2004 for an extent of 55 acres 13 gunta) with an investment of Rs. 440 crore generating employment to about 1060 people.

Recommendation of 103rd LAC meeting held on 04.03.2023:

The representative of the company appeared before the committee and highlighted the project proposal through V.C and requested for approval of the project and also informed that M/s Lakeview Tourism Corporation a partnership firm promoted by M/s Ashwitha Property Developers Private Limited and M/s Shivashakti Estate & Investment Private Limited partnership deed was executed on 22.04.2004.

CEO & EM, KIADB informed that State High Level Clearance Committee (SHLCC) meeting held on 14.08.2001 had approved the project proposal of M/s Lakeview Tourism Corporation Limited for Tourism project (construction of a Unicare Tourist Centre with a Resort and Five Star Hotel, Amusement Park, Water Park, Health Club, Recreation facility, Conference/Convention Centre with all ultra-modern facilities, The Indian Arts and Crafts Exhibition, a mini Theatre, Restaurants, Modern Shopping Complex and Service Apartment with transit flat facilities) and recommended for acquiring and allotment of 70 acres of land as SUC. The Board has notified an extent of 55-13 acres of land under Sec.28(4) of KIAD Act, 1966 on 11.05.2004. The company has totally paid a sum of Rs.10,29,60,937/- towards initial deposit for land acquisition charges. Land compensation for the acquired lands is not yet fixed.

The Committee discussed the subject in detail and decided to recommend to State Level Single Window Clearance Committee (SLSWCC) for grant of extension of time by 3 years and change of activity from establishment of

“Unicare Tourist Centre with a Resort and Five Start Hotel, Amusement Park, Water Park, Health Club, Recreation Facility, Conference/Convention Centre with all ultra modern facilities, the Indian Arts and Crafts Exhibition, A mini Theatre, Restaurants, Modern Shopping Complex and service Apartments with transit flat facilities” to “Integrated township with development of Commercial office spaces, Information Technology Park, R&D Centre, Retail, Shopping Mall, Residential multi-storied apartment complex, Hospitals, Educational Institutions, School, Hotels, Convention Centre, Other Hospitality Usages like Service Apartments, Branded Apartments, Residential Apartments or establishing any other permissible usage under the Law”, subject to obtaining necessary clearances and submission of documents to concerned authorities.

In the 138th SLSWCC Meeting held on 07.03.2023 the proposal was examined & approved the following:

- Extension of time by 3 years, with a condition that further extension of time will not be considered.
- Change of activity from establishment of “Unicare Tourist Centre with a Resort and Five Start Hotel, Amusement Park, Water Park, Health Club, Recreation Facility, Conference/Convention Centre with all ultra modern facilities, the Indian Arts and Crafts Exhibition, A mini Theatre, Restaurants, Modern Shopping Complex and service Apartments with transit flat facilities” to “Integrated township with development of Commercial office spaces, Information Technology Park, R&D Centre, Retail, Shopping Mall, Residential multi-storied apartment complex, Hospitals, Educational Institutions, School, Hotels, Convention Centre, Other Hospitality Usages like Service Apartments, Branded Apartments, Residential Apartments or establishing any other permissible usage under the Law”, subject to obtaining necessary clearances and submission of documents to concerned authorities.
- Increase in investment from Rs.250 crore to Rs.440 crore.

Government has examined the recommendations of the 138th SLSWCC meeting in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 82 SPI 2023, BENGALURU,
DATED 23.03.2023

Government is pleased to accord approval for the following proposals of M/s Lakeview Tourism Corporation:

- *Extension of time by 3 years, with a condition that further extension of time will not be considered.*
- *Change of activity from establishment of "Unicare Tourist Centre with a Resort and Five Start Hotel, Amusement Park, Water Park, Health Club, Recreation Facility, Conference/Convention Centre with all ultra modern facilities, the Indian Arts and Crafts Exhibition, A mini Theatre, Restaurants, Modern Shopping Complex and service Apartments with transit flat facilities" to "Integrated township with development of Commercial office spaces, Information Technology Park, R&D Centre, Retail, Shopping Mall, Residential multi-storied apartment complex, Hospitals, Educational Institutions, School, Hotels, Convention Centre, Other Hospitality Usages like Service Apartments, Branded Apartments, Residential Apartments or establishing any other permissible usage under the Law", subject to obtaining necessary clearances and submission of documents to concerned authorities.*
- *Increase in investment from Rs. 250 crore to Rs.440 crore*

All other terms and conditions indicated in the Government Order read at (2) 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, IT, BT & ST Department, M.S. Building, Bengaluru.
5. Additional Chief Secretary to Government, Energy Department, Vikasa Soudha, Bengaluru.
6. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
7. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.
8. Principal Secretary to Government, Revenue Department, 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. Managing Director, Bangalore Electricity Supply Company Limited (BESCOM), KR Circle, Bengaluru.
13. Member Secretary, Karnataka State Pollution Control Board, No. 49, Church Street, Parisara Bhavan, Bengaluru.
14. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru.
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, Khanija Bhavan, Race Course Road, Bengaluru.
18. PS to Hon'ble Minister for Large and Medium Industries, Vidhana Soudha, Bengaluru.
19. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
20. M/s Lakeview Tourism Corporation, N0.41, Vittal Mallya Road, Bengaluru-01.
21. Guard File / Spare Copies.