



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s Mphinite Solutions Private Limited at Yadgir Industrial Area, Yadgir.

- Read:**
1. Government Order No. CI 134 SPI 2012, dated 21.04.2012.
 2. Government Order No. CI 134 SPI 2012, dated 10.07.2015.
 3. Government Order No. CI 178 SPI 2018, dated 04.09.2018.
 4. Proceedings of the 103rd Land Audit Committee (LAC) meeting held on 04.03.2023.
 5. Proceedings of the 138th State Level Single Window Clearance Committee meeting held on 07.03.2023.

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Preamble:

The project proposal of M/s Mphinite Solutions Private Limited to establish "Pet Bottles, Jars and Preforms" in 125 acre of land at Yadgir Industrial Area, Yadgir with an investment of Rs.489.11 crore providing employment to 1160 persons was approved in the 27th State High Level Clearance Committee (SHLCC) meeting held on 13.04.2012. Accordingly, Government Order read at (1) above was issued.

Further, in the 38th SHLCC meeting held on 17.06.2015 has approved the time of extension of period for further two years. Accordingly, Government Order read at (2) above was issued.

Further, in the 111th State Level Single Window Clearance Committee (SLSWCC) meeting held on 01.08.2018 has accorded approval for the following:

- Approval to establish Research and Development Centre for essential aromatic oil with establishment of essential oil and aromatic oil distillation plant.
- Extension of time by 2 years to implement the Project, with a condition that further request for extension of time will not be considered.

Accordingly, Government Order read at (3) above was issued.

Status of Implementation details:

- KIADB allotment letter bearing No. KIADB/HO/Allot/AS/20344/ 8258/15-16, dated 08.09.2015.
- 121 acres of KIADB land at Plot No. 111, Kadechur Industrial Area, Yadagiri District. Possession Certificate No. IADB/AE/YDG/EC-01/2017-18, dated 10.05.2017.
- They have built the manufacturing unit of around 25,000 sft, along with lemon grass distillation plant as well as created other Electrical and Office infrastructure with an investment of over Rs. 25 crore in the project till now.
- Complete RCC boundary wall is erected around the periphery of the plot.
- They have made 2 artificial ponds with Rainwater harvesting for collection of water during rainy season, to charge the water table as well as to fulfill basic water requirement in that area.
- As this was a total dry agricultural land, we have developed the social forestry all around the periphery of the boundary wall with over 5,000 trees available in local area, almost 3 kms of forest area under Japanese Miyawaki forest technology which was necessary for biodiversity and eco-system in that area.

Now, the company vide letter dated 23.01.2023 and 31.01.2023 informed that their unit Manjushree Technopack Limited was producing PET bottles and pre-forms for making bottles for Coca-Cola and in view of the same, they had asked us to setup an Ancillary opposite to them in the same industrial area for just in-time supply, as this was a mega project planned by them in 250 acres of land.

- Subsequently Coca-cola cancelled the Project as their raw material water was not available through the pipelines from Krishna River during summers and hence, we also could not take further steps to establish their manufacturing unit for pet bottles.
- Due to this reason, in 2018 we had applied for extension of time for project implementation as well as change of activity to setup a R&D unit for lemon Grass oil distillation and in this regard, we also had a Technology transfer agreement from Council of Scientific and Industrial Research-North East Institute of Science & Technology (CSIR-NEIST), Jorhat, Assam which is a Government of India undertaking for Lemon Grass cultivation and distillation.
- Company distributed saplings to local farmers and used to collect the harvest for distillation of the oil, however due to black soil and no rainfall, the yield of the lemon grass oil was not remunerating, hence this project although still working, is not profit making and they are not able to expand further.
- It may also be noted that there was no availability of power and water until 2019 to setup any industry hence we could not take further steps to utilize the land. Subsequently the Covid Pandemic also restricted us for 2 years to further progress in this regard.

However, they have partially utilised the land with undernoted investments:

1. They have built the manufacturing unit of around 25,000 sft, along with lemon grass distillation plant as well as created other Electrical and Office infrastructure with an investment of over Rs. 25 crore in the project till now.
2. Complete RCC boundary wall is erected around the periphery of the plot.
3. They have made 2 artificial ponds with Rainwater harvesting for collection of water during rainy season, to charge the water table as well as to fulfill basic water requirement in that area.
4. As this was a total dry agricultural land, we have developed the social forestry all around the periphery of the boundary wall with over 5,000 trees available in local area, almost 3 kms of forest area under Japanese Miyawaki forest technology which was necessary for biodiversity and eco-system in that area.
5. Company have the vision to develop various industries in Kadechur Industrial area, however, with the circumstances mentioned above, they need to remodel the entire Business plan for the place. In this respect, they would like to add additional activity by establishing an Integrated Industrial Logistics and ancillary services Park besides the current approvals of Pet Bottles manufacturing and R&D of Lemon grass and distillation thereof.

And requested the following Amendments:

1. Approval of additional activity to establish “Integrated Industrial Logistics, Warehousing and Ancillary Services Park in addition to earlier approved activities of “Pet Bottles, Jars and Preforms” and “Research & Development Centre for essential aromatic oil with establishment of Essential Oil and Aromatic Oil Distillation”.
2. Extension of time for another 5 years i.e., upto 2027 to implement the project approved earlier and for the new activity.

In the 103rd 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 approval of additional activity and extension of time

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

1. Approval of additional activity to establish “Integrated Industrial Logistics, Warehousing and Ancillary Services Park” in addition to earlier approved activities of “Pet Bottles, Jars and Preforms” and “Research & Development Centre for essential aromatic oil with establishment of Essential Oil and Aromatic Oil Distillation”.
2. Extension of time for another 3 years to implement the project approved earlier and for the new activity.

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

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

Hence the following order.

GOVERNMENT ORDER No. CI 86 SPI 2023, BENGALURU, DATED 23 .03.2023

Government is pleased to accord approval for the following proposals of M/s Mphinite Solutions Private Limited:

- *Approval of additional activity to establish "Integrated Industrial Logistics, Warehousing and Ancillary Services Park " in addition to earlier approved activities of "Pet Bottles, Jars and Preforms" and "Research & Development Centre for essential aromatic oil with establishment of Essential Oil and Aromatic Oil Distillation".*
- *Extension of time by 3 years to implement the project approved earlier and for the new activity, with a condition that further extension of time will be considered on verification of progress made in implementing the project.*

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, Gulbarga Electricity Supply Company Limited (GESCOM), Kalaburagi.
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 Mphinite Solutions Private Limited, 1 Sobha, 5th Floor 50, St. Marks Road, Ashok Nagar, Bengaluru-01.
20. Guard File / Spare Copies.

