



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project of M/s. GM Infinite Dwelling India Private Limited – reg.

Read: 1. Government Order No. CI 132 SPI 2017, dated 06.06.2017.

2. Government Order No. CI 161 SPI 2022, dated 13.06.2022.

3. Proceedings of the 62nd State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023.

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Preamble:

State High Level Clearance Committee (SHLCC) in its 47th meeting held on 20.04.2017 has approved the project proposal of M/s GM Infinite Dwelling India Private Limited, to establish "Integrated Township with Tech Park, Shopping Mall, Hospitals, In-House Residential Apartments and Clubs etc." with an investment of Rs.4795.90 crore, in 73 acres 24 guntas of land at Doddakannalli Village, Bengaluru East Taluk, Bengaluru Urban District and accordingly Government Order vide (1) above was issued.

Further, as per decision of State High Level Clearance Committee (SHLCC) in its 58th meeting held on 18.04.2022, has accorded approval for the following;

1. Change of activity from "Integrated Township with Tech Park, Shopping Mall, Hospitals, In-house Residential Apartments & clubs etc" to "Industrial Tech Park for IT / ITES".
2. The company to approach local planning authority/ Bangalore Development Authority for layout plan and building plan approvals for the project.

Now the company vide letter dated 02.09.2023 above has informed the following:

- Government Order No. CI 161 SPI 2022, dated 13.06.2022, read (2) above, has considered two requests of the company out of three regarding change of activities from Integrated Township with Tech Park, Shopping Mall, Hospitals, In-House Residential Apartments and Clubs to "Industrial Tech Park for IT/ITES" with extended duration have been granted and the third request to appoint KIADB to act as

the competent authority for approval of the development and building plans of the project for the best implementation of the Project was left out.

- The company had been successful in getting a tie-up with an International Company namely Hynes by duly signing the term Sheet for establishing a Software Tech Park of international standard in the Project with substantial investment aiming at promoting employment opportunity to more than 4 lakh skilled youths in the said Project.
- The estimated project cost remains the same as mentioned in the Government Order Company has also mentioned that they are glad to inform that they have already purchased an extent of 20 Acres 12 Guntas of the land parcels in the Project with the clear title they are all set to purchase the remaining land parcels in the Project as they have identified and conducted digital survey of all the land parcels by ensuring that all the land parcels are connected in order to have a composite block for the best implementation of the Project.
- Company has also initiated civil works by forming internal Roads within the project emerging from the Main Road with clear access to the all parts of development within the project for the best development in the Project.
- Company has also submitted that incoming Investing Entity requests us to get necessary orders from SHLCC to declare that all the building plans and sanctions be availed from prestigious Authority KIADB for better prospective measure since KIADB approved Projects are well identified and appreciated globally.
- Company further submits that in a few earlier occasions, KIADB has considered such request to be the approving Authority on the approval of SLSWCC/SHLCC and many companies/entities in and around the locality have been accorded with Layout and Building Plan approval by KIADB as the planning authority,

The list of companies that received such approval includes – Embassy, Bagmane, M/s. Patel Engineering Limited, M/s. RMZ Ecoworld Infrastructure Private Limited, M/s. Adarsh Prime Projects Private Limited, Takshasila Healthcare and Research Service Private Limited, M/s. Global Tech Park Limited.

- On the lines of the above, company is requesting the SHLCC approval to amend the Government Order by appointing KIADB as the Planning Authority for layout Plan, Building Plan etc. for their present Project and company will undertake to comply with all the norms of BDA in implementing the development.

Company has invited reference to the Industrial Policy 2020-2025, Column 8.1.2.1.3 regarding the Private Industrial Parks the following facts are to be followed:

- The Private Developer can acquire land for development of sectorial parks in own land for development of Industrial Parks subject to compliance of land use pattern in the approved master Plan by LPA.
- KIADB bye law to be followed across all integrated/ Multi/Sectorial/Logistics in Industrial Pak and Facilities.
- Layout Plans /Master Plans shall be approved by KIADB and the Developer may take Up phase-wise development and shall carry out plot allotments only after basic infrastructure facilities have been implemented. Building Plan for individual unit will be approved by KIADB.

Further, company has requested to appoint KIADB as the approving Authority for the project is well within the provisions of Industrial Policy as stated above and accordingly, they undertake that shall comply with all the norms of the KIADB and Government applicable Laws in implementing the development.

Hence, Company has requested to make necessary amendment in the Government Order by appointing KIADB to act as the competent authority for approval of the development and building plans of the project for the best implementation of the Project.

In the of 107th LAC meeting held on 04.09.2023, the representative of the company appeared before the Committee and informed that the subject land parcels are abutting the mega development of IT Corridors and parks namely RMZ Tech Park and Embassy Tech Park, Wipro Corporate Office and also abutting Boganahalli and Kaikondarahalli Villages falling under the Hitech Industrial Zones wherein KIADB was the approving Authority for plan sanction and construction activities and the project land parcels are also coming under Industrial Hi-tech Zone and abutting the above. Further they have informed that their project proposal is for “Industrial Tech Park for IT/ITES” which is within the purview of industrial activity and also their investors/Stake holders are insisting for plan approval from KIADB. Hence the company has requested for following amendments:

1. Appointing KIADB to act as the competent authority for approval of the development and building plans of the project for implementation of the Project
2. Extension of time by 5 years to implement the project.

The Committee noted the above request of the company and after detailed discussions resolved to place the request of the company before SHLCC for discussion and decision.

Decision of State High Level Clearance Committee:

The proposal is placed in the 62nd State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023 for discussion and decision.

The Committee noted the details of the project proposal, request of the company, discussion made in the Land Audit Committee.

Hon'ble Deputy Chief Minister opined that layout plans are to be approved by concerned Local Planning Authorities not by the KIADB as project proposed is within the limits of LPA.

Commissioner for Industrial Development briefed to committee that there is a provision in the Industrial Policy 2020-25 for development of private industrial parks, Layout plan/ Master plans shall be approved by KIADB and developer may take up phase wise development and shall carryout plot allotments only after basic infrastructure facilities have been implemented. Building plans for individual units will be approved by KIADB.

Further, Additional Chief Secretary, Energy Department informed to the Committee that previously approvals have been accorded to such project proposals in SHLCC by appointing KIADB as competent authority for plan approvals. But, KIADB has to follow norms of LPA while approving the plans. However, taxes will be paid to the concerned LPA by the developer.

Hon'ble Minister for Large and Medium Industries and Infrastructure has informed to the committee that previously KIADB has issued plan approvals to M/s Patel Engineering, M/s Embassy, M/s Bagmane, M/s RMZ Ecoworld Infrastructure Pvt Ltd and to other similar project proposals and further highlighted that approvals by KIADB would help entrepreneurs for speedy implementation of the project, this initiative will improve the Ease Of Doing Business in the State.

The Hon'ble Chief Minister directed to do the necessary approvals subject to fulfillment of existing Laws in the interest of the project.

After detail discussion, the Committee resolved to approve the proposal of M/s. GM Infinite Dwelling India Private Limited for the following amendments:

1. Appointing KIADB to act as the competent authority for approval of the development and building plans for implementation of the project, subject to condition that development and building plans approval by

KIADB shall confirm with the norms of BDA/Local Planning Authority & Industrial Policy 2020-25 guidelines.

2. Extension of time by 5 years to implement the project, with a condition that further extension of time will not be considered.

Government has examined the recommendations made by the SHLCC in its 62nd Meeting held on 12.12.2023, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 161 SPI 2022, BENGALURU,
DATED 16.01.2024

Government is pleased to accord approve the proposal M/s. GM Infinite Dwelling India Private Limited for the following amendments

1. Appointing KIADB to act as the competent authority for approval of the development and building plans for implementation of the project, subject to condition that development and building plans approval by KIADB shall confirm with the norms of BDA/Local Planning Authority & Industrial Policy 2020-25 guidelines.
2. Extension of time by 5 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 Government Order read at (1) above, remain unaltered.

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

N. Nagarathnamma
(NAGARATHNAMMA .G) 16/1/2024
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, Energy Department, Vikasa Soudha, Bengaluru.
5. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.
6. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
7. Principal Secretary to Government, Revenue Department, M.S. Building, Bengaluru.
8. Secretary to Government, Commerce & Industries Department (Mines, Textile & MSME), 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, Bengaluru Electricity Supply Company Ltd., (BESCOM), Bengaluru.
12. Member Secretary, Karnataka State Pollution Control Board (KSPCB), 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 (KUM), Khanija Bhavan, Race Course Road, Bengaluru.
17. PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
18. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
19. M/s. GM Infinite Dwelling India Private Limited, No.06, G.M. Peal, 1st Stage, 1st Phase, BTM Layout, Bengaluru-68.
20. Guard File / Spare Copies.