



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

**Sub:** Amendment to the earlier approved project proposal of M/s. Patel Engineering Limited - reg.

- Read:**
1. Government Order No. ITD 32 MDA 2007, dated 17.03.2008.
  2. Addendum No.ITD 02 MDA 2009, dated 16.01.2009.
  3. Government Order No. CI 137 SPI 2012, dated 21.04.2012.
  4. Government Order No. CI 137 SPI 2012, dated 28.05.2012.
  5. Government Order No. CI 137 SPI 2012, dated 06.06.2012.
  6. Government Order No. CI 137 SPI 2012, dated 15.02.2017.
  7. Government Order No. CI 84 SPI 2018, dated 12.03.2018.
  8. Proceedings of the 62<sup>nd</sup> State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023.

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### **Preamble:**

SHLCC in its 10<sup>th</sup> meeting held on 28.08.2007 has approved project proposal of M/s. Patel Engineering Ltd., to establish two separate "Sector Specific SEZ's through two SPVs created by the subsidiaries of M/s. Patel Engineering Ltd. namely M/s. Hera Realcon Pvt. Ltd. & M/s. Hebe Infracon Pvt. Ltd., for establishment of Electronic Hardware/Software/IT & ITES SEZ's in 25.375 & 25.81 acres of land respectively for two SEZ's and remaining land for non SEZ area in 103 acres 17 guntas of land at different Sy. Nos. in Hulimangala, Gollahalli, Thirupalya & Maragondanahalli Villages Anekal Taluk, Bengaluru Urban District with an investment of Rs. 490.00 crore and Government Order was issued read at (1) above.

In view of the recommendation of the 16<sup>th</sup> State High Level Clearance Committee meeting held on 19.11.2008, in the order portion of the G.O. No. ITD 32 MDA 2007(14), dated 17.3.2008 the following words shall be added to the condition laid under 'Infrastructure Facilities' Land-'KIADB to consider the request of the company for approval of Building plan by KIADB as per its norms' vide its Addendum read at (2) above was issued.

State High Level Clearance Committee in its 27<sup>th</sup> meeting held on 13.04.2012 has approved in-principle the another Investment proposal of M/s. Patel Engineering Company Limited to establish Integrated Township including Residential, Commercial and IT Park project 147 acres 10.4 guntas of land to be acquired by KIADB and allotted as SUC at Hulimangala, Gollahalli, Thirupalya & Maragondanahalli Villages Anekal Taluk, Bengaluru Urban District with an investment of Rs. 2,025.00 crore generating employment to about 51,452 persons and the Government Order has been issued on 21.04.2012 read at (3) above.

SHLCC in its 28<sup>th</sup> meeting held on 23.05.2012 has approved the extension of time for 3 years from 28.05.2012 for implementation of the project and approved the following:

- To establish Electronic Hardware, Software & Biotechnology Park in 52.2 acres (non SEZ area) out of 103 acres 17 guntas of land at various Sy. Nos. of Hulimangala, Gollahalli, Thirupalya & Maragondanahalli Villages, Anekal Taluk, Bengaluru Urban District (approved vide Government Order No. ITD/32/MDA/2007, dated 17.03.2008 and addendum was issued vide No. ITD 02 MDA 2009, dated 16.01.2009).
- Integrated township with Residential mixed use including Residential, Commercial and IT Park project in 147 acres 10.4 guntas of land at different Sy. Nos. at Hulimangala, Gollahalli, Thirupalya & Maragondanahalli Villages, Anekal Taluk, Bengaluru Urban District (approved in 27<sup>th</sup> SHLCC).

Accordingly, Government Order was issued on 28.05.2012 read at (4) above.

Further Government Order vide No. CI 137 SPI 2012, dated 06.06.2012 read at (5) above was issued approving extension of time by 3 years from 06.06.2012 for implementation of the project and to consider the two projects approved earlier vide Government Order referred at (1), (2) & (4) above as single entity or as single project with following details:

- To establish two separate Sector Specific SEZs in Electronic Hardware/ Software/IT & ITES area through two SPVs created by the subsidiaries of M/s. Patel Engineering Limited namely; M/s. Hera Realcon Pvt. Ltd., and M/s. Hebe Infracon Pvt. Ltd. in 25.375 and 25.81 acres of land respectively and remaining land for Non-SEZ area in 103 acres, 17 guntas of land at Hulimangala, Gollahalli, Thirupalya and Maragondanahalli Villages of Anekal Taluk, Bengaluru Urban District with an investment of Rs. 490 crore as approved vide G.O. No. ITD/32/ MDA/2007 dated 17.03.2008 and Addendum vide No. ITD 02 2009, dated 16.01.2009.
- Integrated township with Residential mixed use including Residential, Commercial and IT Park project in 147 Acres 10.4 guntas of land at different Sy. Nos. in Hulimangala, Gollahalli, Thirupalya and

Maragondanahalli Villages of Anekal Taluk, Bengaluru Urban District (approved in 27<sup>th</sup> SHLCC).

Government Order No. CI 137 SPI 2012, dated 28.05.2012 read at (4) above, stands withdrawn and other terms and conditions remain the same as in the Government Order dated 17.03.2008, 16.01.2009 and 21.04.2012.

As per decision of 96<sup>th</sup> SLSWCC meeting held on 20.01.2017, has approved for the change of activity from "Electronic Hardware/Software/IT and ITES SEZ" to "IT & ITES facility" in an extent of 25.81 acres of land out of the total extent and accordingly Government Order No. CI 137 SPI 2012, dated 06.06.2012 read at (5) above was issued.

At the request of the company, 96<sup>th</sup> State Level Single Window Clearance Committee meeting held on 20.1.2017 resolved to accord approval for the change of activity from "Electronic Hardware/Software/IT and ITES SEZ" to "IT & ITES facility" in an extent of 25.81 acres of land out of the total extent approved & Government Order was issued on 15.02.2017 read at (6) above.

In the 51<sup>th</sup> SHLCC meeting held on 02.03.2018, has accorded approval for the following;

- Merger of approvals granted to various projects of the company in the 10<sup>th</sup> SHLCC dated 28.08.2007 (G.O. No. ITD. 32 MDA 2007(14), dated 17.03.2008) and 16<sup>th</sup> SHLCC dated 19.11.2008 (Addendum No. ITD 02 MDA 2009, dated 16.01.2009) with a total project cost of Rs. 490 crore in 103 acres 17 guntas of land in different Sy.Nos. of Hulimangala, Gollahalli, Thirupalya and Maragondanahalli Villages, Anekal Taluk, Bengaluru Urban District, into one project entity. KIADB to continue to approve the building plan and issue OC as per the G.O. No. ITD 02 MDA 2009, dated 16.01.2009.
- To withdraw the approval granted for the 'Integrated Township' project with an investment of Rs. 2,025 crore in 147 acres 10.4 guntas of land in different Sy. Nos. of Hulimangala, Gollahalli, Thirupalya and Maragondanahalli Villages, Anekal Taluk, Bengaluru Urban District, in 27<sup>th</sup> SHLCC dated 13.4.2012 (G.O. No. CI 137 SPI 2012, dated 21.04.2012).
- To withdraw the approval for merger of projects granted in 28<sup>th</sup> SHLCC dated 23.05.2012 (G.O. No. CI 137 SPI 2012, dated 06.06.2012)
- To withdraw approval for change of activity granted vide G.O. No.CI 137 SPI 2012, dated 15.02.2017.
- Approval for inclusion of additional land of 10 acres 14 guntas in Sy. No. 53/1, 53/2, 54/1, 54/2, 54/3, 54/4 and 54/5 of Maragondanahalli Village, Anekal Taluk, Bengaluru Urban District and 9 acres 26 guntas

in Sy. No.18 & 28 at Gollahalli Village, Anekal Taluk, Bengaluru Urban District.

- Approval for additional investment of Rs. 490 crore.
- Change of activities into one integrated activity as “Integrated Infrastructure project developed as a Township with Mixed use for IT/ITES facilities and comprising Information Technology activity, Retail cum Commercial establishment, etc.”, in conformity with zoning regulations of BDA/LPA.
- Extension of time by 5 years to implement the project, with a condition that further request for extension of time to implement the project will not be considered.

Accordingly, Government Order read at (7) above was issued.

### **Status of Implementation:**

The company vide its letter dated 07.08.2023 informed that, They have achieved 60 percent of the development works in implementing the Project and they are intending to complete the remaining 40 percent of works of the Project with additional investment of 290 crore.

Out of 123 acres 17 guntas, they have completed development activities in 100 Acres of land parcels and which is 60 percent of the development works and the remaining 40 percent development works in the extent of 23 acres 17 guntas are yet to be completed with the following details as mentioned herein:

- Commencement and completion of Sector- D of the project .
- Additional investment of Rs. 290.00 crore.

In view of the above, requested for the following amendments:-

- Extension of time to implement the project by 5 years
- Additional investment of Rs.290 crore in Sector-D of the Project and for the completion of the remaining 40 percent Project development works.

In the 106<sup>th</sup> Land Audit Committee Meeting held on 09.08.2023, the representative of the company appeared before the Committee through V.C and requested approval for additional investment and extension of time.

The representative of the company also informed that they have completed 60 percent of the development works in implementing the Project and they are intending to complete the remaining 40 percent of works of the Project with additional investment of 290 crore.

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

- Extension of time by 3 years to implement the project, with a condition that further extension of time will not be considered
- Additional investment of Rs.290 crore.

In the 62<sup>nd</sup> State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023, the proposal of the Company was discussed and approved for the following;

- Extension of time by 3 years to implement the project, with a condition that further extension of time will not be considered
- Additional investment of Rs.290 crore.

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

Hence the following order.

**GOVERNMENT ORDER No. CI 16 SPI 2024, BENGALURU,**  
**DATED 16 .01.2024**

Government is pleased to accord approval for the following to M/s. Patel Engineering Limited;

- *Extension of time by 3 years to implement the project, with a condition that further extension of time will not be considered*
- *Additional investment of Rs.290 crore.*

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

*Y. Nagarathnamma*  
(NAGARATHNAMMA .G)  
Desk Officer (Technical Cell), 16/1/2024  
Commerce & Industries Department.

To,

1. Principal Accountant General (G&SSA), Karnataka, New Building, 'Audit Bhawan', Post Box No. 5398, Bengaluru.
2. Principal Accountant General (E&RSA), Karnataka, New Building, 'Audit Bhawan', Post Box No. 5398, Bengaluru.
3. Principal Accountant General (A&E), Karnataka, Park House Road, Post Box No. 5329, Bengaluru.

4. Additional Chief Secretary to Govt., Energy Dept., Vikasa Soudha, Bengaluru.
5. Additional Chief Secretary to Govt., Urban Development Dept., Vikasa Soudha, Bengaluru.
6. Additional Chief Secretary to Govt., Water Resources Dept., Vikasa Soudha, Bengaluru.
7. Additional Chief Secretary to Govt., Forest, Ecology & Environment Dept., M.S. Building, Bengaluru.
8. Additional Chief Secretary to Govt., Information Technology, Biotechnology and Science and Technology Dept., M.S. Building, Bengaluru.
9. Additional Chief Secretary to Govt., Finance Dept., Vidhana Soudha, Bengaluru-01.
10. Principal Secretary to Govt., Revenue Dept., M.S. Building, Bengaluru.
11. Commissioner for Industrial Development and Director of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
12. Commissioner for Commercial Taxes, Vanijya Therige Karyalaya, Gandhi Nagar, Bengaluru-09.
13. Managing Director, Bangalore Electricity Supply Company Ltd., (BESCOM), Bengaluru.
14. Member Secretary, Karnataka State Pollution Control Board, No. 49, Church Street, Parisara Bhavan, Bengaluru.
15. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru.
16. Managing Director, Karnataka Udyog Mitra, Khanija Bhavan, Race Course Road, Bengaluru.
17. Director (Technical Cell), Commerce & Industries Dept., Vikasa Soudha, Bengaluru.
18. Joint Director (ID), Directorate of Industries and Commerce, Khanija Bhavan Race Course Road, Bengaluru.
19. PS to Hon'ble Chief Minister, Vidhana Soudha, Bengaluru-01.
20. PS PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
21. PS to Principal Secretary to Govt., Commerce & Industries Department, Vikasa Soudha, Bengaluru.
22. M/s. Patel Engineering Limited, #6, GM Pearl, BTM Layout, 1<sup>st</sup> Stage, 1<sup>st</sup> Phase, Bengaluru - 560068
23. Guard File / Spare Copies.