



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s. Vikas Telecom Private Limited – reg.

Read:

1. Government Order No. ITD 36 MDA 2002, dated 02.07.2002.
2. Government Order No. CI 272 SPI 2016, dated 24.10.2016.
3. Proceedings of the 62nd State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023.

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Preamble:

The project proposal of M/s. Vikas Telecom Limted to establish "IT/Hospitality/ Education / Housing" project was approved in the 85th meeting of SHLCC held on 14.8.2001 and recommended to KIADB to acquire and allot 100 acres of land at various Sy. Nos. of Devarabeesanahalli and Kariammana Agrahara Village, Varthur Hobli, Bengaluru East Taluk. Accordingly, KIADB has acquired and allotted 103 acres 1 ¼ Guntas of land and Lease cum Sale Deed was executed in the year 2006 in favour of the Company. Accordingly, Government Order read at (1) above was issued.

Subsequently, SHLCC in its 45th meeting held on 28.09.2016 approved the following proposals of M/s. Vikas Telecom Limited.

- Change of activity of the project from "IT/Hospitality/ Education/ Housing" to "Commercial, IT & ITES Park, Hotel/Convention, E-Commerce & Retail".
- Extension of time up to 31st December, 2021 for implementation of the project.

Accordingly, Government Order read at (2) above was issued.

KIADB allotment/Possession Certificate:

- KIADB acquired and allotted 103 acres 1 ¼ guntas of land.
- Lease cum Sale Deed was executed in the year 2006
- Vikas Telecom has obtained the block wise sanction of several buildings as well as single mixed use development plan from KIADB for the development of the building on land measuring 103 acres 1 ¼ guntas.
- Further to the completion of the construction, Vikas Telecom has also obtained building wise occupancy certificate from KIADB.
- KIADB executed lease cum sale agreement as below:-

Sl. No.	Execution date	Date of Registration	Acres	Guntas
1.	07.03.2006	01.06.2006	89	17 3/4
2.	03.05.2006	01.06.2006	00	25
3.	03.05.2006	01.06.2006	00	38
4.	21.07.2006	26.07.2006	09	9 1/2
5.	06.10.2006	17.10.2006	01	15
6.	28.10.2006	30.11.2006	01	16
Total			103	1 1/4

Status of Implementation:

M/s. Vikas Telecom Private Limited has developed - 90% of the land area and the entire built-up area is leased out to various MNC IT & ITES operating companies.

Reasons/Justification for Amendment:

- M/s. Vikas Telecom Private Limited have informed that additionally purchased 1 acres 9 guntas of land at Sy. No. 9/4 located in Devarabisnahalli and Kariyammana Agrahara Village, Varthur Hobli, Bengaluru. This 1 acre 9 guntas of land parcel is situated in the centre of the land acquired and allotted by KIADB.
- The said property (1 acre 9 guntas at Sy. No. 9/4) is within the BBMP Jurisdiction and ownership of the property is in the name of Vikas Telecom Private Limited.
- Company submitted the Khata Certificate as documentary proof of land ownership.
- They have also informed that, if Government permits the integration of the Sy. No. 9/4 land within the larger land which is allotted by KIADB, they will be able to provide world-class amenities as proposed and planned in the central garden area and further it boosts the potential developments in ETV.

In the 108th Land Audit Committee Meeting held on 17.11.2023, the representative of the company appeared before the Committee and requested to accord approval to develop 1 acre 9 guntas of land at Sy.No.9/4 located in contiguous with KIADB allotted land at Devarabisnahalli Village and Kariyammana Agrahara Village, Varthur Hobli, Bengaluru, to develop the property with the plan approval through KIADB and approval for additional investment of Rs. 100 crore.

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

1. To accord approval to develop 1 acre 9 guntas of land at Sy.No.9/4 located in contiguous with KIADB allotted land at Devarabisnahalli Village and Kariyammana Agrahara Village, Varthur Hobli, Bengaluru.
2. To develop the property with the plan approval through KIADB.
3. Approval for additional investment of Rs.100 crore.

In the 62nd State High Level Clearance Committee (SHLCC) meeting held on 12.12.2023, the proposal of the Company was discussed and approved.

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 14 SPI 2024, BENGALURU, DATED 18.01.2024

Government is pleased to accord approval for the following proposals of M/s. Vikas Telecom Private Limited;

1. To accord approval to develop 1 acre 9 guntas of land at Sy.No.9/4 located in contiguous with KIADB allotted land at Devarabisnahalli Village and Kariyammana Agrahara Village, Varthur Hobli, Bengaluru.
2. To develop the property with the plan approval through KIADB, subject to condition that plans approval by KIADB shall confirm with norms of BDA/ Local Planning Authority.
3. Approval for additional investment of Rs.100 crore.

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,

G. Nagarathnamma
(NAGARATHNAMMA .G) 18/1/2024
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. The Managing Director, Hubli Electricity Supply Company Ltd., (HESCOM), Hubballi.
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. Vikas Telecom Private Limited, Embassy Ikon, Infantry Road, Bengaluru-01.
20. Guard File / Spare Copies.