



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s. RR Platina Infra at Kariyammana Agrahara and Deverabeesanahalli, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District - reg.

Read:

1. Office Order No. KUM/SLSWCC-75/DD-2/650/2012-13, dated 07.11.2012.
2. Office Order No. I&C/ID/SLSWCC-104/E5/2017-18, dated 06.12.2017.
3. Proceedings of the 121st State Level Single Window Clearance Committee (SLSWCC) meeting held on 01.10.2020.
4. Office Order No. I&C/ID/SLSWCC-122/E3/2020-21, dated 07.01.2021.
5. Proceedings of the 141st State Level Single Window Clearance Committee (SLSWCC) meeting held on 28.11.2023.

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Preamble:

In the 75th State Level Single Window Clearance Committee (SLSWCC) in its meeting held on 04.10.2012 has approved the project proposal of M/s. Sai Srushti Infra Tech Private Limited to establish “Software, IT & ITES Park” with an investment of Rs. 45.90 crore in 9 acres 34.5 gunta of land at Sy. No. 29/1, 30/1 & 32 of Kariyammana Agrahara and Sy. No. 10/3, 11/3, 10/1, 10/11, 10/12 & 11/1 of Deverabeesanahalli Varthur hobli, Bengaluru East Taluk, Bengaluru Urban District, Accordingly, Office Order read at (1) above was issued.

As per decision of the 104th State Level Single Window Clearance Committee (SLSWCC) in its meeting held on 15.11.2017, Government approved for the following;

1. To obtain consent of 75% of the land owners instead of 100% as stipulated earlier. As regards request of the company that KIADB to collect only service charges from the project promoters for the land for which they have provided consent of the land owners, the committee resolved to inform KIADB to collect charges as per KIADB norms.

2. Transfer of project approval from M/s. Sai Srushti Infra Tech Private Limited to the Partnership firm M/s. RR Platina Infra
3. Extension of time by 3 years to implement the project, with a condition that further request for extension of time to implement the project will not be considered.

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

Further, as per decision of the 121st State Level Single Window Clearance Committee (SLSWCC) in its meeting held on 01.10.2020, Government approved for the following;

1. ಮೇಂ ರಾಯಲ್ ಘಾಗ್ರನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಯ ಯೋಜನೆಗೆ ಎಸ್.ಎಲ್.ಎಸ್.ಡಬ್ಲೂ.ಎಸ್.ಎಸ್. ಅನುಮೋದನೆ ನೀಡಿ ಈಗಳೇ ಸುಮಾರು 19 ವರ್ಷಗಳು ಕಳೆದಿರುತ್ತದೆ. ಈ ಯೋಜನೆಗೆ ಅನುಮೋದನೆ ನೀಡಿದ ಸುಮಾರು 12 ವರ್ಷಗಳ ನಂತರ ಮೇಂ ಸಾಯಿ ಸ್ಪೆಷ್ಯಾಂಪ್ ಇನ್ ಘಾಟೆಕ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ (ಇಂದಿನ ಯೋಜನೆ ಸಂಸ್ಥೆಯಾದ ಮೇಂ ಅರ್ಥ ಆರ್ ಪಾಲ್ಟ್ ಇನ್ ಘಾಟ್) ರವರಿಗೆ ದಿನಾಂಕ 04.10.2012 ರಂದು ನಡೆದ 75ನೇ ಎಸ್.ಎಲ್.ಎಸ್.ಡಬ್ಲೂ.ಎಸ್.ಸಿ.ಸಿ ಸಭೆಯಲ್ಲಿ Software, IT & ITES Park ನ್ನು 9 ಎಕರೆ 34.5 ಗುಂಟೆ ಜಮೀನಿನಲ್ಲಿ (ಕರಿಯಮುನ ಅಗ್ರಹಾರದ ಸರ್ವೆ ನಂಬರ್ 29/1, 30/1 ಮತ್ತು 32 ಹಾಗೂ ದೇವರಬೀಸನಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂಬರ್ 10/3, 11/3, 10/1, 10/11, 10/12 ಮತ್ತು 11/1 ರಲ್ಲಿ) ಪಾರಂಭಿಸಲು ಅನುಮೋದನೆ ನೀಡಲಾಗಿದ್ದು, ಈ ಜಮೀನು ಮೇಂ ರಾಯಲ್ ಘಾಗ್ರನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಯ ಯೋಜನೆಗೆ ಅನುಮತಿಸಲಾಗಿದ್ದು 12 ಎಕರೆ ಜಮೀನಿನ ಭಾಗವಾಗಿರುತ್ತದೆ.
2. ಸದರಿ 9 ಎಕರೆ 34.5 ಗುಂಟೆ ಜಮೀನಿನ್ನು ಎಲ್ಲಾ (ಶೇಕಡಾ 100 ಭಾಗ) ಜಮೀನು ಮಾಲಿಕರ ಒಟ್ಟಿಗೆ ಪಡೆದು ಸ್ವಾಧೀನಪಡಿಸಿ ಮೇಂ ಸಾಯಿ ಸ್ಪೆಷ್ಯಾಂಪ್ ಇನ್ ಘಾಟೆಕ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ರವರಿಗೆ ಹಂಚಿಕೆ ಮಾಡಲು ಸಹ ಮೇಲ್ಯಂಡ ಸಭೆಯಲ್ಲಿ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದ್ದು ಈ 8 ವರ್ಷಗಳ ಅವಧಿಯಲ್ಲಿ ಕನಾಕಟಿಕ ಕ್ಷೇತ್ರಾರ್ಥಿ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿಯ ಸದರಿ ಜಮೀನಿನ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆ ಮುಂದುವರೆಸಿ ವಿವಿಧ ಅಧಿಸೂಚನೆಗಳನ್ನು ಹೊರಡಿಸಿ ಸಾರ್ವಜನಿಕವಾಗಿ ಪ್ರಕ್ರಿಯೆ ಮಾಡಲಾಗಿರುತ್ತದೆ. ಆದರೆ ಈ ಯಾವುದೇ ಅಧಿಸೂಚನೆ ಸಮಯದಲ್ಲಿ ಮೇಂ ರಾಯಲ್ ಘಾಗ್ರನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಯು ಸದರಿ ಸ್ವಾಧೀನ ಪ್ರಕ್ರಿಯೆಗೆ ವಿರೋಧ ವ್ಯಕ್ತಪಡಿಸಿರುವ ಬಗ್ಗೆ ಮಾಹಿತಿ ಲಭ್ಯವಿರುವುದಿಲ್ಲ.
3. ರಾಜ್ಯ ಮಟ್ಟದ ಏಕಗೊಳಿ ಅನುಮೋದನಾ ಸಮಿತಿಯ (SLSWCC) ಶ್ರೀಮಾನ್ ನದಂತೆ ನೀಡುವ ಯೋಜನಾ ಅನುಮೋದನಾ ಆದೇಶದ ಅವಧಿಯು ಸಾಮಾನ್ಯವಾಗಿ 2 ವರ್ಷವಾಗಿದ್ದು, ತದನಂತರ ಯೋಜನೆ ಅನುಷ್ಠಾನಗೊಳಿದ್ದರೆ ಯೋಜನಾ ಪ್ರವರ್ತಕರು ಯೋಜನೆಯ ಅನುಷ್ಠಾನಕ್ಕಾಗಿ ಕಾಲಾವಧಿ ವಿಸ್ತರಣೆ ಹೇರಿ ರಾಜ್ಯ ಮಟ್ಟದ ಏಕಗೊಳಿ ಸಮಿತಿಯ ಅನುಮೋದನೆ ಪಡೆದುಕೊಳ್ಳಲು ರೂಡಿಯಲ್ಲಿರುತ್ತದೆ. ಆದರೆ ಮೇಂ ರಾಯಲ್ ಘಾಗ್ರನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಗೆ ಯೋಜನೆ ಸ್ವಾಧೀನಲ್ಲಿ SLSWC ಸಮಿತಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿರುವುದು ಕಂಡು ಬಂದಿಲ್ಲ. ಇದರಿಂದ ಸದರಿ ಕಂಪನಿಯು ಅನುಮೋದಿತ ಯೋಜನೆಯನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಲು ಹೆಚ್ಚು ಉತ್ಸರ್ಕತೆ ತೋರ್ಪಡಿಸಿದಿರುವುದು ಕಂಡು ಬರುತ್ತದೆ.

ಈ ಮೇಲಿನ ಎಲ್ಲಾ ಅಂಶಗಳನ್ನು ಗಮನಿಸಿ ಹಾಗೂ ಕೂಲಕುಂಪವಾಗಿ ಚಚ್ಚಿಸಿದ ನಂತರ ಈ ವಿಷಯದ ಸಂಬಂಧ ಮತ್ತೊಮ್ಮೆ ಪರಿಶೀಲಿಸಿ ವಿಸ್ತೃತ ವರದಿಯನ್ನು ನೀಡಲು ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿಗಳು, ಕೆ.ಎ.ಎ.ಡಿ.ಬಿ ಇವರಿಗೆ ಸೂಚಿಸಲು ಹಾಗೂ ವಿಷಯದ ಸಂಬಂಧ ಶೀಮಾನವನ್ನು ಮುಂದೂಡಲು ಸಮಿತಿಯಲ್ಲಿ ಶೀಮಾನವಿಸಲಾಯಿತು.

Further, as per decision of the 122nd State Level Single Window Clearance Committee (SLSWCC) in its meeting held on 11.12.2020, Government approved for the following;

ಮೇ: ಆರ್ ಆರ್ ಹಾಟ್ಟಿನ ಇನ್ ಫಾರ್ ಇವರ ಯೋಜನೆಗೆ ನೀಡಿರುವ ಅನುಮೋದನೆಯನ್ನು ಮುಂದುವರೆಸಲು ಹಾಗೂ ಮೇ: ರಾಯಲ್ ಫಾಗ್ನ್ ಪ್ರೋವೆಂಟ್ ಲಿಮಿಟೆಡ್ ಕಂಪನಿಗೆ ತಮ್ಮ ಉದ್ದೇಶಿತ ಯೋಜನೆಗೆ ಒದಲೆ ಜಮೀನು ಗುರುತಿಸುವಂತೆ ಶೀಲಿಸಲು ಶೀಮಾನ ಕೈಗೊಂಡಿತು.

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

Status of Implementation details:

1. Site cleaning has been completed.
2. Soil testing has been completed.
3. Compound wall construction work will start from 16th Aug 2023.
4. The company had appointed Architect, MEP and PMC consultant for project design.
5. The company had received MOEF approval for the project.
6. The company had applied for Fire NOC.
7. The company had applied for BESCOM NOC.
8. The company had applied for Airport NOC.
9. The company had applied for KSPCB approval / NOC.
10. The pending NOC by Aug 2023
11. The company will submit the application to KIADB by Sep 2023 for plan sanction.
12. The company will start the construction activity by October 2023.
13. Project completion date would be October 2026.

KIADB Land allotment / Possession details:

1. Allotment letter No. HO/AS/Allot/SUC-23216/14773/2020-21, dated 31.03.2021.
2. Possession Certificate No. IADB/499/2021-22, dated 05.08.2021.
3. Lease Cum sale deed dated 08.03.2022.

Now, the company vide its letter dated 09.08.2023 and email letter dated 17.11.2023 requested to approve the followings;

1. Transfer of project approval from M/s. RR Platina Infra (Partnership firm) to M/s. Sai Srushti Infrastructure Innovation Projects Private Limited.
2. To revise the project cost from Rs.45.90 crore to Rs. 490 crore.
3. To revise the water requirement from 40 KLD to 857 KLD.
4. To revise the power requirement from 2500 KVA to 9595 KVA.
5. Extension of time for implementation of the project for a period of 3 years

Reasons/justification:

Initially project approved in the name of M/s Sri Sai Srushti Infra Tech Pvt Ltd in 75th SLSWCC meeting held on 04-10-2012.

Name of the promoters and their investment proportions in Sri Sai Srushti Infra Tech Pvt Ltd is as under:-

Statement		
Sl.No	Name of the Promoters	% of Holdings
1	Sreenadha Reddy Nayani	50
2	G. Venkata Ramana Reddy	50

In 104th SLSWCC meeting held on 15.11.2017 project approval was transferred from M/s Sri Sai Srushti Infra Tech Pvt Ltd to M/s R R Platina Infra Partnership firm.

Name of the promoters and their investment proportions in R R Platina Infra is as under:-

Statement		
Sl.No	Name of the Promoters	% of Holdings
1	Sreenadha Reddy Nayani	25
2	Bathina Sumanth Kumar Reddy	25
3	G. Venkata Ramana Reddy	25
4	Dr.A Sandhya Reddy	25

On 29-03-2021 G. Venkata Ramana Reddy and Dr.A Sandhya Reddy was retired / withdraw from the partnership firm.

At the time of issuing the Allotment letter, Possession letter and Lease Cum Sale agreement from KIADB, promoters and their investment proportions in M/s R R Platina Infra is as under:-

Statement		
Sl.No	Name of the Promoters	% of Holdings
1	Sreenadha Reddy Nayani	50
2	Bathina Sumanth Kumar Reddy	50

In the meantime, they have establishing a world class Software Technology Park, which will be occupied by Multi-national companies and these companies are comfortable to deal with Private Limited company instead of a Partnership firm for easy business.

Hence, they intend to change the constitution from Partnership Firm to Private Limited Company with name & style as "M/s Sai Srushti Infrastructure Innovation Projects Private Limited".

They also requested for Extension of time for implementation of the project for a period of 3 years and also to revise the project cost, water and power requirement as mentioned above.

The company vide its letter dated 09.08.2023 and email letter dated: 17.11.2023 requested to approve the followings:

- Transfer of project approval from M/s RR Platina Infra (Partnership firm) to M/s Sai Srushti Infrastructure Innovation Projects Private Limited.
- To revise the project cost from Rs.45.90 crores to Rs. 490 crores.
- To revise the water requirement from 40 KLD to 857 KLD.
- To revise the power requirement from 2500 KVA to 9595 KVA.
- Extension of time for implementation of the project for a period of 3 years

Recommendation of 108th LAC meeting held on 17.11.2023:

The representative of the company appeared before the Committee and requested for approval for transfer of approval and extension of time to implement the project.

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

1. Transfer of project approval from M/s. RR Platina Infra (Partnership firm) to M/s. Sai Srushti Infrastructure Innovation Projects Private Limited.
2. To revise the project cost from Rs.45.90 crore to Rs. 490 crore.
3. To revise the water requirement from 40 KLD to 857 KLD.
4. To revise the power requirement from 2500 KVA to 9595 KVA.
5. Extension of time for implementation of the project for a period of 2 years, with a condition that further extension of time will not be considered.

Decision of the 141st SLSWCC meeting:

The Committee noted the request of the company, recommendation of Land Audit Committee and after detailed discussions approved the project proposal of M/s. RR Platina Infra.

Government has examined the recommendations made by the 141st SLSWCC meeting held on 28.11.2023 in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 365 SPI 2023, BENGALURU, DATE 27.12.2023

The Government is pleased to accord approval for the following proposals of M/s. RR Platina Infra;

1. Transfer of project approval from M/s. RR Platina Infra (Partnership firm) to M/s. Sai Srushti Infrastructure Innovation Projects Private Limited, subject to condition that, the original promoters should hold minimum 51% shares in the newly formed company.
2. To revise the project cost from Rs.45.90 crore to Rs. 490 crore.
3. To revise the water requirement from 40 KLD to 857 KLD.
4. To revise the power requirement from 2500 KVA to 9595 KVA.
5. Extension of time for implementation of the project for a period of 2 years, with a condition that further extension of time will not be considered.

All other terms and conditions indicated in the Office Order read at (1) above remain unaltered.

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

G. Nagarathnamma.
(NAGARATHNAMMA .G) 27/2/2023
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, Department of Electronics, Information Technology, Bio Technology and Science & Technology, 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. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru-01.
13. Managing Director, Bangalore Electricity Supply Company Limited (BESCOM), Bengaluru.

14. Member Secretary, Karnataka State Pollution Control Board (KSPCB), No. 49, Church Street, Parisara Bhavan, Bengaluru-01.
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 (KUM), Khanija Bhavan, Race Course Road, Bengaluru.
18. PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
19. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
20. M/s. RR Platina Infra, 537, Sri Rama Towers, 100 Feet Road, Amarjyoti Layout, Bengaluru-560 071.
21. Guard File / Spare Copies.