



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

**Sub:** Amendment to the earlier approved project proposal of M/s. Reliance communications Infrastructure Limited at Bommasandra - Jigani Link Road Industrial Area, Bengaluru Urban District - reg.

- Read:**
1. Office Order No. KUM/SLSWCC-25/AD/121/2006-07, dated 16.10.2006.
  2. Proceedings of the 141<sup>st</sup> State Level Single Window Clearance Committee (SLSWCC) meeting held on 28.11.2023.

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### **Preamble:**

In the 25<sup>th</sup> State Level Single Window Clearance Committee (SLSWCC) in its meeting held on 05.10.2006 has approved the project proposal of M/s. Reliance Communications Infrastructure Limited to establish "Internet Data Center" with an investment of Rs. 40.60 crore in 19 acres of KIADB land at Plot No. 284-P and 330 in Bommasandra Jigani Link Road Industrial Area, Anekal Taluk, Bengaluru Urban District, Accordingly, Office Order read at (1) above was issued.

### **Status of Implementation:**

- A Lease cum Sale agreement executed by KIADB dated 12.07.2007 for allotment of 76882.33 Sq. Mtrs of land at Plot No. 284(P) and 330 Bommasandra Jigani Link Road Industrial Area, Anekal Taluk, Bengaluru Urban District.
- Further, M/s. Reliance Communications Infrastructure Limited has requested to KIADB to implement and execute the Data Centre project in the above land parcel through its wholly own subsidiary company viz., M/s. Realsoft Cyber Systems Private Limited, and inconsideration of the fact that the promoters are same in both the companies.
- KIADB has allowed to implement the project in the name of M/s. Realsoft Cyber Systems Private Limited (a subsidiary company of Reliance

Communications Infrastructure Limited) subject to condition that the original promoters of M/s. Reliance Communications Infrastructure Limited should hold minimum 51% interest/shares in M/s. Realsoft Cyber Systems Private Limited till the end of lease period or execution of sale deed, whichever later vide its letter No. KIADB/HO/Allot/16141/12417/2018-19, dated 19.12.2018,

- A Supplementary agreement executed by KIADB dated 21.09.2019 in this regard.
- Possession Certificate Endorsement. IADB/DO-11/538/2019-20, dated 27.06.2019 has been endorsed in the name of M/s. Realsoft Cyber Systems Private Limited.
- After the allotment of the land, Sri Krishnappa, S/o G. Yellappa and Sri Ramakrisnappa S/o G. Yellappa, have caused hindrance to execute the plan/project by filing a suite in the JMC Court Anekal, O.S. No. 371/2007 and Sri N. Gopal Reddy, S/o late Nagappa Reddy has also caused hindrance to execute the plan/project by filing a suite in the JMC Court Anekal, O.S. No. 03/2013, by putting a barbed wire fencing on a part of land, inside the allotted land.
- As per the decree passed by Hon'ble Civil Judge, JMFC, Anekal in O.S. No. 371/2007 the lease period for the has been extended by another 2 years from the date of issue of the letter No. IADB/HO/Secy-2/16141/4952/2021-22, dated 31.07.2021.
- Further, KIADB has written letter vide: IADB/HO/Secy-2/16141/19874/2022-23, dated 21.02.2023 to company and has informed them that the time for implementation of the project and plan approval has been extended till 31.07.2023.

Now, the company in its request letter dated 24.03.2023 and 25.03.2023 has requested for the following amendments:

- 1) Change of name from M/s. Reliance communications Infrastructure Limited to M/s. Realsoft Cyber systems Private Limited.
- 2) Change of activity from Internet Data Centre to Integrated Warehouse and Logistic Park with a investment of Rs. 242.15 crore for the project and employment of 295 Nos.
- 3) Extension of time to implement the project by 2 years

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

**Justification submitted by the company for amendments:**

**Request-1:** Change of name from M/s. Reliance communications Infrastructure Limited to M/s. Realsoft Cyber systems Private Limited: The company has submitted statutory documents in respect of M/s. Realsoft Cyber Systems Private Limited. As per the records submitted it is an 100% subsidiary of M/s. Reliance communications Infrastructure Ltd. In this regard KIADB has already executed supplementary agreement in the name of M/s. Realsoft Cyber Systems Private Limited.

**Request 2:** Change of activity from "Internet Data Centre" to "Integrated Warehouse and Logistic Park":

As the location of the allotted plot is adjoining to the lake and as per the National Green Tribunal guideline data centre activity becomes unattainable. Hence, the company is requesting for change of activity from "Internet Data Centre" to "Integrated Warehouse and Logistic Park. The company will be investing Rs. 242.15 crore for the project and 295 Nos. employment is provided.

**Request 3:** Extension of lease by another 2 years:

The company has stated that, after the allotment of the land, Sri Krishnappa, S/o G. Yellappa and Sri Ramakrisnappa S/o G. Yellappa, have caused hindrance to execute the plan/project by filing a suite in the JMC Court Anekal, O.S.No. 371/2007 and Sri N. Gopal Reddy, S/o Late Nagappa Reddy has also caused hindrance to execute the plan/project by filing a suite in the JMC Court Anekal, O.S.No. 03/2013, by putting barbed wire fencing on a part of land, inside the allotted land.

As per the decree passed by Hon'ble Civil Judge, JMFC, Anekal in O.S. No. 371/2007 the lease period for the has been extended by another 2 years from the date of issue of the letter No. IADB/HO/Secy-2/16141/ 4952/ 2021-22, dated 31.07.2021.

As the suite is still pending at the Court the farmers are causing obstruction to execute the plan and it is taking more time to implement the said plan, hence they are requesting to extension of time to implement the project by 2 years.

**Recommendation of 108<sup>th</sup> LAC meeting held on 17.11.2023:**

The representative of the company appeared before the Committee and requested for transfer of approval and change of activity from Internet Data Centre to Integrated Warehouse and Logistic Park with revised investment of Rs.242.15 crores and employment to 295 persons and extension of time by 2 years 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 approval from M/s. Reliance communications Infrastructure Limited to M/s. Realsoft Cyber Systems Private Limited (KIADB has executed Supplementary agreement dated 21.9.2019 in the name of M/s. Realsoft Cyber systems Private Limited).
2. Change of activity from Internet Data Centre to Integrated Warehouse and Logistic Park with a investment of Rs. 242.15 crore for the project and employment of 295 Nos.
3. Extension of time to implement the project by 2 years, with a condition that further extension of time will not be considered.

**Decision of the 141<sup>st</sup> 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. Reliance communications Infrastructure Limited.

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

Hence the following order.

**GOVERNMENT ORDER No. CI 366 SPI 2023. BENGALURU. DATE 27.12.2023**

The Government is pleased to accord approval for the following proposals of M/s. Reliance Communications Infrastructure Limited;

1. Transfer of approval from M/s. Reliance Communications Infrastructure Limited to M/s. Realsoft Cyber Systems Private Limited (KIADB has executed Supplementary agreement dated 21.09.2019 in the name of

M/s. Realsoft Cyber Systems Private Limited), subject to KIADB transfer of lease hold rights policy/terms and terms/conditions in the lease agreement.

2. Change of activity from "Internet Data Centre" to "Integrated Warehouse and Logistic Park" with an investment of Rs. 242.15 crore for the project and employment of 295 Nos.
3. Extension of time by 2 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 Office Order read at (1) above remain unaltered.

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

*H. Nagarathnamma.*  
(NAGARATHNAMMA .G)  
Desk Officer (Technical Cell), 27/12/2023  
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. Realsoft Cyber Systems Private Limited (formerly Reliance Communications Infrastructure Limited), H Block, 1<sup>st</sup> Floor Dhirubhai Ambani Knowledge City, Navi Mumbai-400710.
21. Guard File / Spare Copies.