



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Approval to the proposal of M/s. Rithwik Green Power and Aviation Private Limited to establish “IT Park Project to cater to IT/ITeS and Hi-Tech Industries” at Hitech Defence & Aerospace Park, Bengaluru.

Read: Proceedings of the 143rd State Level Single Window Clearance Committee (SLSWCC) meeting held on 06.02.2024.

Preamble:

M/s. Rithwik Green Power and Aviation Private Limited has proposed to establish “IT Park Project to cater to IT/ITeS and Hi-Tech Industries”, with an investment of Rs. 216.08 crore, generating employment to about 250 persons at Hitech Defence & Aerospace Park, Bengaluru.

In the 143rd State Level Single Window Clearance Committee (SLSWCC) meeting held on 06.02.2024, the representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project and allotment of 10 acres KIADB land at 1st Phase of Hi-tech, Defence and Aerospace Park, Bangalore.

CEO & EM, KIADB informed that an extent of 10 acres of land in Plot No.25-P1 of (IT Sector) Hitech Defence & Aerospace Park earlier allotted in favour of M/s. Kamalalaya Real Esatates LLP has been cancelled on 28.11.2023 due to non-payment of balance tentative cost of land.

KIADB has filed caveat before the Hon'ble High Court of Karnataka. Subsequently, the company had filed Writ Petition before the Hon'ble High Court of Karnataka challenging the cancellation of allotment. Subsequently case is dismissed by Hon'ble High Court of Karnataka.

Further, Legal Advisor, KIADB has provided the opinion as below:

“Plot No.25-P1 of IT-Sector measuring 10 acres in Hi-Tech, Defence and Aerospace Park, Bengaluru was allotted to M/s. Kamalalayaa Real Estate LLP as per the allotment letter dated 05.06.2020, the allottee having failed to remit the balance 70% of the tentative cost of the land within the stipulated time, the allotment of the said Plot was cancelled as per the letter dated 28.11.2023.

The allottee challenged the cancellation in W.P.No.279/2024 before the Hon'ble High Court, the Hon'ble High Court dismissed the Writ Petition on 12.01.2024. The relevant order reads as under:

ORDER

- i. Writ Petition is dismissed.
- ii. It is made clear that this Court has not pronounced upon additional allotment of 2 acres by the Board and the order is restricted to the allotment of 10 acres only.
- iii. The Board shall within 4 weeks from the date of receipt of a copy of this order refund the amount deposited by the petitioner qua first allotment concerning 10 acres.

The allottee/Petitioner being aggrieved by the order of dismissal of the Writ Petition, filed Writ Appeal No.96/2024 before the Hon'ble High Court. The Board Advocate Sri. Ashok Nayak, who appeared in the Writ Appeal and availed the services of Senior Advocate/ Advocate General Sri.Shashi Kiran Shetty. The learned Senior Advocate Sri.Shashi Kiran Shetty argued the matter on behalf of the Respondent-Board, the division Bench after hearing the matter some time, directed the Registry to list the matter on 01-02-2024 for further submission and directed to file the synopsis. The copy of the daily orders downloaded from the website of the Hon'ble High Court in WA.96/2024 is enclosed for your kind perusal. At present no interim order was passed in the Writ Appeal as informed by the Board Advocate"

Principal Secretary, C & I Department and Commissioner for I.D briefed the Chairman and members of SLSWCC regarding the discussions and decision of Legislative Committee on Welfare of SCs/STs in the meeting held on 11.01.2024 with regard to land allotment to SC/ST category entrepreneurs at Phase-1 of Hi-tech, Defence and Aerospace Park, Bengaluru, wherein following decisions were made and directions were issued;

- Allotment procedure of plots to the SC/ST entrepreneurs in Plot No.11 need to be completed at the earliest.
- Compensate the shortfall of SC/ST land allotment quota in Phase-1 of Hi-tech, Defence and Aerospace Park.

In this regard, CEO & EM, KIADB informed the Committee about the SC/ST land allotment status at Phase-1 and Phase-2 of Hi-tech, Defence and Aerospace Park, Bengaluru which is as follows;

ಹೈಟೆಕ್, ಡಿಫೆನ್ಸ್ ಮತ್ತು ಏರೋಸ್ಪೇಸ್ ಪಾರ್ಕ್ ಫೇಸ್-1 ರ ಹಂಚಿಕೆ ವಿವರ

ಕ್ರ. ಸಂ	ವಿವರ	ವಿಸ್ತೀರ್ಣ (ಎಕರೆಗಳಲ್ಲಿ)
1.	ಈ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶದಲ್ಲಿ ಹಂಚಿಕೆ ಮಾಡಬಹುದಾದ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (Total Allotable land)	1577.59
2.	ಈ ಪೈಕಿ 38 ಎಕರೆ ಭೂಸ್ವಾಧೀನ ವಜಾಗೊಂಡಿರುವುದರಿಂದ ಉಳಿಕೆ ಹಂಚಿಕೆ ಮಾಡಬಹುದಾದ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (Total Allotable land)	1539.59
3.	ಈ ಪೈಕಿ ಪ.ಜಾತಿ/ಪ.ಪಂಗಡದವರಿಗೆ ಮೀಸಲಿಡಬೇಕಾದ ವಿಸ್ತೀರ್ಣ (22.65%)	348.70
4.	ಪ.ಜಾತಿ/ಪ.ಪಂಗಡದವರಿಗೆ ಹಂಚಿಕೆಯಾಗಿರುವ ವಿಸ್ತೀರ್ಣ	202.23
5.	ನಿವೇಶನ ಸಂಖ್ಯೆ.11 ರಲ್ಲಿ ಪರಿಶಿಷ್ಟ ಜಾತಿ/ಪಂಗಡದವರಿಗೆ ಮೀಸಲಿಟ್ಟಿರುವ ವಿಸ್ತೀರ್ಣ	52
6.	ಒಟ್ಟು ಹಂಚಿಕೆ/ಮೀಸಲಿಟ್ಟಿರುವ (4+5) ವಿಸ್ತೀರ್ಣ	254.23
7.	ಬಾಕಿ ಹಂಚಿಕೆ ಮಾಡಬೇಕಾಗಿರುವ (3-6)ವಿಸ್ತೀರ್ಣ	94.47

ಹೈಟೆಕ್, ಡಿಫೆನ್ಸ್ ಮತ್ತು ಏರೋಸ್ಪೇಸ್ ಪಾರ್ಕ್ ಫೇಸ್-2 ರ ಹಂಚಿಕೆ ವಿವರ

ಕ್ರ. ಸಂ	ವಿವರ	ವಿಸ್ತೀರ್ಣ (ಎಕರೆಗಳಲ್ಲಿ)
1.	ಹಂಚಿಕೆ ಮಾಡಬಹುದಾದ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (Total Allotable land)	692.87
2.	ಪ.ಜಾತಿ/ಪ.ಪಂಗಡ ದವರಿಗೆ ಮೀಸಲಿಡಬೇಕಾದ ವಿಸ್ತೀರ್ಣ (22.65%)	156.93
3.	ಪ.ಜಾತಿ/ಪ.ಪಂಗಡ ದವರಿಗೆ ಹಂಚಿಕೆಯಾಗಿರುವ ವಿಸ್ತೀರ್ಣ	223.34
4.	ಪ.ಜಾತಿ/ಪ.ಪಂಗಡ ದವರಿಗೆ ಹಂಚಿಕೆಯಾಗಿರುವ ಹೆಚ್ಚುವರಿ ವಿಸ್ತೀರ್ಣ	66.41
5.	ಹಾಗಾಗಿ ಫೇಸ್-1 ರಲ್ಲಿ ಬಾಕಿ ಹಂಚಿಕೆ ಮಾಡಬೇಕಾಗಿದ್ದ ವಿಸ್ತೀರ್ಣ 94.47 ಎಕರೆಯಲ್ಲಿ ಫೇಸ್-2 ರಲ್ಲಿ ಹೆಚ್ಚುವರಿ ಹಂಚಿಕೆ ಮಾಡಿರುವ ಮೇಲ್ಕಂಡ 66.41 ಎಕರೆ ಕಳೆದಲ್ಲಿ ಬಾಕಿ ಹಂಚಿಕೆ ಮಾಡಬೇಕಾಗಿರುವ ವಿಸ್ತೀರ್ಣ	28.06

ಆದುದರಿಂದ, ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಾಹಣಾಧಿಕಾರಿ ಹಾಗೂ ಕಾರ್ಯಕಾರಿ ಸದಸ್ಯರು, ಕೆ.ಐ.ಎ.ಡಿ.ಬಿ ರವರು ಬಾಕಿ ಉಳಿದ 28.06 ಎಕರೆಯನ್ನು ಫೇಸ್-2 ರಲ್ಲಿ ಹಂಚಿಕೆ ಮಾಡಿ ಸರಿದೂಗಿಸುವ ಬಗ್ಗೆ ಎಸ್.ಎಲ್.ಎಸ್.ಡಬ್ಲ್ಯು.ಸಿ.ಸಿ ಸಮಿತಿಯು ನಿರ್ಣಯ ಕೈಗೊಳ್ಳಬಹುದು ಎಂದು ಅಭಿಪ್ರಾಯ ವ್ಯಕ್ತಪಡಿಸಿದರು.

The Committee noted the request of the company, opinion of Legal Advisor, KIADB, opinion of CEO & EM, KIADB on land allotment status to SC/ST category entrepreneurs, and decided to compensate the SC/ST land allotment quota shortfall measuring 28.06 acres in Phase-2 of Hi-tech, Defence and Aerospace Park, Bengaluru and approved the project proposal.

Government has examined the recommendations made by the SLSWCC in its 143rd Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 98 SPI 2024, BENGALURU,
DATE 22.02.2024

Government is pleased to accord in-principle approval to the investment proposal of M/s. Rithwik Green Power and Aviation Private Limited to establish a facility for "IT Park Project to cater to IT/ITeS and Hi-Tech Industries", with an investment of Rs. 216.08 crore, generating employment to about 250 persons at Hitech Defence & Aerospace Park, Bengaluru with the following infrastructure assistances, incentives and concessions:

Land	KIADB to allot 10 acres of land at Plot No.25-P1 of (IT Sector) Hitech Defence & Aerospace Park, Bengaluru, subject to decision of Hon'ble High Court in pending W.Ps/W.As pertaining to Plot No.25-P1
Water	50 KLPD from KIADB
Power	5000 KVA from BESCOM
Incentives & Concessions	As per applicable Policy of the State

Sanction of the above infrastructure assistances, incentives and concessions is subject to the following terms and conditions:

1. Environment: The company to obtain Consent for Establishment and Consent for Operation from KSPCB and environmental clearance from MoEF, Govt. of India or the Dept of Forest, Ecology & Environment, Govt. of Karnataka, if applicable.

2. **Employment:** The Company shall comply with the provisions of applicable Policy of the State of Govt. of Karnataka with respect to local employment on the project. Prepare a plan for development of Human Resources required for the project, train local people. A copy of Human Resources Development plan shall be sent to the Commissioner for Industrial Development & Director of Industries and Commerce for monitoring.

3. **Vendor Development:** Wherever there is scope for vendor development for the project, the company shall prepare a vendor development plan, develop local vendors and procure the required inputs, components and sub-assemblies from these local vendor units. A copy of the vendor development plan shall be sent to the Commissioner for Industrial Development & Director of Industries and Commerce for monitoring.

4. **Social Infrastructure Development:** The Company is advised to take up social infrastructure development projects in the vicinity of the proposed location of the unit and comply with the stipulation of Company Act 2013. A copy of such projects shall be sent to the Commissioner for Industrial Development & Director of Industries and Commerce for monitoring.

5. **Others:**

- a. The company shall adopt rainwater harvesting, waste water recycling and water conservation techniques. Zero discharge facility should be adopted wherever applicable.
- b. The company shall take all statutory and other necessary clearances from the competent authorities including Govt. of India.
- c. As part of "Ease of Doing Business" Government vide order No. CI 89 SPI 2013, Dated: 20.12.2014 has accorded approval to operationalise e-Udyami Phase II for obtaining various clearances / approvals / licenses etc. through common e-platform for the projects approved through District Level Single Window Clearance Committee (DLSWCC) or State Level Single Window Clearance Committee (SLSWCC) or State High Level Clearance Committee (SHLCC) w.e.f. 01.01.2015.
- d. The approvals / NOCs of following Departments have been covered under Phase II of e-Udyami.
 - i. Karnataka Industrial Areas Development Board.
 - ii. Karnataka Small Scale Industries Development Corporation.
 - iii. Karnataka State Pollution Control Board.
 - iv. Factories, Boilers, Industrial Safety and Health Department
 - v. Industries and Commerce Department
 - vi. Town Planning Department and Local Planning Authorities
 - vii. Municipal Administration Department
 - viii. BESCOM/GESCOM/HESCOM/CESCOM/MESCOM
 - ix. Karnataka State Fire and Emergency Services Department

- x. Water Resources Department.
- e. The login and passwords which are used for filing application through e-Udyami Phase I are also applicable for filing application through e-Udyami Phase II. E-Udyami Phase II web application may be accessed through www.ebizkarnataka.gov.in and online application along with necessary documents may please be filed for any of above Departments' approval / NOCs.
- f. Karnataka Udyog Mitra (KUM) would provide the necessary escort services for the speedy implementation of your project. You are requested to inform the progress made in the implementation of the project every quarter in the proforma.

This approval is valid for a period of **two years** from the date of issue of this Government Order.

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

Shilpa S.R.
(SHILPA S.R.) 22/2/24

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. Rithwik Green Power and Aviation Private Limited, No. 8-2-293/82/A/1308/B, Plot No. 1308-A, Road No. 65, Jubilee Hills, Hyderabad, Telangana.
21. Guard File / Spare Copies.

