



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Approval to the proposal of M/s. Shankaranarayana Constructions Private Limited to establish “IT Park catering to specific needs of the IT/ITeS Industry” 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. Shankaranarayana Constructions Private Limited has proposed to establish “IT Park catering to specific needs of the IT/ITeS Industry”, with an investment of Rs. 123 crore, generating employment to about 2500 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 allotment of 4.5 acres of KIADB land at 1st Phase of Hi-Tech, Defence and Aerospace Park, Devanahalli Taluk, Bangalore Rural District

CEO & EM, KIADB informed that an extent of 4.50 acres of land in Plot No.11 of (Hardware Sector) Hitech Defence & Aerospace Park was earlier allotted in favour of M/s. IDBI Limited on 15.02.2013 and possession has been handed over on 27.12.2014. The allottee has paid 100% tentative cost of land. Later, the allotment has been cancelled vide letter dated 20.12.2022 due to non-execution of lease cum sale agreement and non implementation of the project. Cancelled land is available.

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

“Plot No.11 measuring 4.50 acres (18210.77 Sq.Mtrs) in of Bengaluru Hardware Park, Bengaluru Rural District was allotted to M/s. IDBI Bank Limited as per the allotment letter dated 15.02.2013, the Possession Certificate issued on 27.12.2014, 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 14.07.2023.

The allottee challenged the cancellation in W.P. No. 29319/2023 before the Hon'ble High Court, the above writ petition is pending before the Hon'ble High Court for hearing, on 01.02.2024 the Hon'ble Court ordered as below:

Heard the learned Senior counsel, Sri K.G. Ragavan, appearing for the petitioner and the learned counsel, Sri B.B.Patil, appearing for respondent-Karnataka Industrial Areas Development Board ('KIADB' for short).

The issue relates to an order of cancellation of allotment dated 14.07.2023. The learned Senior Counsel, taking this Court to the documents appended to the petition, seeks to demonstrate that the property was allotted in terms of an application made on 21.04.2012 by the Udhyoga Mitra on 15.02.2013. The confirmation of allotment is also issued by KIADB.

The learned Senior Counsel would submit that the entire amount that was demanded was paid and what remained was the execution of a lease-cum-sale agreement. The lease-cum-sale agreement is not issued, not for the reason that the board has some problems or for the reason that the allottee had problems with the terms of the lease. The learned counsel for the respondent submits that it is not the botheration of the Board, if the terms of the lease had problems with the petitioner, as it was a standard format of lease and no special treatment could have meted out to the petitioner. In this juggling time passes by and the lease-cum-sale agreement is not executed, even as on today. Therefore, the impugned order dated 14.07.2023 cancels the allotment.

The learned counsel appearing for the respondent-KIADB submits that the allotment is cancelled five months ago and the writ petition is preferred on 19.12.2023 and is before this Court on 01.02.2024. Much water has flown after cancellation of the allotment. He would submit that the allotment would have been made to other entities as close to 5 months had passed after the cancellation of allotment.

In the circumstances, if an allotment is made to any other person, the same shall remain subject to the result of the petition, if no allotment is made for the last five months to any entity, in possession if it is not already dispossessed, shall remain, till the next date of hearing. List the matter on 12.02.2024 in the 'fresh matters list'.

Principal Secretary, Commerce & Industries Department and Commissioner for Industrial Development 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 Allottable 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.ಡಬ್ಲ್ಯೂ.ಸಿ.ಸಿ ಸಮಿತಿಯು ನಿರ್ಣಯ ಕೈಗೊಳ್ಳಬಹುದು ಎಂದು ಅಭಿಪ್ರಾಯ ವ್ಯಕ್ತಪಡಿಸಿದರು.

The Committee noted the request of the company, 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.

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

Hence the following order.

GOVERNMENT ORDER No. CI 91 SPI 2024, BENGALURU,
DATE 22.02.2024

Government is pleased to accord in-principle approval to the investment proposal of M/s. Shankaranarayana Constructions Private Limited to establish "IT Park catering to specific needs of the IT/ITeS Industry", with an investment of Rs. 123 crore, generating employment to about 2500 persons at Hitech Defence & Aerospace Park, Bengaluru with the following infrastructure assistances, incentives and concessions:

Land	KIADB to allot 4.5 acres of land in Plot No.11 of (Hardware Sector) Hitech Defence & Aerospace Park, Bengaluru, subject to decision of Hon'ble High Court in pending W.Ps/W.As pertaining to Plot No.11.
Water	25 KLPD from KIADB
Power	3500 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:

- The company shall adopt rainwater harvesting, waste water recycling and water conservation techniques. Zero discharge facility should be adopted wherever applicable.
- The company shall take all statutory and other necessary clearances from the competent authorities including Govt. of India.
- 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. Shankaranarayana Constructions Private Limited, No.9, Raja Ram Mohan Roy Road, Ashok Nagar, Bengaluru-560 025.
21. Guard File / Spare Copies.

