



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Approval to the proposal of M/s Strands Venture Private Limited to establish "Industrial & Warehousing Park" at Dobaspet 5th Phase Industrial Area, Bengaluru Rural District.

- Read:**
1. Proceedings of the 96th Land Audit Committee (LAC) meeting held on 26.07.2022.
 2. Proceedings of the 133rd State Level Single Window Clearance Committee (SLSWCC) meeting held on 29.07.2022.

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Preamble:

M/s Strands Venture Private Limited has proposed to establish "Industrial & Warehousing Park", with an investment of Rs.358.30 crore, generating employment to about 5300 persons at Dobaspet 5th Phase Industrial Area, Bengaluru Rural District.

In the 96th Land Audit Committee meeting held on 26.07.2022, the representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 72 acres of land at Dobaspet 5th Phase Industrial Area, Bengaluru Rural District.

The representative of the company also informed that M/s Strands Venture Private Limited is a subsidiary of Embassy Group, established in 1991 and headquartered in Bengaluru is one of the leading developers in India, with investments spanning across Commercial Office, Co-working, Residential, Hospitality, Retail and Industrial & Warehousing developments. Embassy Group has a developed portfolio of over 45 million sq. ft.

CEO & EM, KIADB informed that allotment of land may be considered in Dobaspet 5th Phase Industrial Area, Bangalore Rural District, subject to cancellation of allotment to M/s Embassy Property Developments Private Limited (EPDPL) in the ensuing SHLCC meeting.

The Committee noted the land utilisation details, financials of the company and after detailed discussions with the project proponent, the Committee decided to consider the project proposal of M/s Strands Venture Private Limited for

allotment of 65 acres of land in Dobaspet 5th Phase Industrial Area, Bengaluru Rural District, subject to cancellation of allotment to M/s Embassy Property Developments Private Ltd (EPDPL) in the ensuing SHLCC meeting and advised the project proponent to submit more details on financials, break up of land utilisation and revised project report before SLSWCC meeting for discussion and decision.

In the 133rd State Level Single Window Clearance Committee (SLSWCC) meeting held on 29.07.2022, the proposal of the Company was discussed and approved.

Government has examined the recommendations made by the SLSWCC in its 133rd Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 242 SPI 2022, BENGALURU,
DATED 18.08.2022

Government is pleased to accord in-principle approval to the investment proposal of M/s Strands Venture Private Limited to establish "Industrial & Warehousing Park", with an investment of Rs.358.30 crore, generating employment to about 5300 persons at Dobaspet 5th Phase Industrial Area, Bengaluru Rural District with the following infrastructure assistances, incentives and concessions:

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| Land | KIADB to allot 65 acres of land in Dobaspet 5 th Phase Industrial Area, Bengaluru Rural District, subject to cancellation of allotment to M/s Embassy Property Developments Private Ltd (EPDPL) in the ensuing SHLCC meeting |
| Water | 180 KLPD from KIADB |
| Power | 30 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,

G. Nagarathnamma
(NAGARATHNAMMA .G) 18/8/2022
Desk Officer (Technical Cell),
Commerce & Industries Department.

To,

1. Principal Accountant General (G&SSA), Karnataka, New Building, 'Audit Bhawan', Post Box No. 5398, Bengaluru-01.
2. Principal Accountant General (E&RSA), Karnataka, New Building, 'Audit Bhawan', Post Box No. 5398, Bengaluru-01.
3. Principal Accountant General (A&E), Karnataka, Park House Road, Post Box No. 5329, Bengaluru-01.
4. Additional Chief Secretary to Government, Finance Department, Vidhana Soudha, Bengaluru.
5. Additional Chief Secretary to Government, Energy Department, Vikasa Soudha, Bengaluru.
6. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.

22/8/22
Commerce and Industries Department
Receipts and Issues Section
Vikasa Soudha, Bengaluru-01

7. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.
8. Principal Secretary to Government, Revenue Department, 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. Managing Director, Bangalore Electricity Supply Company Limited (BESCOM), Bengaluru.
13. Member Secretary, Karnataka State Pollution Control Board (KSPCB), No. 49, Church Street, Parisara Bhavan, Bengaluru-01.
14. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, 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, Vidhana Soudha, Bengaluru.
19. PS to Additional Chief Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
20. M/s Strands Venture Private Limited, 1st Floor, Embassy Point, 150 Infantry Road, Bengaluru-560001.
21. Guard File / Spare Copies.

Commerce and Industries Department
Receipts and issues section
Vikasa Soudha, Bengaluru - 01

