



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s. Taj GVK Hotels & Resorts Limited - reg.

Read: Proceedings of the 140th State Level Single Window Clearance Committee (SLSWCC) meeting held on 15.09.2023.

-:0:-

Preamble:

In the 13th State Level single window committee (SLSWCC) meeting held on 10.10.2005, approval accorded for the project proposal of M/s. TAJ GVK Hotels & Resorts Limited to establish "5 Star Hotel comprising of 150 Rooms" with an investment of Rs. 49.70 crore at sy. Nos. 60, 61, 63, 64, 65 & 73 of Nagawara Village, Bengaluru North Taluk, Bengaluru urban District.

In the 16th State Level single window committee (SLSWCC) meeting held on 19.12.2005, approved for change of location and resolved to request KIADB to acquire and allot land at Sy. Nos. 60, 50, 51, 56 & 49, Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk, for the project through consent acquisition as "Single Unit Complex".

In the 71st State Level single window committee (SLSWCC) meeting held on 21.03.2012, approval granted for extension of time by 3 years that is up to 20.03.2015 to implement the project.

In the 77th State Level single window committee (SLSWCC) meeting held on 22.01.2013, recommended to KIADB to acquire the land for the project on 70% consent basis and allow the maximum FAR as per the provision of BBMP.

In the 96th State Level single window committee (SLSWCC) meeting held on 20.01.2017, Approval again granted for extension of time by 3 years for implementation of the project.

In the 124th State Level single window committee (SLSWCC) meeting held on 29.04.2021, approval granted for further extension of time by 3 years with a condition that further extension of time will not be allowed.

Status of the implementation of Company:

The project proponent has taken Effective steps under:

1. The Company received approvals for construction of 253 rooms 5-star luxury hotel at Sy. No. 60, 50, 51, 56 and 49, Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk from DG fire services, GOK, Ministry of Environment / PCB approval, building plan approval from KIADB.
2. The Company awarded the civil works to M/s. STARWORTH Infrastructure & Construction Limited, Bengaluru. The Civil works are under progress and expect to complete the entire civil works by April 2024.
3. The company is finalizing the BOQ's of MEP services and expect to release the order by October 2023.
4. The interiors are being finalized and expect to release the interior orders by January 2024.
5. Commercial operations of the hotel expected from June 2025.

Request of the company:

The Company vide letter dated 13th April 2023 requested for the following amendments:

1. Increase the project cost from Rs.49.70 crore to Rs.300 crore.
2. Approval for establishment of 5 star Hotel with 253 rooms (Instead of 5 star Hotel with 150 rooms approved earlier) Since KIADB already approved the building plan.
3. Extension of time till March - 2026 to implement the project.
4. Correction Sy. Nos. mentioned in the preamble of the Office Order issued vide No. I&C/ID/SLSWCC-124/E9/2021-22, dated 29.05.2021 as 60, 50, 51, 56 & 49, Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk instead of Sy. Nos. 60, 61, 63, 64, 65 & 73 of Nagawara Village, Bengaluru North Taluk, Bengaluru urban District.

Recommendation of 106th LAC meeting held on 09.08.2023:

The representative of the company appeared before the Committee and requested approval for enhancement of investment, approval for establishment of 5 Star Hotel and extension of time and correction in Sy.Nos.

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

1. Increase the project cost from Rs.49.70 crore to Rs.300 crore.
2. Approval for establishment of 5 star Hotel with 253 rooms (Instead of 5 star Hotel with 150 rooms approved earlier) as per the building plan approved by KIADB.
3. Extension of time till March-2026, with a condition that further extension of time will not be considered.
4. Correction in Sy. Nos mentioned in the preamble of the Office Order issued vide No. I&C/ID/SLSWCC-124/E9/2021-22 dated 29.05.2021 as 60, 50, 51, 56 & 49, Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk instead of Sy. Nos. 60, 61, 63, 64, 65 & 73 of Nagawara Village, Bengaluru North Taluk, Bengaluru urban District.

The proposal was examined & approved in the 140th SLSWCC Meeting held on 15.09.2023.

Government has examined the recommendations made by the 140th SLSWCC meeting in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 244 SPI 2023, BENGALURU, DATE 04.10.2023

The Government is pleased to accord approval for the following to M/s. Taj GVK Hotels & Resorts Limited;

1. Increase the project cost from Rs.49.70 crore to Rs.300 crore.
2. Approval for establishment of 5 Star Hotel with 253 rooms (Instead of 5 Star Hotel with 150 rooms approved earlier) as per the building plan approved by KIADB.
3. Extension of time till March-2026, with a condition that further extension of time will not be considered.

4. Correction in Sy. Nos. of the Office Order issued vide No. I&C/ID/SLSWCC-124/E9/2021-22 dated 29.05.2021 as 60, 50, 51, 56 & 49, Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk instead of Sy. Nos. 60, 61, 63, 64, 65 & 73 of Nagawara Village, Bengaluru North Taluk, Bengaluru Urban District.

Sanction of the above infrastructure assistances 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. BESCO/MESCO/HESCO/CESCO/MESCO
 - 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.

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

G. Nagarathamma.
(NAGARATHNAMMA.G)
Desk Officer (Technical Cell), 4/10/2023
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. Taj GVK Hotels & Resorts Limited, Taj Krishna, Hyderabad-500034.
21. Guard File / Spare Copies.