



## PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

**Sub:** Approval to the proposal of M/s. Vaishnavi Projects and Enterprises to establish “Integrated Township comprising of Software Development/BPO Park/Data Center, Residential Block, Service Apartment/Hotel, Commercial Facilities Mixed Use Project” at Hitech, Defence & Aerospace Park, Bengaluru.

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

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### Preamble:

M/s. Vaishnavi Projects and Enterprises has proposed to establish “Integrated Township comprising of Software Development/BPO Park/Data Center, Residential Block, Service Apartment/Hotel, Commercial Facilities Mixed Use Project”, with an investment of Rs.248crore, generating employment to about 750 persons at Hitech, Defence & Aerospace Park, Bengaluru.

In the 143<sup>rd</sup> 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 requested for allotment of 10 acres of KIADB land at Hi-Tech, Aerospace Park, Devanahalli, Bangalore.

CEO & EM, KIADB informed that;

- Earlier Plot No.1 (20 acres) & 2 (11.50 acres) of (IT Sector) Hitech, Defence & Aerospace Park, Bengaluru was earmarked for M/s. Ranka & Shah Developers Private Limited whose land was acquired. The company was informed vide letter dated 31.12.2013 to pay development charges. The company did not pay the development charges and requested for issue of allotment letter. The said company filed W.P. No.18519/2022 before the Hon'ble High Court of Karnataka challenging the letter dated 31.12.2013. The Hon'ble High Court has disposed the said WP on 16.02.2023 by rejecting the challenge made by the company and directed to pay land compensation to the said company. Subsequent to approval of 20 acres of land in 138th SLSWCC dated 07.03.2023, 11.5acres of land is available.

- M/s. Ranka & Shah Developers Private Limited have filed WA No.273/2023 before the Hon'ble High Court of Karnataka, which is pending. Further, the Board Advocate in his letter dated 27.11.2023 has informed that, the factum of allotment has been brought on record before Hon'ble High Court and the Hon'ble Court in its interim order has passed an order that, there shall be status quo with regard to the nature of the property. Further, the Advocate has opined that, there can be allotment of the said remaining lands subject to a rider that nature of the property shall not be altered.

The Committee also observed that W.Ps/W.As are pending before the Hon'ble High Court pertaining to total 6 acres of land (i.e M/s Excel Business Solutions - 2 acres + M/s. Sri Vari Enterprises- 3 acres + M/s. Vasishta Ventures- 1 acre) at Plot No.2 wherein Hon'ble High Court has directed to maintain status quo in respect of 6 acres of land in Plot No.2, 2P at Phase-1 of Hi-tech, Defence and Aerospace Park, Bengaluru. Hence an extent of 5.5 acres of remaining land is available for allotment subject to rider that nature of the property shall not be altered.

Principal Secretary, Commerce & Industries 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 ಕೆಗಾರಿಕಾ ಪ್ರದೇಶದಲ್ಲಿ ಹಂಚಿಕೆ ಮಾಡಬಹುದಾದ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (Total Allottable land)	1577.59

2.	ಈ ಹೆಚ್. 38 ಎಕರೆ ಭೂಸ್ಥಾಧೀನ ಪಜಾಗೋಂಡಿರುವುದರಿಂದ ಉಳಿಕೆ ಹಂಚಿಕೆ ಮಾಡಬಹುದಾದ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (Total Allottable land)	1539.59
3.	ಈ ಹೆಚ್. ಪ.ಜಾತಿ/ಪ.ಪಂಗಡದವರಿಗೆ ಮೀಸಲಿಡಬೇಕಾದ ವಿಸ್ತೀರ್ಣ (22.65%)	348.70
4.	ಪ.ಜಾತಿ/ಪ.ಪಂಗಡದವರಿಗೆ ಹಂಚಿಕೆಯಾಗಿರುವ ವಿಸ್ತೀರ್ಣ	202.23
5.	ನಿವೇಶನ ಸಂಖ್ಯ.11 ರಲ್ಲಿ ಪರಿಶೀಲಿತ ಜಾತಿ/ಪಂಗಡದವರಿಗೆ ಮೀಸಲಿಟ್ಟಿರುವ ವಿಸ್ತೀರ್ಣ	52
6.	ಒಟ್ಟು ಹಂಚಿಕೆ/ಮೀಸಲಿಟ್ಟಿರುವ (4+5) ವಿಸ್ತೀರ್ಣ	254.23
7.	ಬಾಕಿ ಹಂಚಿಕೆ ಮಾಡಬೇಕಾಗಿರುವ (3-6) ವಿಸ್ತೀರ್ಣ	94.47

ಹೈಕೆ, ಡಿಫೆನ್ಸ್ ಮತ್ತು ಏರೋಸ್‌ಪಾಸ್ ಫೇಸ್-2 ರ ಹಂಚಿಕೆ ವಿವರ

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

ಆದುದರಿಂದ, ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಾಹಕಾಧಿಕಾರಿ ಹಾಗೂ ಕಾರ್ಯಕಾರಿ ಸದಸ್ಯರು, ಕೆ.ಎ.ಎ.ಡಿ.ಬಿ ರವರು ಬಾಕಿ ಉಳಿದ 28.06 ಎಕರೆಯನ್ನು ಫೇಸ್-2 ರಲ್ಲಿ ಹಂಚಿಕೆ ಮಾಡಿ ಸರಿದೂಗಿಸುವ ಬಗ್ಗೆ ಎಸ್.ಎಲ್.ಎಸ್.ಡಬ್ಲೂ.ಸಿ.ಸಿ ಸಮಿತಿಯು ನಿಣಯ 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 143<sup>rd</sup> Meeting, in all aspects.

Hence the following order.

**GOVERNMENT ORDER No. CI 99 SPI 2024, BENGALURU,**  
**DATE 22.02.2024**

Government is pleased to accord in-principle approval to the investment proposal of M/s. Vaishnavi Projects and Enterprises to establish "Integrated Township comprising of Software Development/BPO Park/Data Center, Residential Block, Service Apartment/Hotel, Commercial Facilities Mixed Use Project", with an investment of Rs. 248 crore, generating employment to about 750 persons at Hitech, Defence & Aerospace Park, Bengaluru with the following infrastructure assistances, incentives and concessions:

<b>Land</b>	KIADB to allot 5.5 acres of land at Plot No.2 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 Nos.1, 2, 2P.
<b>Water</b>	1000 KLPD from KIADB
<b>Power</b>	2500 KVA from BESCOM
<b>Incentives &amp; Concessions</b>	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](http://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)  
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. Vaishnavi Projects and Enterprises, No. 001, BCH Alexandra Apartment, No. 19, 1<sup>st</sup> Cross, 515, Thippasandra Colony, New Thippasanadra, Bengaluru-560075.
21. Guard File / Spare Copies.

