



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Amendment to the earlier approved project proposal of M/s. Elest Private Limited - reg.

Read: 1. Government Order No. CI 44 SPI 2021, dated 03.02.2021.
2. Proceedings of the 64th State High Level Clearance Committee (SHLCC) meeting held on 23.12.2024.

Preamble:

The project proposal of M/s. Elest Private Limited to establish "Lithium Ion Cells & Battery Manufacturing Unit" with an investment of Rs.7476 crore, generating employment to about 1804 persons at Kottur, Belur Industrial Area of Dharwad District was approved in the 55th SHLCC meeting held on 21.12.2020. Accordingly, Government Order read at (1) above was issued.

Now, the company requested approval for the following amendments;

- Extension of time by 3 years to implement the projects.
- Issue of Affidavit Based Clearance for the project

KIADB Land Allotment/Possession Details:

Lease-cum-Sale Deed: Executed on 31.05.23

Reasons/Justification for Amendment Request:

Obstruction Due to Landowner Disputes: Work impediments due to disputes over Malkies payments by KIADB. Obstructing the company work at the site.

Decision of 115th LAC meeting:

The representative of the company appeared before the Committee and requested for approval of extension of time and issue of affidavit based clearance for the project.

CEO & EM, KIADB informed that an extent of 65 acres 23 guntas of land in Sy.Nos.310, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325(P), 363(P), 364(P), 397(P), 398, 399(P), 400(P), 401(P), 403(P), 404(P) & 405(P) of Kotur Belur Industrial Area, Belur Village, Garaga Hobli, Dharwad Taluk & District has been allotted to M/s.Elest Pvt Ltd and lease cum sale agreement has been executed on 31-05-2023.

The Committee noted the request of the company, opinion of CEO & EM, KIADB and after detailed discussions decided to defer the subject and obtain detailed report from KIADB and also from project proponent on the following points;

Report from KIADB:

- Status of land compensation made to the owners of the land for the land allotted to the company i.e whether compensation is fully disbursed to land owners or pending for disbursement.
- Status of malkies payment made to the land owners.
- Details of land dispute/litigation for allotted land (if any).
- Status of implementation of project i.e whether company has started construction activity (erected pillars, compound walls etc.).

Report from project proponent:

- Steps taken for implementation of the project
- Present status of the project
- Reasons for delay in implementation of project
- Further plan of action and time line for implementation of project

Further, company vide letter dated 08.11.2024 has submitted the report and again requested for Affidavit Based Clearance Certificate and extension of time.

Recommendation of 116th Land Audit Committee meeting:

The representative of the company again appeared before the Committee and informed that;

- They have already have made substantial investment for the project implementation till date.
- Project implementation was delayed due to farmers agitation on the land.
- They have placed orders and purchased required machineries, construction materials and also equipments

Hence, once again requested for extension of time to implement the project.

Further, the following report/opinion received from the Executive Engineer, KIADB Zonal Office, Dharwad vide email dated 25.11.2024 was placed before the Committee for discussion.

"ಕೋಟೂರು-ಬೇಲೂರು ಕೈಗಾರಿಕಾ ಪ್ರದೇಶದಲ್ಲಿ ನಿವೇಶನ ಸಂಖ್ಯೆ: 193-ಅಕ್ಟೋಬರ್ 65 ಎಕರೆ 23 ಗುಂಟೆ ಇದ್ದು ಸದರಿ ನಿವೇಶನದಲ್ಲಿ ಹಂಚಿಕೆದಾರರು ಒಟ್ಟು 4 ಶೆಡ್‌ಗಳನ್ನು, ಆಂತರಿಕ ಕಾಂಕ್ರೀಟ್ ರಸ್ತೆ, ಕಾರ್ ಪಾರ್ಕಿಂಗ್ ಮತ್ತು ಲಾರಿ ಪಾರ್ಕಿಂಗ್ ನಿರ್ಮಿಸಲು ಉದ್ದೇಶಿಸಿದ್ದು ಇರುತ್ತದೆ.

ದಿನಾಂಕ 15.11.2024 ರಂದು ಹಂಚಿಕೆದಾರರ ಪ್ರತಿನಿಧಿಯವರೊಂದಿಗೆ ಜಂಟಿಯಾಗಿ ಸ್ಥಳ ಪರಿವೀಕ್ಷಣೆ ಕೈಗೊಂಡಿದ್ದು ಅದರ ಭೂಬಳಕೆಯ ವಿವರ ಈ ಕೆಳಗಿನಂತಿರುತ್ತದೆ.

Sl. No.	Description	Length X Breadth in Mtrs.	Area in Sqm	Remarks.
1	Shed No. 1	50.00 X 100.00	5000.00	Plinth level, work is under progress
2	Shed No. 2	50.00 X 100.00	5000.00	Due to Malkies Payment of formers are objecting work hence work is not started. (SLAO Report enclosed)
3	Shed No. 3	50.00 X 100.00	5000.00	Due to Malkies Payment of formers are objecting work hence work is not started (SLAO Report enclosed)
4	Shed No. 4	50.00 X 100.00	5000.00	Work is Nearing Completion
5	Toilet Block	14.50 X 6.90	100.05	Work is Nearing Completion
6	Office	8.00 X 5.25	42.00	Work is Nearing Completion
		6.30 X 4.40	27.72	Work is Nearing Completion
Total			10169.77	

ಸದರಿ ಆವರಣದಲ್ಲಿ ಮಾಡಲು ಉದ್ದೇಶಿಸಿರುವ ಕಾಂಕ್ರೀಟ್ ರಸ್ತೆ ಕಾಮಗಾರಿಯನ್ನು ನಿರ್ವಹಿಸಲು ರೈತರ ಮರ ಮಾಲ್ಕಿಗಳಿಗೆ ಪರಿಹಾರವನ್ನು ನೀಡದಿರುವ ಪ್ರಯುಕ್ತ ತಕರಾರು ಮಾಡಿದ್ದು, ಕೆಲಸವನ್ನು ಸ್ಥಗಿತಗೊಳಿಸಿರುತ್ತಾರೆ. ನಿವೇಶನದ ಸುತ್ತಲೂ ಆವರಣ ಗೋಡೆಯನ್ನು ನಿರ್ಮಿಸಿರುತ್ತಾರೆ. ಕಾರ್ ಪಾರ್ಕಿಂಗ್ & ಲಾರಿ ಪಾರ್ಕಿಂಗ್ ಕಾಮಗಾರಿಯನ್ನು ಪ್ರಾರಂಭಿಸಿರುವುದಿಲ್ಲ.

ಸದರಿ ನಿವೇಶನದ ಆವರಣದಲ್ಲಿ ಶೆಡ್ ಸಂಖ್ಯೆ: 1, 2, 3 ಗಳಿಗೆ ಬೇಕಾಗುವ ಕಟ್ಟಡ ಸಾಮಗ್ರಿಗಳನ್ನು ದಾಸ್ತಾನು ಮಾಡಿರುವುದು ಕಂಡು ಬಂದಿರುತ್ತದೆ ಮತ್ತು ಪ್ರಸ್ತುತ ಯೋಜನೆಯ ಪ್ರಗತಿಗೆ ಕುಂಟಿತವಾಗಿರುವ ಮುಖ್ಯ ಅಂಶವೆಂದರೆ ರೈತರಿಗೆ ಬರತಕ್ಕಂತಹ ಮರ ಮತ್ತು ಮಾಲ್ಕಿಗಳ ಹಣವನ್ನು ಪಾವತಿಸುವುದು.

The Committee noted the request of the company, report from Executive Engineer, Zonal Office, KIADB, Dharwad and after detailed discussions resolved to recommend to SHLCC for the following:-

- Grant of extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.
- Issue of Affidavit Based Clearance Certificate for the project.

In the 64th State High Level Clearance Committee (SHLCC) meeting held on 23.12.2024, the proposal of the Company was discussed and approved.

Government has examined the recommendations made by the SHLCC in its 64th SHLCC Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 44 SPI 2021, BENGALURU.

DATED: 24.02.2025

Government is pleased to accord approval for the following amendment proposals of M/s. Elest Private Limited:-

- *Grant of extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered.*
- *Issue of Affidavit Based Clearance Certificate for the project.*

All other terms and conditions indicated in the Government Order read at (1) above, remain unaltered.

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, Water Resource Department, Vikasa Soudha, Bengaluru.
6. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
7. Principal Secretary to Government, Revenue Department, M.S. Building, Bengaluru.

8. Secretary to Government, Commerce & Industries Department (Mines, Textile & MSME), Vikasa Soudha, Bengaluru.
9. Commissioner for Industrial Development and Director of Industries and Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
10. Commissioner of Commercial Taxes, Vanijya Therige Karyalaya, Gandhi Nagar, Bengaluru-09.
11. Managing Director, Hubli Electricity Supply Company Limited (HESCOM), Hubballi.
12. Member Secretary, Karnataka State Pollution Control Board (KSPCB), 49, Church Street, Parisara Bhavan, Bengaluru.
13. Chief Executive Officer & Executive Member, Karnataka Industrial Area Development Board, Khanija Bhavan, Race Course Road, Bengaluru.
14. Director (Technical Cell), Commerce & Industries Department, Vikasa Soudha, Bengaluru.
15. Additional Director (P&P), Directorate of Industries & Commerce, Khanija Bhavan, Race Course Road, Bengaluru.
16. Managing Director, Karnataka Udyog Mitra (KUM), Khanija Bhavan, Race Course Road, Bengaluru.
17. PS to Hon'ble Minister for Large and Medium Industries & Infrastructure Development, Vidhana Soudha, Bengaluru.
18. PS to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
19. M/s. Elest Private Limited, No.1 Brunton Road, Bengaluru-560025.
20. Guard File / Spare Copies.

