



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Approval to the proposal of M/s. Ayatana Hospitalities Private Limited for "Development of Residential Apartments" at Bandikodigehalli Industrial Area (Near Hi-tech, Defence and Aerospace Park Phase-1), Bengaluru Urban District.

Read: Proceedings of the 152nd State Level Single Window Clearance Committee (SLSWCC) meeting held on 28.03.2025.

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Preamble:

M/s. Ayatana Hospitalities Private Limited has proposed to "Development of Residential Apartments" with an investment of Rs.165crore, generating employment to about 460 persons at Bandikodigehalli Industrial Area (Near Hi-tech, Defence and Aerospace Park Phase-1), Bengaluru Urban District.

In the 152nd State Level Single Window Clearance Committee (SLSWCC) meeting held on 28.03.2025, the representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 5 acres of land in Bandikodigehalli Industrial Area, Bengaluru District.

The Committee opined that land requested for the project is on higher side considering the nature of activity, land utilization details and the size of investment.

The proposal of the company was placed in the 152nd SLSWCC meeting held on 28.03.2025, for discussions and decision. The

committee noted the request of the company land utilization details and after detailed discussions, resolved to approve the project proposal of M/s. Ayatana Hospitalities Private Limited.

Government has examined the recommendations made by the SLSWCC in its 152nd Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 152 SPI 2025, BENGALURU,
DATED 25.04.2025

Government is pleased to accord in-principle approval to the investment proposal of M/s. Ayatana Hospitalities Private Limited for "Development of Residential Apartments" with an investment of Rs.165 crore, generating employment to about 460 persons at Bandikodigehalli Industrial Area (Near Hi-tech, Defence and Aerospace Park Phase-1), Bengaluru Urban District with the following infrastructure assistances, incentives and concessions:

Land	KIADB to allot 3 acres of land at Bandikodigehalli Industrial Area (Near Hi-tech, Defence and Aerospace Park Phase-1), Bengaluru Urban District, out of the land earmarked for residential purpose.
Water	20,00,000 KLPD from KIADB
Power	3000 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 Industrial 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,

Shilpa S R
25/4/25
(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. Ayatana Hospitalities Private Limited, 60/3, First Floor, Bangalore - 560068.
21. Guard File / Spare Copies.