



PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Sub: Approval to the proposal of M/s Total Environment Estates and Developers Private Limited to establish "Residential Apartments" at Adinarayanahosahalli Phase-2 Industrial Area, Bengaluru Rural District.

Read: Proceedings of the 155th State Level Single Window Clearance Committee (SLSWCC) meeting held on 28.08.2025 & 29.08.2025.

Preamble:

M/s Total Environment Estates and Developers Private Limited has proposed to establish "Residential Apartments" with an investment of Rs.366.00crore, generating employment to about 1,000 persons at Adinarayanahosahalli Phase-2 Industrial Area, Bengaluru Rural District.

The representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 6 acres of land at Adinarayanahosahalli Industrial Area Phase-2, Bangalore Rural District and also informed that they are Architects involved in design & land development.

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 155th SLSWCC meeting held on 28.08.2025 & 29.08.2025, for discussions and decision. The committee noted the request of the company, opinion of CEO & EM, KIADB, land utilization details and after detailed discussions, resolved to approve the project proposal of M/s Total Environment Estates and Developers Private Limited.

Government has examined the recommendations made by the SLSWCC in its 155th Meeting, in all aspects.

Hence the following order.

GOVERNMENT ORDER No. CI 299 SPI 2025, BENGALURU,
DATE . 26.09.2025

Government is pleased to accord in-principle approval to the investment proposal of M/s Total Environment Estates and Developers Private Limited to establish "Residential Apartments-as per KIADB norms" with an investment of Rs.366.00 crore, generating employment to about 1,000 persons at

Adinarayanahosahalli Phase-2 Industrial Area, Bengaluru Rural District with the following infrastructure assistances, incentives and concessions:

Land	KIADB to allot 4 acres of land at Adinarayanahosahalli Phase-2 Industrial Area, Bengaluru Rural District, out of the area earmarked for residential purpose.
Water	10000 KLPD from KIADB.
Power	500 KVA from BESCO.
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(EC) from Dept of Forest, Ecology & Environment, Govt. of Karnataka through <https://investkarnataka.co.in> online portal and Environmental Clearance (EC) from MoEF, Govt. of India, if applicable.

2. Employment: The Company shall comply with the provisions of Applicable Policy of the State 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 Joint Director, District Industries Center of concerned District and 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 Joint Director, District Industries Center of concerned District and 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 (CSR) 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 Joint Director, District Industries Center of concerned District and 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 48 SPI 2019 Dated: 29.09.2021 and CI 302 SPI 2022, Dated: 14.02.2025 has accorded approval to integrate various clearances / approvals / licenses etc. through Single Window portal 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).
- d. The login and passwords which are used for filing application for in-principal approval (Phase I) are also applicable for KIADB services and for filing application for various clearances / approvals / licenses/ NoC's etc of various Departments (Phase II). Application may be accessed through <https://investkarnataka.co.in> and online application along with necessary documents may please be filed for any clearances / approvals / licenses / NOCs etc.
- e. Karnataka Udyog Mitra (KUM) would provide the necessary escort services for the speedy implementation of your project. You are requested to update the progress made in the implementation of the project in your login on Single Window portal.

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
26/9/25
(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, Energy Department, Vikasa Soudha, Bengaluru.
4. Additional Chief Secretary to Government, Forest, Ecology & Environment Department, M.S. Building, Bengaluru.
5. Additional Chief Secretary to Government, Water Resource Department, Vikasa Soudha, Bengaluru.
6. Principal Secretary to Government, Finance Department, Vidhana 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 (KIADB), 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 Total Environment Estates and Developers Private Limited, Imagine, No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru-560066.
21. Guard File / Spare Copies.