

Proceedings of the 129th meeting of Land Audit Committee held on 17.6.2026 at 11.00 A.M in the meeting hall of Karnataka Udyog Mitra, Bengaluru, under the Chairmanship of Principal Secretary to Government, Commerce and Industries Department.

Members present: List attached

Managing Director, Karnataka Udyog Mitra, extended welcome to Principal Secretary to Government Commerce and Industries Department and Chairman Land Audit Committee, Commissioner for Industrial Development and Director of Industries and Commerce and all the members present in the meeting and requested the Chairman to take up the subjects as per the agenda.

SUBJECT NO.1: Confirmation of Proceedings of 128th meeting of Land Audit Committee meeting held on 25.5.2026.

The Committee was informed that the proceedings of the 128th meeting of Land Audit committee held on 25.5.2026 have been approved and circulated to the members. Committee noted the same and confirmed the proceedings.

SUBJECT NO.2: Review of action taken on the decisions of 128th meeting of Land Audit Committee meeting held on 25.5.2026.

The investment proposals below Rs.500 crore recommended in the 128th meeting of Land Audit Committee held on 25.5.2026 will be placed before SLSWCC meeting, subjects above Rs.500 crore recommended in 128th LAC meeting were placed before SHLCC meeting for discussion and decision.

SUBJECT NO.3: Discussion on new investment project proposals (Above 10 acres).

3.1 M/s Ayatana Hospitalities Private Limited				
About the Project :				
Name & Address	Land-Acres	Product/ Activity	Invest ment (Crore)	Employ ment
M/s Ayatana Hospitalities Private Limited 2/7, 6th Cross, Friends Colony, Srinivagilu, Koramangala, Bangalore 560047,	50.69 acres own agriculture land to be acquired and allotted by KIADB under SUC, situated at various Sy No 1/256, 1/419, 1/406, 1/260, 1/420, 1/415, 1/225, 1/441, 1/211, 1/212, 1/213, 1/207, 1/208, 1/148, 1/96, 1/677, 1/250, 1/651, 1/94, 1/688, 1/689, 1/690, 1/691, 1/95, 1/693, 1/694, 1/695, 1/696, 1/698, 1/699, 1/259, 1/249,	4 Stary Category Hotel, Tourism and Hospitality Resort	110.27	1800

	1/418, 1/210 and 1/209 of Kumaralli village, Somawarpet Taluk and Kodagu District			
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Promoter Name: Mr.Vishal Vincent Tony
Networth of promoter: Rs. 39.65 crore
Category: General

Infrastructure Support and Approvals requested by the company for the project	Land: 50.69 acres own agriculture land to be acquired and allotted by KIADB under SUC, situated at various Sy No 1/256, 1/419, 1/406, 1/260, 1/420, 1/415, 1/225, 1/441, 1/211, 1/212, 1/213, 1/207, 1/208, 1/148, 1/96, 1/677, 1/250, 1/651, 1/94, 1/688, 1/689, 1/690, 1/691, 1/95, 1/693, 1/694, 1/695, 1/696, 1/698, 1/699, 1/259, 1/249, 1/418, 1/210 and 1/209 of Kumaralli village, Somawarpet Taluk and Kodagu District Water: 10 KLPD from Borewell/Ground Water Power: 50 KVA from CESCO
Committee Decision	The representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project. He also informed that the company was originally incorporated as M/s. Arattu Hospitalities Private Limited, later company name was changed to M/s. Ayatana Hospitalities Private Limited on 13th November 2021. The Committee noted the request of the company and after detailed discussions, resolved to recommend to SLSWCC to accord approval for the project proposal of M/s Ayatana Hospitalities Private Limited to establish “4 Stary Category Hotel, Tourism and Hospitality Resort” in 50.69 acres own agriculture land to be acquired and allotted by KIADB under SUC at various Sy. Nos.1/256, 1/419, 1/406, 1/260, 1/420, 1/415, 1/225, 1/441, 1/211, 1/212, 1/213, 1/207, 1/208, 1/148, 1/96, 1/677, 1/250, 1/651, 1/94, 1/688, 1/689, 1/690, 1/691, 1/95, 1/693, 1/694, 1/695, 1/696, 1/698, 1/699, 1/259, 1/249, 1/418, 1/210 and 1/209 of Kumaralli village, Somawarpet Taluk and Kodagu District, as per Government guidelines issued vide GO No. CI 95 SPQ 2022 dated: 30.9.2024. Further approval is subject to land use classification as per Local Planning Authority Master Plan.




3.2 M/s Shahi Exports Private Limited				
About the Project :				
Name & Address	Land-Acres	Product/Activity	Investment (Crore)	Employment
M/s Shahi Exports Private Limited Sy No 13,14,15', Sarjapura Main Road, Bangalore- 560102	16 acres of land at Nandur Kesaratagi Industrial Area 3rd Stage, Kalaburgi District	Knitted Garments	337	4500

Promoter Name:

Mr. Jalandhar Datubuwa Giri

Networth of company:

Rs. 6047crore

Category:

General

Infrastructure Support and Approvals requested by the company for the project	Land: 16 acres of land at Nandur Kesaratagi Industrial Area 3rd Stage, Kalaburgi District Water: 300000 KLPD from KIADB Power: 1750 KVA from GESCOM
Committee Decision	The representative of the company appeared before the committee and highlighted the project proposal and requested for allotment of 16 acres of land at Nandur Kesaratagi Industrial Area 3rd Stage, Kalaburgi District He also informed that M/s. Shahi Exports Private Limited was established in 1974. Shahi Exports now operate 50 state-of-the-art manufacturing facilities across 9 Indian states with a diverse workforce of over 100,000 people. CEO & EM, KIADB informed that land is available and layout is under formation. Paper notification is yet to be issued. Further, an extent of 60 acres of land is allotted in favour of M/s.Diary Classic Ice Creams Pvt Ltd., in Plot No.5 of Nandur Kesaratagi 3rd Phase Indl. Area. Similarly, 16 acres can be allotted to M/s Shahi Exports Pvt Ltd., , subject to condition that the possession certificate will be issued after issue of notification for allotment. The Committee noted the request of the company, opinion of CEO & EM, KIADB and after detailed discussions, resolved to recommend to SLSWCC to

	accord approval for the project proposal of M/s Shahi Exports Private Limited to establish a unit for manufacture of “Knitted Garments” and KIADB to allot 16 acres of developed land at Nandur Kesaratagi Industrial Area 3rd Stage, Kalaburgi District, subject to condition that rate of allotment of land to be fixed by KIAD Board.
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3.3 M/s KELACHANDRA COMMODITIES LLP

About the Project :

Name & Address	Land-Acres	Product/ Activity	Invest ment (Crore)	Employ ment
M/s KELACHANDRA COMMODITIES LLP Pent House 7th Floor, St. Andrews Building Embassy Golf Links, Intermediate Ring Road, Domaluru Bangalore 560071	16 Acres 12 Guntas of own land (commercial and residential use land) at Sy. Nos. 446/1, 446/2, 447/1, 447/2, and 447/3, Muguluvalli, Chikkamagaluru District	Coffee Curing Works (Post-Harvest Processing)	20	75

Promoter Name: Mr. Suja George
Networth of promoters: Rs. 640.83 crore
Category: General

Infrastructure Support and Approvals requested by the company for the project	Land: 16 Acres 12 Guntas of own land (commercial and residential use land) at Sy. Nos. 446/1, 446/2, 447/1, 447/2, and 447/3, Muguluvalli, Chikkamagaluru District Water: 10 KLPD from own source Power: 500 KVA from MESCOM
Committee Decision	The representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project. He also informed that M/s. Kelachandra Commodities LLP is a Limited Liability Partnership (LLP) incorporated on 13/12/2023, The LLP is a flagship processing entity of the Kelachandra Group, one of Karnataka's oldest agri-business conglomerates with a heritage dating back to 1786. The Committee noted the request of the company and after detailed discussions, resolved to recommend to SLSWCC to

	accord approval for the project proposal of M/s Kelachandra Commodities LLP to establish a unit for "Coffee Curing Works (Post-Harvest Processing)" in 16 Acres 12 Guntas of own land (commercial and residential use land) at Sy. Nos. 446/1, 446/2, 447/1, 447/2, and 447/3, Muguluvalli, Chikkamagaluru District, subject change of land use and also NOC/approval from competent authority.
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3.4 M/s JSW PORT LOGISTICS PRIVATE LIMITED				
About the Project :				
Name & Address	Land-Acres	Product/ Activity	Invest ment (Crore)	Employ ment
M/s JSW PORT LOGISTICS PRIVATE LIMITED Plot No 10/15 (P) Ananda Vihar Bhubneshwar - 751012	85.71 Acres of (own/private industrially converted/residential/ buffer/railway buffer/road use) land at various Sy.Nos. 389, 387/1, 388/A, 393/3D, 393/4A, 393/3C, 393/3B, 402 403, 398/B, 398/A, 405, 392/B1, 392/B2, 393/1A, 393/2A, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6, 392/A, 398/C, 399, 393/2B4, 393/1B1, 3931B2, 393/2B1, 393/2B2, 393/2B3, 396/B and 398/B in Kudathini village, Bellary District	Multi-Modal Logistics Park (Cargo Handling, Transportation, Inland Container Depot and Logistics Support Services)	380	190

Promoter Name: Mr. Amit Garg
Networth of company: Rs. 996.83 crore
Category: General

Infrastructure Support and Approvals requested by the company for the project	Land: 85.71 Acres of (own/private industrially converted/ residential/ buffer/railway buffer/road use) land at various Sy.Nos. 389, 387/1, 388/A, 393/3D, 393/4A, 393/3C, 393/3B, 402 403, 398/B, 398/A, 405, 392/B1, 392/B2, 393/1A, 393/2A, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6, 392/A, 398/C, 399, 393/2B4, 393/1B1, 3931B2, 393/2B1, 393/2B2, 393/2B3, 396/B and 398/B in Kudathini village, Bellary District
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	Water: 146 KLPD of water from Own Sources/Ground water Power: 1000 KVA from GESCOM
Committee Decision	The representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project. He also informed that M/s JSW PORT LOGISTICS PRIVATE LIMITED, is a private limited company Incorporated on 19.06.2024. Its wholly owned subsidiary of JSW Infrastructure Limited, has been established as a dedicated logistics platform to strengthen and extend the group's integrated, port-led infrastructure and logistics ecosystem. The Committee noted the request of the company and after detailed discussions, resolved to recommend to SLSWCC to accord approval for the project proposal of M/s JSW PORT LOGISTICS PRIVATE LIMITED to establish a unit for "Multi-Modal Logistics Park (Cargo Handling, Transportation, Inland Container Depot and Logistics Support Services)" in 85.71 acres of (own/private industrially converted/residential/ buffer/railway buffer/ road use) land at various Sy.Nos. 389, 387/1, 388/A, 393/3D, 393/4A, 393/3C, 393/3B, 402 403, 398/B, 398/A, 405, 392/B1, 392/B2, 393/1A, 393/2A, 397/1, 397/2, 397/3, 397/4, 397/5, 397/6, 392/A, 398/C, 399, 393/2B4, 393/1B1, 393/1B2, 393/2B1, 393/2B2, 393/2B3, 396/B and 398/B in Kudathini village, Bellary District, subject change of land use and also NOC/approval from competent authority.

3.5 M/s TERRA CIRCUITS PRIVATE LIMITED				
About the Project :				
Name & Address	Land-Acres	Product/ Activity	Invest ment (Crore)	Employ ment
M/s TERRA CIRCUITS PRIVATE LIMITED #442, 15th Main, 3rd Stage, 1st Block, Basaveshwaranagar, Bangalore - 560079,	109.00 acres of KIADB Bulk (Undeveloped) Land at 4th Phase Mulwad Industrial Area, Vijayapura District	Integrated Electronics Manufacturing Campus - PCB Fabrication, PCBA Assembly, Components Inventory and Trading, Box-Build	441	4500

Promoter Name: Mr.Murali Srinivasa
 Networth of promoters: Rs. 42.65 crore
 Category: General

Infrastructure Support and Approvals requested by the company for the project	Land: 109.00 acres of KIADB Bulk (Undeveloped) Land at 4th Phase Mulwad Industrial Area, Vijayapura District Water: 1000 KLPD of water from KIADB Power: 10000 KVA from HESCOM
Committee Decision	The representative of the company appeared before the committee and highlighted the project proposal and requested for approval of the project. He also informed that M/s. Terra Circuits Private Limited is incorporated on 23/05/2026. The company has manufactured printed circuit boards in Karnataka for over ten years across two operational facilities - Dabaspeta PCB Fabrication, Bengaluru Rural District, and Peenya Multi-Function Hub, Bengaluru and proposed project will be implemented in 3 phases with total investment of Rs.441 crore. CEO & EM, KIADB informed that land is available at Mulwad Industrial Area, Vijayapura District. The Committee noted the request of the company and after detailed discussions, resolved to recommend to SLSWCC to accord approval for the project proposal of M/s Terra Circuits Private Limited to establish "Integrated Electronics Manufacturing Campus - PCB Fabrication, PCBA Assembly, Components Inventory and Trading, Box-Build" and KIADB to allot 90 acres of undeveloped land at Mulwad 4th Phase Industrial Area, Vijayapura District, subject to rate of allotment of undeveloped land to be fixed by KIAD Board. The project will be implemented in 3 phases from October 2026 to April 2030 (Phase 1 Investment: Rs. 89 Crore. Phase 2 Investment Rs. 132 Crore and Phase 3 Investment: Rs. 220 Crore).




Subject No.4: Discussion on approved project proposals seeking amendment:

4.1 Proposal of M/s ASTRAL COATINGS PVT LTD

Name & Address	Land-Acres	Product/Activity	Invest. Rs. Cr.	Amendment Sought
M/s ASTRAL COATINGS PVT LTD Astral House, 207/1, B/H Rajpath club, Off S.G.Highway Ahmedabad Gujarat, Bangalore, Karnataka, India-560001 (Mr. Sandeep Pravinchandra Engineer)	15 acres of land at Vemgal 2nd Phase Industrial Area, Kolar District	Paint and Adhesive Products	174.79	Change of company name from M/s ASTRAL COATINGS PVT LTD to M/s Astral Chemie Ltd. (previously M/s Astral Chemie Pvt Ltd) (154th SLSWCC, 8.7.2025)

Background of the project:

SLSWCC/SHLCC meeting and GO Order No.	Approval Accorded
154th SLSWCC Meeting held on 8.7.2025 & CI 220 SPI 2025, dated: 24.7.2025	Approved the project proposal M/s. Astral Coatings Private Limited to establish a "Paint and Adhesive Products" unit 15 acres of land at Vemgal 2 nd phase Industrial Area, Kolar District with an investment of Rs. 174.79 Crores
KIADB land allotment/possession details	KIADB allotment vide its letter No. KIADB/AL/00119/2025-26, dated: 3.01.2026 for 15.18 acres Plot Nos. 68,69,70,71,72,73,78&79 of Vemagal Industrial Area Phase II Industrial Area, Kolar District
Present Company request letter details	Project proponent vide letter dated 20.5.2026 requested for the Change of company name from M/s. Astral Coatings Private Limited to M/s. Astral Chemie Limited. (Previously M/s. Astral Chemie Private Limited)
Reasons/justification for extension of time	Project proponent vide letter dated 20.5.2026 along with certificates it was informed that:- Company has changed its name from Astral Coatings Private Limited to Astral Chemie Private Limited vide certificate of change incorporation pursuant to change of name dated 6th April, 2026. And thereafter the Company has converted into Private Limited into Public Limited Company i.e. M/s Astral Chemie Private Limited into Astral Chemie Limited vide conversion of name certificate dated 23rd April, 2026.

Recommendation of 129th LAC meeting:

The representative of the company appeared before the Committee and requested approval for change of company name from M/s. Astral Coatings Private Limited to M/s. Astral Chemie Limited.

CEO & EM, KIADB informed that An extent of 15.18 acres of land in Plot Nos.68 to 73 & 78 & 79 of Vemgal 2nd Phase Indl. Area has been allotted in favour of M/s.Astral Coatings Pvt Ltd., vide allotment letter dtd.03-01-2026.

The request of the company for change in constitution of the company has to be as per the norms of change in constitution policy of the Board and subject to condition that, original promoters should continue to hold minimum 51% shares in the newly formed company.

The Committee noted the request of the company, opinion of CEO & EM, KIADB and after detailed discussions resolved to recommend to SLSWCC for **change of company name from M/s Astral Coatings Pvt Ltd to M/s Astral Chemie Ltd. (previously M/s Astral Chemie Pvt Ltd)**, subject to norms of change in constitution policy of the Board and subject to condition that, original promoters should continue to hold minimum 51% shares in the newly formed company.

4.2 Proposal of M/s Devashree Ispat Private Limited

Name & Address	Land-Acres	Product/ Activity	Invest. Rs. Cr.	Amendment Sought
M/s Devashree Ispat Private Limited 8-2-293/82, Plot No 86, Road No 72, Prashasan Nagar, Jubilee Hill, Hyderabad, Telangana, India-500110 (Mr. Prakash Goenka)	115 acres 5 guntas private/agriculture land to be purchased at various Sy.Nos. of Halwarti Village, Koppal Taluk and District	2 X 650 TPD DRI Plant + 60 MW Captive Power Plant	450	Extension of time for implementation of project in 2 phases as below: Phase1 : 8.8.2029 (DRI Plant – 1 X 650 TPD + WHRP- 20 MW + AFBC Boiler – 15 MW) Phase2 : 8.8.2031 (DRI Plant – 1 X 650 TPD + WHRB – 20 MW) (140th SLSWCC, 15.9.2023)

Background of the project:

Single Window approvals and Government orders Details	Approval Accorded Details								
104 th SLSWCC meeting held on 15.9.2023 & CI 236 SPI 2023, dated: 26.9.2023	Approved the project proposal of M/s Devashree Ispat Private Limited to establish "Integrated Steel Plant (2x500 TPD DRI Plant + 35MW Captive Power Plant - 900 TPD SMS + 900 TPD Rolling Mill)", with an investment of Rs. 470 crore, in 115 acres 5 guntas of private/agriculture land to be purchased at various Sy. Nos. of Halwarti Village, Koppal Taluk & District, subject to Non violation of non alienation clauses like PTCL, Inam land, Iluvuri land, Govt. land, Nala land, Bandidari land etc. under various Acts and subject to obtaining necessary clearances from Revenue Department/Concerned authorities								
143 rd SLSWCC meeting held on 6.2.2024 & CI 236 SPI 2023, dated: 28.2.2024	Approval was accorded for the following: 1. To revise the capacity of integrated steel plant as 2X650 TPD DRI Plant + 60 MW Captive Power Plant instead of 2X500 TPD DRI Plant + 35 MW Captive Power Plant + 900 TPD SMS + 900 TPD Rolling Mill. 2. To revise investment to Rs. 450 crores instead of Rs.470 crores & Employment to 300 instead of 800 Nos. 3. Revise the Water requirement to 2000 KLPD from Tungabhadra River and Ground Water instead of 2800 KLPD.								
Status of Implementation details	Consolidation of land parcels are in progress.								
Request of the company	The company vide letter dated:22.5.2026 has requested for Extension of time and to implement the project in 2 phases as below: <table><tr><td>Phase 1</td><td>DRI Plant - 1 x 650 TPD + WHRB-20MW + AFBC Boiler- 15MW</td><td>8.8.2029</td></tr><tr><td>Phase 2</td><td>DRI Plant - 1 x 650 TPD + WHRB-20MW</td><td>8.8.2031.</td></tr></table>			Phase 1	DRI Plant - 1 x 650 TPD + WHRB-20MW + AFBC Boiler- 15MW	8.8.2029	Phase 2	DRI Plant - 1 x 650 TPD + WHRB-20MW	8.8.2031.
Phase 1	DRI Plant - 1 x 650 TPD + WHRB-20MW + AFBC Boiler- 15MW	8.8.2029							
Phase 2	DRI Plant - 1 x 650 TPD + WHRB-20MW	8.8.2031.							
Reasons /justification	The company vide letter dated:22.5.2026 informed that company is facing difficulty in acquiring a parcel of land measuring 1 acre 36 guntas from a farmer. Hence, it is requested to grant Extension of time till								

	8.8.2029 for implementation of 1 st Phase and till 8.8.2031 for implementation of 2nd Phase.
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Recommendation of 129th LAC meeting:

The representative of the company appeared before the Committee and requested approval for extension of time for implementation of project in 2 phases.

He also informed that the company is facing difficulty in acquiring a parcel of land measuring 1 acre 36 guntas from a farmer. Hence requested to grant extension of time till 8.8.2029 for implementation of 1st Phase and till 8.8.2031 for implementation of 2nd Phase.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SLSWCC for granting extension of time for implementation of project in 2 phases as below:

Phase 1	DRI Plant - 1 x 650 TPD + WHRB-20MW + AFBC Boiler- 15MW	8.8.2028
Phase 2	DRI Plant - 1 x 650 TPD + WHRB-20MW	8.8.2030.

4.3 Proposal of M/s A N S PAPER MILLS PRIVATE LTD

Name & Address	Land-Acres	Product/ Activity	Invest. Rs. Cr.	Amendment Sought
M/s A N S PAPER MILLS PRIVATE LTD No 396 2nd Main 1st Block Rt Nagar Bangalore 560032, (Mr. Afsar Pasha- 9740075535) afsar@anspaper.com omafsar@anspaper.com	4 acres of land at Harohalli 2 nd Phase Industrial Area situated in Sy No. part of 46, 61 & 62 of Hulagondnahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagara District measuring	MG Kraft Paper- 15,000 tones per annum	21.30	- Expansion its of manufacturing facility with a capacity of M G Kraft Paper from 15000 tons to 72,000 tones - Installation of new boiler with a 20 tons capacity which will be used on Biomass/coal - Additional investment of Rs.8.75 Crores (26th SLSWCC, 18.11.2006, 85th SLSWCC, 1.8.2015)

Background of the project:

Name of the project details	M/s ANS Paper Mills Private Limited		
	SLSWCC / SHLCC	GOs/ Office order	Approval accorded
Single Window in principle approval details and In principle Sanction Order/Government Order details.	26 th Meeting of SLSWCC	Order No: KUM/SLSWCC-26/E1/410/2006-07, dt: 18 th Nov 2006	Approval to the investment proposal of M/s. ANS Papers Mills Pvt Ltd., to establish an unit for manufacture of MG Kraft Paper-15,000 tones per annum with an investment of Rs.5.70cr at plot no.336 of Harohalli 2 nd Phase Industrial Area situated in Sy No. part of 46, 61 & 62 of Hulagondnahalli Village, Harohalli Hobli, Kanakapura Taluk, Ramanagara District measuring 16181 sqmtrs.
	45 th SLSWCC meeting held on 03.10.2006	No: KUM/SLSWCC/E1/410(06-07/2008-09, dt:03.11.2008	Extension of time for 2 years
	57 th SLSWCC meeting held on 26.03.2010	No: KUM/SLSWCC-24/E-3/410(06-07)/2009-10, dt: 21 st April 2010	Change of location from 3 rd Phase Harohalli Industrial Area to 1 st or 2 nd Phase Harohalli Industrial Area, Ramanagara District. After detailed discussion the committee recommended KIADB to allot 4 acres of land in 2 nd Phase of Harohalli Industrial Area.
	68 th SLSWCC meeting held on 13 th Sept, 2011	No: KUM/SLSWCC-68/AD-2(e-1)/410/2011-12, dt: 05.12.2011	Revision of project cost & enhancement in power requirement to establish a unit for manufacture of MG Kraft paper-15,000 Tones per annum in 4 acres of land at 2 nd Phase,

			Harohalli Industrial Area, in Kanakapura Taluk, Bangalore Rural District The committee approved enhancement of project cost from Rs.5.70cr to Rs.10.15 cr and enhancement of power requirement from 750 KVA to 1250KVA.
	85 th SLSWCC meeting held on 01.08.2015	No: KUM/SLSWCC-85/DD-1/2015-16, dt: 18.08.2015	The committee after detailed discussion, resolved to approve the following: 1. Enhance the project cost from Rs.10.15 cr to Rs.21.30 cr 2. Revised requirement of power as 1500 KVA subject to company to avail incentives and concessions under 2009-14 policy as applicable:
KIADB land allotment/possession details	Lease cum sale deed executed on 12 th day of September 2022		
Status of implementation details	Company has implemented the project		
Present Company request letter details	The company vide its letter dated: 05.01.2026 has requested SLSWCC approval for Expansion its of manufacturing facility with a capacity of M G Kraft Paper from 15000 tons to 72,000 tones and also proposing to install a new boiler with a 20 tons capacity which will be used on Biomass/coal with an additional investment of Rs.8.75 Crores in addition to existing investment of Rs.21.30 crores With this expansion company will provide additional employment for 30 people (both skilled and unskilled)		

Recommendation of 129th LAC meeting:

The representative of the company appeared before the Committee and requested approval for expansion its of manufacturing facility, installation of new boiler and additional investment.

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

- Expansion its of manufacturing capacity of M G Kraft Paper from 15000 tons to 72,000 tons
- Installation of New Boiler with a 20 Tons capacity which will be used on Biomass/coal
- Additional investment of Rs.8.75 Crores

4.4 Proposal of M/s Vivek Power Tronics

Name & Address	Land-Acres	Product/Activity	Invest. Rs. Cr.	Amendment Sought
M/s Vivek Power Tronics No 166, 2nd Main Road, Dollars Colony, RMV Second Stage, Bangalore , Bangalore - 560094 (Mr.W P Sureshkumar)	1 acre of land at Plot 20P, Hi-Tech, Defence and Aerospace Park Area, Bengaluru	Medical Electronic Devices such as Digital Stethoscope, Daily Health Monitoring Device	16.41	1. Change of activity from 'Medical Electronic Devices such as Digital Stethoscope, Daily Health Monitoring Device, Temperature Monitoring of Infants, Sleep Monitoring Device and Heart Rate Monitoring Device' to 'IT Park Plug and Play Facility'. 2. Extension of time by 2 years (105th SLSWCC, 30.12.2017)

Background of the project:

Approval Details	Approval Accorded
Vide Order No. I&C/ID/SLSWCC-105/E-7/2017-18, Bengaluru, dated 04.01.2018,	Approval was accorded M/s Vivek Power Tronics., for manufacturing of “Medical Electronics Devices such as Digital Stethoscope, Daily Health Monitoring Devices, Temperature Monitoring of Infants, Sleep Monitoring Devices and Heart Rate Monitoring Devices” in Hardware Park Area or any other vacant plot at Hi-Tech, Defence Aerospace Park Area, Bengaluru, with an investment of Rs.16.41 crore, generating employment for about 70 persons, with water requirement of 10 KLPD by KIADB and power requirement of 120 KVA by BESCOM.
Status of the Project	Yet to be furnished
Present request of the company	The project proponent has requested for change of activity from manufacturing of Medical Electronics Devices to “IT Park Plug and Play Facility”. and Extension of time

Recommendation of 129th LAC meeting:

The representative of the company appeared before the Committee and requested approval for change of activity and extension of time to implement the project.

CEO & EM, KIADB informed that an extent of 1.00 acre of land in Plot No.20-P of (IT Sector) Hitech, Defence & Aerospace Park Phase-1 has been allotted in favour of M/s.Vivek Power Tronics for the purpose of Medical Electronic Devices vide allotment letter dtd.27-04-2018.

Further, the allottee had filed WP No.54683/2018 before the Hon'ble High Court of Karnataka challenging the demand made for payment of balance tentative cost of land along with interest on the ground that, approval under Environmental laws and BIAAPA were not secured as well as legal disputes with regard to the land allotted.

The Hon'ble High Court of Karnataka vide order dtd.27-09-2024 has dismissed the writ petition.

Subsequently, the allottee has paid Rs.1,83,85,120/- towards balance land cost. The allottee is required to pay interest for delayed payment of balance land cost. Hence, possession certificate still not issued.

The Committee noted the request of the company, opinion of CEO & EM, KIADB and after detailed discussions resolved to recommend to SLSWCC for approval of the following:

1. Change of activity from 'Medical Electronic Devices such as Digital Stethoscope, Daily Health Monitoring Device, Temperature Monitoring of Infants, Sleep Monitoring Device and Heart Rate Monitoring Device' to 'IT Park Plug and Play Facility'.
2. Extension of time by 2 years to implement the project, with a condition that further extension of time will not be considered

4.5 Proposal of M/s Mangalore Refinery and Petrochemicals Limited

Name & Address	Land-Acres	Product/ Activity	Invest. Rs. Cr.	Amendment Sought
M/s Mangalore Refinery and Petrochemicals Limited Kuthethoor, Mangalore, 575030 (Mr.Kannan)	1050 acres of land to be acquired and allotted by KIADB as SUC adjacent to the existing unit at Thokur, Baikampadi,	LPG MS Mixed, Xylene Naptha, SKO, HSD, ATF, VGO, GO Asphalt, CRMB, Sulphur, Pet Coke and Polypropylene	20,000	Additional 27.00 acres of private land at various Survey/Khata Nos. of Thokur, Kalavar and Kenjar villages, Nera Jokatte, Mangaluru taluk, DK district, (Land identified/ considered

	Thannirbhavi, kalavar, Bala, Jokatte, Permude, Kuthethoor, Soorinje and Delanthabett Villages, Mangalore taluk and District			in the meeting chaired by DC, Dakshina Kannada District held on 7.02.2026) through SUC by KIADB
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Background of the project:

SLSWCC/SHLCC meetings and Govt. order Details	Approval Accorded Details		
1 st SHLCC meeting held on 8 th & 9 th Sept 2004 & Government Order No: CI 337 SPI 2004, Dt: 27.12.2004.	Accord in principle approval to the investment proposal of M/s Mangalore Refinery and Pertorchemicals Ltd., to set up a Pertochemicals and Aromatics Complex with an investment of Rs. 7475 Cr to be located within the Coastal Special Economic Zone at Mangalore.		
35 th HLCC meeting held on 14.5.2014 & Approval letter No: CI 419 SPI 2010, Dt: 30.09.2014	In continuation of the Government Order read at (1) above the Government is pleased to include the lands with the following Sy. Nos. for acquisition in favour of the project.		
	Kalavar Village Sy. No.	Thokur Village Sy. Nos.	Bala Village Sy. Nos.
	10, 11, 12, 17, 18, 23, 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 45, 46, 47, 48, 49, 54, 55, 58, 65, 66, 92, 95, 104 (29 nos)	10, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 57, 58, 59, (14 nos)	1 (1 no)
	Extent of land to remain same as approved in the Government Order Government Order No: CI 337 SPI 2004, Dt: 27.12.2004. The other terms and condition of the Govt. Orders read above at (1) remain the same.		
Government Order No: CI 419 SPI 2010, Dt: 20.04.2016.	In the circumstances explained in the preamble, the Government hereby directs M/s Mangalore Refineries and Petrochemicals Ltd, comply the environmental clearance conditions and also the below mentioned conditions, within stipulated time:		

	1. MRPL shall immediately stop the storage of Sulphur at open yard and also to provide covered shed to store the Sulphur Pellets before June 2017. 2. MRPL shall provide closed overhead diverter system at the top of Coke Drum, to avoid accidental coke dust carry over, during eruption before December-2016. 3. MRPL shall shift the Pet coke storage silos on the northern side of the delayed coker unit (DCU), to the place identified by the technical committee before, May – 2017. 4. MRPL shall provide acoustic insulation to one blower attached to SRU incinerator before May-2016 and for remaining two blowers by December-2016 5. MRPL shall shift the heavy slop tanks to the new location away from habitation, at the place identified by the technical committee and also provide nitrogen blanketing with closed system. 6. MRPL Shall acquire necessary land, in between MRPL and the affected Jokatte Village, to meet the balance 27 acre needed for development of green belt and buffer zone, outside the MAWZL Compound.
KIADB Land allotment / Possession details	Project implemented
Status of Implementation	Project implemented
Amendment Request	M/s. Mangalore Refinery and Petrochemicals Limited, Kuthethoor, Mangalore, Karnataka - 575030, has submitted a project proposal seeking SHLCC/ SLSWCC approval to establish a “Green Belt and Buffer Zone” unit with an investment of Rs. 21.85 crores in 27.00 acres of private land at various Survey/Khata Nos. of Thokur, Kalavar and Kenjar villages, Nera Jokatte, Mangaluru taluk, DK district, (Land identified/ considered in the meeting chaired by DC, Dakshina Kannada District held on 07.02.2026) through SUC by KIADB.
Reasons /justification	M/s. Mangalore Refinery and Petrochemicals Limited, Kuthethoor, Mangalore, Karnataka - 575030, has submitted a project proposal seeking SHLCC/ SLSWCC approval to establish a “Green Belt and Buffer Zone” unit with an investment of Rs. 21.85 crores in 27.00

	acres of private land at various Survey/Khata Nos. of Thokur, Kalavar and Kenjar villages, Nera Jokatte, Mangaluru taluk, DK district, (Land identified/ considered in the meeting chaired by DC, Dakshina Kannada District held on 07.02.2026) through SUC by KIADB. M/s MRPL is submitting this Combined Application Form (CAF) filed on the Karnataka Udyog Mitra (KUM) portal for acquiring 27 Acres of private land in Thokur, Kalavar and Kenjar villages near Jokatte Panchayat, in Mangaluru Taluk, D.K. District, Karnataka This acquisition is mandated by Government Order no CI 419 SPI 2010 dated 20.04.2016 issued by the Government of Karnataka.. Condition No. 6 of this GO explicitly directs MRPL to acquire 27 acres of land between MRPL and Jokatte village to meet the requirement of green belt and buffer zone outside the MSEZL compound. This is not a new industrial project or capacity expansion. It is a binding regulatory compliance obligation under a GoK Order issued in response to environmental concerns raised by Jokatte villagers. MRPL has successfully implemented all the requirements given in the said GO except acquisition of 27 Acres for development of Green Belt. In this regard, several rounds of discussions have taken place between MRPL, District Administration, Elected Representatives, landowners etc. for identification of 27 Acres of land. Subsequently, the land is identified and finalized.
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Recommendation of 129th LAC meeting:

The representative of the company appeared before the Committee and requested approval for 27.00 acres of private land at various Survey/Khata Nos. of Thokur, Kalavar and Kenjar villages, Nera Jokatte, Mangaluru taluk, DK District, (Land identified/ considered in the meeting chaired by DC, Dakshina Kannada District held on 07.02.2026) through SUC by KIADB.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SHLCC approval for **acquisition and allotment of additional 27.00 acres of private land by KIADB as SUC at various Survey/Khata Nos. of Thokur, Kalavar and Kenjar villages, Nera Jokatte, Mangaluru taluk, Dakshina Kannada District** (Land identified/ considered in the meeting chaired by DC, Dakshina Kannada District held on 07.02.2026).

4.6 Proposal of M/s GOOLYA LOGISTICS

Name & Address	Land-Acres	Product/Activity	Invest. Rs. Cr.	Amendment Sought
M/s GOOLYA LOGISTICS No. 279, 14th cross, 5th main, HIG, Dollars Colony, Bangalore -560094 (Promoter: Mrs. Lahari S)	1.26 acres of land in Plot No.28 & 28-P1, Devanahalli General Industrial Area Bangalore Rural District	Design and Manufacturing, Assembly of LED light	15.41	Change of activity from "Design and Manufacturing, Assembly of LED light" to "Warehouse, Logistics and E- Commerce Operations" (144 th SLSWCC, 27.2.2024 and 1.3.2024)

Background of the project:

Single Window/Government Order/Office order dated	Approval Accorded
GOVERNMENT ORDER No. I&C/ID/SLSWCC-144/AD-1/2023-24, BENGALURU, DATED: 07.03.2024	As per Government Order 144 th SLSWCC has cleared the project proposal and informed to KIADB to allot 1 acre of land in Plot No.28 Devanahalli General Industrial Area Bangalore Rural District for the purpose of to establish "Design and Manufacturing, Assembly of LED light" Unit with an investment of Rs.15.41 Crores.
Status of implementation details	Promoter has got allotment letter Dated:30.04.2024 for Plot No.28 & 28P1 measuring 1.26 acres and PC Obtained on dated:05.02.2025 from KIADB.
Company request & Reason	M/s. GOOLYA LOGISTICS has requested in the Letter Dated: 15.06.2026 for Change of activity from "Design and Manufacturing, Assembly of LED light" to "Warehouse, Logistics and E-Commerce Operations" at Plot No.28 & 28-P1, Devanahalli General Industrial Area Bangalore Rural District for implement the Project proposal. And they are informed changes in business requirements and increasing opportunities in the logistics and e-commerce sector, the firm has decided to establish a Warehouse, Logistics and E-Commerce Operations Facility in the allotted premises instead of the originally proposed LED assembly unit.

	The proposed project will be engaged in warehousing, storage, inventory management, order fulfilment, packaging, distribution, transportation and allied logistics services. The project will continue to generate employment and contribute to the industrial development of the State.
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Recommendation of 129th LAC meeting:

The representative of the company appeared before the Committee and requested approval for change of activity.

The Committee noted the request of the company and after detailed discussions resolved to recommend to SLSWCC for approval of **change of activity from “Design and Manufacturing, Assembly of LED light” to “Warehouse, Logistics and E-Commerce Operations”**.

The meeting concluded with vote of thanks to the Chair.


(Doddabasavaraju)
 Managing Director
 Karnataka Udyog Mitra


(Khushboo Goel Chowdhary, IAS)
 Commissioner for Industrial
 Development and Director of Industries
 & Commerce and Member Secretary,
 Land Audit Committee


(Dr.S Selva Kumar, IAS)
 Principal Secretary to Government,
 Commerce and Industries Department and
 Chairman, Land Audit Committee

Members present:

1	Dr. S Selva Kumar, IAS Principal Secretary to Government Commerce and Industries Department	Chairman
2	Smt Khushboo Goel Chowdhary, IAS Commissioner for Industrial Development and Director of Industries and Commerce	Member Secretary
3	Sri Govinda Reddy, IAS CEO & EM, KIADB	Member
4	Sri R Ramesh Director (Technical Cell) Commerce and Industries Department	Member
5	Sri Doddabasavaraju Managing Director Karnataka Udyog Mitra	Member
6	Sri Siddaraju CEO & CA TECSOK	Member
7	Sri E Prakash Environmental Officer Rep. Member Secretary KSPCB	Member

Invitees present:

1	Smt S Veena, ADTP, Rep. Commissioner, BMRDA
2	Sri Tippanna S M, Deputy Director, Rep. Director, Town and Country Planning Department
3	Sri Abhinandan R, Deputy Director, Rep. Director, Tourism Department
4	Sri Divalsara D J GM (Tech.), Rep. Managing Director, KREDL
5	Sri D T Shivaprasad, Co-ordinator, Rep. Director, IT & BT

