

Karnataka to build flatted factories that firms can rent

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Bengaluru: Karnataka has identified some areas around Bengaluru and other districts to build flatted factories that can be leased out to industries for short or long periods.

A flatted factory is a multistorey complex where groups of units/firms can run individual operations while sharing some common

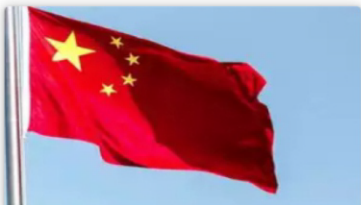
services and facilities. This approach can help Karnataka avoid future challenges in land acquisition and save considerable costs for companies. A few other states are also looking at this model.

Karnataka is studying various options, including public-private partnership, to implement the concept. "The multistorey, or flatted, factories with plug-and-produce facilities, wherever feasible, will be constructed and offered on long-term lease or monthly rent to industries," said an official in the industries department.

The department has identified locations around Bengaluru, Mysuru, Hubballi-Dharwad, Mangaluru, Belagavi, Kalaburagi and Tumakuru to build such complexes.

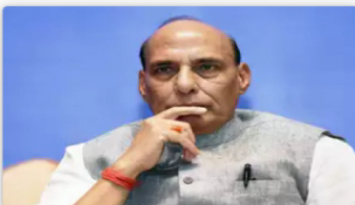
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China feels that it should control religious institution in Tibet and due to this a greater crisis will emerge with the eventual demise of 14th Dalai Lama as there will be a major power struggle over who will get to choose the religious leaders of Tibet, according to a report in Taiwan Times.



Capable to hit terror targets across LoC if need arises: Rajnath

India has the capability to hit terrorist targets across the border if the need arises, defence minister Rajanath Singh has said and noted that Pakistan has been indulging in notorious actions along the border since its creation. The minister said Pakistan has been resorting to 300-400 ceasefire violations in a few months but the Army gives a befitting reply.

Industries minister Jagadish Shettar said the idea was to cater to new-age industries, including startups, and encourage them to set up operations outside Bengaluru by providing ready-to-use facilities where they can start work straight away. "We think it will be the future and have made it a part of our policy. Some modalities need to be worked out. The Deshpande Foundation [started by Indian-American investor Gururaj Deshpande] has a facility where different floors are given to different firms," he said.

Gaurav Gupta, principal secretary (industries), said a special team from the industries department was consulting companies to get an idea about which sectors would be interested in flatted factories. "Among other things, we must be able to get a market/demand estimate and then assess the nature of industries that can be specifically lured as each industry would require different amenities and facilities, which we must customise," he said.

The state government is considering various options: Karnataka Industrial Areas Development Board (KIADB) can build these facilities itself or private builders can develop them on their or KIADB land. KIADB can also contract private players to execute the project of a flatted factory.

The policy suggests that private plug-and-play facilities should be developed on an area of not more than 5 acres.

"So far, KIADB has not done a project like this and frankly, we don't have too many examples from which we can learn. While there are challenges, we are hopeful of demand from sectors like pharma, textiles and food processing, among others. Traditional large industries with heavy machinery won't be the target," Gupta added.

Meanwhile, the industries department has estimated that in the next five years, land requirement for general industrial use will be around 41,600 acres. It has proposed that KIADB should acquire at least 20,000 acres and create a land bank. The land bank will be used mostly for special projects, a senior official had told TOI earlier.

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