

BRIEF PROJECT SUMMARY

INTRODUCTION:

BIOGEN WELLNESS PRIVATE LIMITED is into the Hotel, Resorts and Spa, basically having their Registered and Head office at Mumbai. Though they are in Hotel, Resorts and Spa they are into the Wellness tourism. And also to build a high impact and scalable Wellness enterprise in the experiential, inclusive and responsible business based on Natural and Community Capital.

Wellness Tourism is a booming industry and there is a dearth of integrated high-end wellness destinations in South India that cater to International tourists. Karnataka's coastal regions have been somewhat exploited for weekend tourism for local tourists but yet to be exploited for wellness tourism for global tourists.

The location – Kagal village - is an attractive tourism locale with scope for a lot of nature and adventure tourism, thus attracting not only primary wellness tourists (13%), who travel solely for the purpose of wellness, but also the secondary wellness tourists (87%), who look for other tourist activities while participating in wellness programs.

Location that is inspired by nature – a sea-facing clifftop – with good breakout options such as beaches, coves, campsites, nature parks, hiking trails, biking trails, etc.

Innovation and science led to wellness enterprises – destination seaside, forest retreats, education, transport, spa, healing gardens, rainforest research.

An innovative wellness services and products offering based on nature, science and technology and tailored to the DNA of the individual tourist, along with an attractive package of nature and adventure activities in attractive tourist locales.

7 to 21 day packages with wellness services and wellness products tailored to the DNA of the individual tourist, guided by trained wellness consultants. Scientifically developed SPA products and SPA cuisine to cover all wellness factors.

Attractive nature and adventure tourism activities such as boating, sailing, yachting, snorkeling, nature trails, biking, camping, etc. Leading edge digital platform to attract customer and to engage them during their stay as well as after they leave by means of ongoing online wellness tracking & consulting, online sale of wellness products and attractive follow-on offers for returning tourists

About the Project:

The Proposed Beach Resort project falls under CRZ-III Area located at Kagal Village situated in Kumta Hobli & Taluk, Uttara Kannada district with a total plot area of 20.74 Ha. The project is coming up in the Sy. Nos. 641, 639, 638, 637, 636, 635, 634, 633, 632, 631, 630, 629, 627, 623, 619, { 131/5,8,10,11,12,14,15,19,20B,23}, { 132/2,5,9,10,13,16,17,19B,20,22,23}, { 133/1A1,6,7,8,9A,9B,10,16,20,21,27,28,29,31,32,34}, { 135/1B,2} ,136, 137/2, 138, { 140/1, 3A1, 3A2}, 141, 142, { 143/2A,2B}. The said site is about 14.00 kms by road towards northwest of Kumta town.

Kumta is well connected to other parts of the country through very good transport means by road, rail & airways. There is a Highways No. 17 (old No.) that passes through Kumta, which connects to different states: i.e, Goa and Maharashtra on to the northern side (via Karwar, Margao, Panjim, Ratnagiri, Panwel & Mumbai) and Kerala towards southern side (via, Kundapur, Udupi, Magalore, Calicut, Cochin, Allepy, Trivandrum and then to Kanyakumari (Tamilnadu)). Further there are two more National highways one is NH 206 which connects to Bangalore via Honnavar, Shimoga and further to Salem & Chennai (Tamilnadu) the second one is NH 63 connects to Hubli, Bellary then to Guntakal, Kurnool and Hyderabad (Andra Pradesh) Kumta is also connected to the Konkan Railway, which runs from Mumbai to Mangalore. The railway station Kumta is about 14 kilometers from the site.

The site is connected with two Major International airports, one is the Dabolim Airport (Vasco – Goa) which is at a distance of 140 km by road via Karwar and the other is Bajpe International Airport (Mangalore), which is at a distance of 190.00 km by road via Bhatkal & Udupi. The alternate closest airport is Hubli Airport, operating exclusively for domestic flights which is at a distance of 140.00 km.

The proposed project site area lies within the 500m from the HTL, hence falls under CRZ-III Area, and attracts the CRZ notification 2011. So it requires the CRZ clearance from the KSCZMA. Proposed Beach Resort Project consists following components:

Type of Building:

| | | |
|------------------------------|---|------------------------|
| • Main Resort Building | : | Reception / Lobby |
| • Rooms | : | Two levels : 12 Blocks |
| • Villas | : | 4 Blocks |
| • Multi cuisine Restaurant | : | 2 Nos. |
| • Bar | : | 1 No. |
| • Wellness center | : | 3 blocks |
| • Spa | : | 1 block |
| • Community Center | : | 1 block |
| • Learning / Training center | : | 4 blocks |
| • Museum | : | 1 block |
| • R & D center | : | 4 blocks |
| • Green House | : | 2 blocks |
| • Agro-Marine Enterprises | : | 10 blocks |
| • Ware house | : | 2 blocks |
| • Swimming Pool | : | 1 No. |

Site Location:

The proposed project site is located in Kagal village, Kumta Taluk, Uttar Kannada District, Karnataka. The said site is about 14.00 km by road towards north of northwest of Kumta town.

Location Map:



The project site is a vacant land. The proposed project site is adjacent to the Arabian Sea and surrounded by the Arabian sea towards west, north and south side, while on the east side it is surrounded by the agricultural lands. The recent photos of the project site as shown below:



Panoramic view of Arabian sea towards south of project site.



View of the proposed project site.



Panoramic view of Arabian sea towards west of project site.



Google Map showing the Project site

Salient Features of the Proposed Project:

Table: 1 Salient Features of the Project

| Sl.No | Information | Details |
|-------|-------------------------|---|
| 1 | Name of the Project | Proposed Beach Resort Project of M/s. Biogen Wellness Private Limited |
| 2 | Name of the applicant | M/s. Biogen Wellness Private Limited |
| 3 | Location/Sy. Nos | Sy. Nos. 641, 639, 638, 637, 636, 635, 634, 633, 632, 631, 630, 629, 627, 623, 619, { 131/5,8,10,11,12,14,15,19,20B,23}, { 132/2,5,9,10,13,16,17,19B,20,22,23}, { 133/1A1,6,7,8,9A,9B,10,16,20,21,27,28,29,31,32,34}, 135/1B,2, 136, 137/2, 138, 140/1, 3A1, 3A2, 141, 142, 143/2A,2B over an area of 20.74 Ha. The said site is about 14.00 kms by road towards northwest of Kumta town. |
| 4 | Total site area | 20.74 Ha |
| 5 | Distance from HTL | Within CRZ |
| 6 | Nearest Railway Station | 14 Km (Kumta) |
| 7 | Nearest Airport | Dabolim International Airport (Vasco - Goa) 140 Kms. |
| 8 | Project Cost | 90 Crs |