

Minutes of the Inter-Ministerial Approval Committee (IMAC) meeting on Mega Food Park held on 21.08.2019.

A meeting of the Inter-Ministerial Approval Committee (IMAC) was held under the Chairpersonship of Hon'ble Minister, Food Processing Industries on 21.08.2019 at 3:30 PM in Conference room no. 120, Panchsheel Bhawan, August Kranti Marg, New Delhi to discuss the progress of implementation of Mega Food Park projects. The list of participants is enclosed at Annexure.

2. Detailed presentations were made by the respective PMAs on the proposals. IMAC reviewed the Financial and Physical progress of each projects in the agenda and after deliberations, project wise decisions taken are recorded against each agenda item:

Agenda Item No.1

To consider the request of M/s Jalpaiguri Mega Food Park Pvt. Ltd., the SPV, implementing the Mega Food Park project at Thana Rajganj, Jalpaiguri District of West Bengal, for extension of timeline for compliance of the conditions for Final Approval.

IMAC noted that:

- i. The project was accorded in-principle approval on 08.03.2019. As per Mega Food Parks Scheme Guidelines dated 21.07.2016, the SPV is required to comply with the conditions of final approval within 4 months (i.e. by 07.07.2019) from the date of in-principle approval.
- ii. SPV vide email dated 02.08.2019 has submitted a copy of email of their banker stating that it would take another 45-60 days' time to conclude/approve subject to credit terms & conditions of HDFC bank Ltd. Further, SPV has requested time extension for 70 days (i.e Oct, 2019) to fulfill the conditions for final approval.
- iii. IMAC reviewed the profiles of promoter and also CPC components proposed in the project. IMAC noted that there are no substantial processing components included in the project.

Decision of IMAC

After detailed deliberations, IMAC noted that the draft DPR submitted by the SPV did not confirm to the proposal at the time of application for sanction on CPC facilities, and therefore directed the TC to review the draft DPR, and advise the promoter accordingly.



Agenda Item No. 2

To consider the request of M/s Manipur Food Industries Corporation Limited, the Implementing Agency, (IA), implementing the Mega Food Park at Yaithibi Khunou, Kakching District, Manipur for extension of timeline for further 3 months for compliance of the conditions for Final Approval.

IMAC noted that:

- i. The project was accorded in-principle approval on 08.03.2019. As per Mega Food Parks Scheme Guidelines dated 21.07.2016, the IA is required to comply with the conditions of final approval within 4 months (i.e. by 07.07.2019) from the date of in-principle approval.
- ii. IA intimated that land of 51.11 acre has been allotted for the project and registered document for the land would be submitted to the Ministry. IA further intimated that their Public Investment Board has cleared the proposal for obtaining loan from NABARD and they are under process for submitting their proposal to NABARD. IA requested to give time extension for 3 months for compliance of conditions of Final Approval.

Decision of IMAC

IMAC approved extension of timeline for compliance of conditions for final approval upto 15.11.2019. However, in case IA fails to comply the conditions in this extended time the in-principle approval will stand canceled without any further opportunity.



Agenda Item No. 3

Proposal for ratification of on-file approval, on the request of M/s Odisha Industrial Infrastructure Development Corporation (IDCO) Mega Food Park at Deras, Bhubneshwar, for relaxation of compliance of condition for completion of atleast 40% of construction of three PPCs proposed in the project for release of 3rd installment and extension of project timeline.

Decision of IMAC

IMAC decided to ratify the on-file approval for -

- (a) Relaxation of conditions of 40% expenditure/construction on PPCs as per scheme guidelines and release of 50% of 3rd installment of grant. Balance amount of 3rd installment may be released after compliance of condition i.e. Completion of at least 40% of expenditure/construction of PPCs by IA;
- (b) Extension of timelines for completion of the project upto August, 2019, before release.



Agenda Item No. 4

(a) Proposal for ratification of on-file approval, on the request of M/s Sukhjit Mega Food Park and Infra Ltd., for relaxation of compliance of condition for completion of at least 40% of construction of three PPCs proposed in the project for release of 3rd installment of grant and release of 50% grant.

(b) Request for extension of project completion timeline up-to 31.12.2019.

IMAC reviewed the progress of the project. Further, SPV appraised regarding the status of NOC to be issued by CGWA. In pursuance of OA 176/2015 dated 03.01.2019, CGWA has kept on hold all the renewals of NOCs. IMAC advised SPV to take up the matter with CGWA at their own level and may also explore legal remedies, if needed for the same.

Decision of IMAC

IMAC decided to accord approval for-

- (a) Ratification of the on-file approval for relaxation of conditions of 40% expenditure/construction on PPCs as per scheme guidelines and release of 50% of 3rd installment of grant. Balance amount of 3rd installment may be released after compliance of condition i.e. Completion of at least 40% of expenditure/construction of PPCs by IA;
- (b) Extension of timelines for completion of the project upto December, 2019.



IMAC Agenda Item No. 5

To consider the proposal for final approval which was accorded in-principle approval for setting up Mega Food Park at Dolikato Village, Banderdewa Circle, Papumpare Dist., Arunachal Pradesh by M/s Rongoge Mega Park Pvt. Ltd.

IMAC noted that -

1. The in-principle approval was issued to the proposal of M/s Rongoge Mega Food Park Pvt. Ltd on 21.12.2017. SPV was able to submit the required documents for final approval on 12.07.2018. However, IMAC in its meeting dated 19.07.2018 was informed that the lead promoter of the MFP was reported to be arrested in TAH compensation Scam. IMAC decided to defer the decision on final approval till a report is received from Chief Secretary, Arunachal Pradesh on arrest of lead promoter of the firm.
2. MoFPI issued a show cause notice dated 18.01.2019 to the promoter to explain as to why the in-principle approval accorded to SPV dated 21.12.2017 should not be cancelled on account of the involvement of the lead promoter of SPV in serious nature of gross irregularities in the matter of payment of compensation against the J-K TAH project. However, SPV did not respond to the show cause notice and approached Guwahati High Court (Itanagar bench) on the matter.
3. In the W.P. No. 29(AP)/2019 filed by M/s Rongoge Mega Food Park (the SPV) in Guwahati High Court (Itanagar bench), in response to the show cause notice dated 18.01.2019 issued by the Ministry, Hon'ble High Court vide its hearing dated 26.06.2019, heard the submission of both, petitioner and respondent and passed order to set aside the show cause notice dated 18.01.2019 and directed to consider to grant final approval to the SPV subject to fulfillment of conditions stipulated in the guidelines. Further it has been directed that the process of granting final approval needs to be undertaken within a period of 3 months from the receipt of the certified copy of the order dated 26.06.2019.
4. Accordingly, TC has evaluated the proposal for final approval and made its recommendation to the IMAC.
5. IMAC noted that the SPV has complied with the conditions of final approval as laid down in the In-principle approval letter dated 21.12.2017.
6. IMAC observed that TC has considered the eligible project cost as per the applicable cost norms for various components of CPC/PPC or cost appraised by the bank, whichever is lower and accordingly EPC is worked out to be **Rs. 58.96 Crore** as compared to **Rs.69.30 Crore** as per the DPR/Bank Appraisal.
7. Further, IMAC deliberated on the project cost components and suggested to compare the cost of Aseptic Brick filling line with other project sanctioned under MFPS and other schemes of the ministry. Accordingly, the projects having Aseptic Brick Filling Line as one of its facilities along with its details have been listed below:

<u>Project particulars</u>	<u>Components</u>	<u>Make</u>	<u>Capacity</u>	<u>P&M Cost</u> <u>Rs in Cr)</u>
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Rongoge MFP	Aseptic Brick Filling Line	SIG Combibloc	9000 packs per hour (200-250 ml)	12.45
Favorich MFP	Aseptic Brick Filling Line	NA	7500 Packs/Hr	7.07
APIIC MFP	Aseptic Brick Filling Line	Tetrapack	6 MT per Hr	14.81
Himalayan MFP	Aseptic Brick Filling Line	Selo Foodtech	7500 Packs/ hr (200 MI & 6000 Packs 1 Ltr)	6.30
Fresca (Unit scheme)	Aseptic Brick Filling Line	UFlex/Goma	1500 Packs per Hr (200 MI)	6.50

On examination of the above, the MFP division is of the view that there are several parameters based on which the price of such equipment may vary, such as:

- i. Credential of Manufacturer/Supplier., ii. Source of supply - Indigenous/Imported., iii. If imported then - Asian countries/Others, iv. Performance of equipment related to capacity, ease of operational and minimization of wastage etc. and v. Wear & tear/Maintenance.

It may be mentioned that as per the quotation submitted by M/s Rongoge MFP, the base price quoted for SIG Combibloc, which is an international brand, having capacity of 9000 packs of 200/250 ml per hour is around Rs 9.0 cr after discount of 30%. Cost for freight, technical support, installation and taxes/duties add up to another Rs 3.45 cr approx. Hence the final price is Rs 12.45 cr. It may be observed that the capacities and makes of the machines are different. Therefore, approximation on pro-rata basis in this regard has been considered for arriving at the appropriate cost of Aseptic brick filling line for the purpose of calculating eligible grant. Out of the above projects, Machine installed by M/s Favorich & Himalayan MFP are of relatively similar packaging lines and based on pro-rata estimations following factors have been considered:

a. M/s Favorich MFP was approved in FY 2017-18 and M/s Himalayan MFP was approved in FY 2013-14, considering 10% increase in the costs due to time value of money, the Present Values of brick filling line shall be as follows:

- i. M/s Favorich MFP : Rs. 8.55
- ii. M/s Himalayan MFP : Rs. 10.15
- iii. Average cost of above : Rs. 9.35 Crore
- iv. 20% increase due to Capacity (9000 packs/hr in place of 7500 packs/hr) on pro-rata basis : **Rs. 11.22 Crore**

8. Based on the above estimation, the cost of Aseptic Brick filling line of M/s Rongoge MFP is worked out to be Rs. 11.22 crore for the purpose of grant calculation. Accordingly, the eligible project is revised to Rs.57.67 Crore and total revised grant in aid recalculated to Rs.43.25 Crore. The complete project details alongwith cost break up is mentioned in **Annexure-1**.

Decision of IMAC:

IMAC accorded final approval to the project as per recommendation at para 8 above.

Annexure-1

Approved project details of Mega Food Park being implemented by M/s Rongoge Mega Food Park, Arunachal Pradesh

a. Approved shareholding Pattern (SSA):

#	Share-holder	Proposed equity (%)	Proposed equity (Rs. in lakh)
1	Mr Likha Maj	99%	1084.37
2	Mr Likha Akash	0.50%	5.48
3	Mr Likha Chada	0.50%	5.48
	Total	100%	1095.33

b. Land Use Plan:

Land Use	Total Area (Acre)	% of total area
Plots	25	50
Core Infrastructure	5	10
Basic Enabling Infrastructure	10	20
Non-Core Infrastructure	1	2
Standard Design Factories	2	4
Open Space	7	14
Total	50	100.00

c. Project Cost:

The details of project cost are given below, the eligible costs approved based on the applicable cost norms:

Description	Approved Project Cost		Eligible Project cost	
	Amount (Rs. Cr)	% TPC	Amount (Rs. Cr)	% EPC
Land (CPC+PPC)	0	-	-	-

Site Development (CPC+PPC)	0	-	-	-
Basic Enabling Infrastructure (CPC)	20.82	28.5	20.82	38.05
Basic Enabling Infrastructure (PPCs)	1.12	1.5	1.12	
Core Processing Facilities (CPC)	25.72	37.6	19.69	34.14
Core Processing Facilities (PPCs)	14.49	17.4	9.02	15.64
Factory (MSME) Buildings	2.15	2.9	2.15	3.73
Non-core facilities	2.78	3.8	2.78	4.82
Contingencies	1.34	1.8	0	-
Margin Money for Working Capital	0.13	0.2	0	-
IDC	1.22	1.7	1.22	2.12
PMC Fee	1.1	1.5	0.87	1.50
Pre-operatives (CPC+PPCs)	2.15	2.9	0	-
Total Project Cost (TPC)	73.02	100%	-	-
Eligible Project Cost (EPC)			57.67**	100%

- **As per the calculation based on cost norms, the eligible project cost is worked out to be **Rs 57.67 Crore**
- Accordingly, the grant is reduced from Rs. 50 Cr to Rs 43.25 Crore (75% of eligible project cost)
- ** The PMC fee reduced to Rs. 86.5 Lakh (@ 2% of Grant).
- Means of Finance:**

Sl. No.	Source of Funds	Amount (Rs. in crores)	% share
1	Equity	10.95	15.00
2	MoFPI Grant	50*	68.47
3	Term Loan	12.07	16.53
	TOTAL	73.02	100

*Eligible grant is 43.25 Crore, SPV need to increase its contribution proportionately.

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Basic Enabling Infrastructure at CPC and PPCs:

(Rs. in lakhs)

Sl No	Components	Project cost components			Cost component of eligible project cost		
		Civil Cost	P&M Cost	Total	Civil Cost	P&M Cost	Total
CPC							
1	Land development	300	0	300	300	0	300
2	Landscaping	60	0	60	60	0	60
3	Boundary Wall	216	0	216	216	0	216
4	Road network	342	0	342	342	0	342
5	Main gate	20	0	20	20	0	20
6	Weigh bridge	1.50	13.10	14.6	1.50	13.10	14.6
7	Parking Bay Development	30	0	30	30	0	30
8	Effluent Treatment Plant	60	150	210	60	150	210
9	Sewage treatment Plant	21	7	28	21	7	28
10	Water Pumping, Storage, Treatment, Secondary Storage & Distribution	50	83.53	133.53	50	83.53	133.53
11	Electrical	238.30	150	388.3	238.30	150	388.3
12	Complete Drainage System	150	0	150	150	0	150
13	Sewage	75	0	75	75	0	75
14	Telecommunication, Cameras and IT systems	0	25	25	0	25	25

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15	Solid Waste Management	40	0	40	40	0	40
16	Fire safety equipment	0	50	50	0	50	50
	Sub Total	1603.8	478.63	2082.43	1603.8	478.63	2082.43
PPC at Yachuli							
1	Utilities	0	2	2	0	2	2
2	Power supply including DG sets (62.5 KVA)	0	5	5	0	5	5
3	Site Development Cost	5	0	5	5	0	5
PPC at Bhalukpong/ Tippi							
1	Utilities	0	5	5	0	5	5
2	Power supply including DG sets (62.5 KVA)	0	25	25	0	25	25
3	Site Development Cost	20	0	20	20	0	20
4	Road, Gate, Boundary Wall	35	0	35	35	0	35
5	Weigh Bridge	0	15	15	0	15	15
	Sub total PPCs	60	52	112	60	52	112
	Grand Total	1663.8	530.63	2194.43	1663.8	530.63	2194.43

Core processing Facilities at CPC Details:

Sl No	Components	Capacity	Project cost components			Cost component of eligible project cost		
			Civil Cost	P&M Cost	Total	Civil Cost	P&M Cost	Total
1	Dry Warehouse	2000 MT	258	0	258	80	0	80
2	Prep Line for RTS Juices	2 MT/HR	387	99	486	270	99	369

(Rs. in lakhs)

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3	Aseptic Brick Filling Line	9000 packs per hour (200-250 ml)	0	1245	1245	0	1122	1122
4	Boiler	4 MT/Hr	0	41	41	0	41	41
5	Cooling Tower	2 Nos	0	7	7	0	7	7
6	Chiller		0	26	26	0	26	26
7	Compressor		0	6	6	0	6	6
8	RO	2000 LPH	0	7	7	0	7	7
9	Water Softner		0	12	12	0	12	12
10	Pipeline & Electricals	LS	0	30	30	0	30	30
11	Multi-Commodity Cold Store (Chilled and Frozen)	1000 MT	121	172	293	125		125
12	Laboratory (Quality)	1	39	58	97	22.5	58	80.5
13	Fork Lift	2 MT	0	18	18	0	17	17
14	Crates		0	4	4	0	4	4
15	Pallets	2000	0	41	41	0	41	41
16	Hand Pallets Trucks	4	0	1	1	0	1	1
Total					2572			1968.5

- As per the cost norms the cost of following components were capped:

Components	As Per Bank Appraisal		As per Cost Norma		Remarks
	Civil Cost	P&M Cost	Civil Cost	P&M Cost	

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Dry Warehouse	258	-	80	-	As per cost norms of Ministry of Agriculture & farmer welfare @ 4000 per MT
Prep Line for RTS Juices	387	-	270	-	Civil cost norm of Rs. 15000 per sqm (As per CC guidelines)
Multi-Commodity Cold Store (Chilled and Frozen)	121	172	125		15000 per MT cost norms for Frozen store 10000 per MT for Chilled Store,
Laboratory (Quality)	39	-	22.5	-	Civil Cost norm of Rs. 15000 per sqm
Fork Lift		18		17	As per cost norms of Rs 17 Lakh per unit
Aseptic Brick Filling Line		1245		1122	Pro rata estimation considered as detailed in IMAC minutes.

e. PPC Details:

PPC	Location	Distance of location from CPC (km)
PPC-1	Yachuli (Lower Subansiri)	95
PPC-2	Bhalukpong	187 km

f. Core Facilities at PPCs and Investment Details:

Sl No	Components	Capacity	Project cost components			Cost component of eligible project cost		
			Civil Cost	P&M Cost	Total	Civil Cost	P&M Cost	Total
A. PPC at Yachuli								
1	Dry Warehouse	500 MT	86	0	86	20	0	20
2	Manual sorting, grading and packing machine	1 MT/H	22	11	33	15	11	26
3	Hydraulic Pallet Jack	2 Nos	0	1	1	0	1	1
4	Crates	500 Nos	0	2	2	0	2	2
5	Staging Cold	20 MT	0	12	12	0	10	10

	Store							
6	Weighing Scales	2 no	0	1	1	0	1	1
	Subtotal 'A'		108	27	135	35	25	60
B. PPC at Bhalukpong/Tippi								
1	IQF	1 MT/Hr	323	279	602	225	225	450
2	Pre Processing Line for IQF with Blast freezer	1 MT/Hr	0	320	320	0	185	185
3	Working Lab		0	18	18	0	18	18
4	Cold Store & Frozen Store	Frozen - 500 MT,	103	146	249	0	75	75
5		Chilled Store - 100 MT				0	10	10
6	Boiler	500 Kg/hr	25	14	39	25	14	39
7	Fork Lift and Hand Pallet Truck	1	0	16	16	0	16	16
8	Crates	2000	0	7	7	0	7	7
9	Pallets	600	0	12	12	0	12	12
10	Reefer Vans	2 MT & 8 MT	0	50	50	0	28.89	28.89
11	Weighing Scales	2.0 LS	0	1	1	0	1	1
	Subtotal 'B'		451	863	1314	250	591.89	841.89
	Total (A+B)		559	890	1449	285	616.89	901.89

Non-Core Infrastructure at CPC and PPCs:

Sl No	Components	Project cost components			Cost component of eligible project cost		
		Civil Cost	P&M Cost	Total	Civil Cost	P&M Cost	Total
CPC							

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1	Administration building	64.56	0	64.56	64.56	0	64.56
2	Commercial Complex	25.82	0	25.82	25.82	0	25.82
3	Canteen/ Creche	25.82	0	25.82	25.82	0	25.82
4	Labours and Staff Quarters	64.56	0	64.56	64.56	0	64.56
5	Security/ Gate office/ Drivers Rooms	12.91	0	12.91	12.91	0	12.91
6	Computers, furniture and fixtures	15	0	15	15	0	15
	Sub total			208.67			208.67

PPC at Yachuli

1	Office	12.91	0	12.91	12.91	0	12.91
2	Computer	0	0.50	0.50	0	0.50	0.50
3	Printer, photocopier cum scanner	0	0.15	0.15	0	0.15	0.15
4	Other miscellaneous fixed assets (telephone, furniture etc.)	0	0.10	0.10	0	0.10	0.10

PPC at Bhalukpong/ Tippa

1	Office	45.19	0	45.19	45.19	0	45.19
2	Computer	0	0.50	0.50	0	0.50	0.50
3	Printer, photocopier cum scanner	0	0.30	0.30	0	0.30	0.30
4	Other miscellaneous fixed assets (telephone, furniture etc.)	0	10.00	10.00	0	10.00	10.00
	Sub Total PPCs	58.10	11.55	69.65	58.10	11.55	69.65
	Grand Total			278.33			278.33

IMAC Agenda Item No. 6

To consider the request of M/s Vindhyachal Attivo Food Park Pvt. Ltd. for setting up Mega Food Park at Village Bedauli, Kalwari Mafi Taluka, District- Mirzapur, Uttar Pradesh for granting further extension of timeline for compliance of conditions for final approval.

IMAC noted that:

- i. The project was accorded In-principle approval on 21.12.2017. As per Mega Food Parks Scheme Guidelines dated 21.07.2016, the SPV was required to comply with the conditions of final approval within 4 months (i.e. by 20.04.2018) from the date of in-principle approval.
- ii. The compliance of conditions of final approval was reviewed by IMAC in its meetings held on 08.05.2018, 19.07.2018, 03.10.2018 and 16.01.2019. The time line extensions were provided during every IMAC meeting till 01.03.2019 to submit requisite documents/ information to the Ministry.
- iii. IMAC in its meeting held on 14.06.2019 again reviewed the compliance of final approval and after detailed deliberations, IMAC decided to extend timeline for compliance of condition for final approval by 31.07.2019. However, in case, SPV fails to comply the conditions within this extended timeline, the In-principle approval accorded to SPV will automatically stand cancelled.
- iv. IMAC reiterated the decision of IMAC meeting held on 14.06.2019 as SPV has failed to comply the conditions for final approval by 31.07.2019, the in-principle approval accorded to M/s Vindhyachal Attivo Food Park Pvt. Ltd. would stand cancelled.

Decision of IMAC

IMAC decided to cancel the in-principle approval accorded to M/s Vindhyachal Attivo Food Park Pvt. Ltd.



IMAC Supplementary agenda No:-1

To consider revision in DPR proposed by Kerala Industrial Infrastructure Development Corporation (KINFRA) and extension of project completion time line.

IMAC noted that:

1. As per the revised DPR submitted by the IA, they have proposed dropping of few facilities approved earlier by the Ministry and including the development of additional 19.57 acre land as a part of CPC for the purpose of plotting and leasing out to investors and have proposed extra Rs. 6.37 Crore for the development of additional land. It may be noted that IA has been able to lease out 34.05 acre out of 49.76 acre allottable area.
2. As per the approval letter dated 27.11.2015, the total project cost and the eligible project cost is Rs. 119.02 Crore and Rs. 109.99 Crore respectively. IA has incurred an expenditure of Rs. 86.14 Crore as on 31.07.2019.
3. As per revised DPR, the cost of the project components proposed to be dropped by the IA has been reduced from eligible project cost and grant has been re-worked accordingly. Further, IMAC directed that the additional work proposed by the IA in the revised DPR may be borne by IA from its own equity.
4. Comparing the proposed cost in the revised DPR submitted by the IA with the cost of components as per final approval letter and considering whichever is lower, the eligible project cost is worked out to Rs. 81.13 Crore. Accordingly, the grant is reworked to **Rs. 40.565 Crore** against the earlier approved amount of **Rs. 50 Crore**. The details of total project cost, eligible project cost, eligible grant, component wise break up and revised means of finance is mentioned at **Annexure-2**

Decision of IMAC:

- a. IMAC approved revision in project components by excluding the components proposed to be dropped by IA and also directed that the additional work proposed by the IA in the revised DPR may be borne by IA from its own equity. The revised eligible project cost and eligible grant is mentioned in para 4 above.
- b. IMAC approved the extension of timeline for completion of the project till **December'2019**.



Detailed break-up of the Total Project cost, Eligible project cost, Eligible grant, Core Processing facilities, Basic enabling infrastructure at CPC, PPC of M/s Kerala Industrial Infrastructure Development Corporation (KINFRA)

Project Cost:

#	Components	As per Final approval letter		As per IMAC decision	
		Total Project Cost	Eligible project cost	Revised Total Project cost	Revised eligible Project cost
(i) a.	Land Cost (CPC)	2.32	0.00	3.23	0.00
(i) b.	Land Cost (PPC)	4.45	0.00		0.00
(ii) a.	Core Processing Facilities-CPC	41.39	41.39	40.81	31.82
(ii) b.	Basic Enabling Facilities-CPC	38.14	37.69	27.94	26.41
(ii) c.	Non-Core Facilities-CPC	6.17	6.17	7.03	6.17
(iii) a.	Core Processing Facilities-PPC	12.7	12.7	8.73	8.73
(iii) b.	Basic Enabling Facilities-PPC	1.45	1.45	0.59	0.45
(iii) c.	Non-Core Facilities-PPC	0.60	0.60	0.00	0.00
(iv)	Total Cost of CCs (Excluding land Cost)	-	-	-	-
(v)	Factory building for MSE sheds	4.72	4.72	10.32	4.72
(vi)	Misc. Fixed Asset	2.5	2.5	0.69	0.69
(vii)	Interest During Construction (IDC)	1.77	1.77	1.14	1.14
(viii)	PMC & Other consultancy Expenses (With break - up and expenditure specific to each head)	1.22	1.00	1.19	1.00

(Rs. in crore)

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#	Components	As per Final approval letter		As per IMAC decision	
		Total Project Cost	Eligible project cost	Revised Total Project cost	Revised eligible Project cost
(ix)	Preliminary and Pre-operative Expenses	2.03	00	0.46	0.00
(x)	MMWC	-	--		-
(xi)	Contingencies	-	--		-
	Total	119.46	109.99	102.13	81.13

Detailed break-up of Core Processing facilities at CPC:

(Rs. in Crores)

Sl. No.	Component	Capacity/ Area	As per final approval letter		As per IMAC decision	
			Project Cost components	Eligible cost of components	Revised Project cost components	Revised eligible Cost of components
(i)	Warehouse	12000MT	11.20	11.20	23.84	11.20
(ii)	Multi Product Cold Storage	5000MT	10.28	10.28		10.28
(iii)	Pack house (Sorting grading packing)	10MT/hr	3.12	3.12		3.12
(iv)	Ripening Chamber (30*4)	120 MT	1.47	1.47		1.47
(v)	Crates	50000.00	0.57	0.57		0.57
(vi)	Plastic Pallets	3.00	0.48	0.48		0.48
(vii)	Electric forklifts	3.00	0.58	0.58		0.58
(viii)	Condiments Processing including Mechanical Dryer	15 T/day	2.02	2.02	2.81	2.02
(ix)	Quality Assurance Lab Quality Civil		2.10	2.10	2.64	2.10
	Quality Assurance Lab Quality P&M		3.74	3.74	0.00	0.00
(x)	Silos	6000 MT	3.89	3.89	0.00	0.00
(xi)	Cashew Processing	2 TPD	1.31	1.31	0.00	0.00
(XII)	Reefer Truck (2 Nos)		0.59	0.59	0.00	0.00
	Total		41.39	41.39	40.81	31.82

Detailed break-up of Basic Enabling facilities at CPC:

(Rs. in Crores)

Sl. No.	Component	As per final approval letter		As per IMAC decision	
		Project Cost components	Eligible cost of components	Revised Project cost components	Revised eligible Cost of components
(i)	Ground Development & Compound Wall	7.85	7.85	5.90	5.90
(ii)	Roads & Pathways	4.39	4.39	5.63	4.39
(iii)	Storm Water drainage	4.32	4.32	4.42	4.32
(iv)	Water Supply	6.01	6.01	3.55	3.55
(v)	Sewage	8.15	8.15	3.13	3.13
(vi)	Electric Distribution	5.97	5.97	4.62	4.62
(vii)	Signages & Landscaping	0.50	0.50	0.68	0.50
(viii)	Telecommunication	0.25	0.25	0.00	0.00
(ix)	Solid waste Disposal	0.25	0.25	0.00	0.00
	Total	37.69	37.69	27.94	26.41

Detailed break-up of Core Processing facilities & Basic Enabling Facilities at PPC:

(Rs. in Crores)

Sl. No.	Component	As per final approval letter		As per IMAC decision	
		Project Cost components	Eligible cost of components	Revised Project cost components	Revised eligible Cost of components
Core Processing Facilities at PPC 1 (Mazhavanur)					
(i)	Packhouse	2.36	2.36	2.30	2.30
(ii)	Ripening Chamber	0.93	0.93		
(iii)	Material Handling	0.35	0.35		
	Total	3.64	3.64	2.30	2.30
Core Processing Facilities at PPC 2 (Koratty)					
(i)	Packhouse	2.36	2.36	1.81	1.81
(ii)	Material Handling	0.35	0.35		
	Total	2.71	2.71		
Core Processing Facilities at PPC 3 (Kakkanchery)					
(i)	Packhouse	2.36	2.36	2.28	2.28
(ii)	Material Handling	0.35	0.35		
	Total	2.71	2.71		
Core Processing Facilities at PPC 4 (Kalpetta)					
(i)	Packhouse	2.36	2.36	2.34	2.34
(ii)	Warehouse	0.93	0.93		
(iii)	Material Handling	0.35	0.35		
	Total	3.64	3.64	2.34	2.34
Grand Total of Core Processing Facilities		12.70	12.70	8.73	8.73
Basic Enabling Facilities at PPC 1					

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(i)	Electricity + water	0.25	0.25	0.00	0.00
(ii)	weighbridge	0.15	0.15	0.19	0.15
	Total	0.40	0.40	0.19	0.15
Basic Enabling Facilities at PPC 2					
(i)	Electricity + water	0.25	0.25	0.00	0.00
(ii)	weighbridge	0.15	0.15	0.20	0.15
	Total	0.40	0.40	0.20	0.15
Basic Enabling Facilities at PPC 3					
(i)	Electricity + water	0.25	0.25	0.00	0.00
	Total	0.25	0.25	0.00	0.00
Basic Enabling Facilities at PPC 4					
(i)	Electricity + water	0.25	0.25	0.00	0.00
(ii)	weighbridge	0.15	0.15	0.20	0.15
	Total	0.40	0.40	0.20	0.15
GRAND TOTAL OF Basic Enabling Facilities at PPCs		1.45	1.45	0.59	0.45



IMAC Supplementary Agenda Item No. 2

To consider the request of M/s Indus Best Mega Food Park Pvt. Ltd., (the SPV) implementing Mega Food Park project at Village Sarora and Bemta, Raipur District, Chhattisgarh for:

- a. Request for revision in DPR,
- b. Request for revision in change in equity and shareholding pattern,
- c. Extension of timeline for completion of project till October, 2019.

IMAC noted the present status of the project. Out of total project cost of Rs.124.5 Cr, SPV has mobilized total fund of Rs.96.46 Cr and has incurred expenditure of Rs.88.61 Cr as on 31.07.2019.

a. Revision in DPR and change in equity and shareholding pattern

i. IMAC noted that SPV has proposed to increase production capacity in CPC and reduction of storage facilities in PPC Raipur in addition to other changes. The major changes proposed are as below :-

1. Increase in Aseptic Pulping line from 6 MT per hour to 12 MT per hour;
2. Increase in Boiler capacity from 8 MT to 10 MT;
3. Conversion of CA/MA chambers to cold storage, Ripening Chambers and Deep Freezer;
4. Shifting of ripening chambers from PPC Raipur to CPC and
5. Reduction of cold storage from PPC Raipur.

SPV has stated that the area is vegetable surplus, especially tomato and capacity of Aseptic Pulping line has been increased so as to cater the same. Also, the key components of IQF line are imported so as to maintain high quality for frozen vegetables focusing export of same. Further, as a result of change in total project cost and appraisal of NABARD thereafter, there is change in means of finance, equity contribution by promoters and shareholding pattern.

ii. IMAC directed that the request of SPV for dropping of approved components in the proposed revision of DPR may be considered while additional components proposed in the revised DPR may be dealt by the SPV on their own. Accordingly, the total project cost, eligible project cost and eligible grant is revised as below:

Particulars	As per Final Approval letter	Revised as decided by IMAC
Total Project Cost (Rs in lakh)	12450.21	9454.78
Eligible Project Cost (Rs in lakh)	11210.74	8589.71
Eligible Grant (Rs in lakh)	5000.00	4294.85

The detailed break-up of the project cost components is mentioned at **Annexure-3**.

In view of revision in project components and total project cost, SPV is required to submit revised means of finance and SSA duly appraised by their lending bank.

b. Extension of project timeline:

BJ

For completing the balance work in the project, IMAC decided to extend the timeline for completion of project till October'2019. Also, it has been decided to fix the date of inauguration of the project as 09.09.2019.

Decision of IMAC:

- a. IMAC approved revision in project components by excluding the components proposed to be dropped by SPV and directed that additional components proposed in the revised DPR may be dealt by the SPV on their own. The revised total project cost, eligible project cost and eligible grant is mentioned in para a (ii) above.
- b. IMAC approved the extension of timeline for completion of the project till October'2019.



Component-wise details as per original approval, SPV proposal appraised by Lending Bank and approved by IMAC

(Rs. in Lakhs)

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
Central Processing Centre (CPC)														
A	Core Processing Infrastructure													
1	Dry Warehouse	12000 MT	7,200.00	720.00	-	720.00	12000 MT	5,552.92	666.35	-	666.35	555.29	555.29	Capacity remains same however, the SPV has reduced the Built up area. Considering cost approved as per final approval, revised cost is being considered as per pro-rata basis.
2	Cold Storage	3000 MT (3 Chambers * 1000 MT)	2,400.00	288.00	217.00	505.00	3745 MT	2,800.00	420.00	411.41	831.41	505.00	505.00	Capacity has been revised and establishment cost has also been increased. Considering the capacity and cost approved as per final approval, cost is being considered as approved earlier.

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
3	CA/MA Storage Chamber	1600 MT	1,600.00	200.00	354.00	554.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	CA/ MA Chamber has been omitted and Ripening Chamber has been introduced. Considered dropping of CA/ MA Chamber and not considered Ripening Chamber. Hence, no cost is being considered.
4	Ripening Chamber	0.00	0.00	0.00	0.00	0.00	400 MT	710.00	106.50	214.92	321.42	0.00	0.00	
4	Blast Freezer	0.00	0.00	0.00	0.00	0.00	10 MT	100.00	15.00	302.98	482.98	822.45	822.45	Inclusion of Blast Freezer and increased capacity of Deep Freezer is not being considered. Considering the approval, approved cost is being considered.
5	Deep Freezer	1000 MT	2,295.00	314.82	507.63	822.45	1500 MT	1,100.00	165.00					
6	IQF Pre-processing Line	2 MT					2 MT/Hr	850	127.50	354.12	481.62			
	Packing Line						2 MT/Hr	900	121.50	270.00	391.50			
	Slicer & Dicer	0.00	0.00	0.00	0.00	0.00		850	114.75	75.00	189.75	0.00	0.00	Inclusion of Slicer & Dicer is not being considered.

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
7	Pack House (Washing, Sorting, Grading, Packaging etc)	10 MT/Hr	1,000.00	85.00	115.30	200.30	10 MT/Hr	1000	135.00	38.00	173.00	123.00	123.00	Capacity remains same however, civil cost has been increased and P&M cost has been reduced. Total cost has been arrived considering the approved cost for civil and reduced cost of P&M .
8	Aseptic Pulping and Packing Line	6 MT/Hr for Mango	1,500.00	150.00	1,153.00	1,303.00	6 MT/Hr for Mango, 12 MT/Hr for Tomato	1500	225.00	1,510.57	1,735.57	1,303.00	1,303.00	Inclusion of 12 MT/ Hr. for Tomato is not being considered. Accordingly, cost approved earlier is being considered.
9	Material Handling including Forklifts, Crates etc				172.95	172.95				236.96	236.96	172.95	172.95	Inclusion of equipment is not being considered. Accordingly, earlier approved cost is being considered.
10	Boiler for Steam Generation	8 MT/Hr	400.00	40.00	115.30	155.30	10 MT/Hr	875.00	115.87	156.00	271.87	155.30	155.30	Increase in capacity is not being considered. Accordingly, earlier approved cost is being considered.

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
11	Quality Assurance, Food Testing & Product Development Lab		1,200.00	168.00	115.30	283.30		1,100.00	127.30	170.48	297.78	242.60	242.60	Inclusion of equipment are not being considered. In addition, Built up area has been reduced. Accordingly, reduced cost is being considered out of previously approved and proposed now
12	DG Set	2 MW			92.24	92.24	2 MW			92.24	92.24	92.24	92.24	No Change
13	Reefer Vans	(6 No's of 6 T capacity each)			172.95	172.95	4 Nos. of 1 MT capacity each and 2 Nos. of 6 MT each			120.00	120.00	76.87	76.87	Number of Reefer Vans remain same however, capacity has been reduced from 36 MT to 16 MT. Accordingly, cost is being considered as per pro-rata basis.
Sub Total (A)						4,981.49					6,386.85	4,048.70	4,048.70	
B Non Core Infrastructure														
1	Administrative Block (G+2)		1,940.00	281.30	-	281.30		800.00	173.00		173.00	116.00	116.00	Built up area has been reduced. Accordingly, cost has been considered as per pro-rata basis.

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
2	Farmer Extension Services		200.00	22.00	-	22.00	0	0	0	0	0	0	0	Proposed to be dropped
3	Guest House		-	-	-	-		840.92	92.50		92.50	0.00	0	As additional component is not considered, hence Nil.
4	Contingencies			15.17	-	15.17		0	0	0	0	0	0	Nil
Sub Total (B)						318.47					265.50	116.00	116.00	
C Basic Enabling Infrastructure														
1	Ground Development and Compound Wall	LS				359.23	LS				422.85	359.23	359.23	Considering no deviation in capacity which were approved earlier, lower of the two concept has been applied in each of the components.
2	Road Works	LS				487.36	LS				583.58	487.36	487.36	
3	Storm Water Drainage	LS				460.41	LS				448.65	448.65	448.65	
4	Water Supply & Fire Fighting	LS				360.60	LS				293.50	293.50	293.50	

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#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
5	Sewerage & effluent collection/distribution and Solid Waste Management	LS				642.71	LS				556.66	556.66	556.66	
6	Electrical Distribution	LS				541.01	LS				391.22	391.22	391.22	
7	Telecommunication, Signages & Landscaping	LS				80.00	LS				20.00	20.00	20.00	
Sub Total (C)						2931.32					2716.45	2556.62	2556.62	

Primary Processing Centre (PPC) at Raipur

D Core Processing Infrastructure

1	Cold Storage	3000 MT	2,400.00				0	0	0	0	0	0	0	Proposed to be dropped.
2	Ripening Chambers	60 MT (4 * 15 MT)	11,500.00	312.15	403.55	715.70	0	0	0	0	0	0	0	Proposed to be dropped.
3	Dry Warehouse for Raw Materials	10000 MT	10,000.00	600.00	-	600.00	5500 MT	3,307.00	353.85		353.85	330.00	330.00	Along-with the Capacity, Built up area has been reduced. In view of this, cost has been considered

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
														as per pro-rata basis.
4	Manual Grading Sorting Yard		500.00	40.00	-	40.00		500.00	60.00	15.00	75.00	40.00	40.00	Built up area remains same however, civil cost has been increased from Rs.40.00 Lakhs to Rs.60.00 Lakhs. In addition, cost of P&M also added which is not being considered. Thus, only civil cost of Rs.40.00 Lakhs originally approved is being considered.
5	Material Handing Equipment	Push Trolleys, Weighbridge, Pallet Movers etc.			23.06	23.06	Push Trolleys, Weighbridge, Pallet Movers etc.			23.06	23.06	23.06	23.06	No Change
Sub Total (D)						1378.76					451.91	393.06	393.06	
E Non Core Infrastructure														

Dj.

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
1	Office		50.00	4.50		4.50		80.00	8.00		8.00	4.50	4.50	Built up area and civil cost has been increased which is not being considered. Accordingly, earlier approved cost is being considered.
Sub Total (E)						4.50					8.00	4.50	4.50	
F Basic Enabling Infrastructure														
1	Boundary Wall					37.00				-	130.00	37.00	37.00	Increase in cost not considered, earlier approved cost is being considered.
2	Roads & Parking													
3	Septic Tank													
4	Gate House													
5	2 Nos of RWH Pits													
6	Soak Pit													
7	UGR													
Sub Total (F)						37.00					130.00	37.00	37.00	
G Contingencies														
1	Contingencies			47.82		47.82					21.84	21.84		
Sub Total (G)						47.82					21.84	21.84	-	Nil
H Core Processing Infrastructure														

Primary Processing Centre (PPC) at Bilaspur

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
1	Cold Storage	1000 MT (1 x 1000 MT)	800.00	96.00	74.95	170.95	1000 MT	1,000.00	70.00	80.00	150.00	144.95	144.95	Capacity remains same, Built up area has been increased however civil cost proposed now is lower. Accordingly, lower civil and P&M cost out of the two is being considered .
2	Ripening Chambers	40 MT (4 Nos x 10 MT Each)	140.00	16.10	34.59	50.69	40 MT	140.00	-	40.00	40.00	34.59	34.59	Capacity remains same. Civil cost reduced to Zero and P&M cost has been increased a bit which is not being considered. Earlier approved cost of P&M is being considered.
3	Manual Grading Sorting Yard		500.00	40.00	-	40.00		500.00	10.00	15.00	25.00	10.00	10.00	Built up area remains same however, P&M has been added which is not being considered. Accordingly, lower civil cost is being considered.
4	Dry Warehouse for Raw Materials	1000 MT	600.00	60.00	-	60.00	1000 MT	600.00	12.00		12.00	12.00	12.00	Capacity and Built up area remains same however, civil cost has been reduced. Basis which, revised reduced cost is

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
														being considered.
5	Material Handling Equipments			-	18.06	18.06				45.00	45.00	18.06	18.06	Cost of equipment has been increased as racking system has been installed which is not being considered. Hence, earlier approved cost is being considered.
Sub Total (H)						339.70					272.00	219.60	219.60	
I Non Core Infrastructure														
1	Office		50.00	4.50	-	4.50		0	0	0	0	0	0	Proposed to be dropped.
Sub Total (I)						4.50					0	0	0	
J Basic Enabling Infrastructure														
1	External Development			37.00		37.00			30.00	0	30.00	30.00	30.00	Revised reduced cost is being considered.
Sub Total (J)						37.00					30.00	30.00	30.00	
K Contingencies														
1	Contingencies			10.83		10.83				-	-	0	0	Nil
Sub Total (K)														

FX

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
		10.83												
Primary Processing Centre (PPC) at Durg														
L Core Processing Infrastructure														
1	Dry Warehouse for Raw Materials	1000 MT	600.00	60.00	-	60.00	1000 MT	600.00	72.00		72.00	60.00	60.00	Along-with Built up area, Capacity remains same. Thus, earlier approved cost is being considered.
2	Manual Grading Sorting Yard		500.00	40.00	-	40.00		500.00	60.00	15.00	75.00	40.00	40.00	Built up area remains same however, P&M has been added which is not being considered. Accordingly, lower civil cost which has been approved earlier is being considered.
3	Material Handling Equipment				18.06	18.06	DG Set			13.06	13.06	18.06	18.06	Originally approved lower cost is considered
							Weighbridge			10.00	10.00			
Sub Total (L)						118.06					170.06	118.06	118.06	
M Non Core Infrastructure														
1	Office		50.00	4.50		4.50		50.00	5.00		5.00	4.50	4.50	Built up area remains same, hence earlier approved lower cost is

DF

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
														being considered.
Sub Total (M)						4.50					5.00	4.50	4.50	
N Basic Enabling Infrastructure														
1	External Development Works					37.00					38.08	37.00	37.00	Earlier approved lower cost is being considered.
2	Weigh Bridge					-					15.00	0.00	0.00	Inclusion of these additional components are not being considered.
3	Electrical					-					11.92	0.00	0.00	
Sub Total (N)						37.00					65.00	37.00	37.00	
O Contingencies														
1	Contingencies			5.22		5.22			5.23		5.23	5.23		Nil
Sub Total (O)						5.22					5.23	5.23	-	
P	Standard Design Factory (SDF) Sheds		3,000.00	378.00	-	378.00		3,000.00	407.64	-	407.64	378.00	378	Built up area remains same, but civil cost has been increased. Thus, earlier approved lower cost is being considered.
Q	Land					612.00					405.27	405.27	0.00	Ineligible component

SX

#	Name of the Components	As per Final Approval letter					SPV's Proposal as well as appraised by NABARD					Approved by IMAC		
		Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Capacity	Built up Area	Civil Cost	P&M Cost	Total Cost	Total Cost	Eligible Cost	Remarks on consideration of Cost as Eligible
R	Interest During Construction (IDC)					562.80					435.67	435.67	435.67	Revised lower cost is being considered as Term Loan has been reduced to Rs.38.85 Cr
S	Pre-operative Expenses including PMC Charges					361.80					485.65	485.65	100.00	Only PMC fees up-to Rs.1.00 Cr is being considered
T	Misc Fixed Assets					111.00					111.00	111.00	111.00	No change
U	MMWC					36.71					47.08	47.08	0.00	Ineligible component
Grand Total (A to U)						12,450.21					12,420.16	9,454.78	8,589.71	
Eligible Grant-in-aid @ 50% of Eligible Project Cost													4,294.85	

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