

Agro processing Cluster (APC) Details

The Ministry of food Processing industries, Government of India has accorded sanction for Agro Processing Cluster (APC) to PIPDIC under the Pradhan Mantri Kisan Sampada Yojana (PMKSY).

This scheme is aimed at development of modern infrastructure to encourage entrepreneurs to set up food processing units based on cluster approach. The cluster is expected to help in reducing the wastage of the surplus produce and add value to the horticultural / agricultural produce in and around UT of Puducherry and result in increase of income of the farmers and create employment at the local level.

The PIPDIC is proposing to develop the APC in an extent of its 10 acres land at Sedarapet, Puducherry. This site is located about 5 kms from the national Highway 66 and adjacent to PIPDIC's functioning Industrial Estate.

As envisaged under the scheme PIPDIC proposes to develop the APC with Enabling Infrastructures such as boundary wall, 2 Lane roads with medians, drainage, water supply, etc and capital intensive Core Infrastructural facilities as common facilities to reduce the capital investment of investors and encourage entrepreneurs to set up food processing units here and also basic enabling Non-Core Infrastructure to take care of continuous process, water supply, effluent treatment and clean surrounding, etc.

The land will be allotted on merits of the project on premium lease for 30 years (renewable on expiry) on the PIPDIC's prevailing terms and conditions. The premium lease charge is Rs.1320 per sq. mts currently. The units will be charged maintenance fee of Rs. 0.60 per sq. mt per month. The units using the will be charged user fee/rent for using the core and non-core infrastructures. The details of fee/rent will be notified later on.

The PIPDIC is expecting to develop in the APC not less than 10 food processing units with an aggregate investment of not less than Rs.25 crore and employment generation potential of about 500 to 1500 persons (both direct and indirect)

The food processing industries that make food products fit for human and animal consumption (except alcoholic products) will be permitted to be set up in this cluster. Packaging facilities of food products as ancillary to the food processing industries (proposed to be setup in the cluster) may also be allotted land in the cluster.

The details of Core/Non-Core/Enabling Infrastructures proposed to be developed in the APC are given below:

Sl. No	Infrastructures	Capacity
1	Core – Infrastructures	
1.1	Cold storage unit comprising of Chiller Room (450 MT Storage Capacity), Freezer Room (150 MT Storage Capacity) and Common Ante Room for fruits, vegetables, milk, etc and meat. Chamber Size – 135 ft by 80 ft (10800 sq. ft) with required number of wooden pallets and plastic crates	Chiller Room -450 MT Storage Capacity. Freezer Room -150 MT Storage Capacity
1.2	Ripening Chamber unit comprising of Pre Cooling Chamber, Ripening Chamber, Post Cooling Chamber and Common Ante Room for ripening raw bananas, etc. Chamber Size - 66 ft by 80 ft (5280 sq.ft) with required number of wooden pallets and plastic crates	100 MT/Day
1.3	Solar Drying machinery (for agri and horti produce)	500 kgs per batch
1.4	Diesel Generator set	400 KVA
1.5	Bio gas plant for processing wastes including electricity generation equipments - 2 nos	1 TTPD (each)
1.6	TATA 207 RX	1 no.
1.7	TATA SK 407	1 no.
1.8	Dry warehouse for storing paddy	50,000 sq. ft
1.9	Laboratory	50 sq. mts
2	Non-Core Infrastructures	
2.1	Commercial Complex – for commercial establishments and banks	500 sq. mts
2.2	Administrative Office Building	100 sq. mts
2.3	Conference Hall A/C	200 sq. mts
2.4	Public Toilets/Rest Rooms	4 units of 50 sq. mts each
2.5	RO Plant	

The interested investors shall submit their proposal for land/plot in the prescribed Plot/Land Allotment Application Form available in the web site www.pipdic.com stating the requirement of land and enclosing the details in Annexure I and II herein and submit on or before 30.9.2019.

The firms/ parties who submitted interest in response to the EOI called for by PIPDIC in May 2018 shall also have to submit the proposals as instructed herein.

The proposals received for land/plot will be examined by the Allotment Committee for considering allotment of land/plot. Applicants who had submitted interest in response to the advertisement of PIPDIC dated have to submit the proposal in the prescribed plot/land application form. The proposals which satisfy the norms such as - investment, employment generation, end use benefits of the proposed unit, etc laid down in the PMKSY scheme will only be considered. The proposal which do not satisfy these norms will be rejected and in this regard the decision of the PIPDIC will be final.

Applicants whose proposals are considered for allotment shall if required apply to PIPDIC for term loan financial assistance separately for setting up the unit in the APC in the prescribed application form. The loan proposal will be considered subject to the prevailing terms and conditions of sanction. Applicants may visit the web site – www.pipdic.com for details of financial assistance.

Disclaimer:

This is neither an agreement nor an offer to Applicants or any other person for allotment of plot/land in the proposed APC at Sedarapet. The purpose of this advertisement is to inform interested parties of the APC proposed by PIPDIC to submit proposal for plot/land to set up food processing unit(s).

The Authority and its employees make no representation or warranty and shall have no liability to any person/ Applicant under any law, statute, rules or regulations, etc or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained herein.

The issue of this content does not imply that the PIPDIC is bound to allot plot/land to the Applicants who submit proposal.

Annexure - I

Details of existing units:

Constitution :
(enclose copy of Memorandum & Articles of Association)
Location :
Commencement of production :
Item(s) of manufacture :
Capacity/annum :
Shifts/day :

Sl. No	Components	Details
1	Details of Directors (at the time of incorporation and at the present)	
2	Land & investment made (in lakhs)	
3	Buildings (with break up for administrative & factory buildings) & investment made (in lakhs)	
4	Plant & machinery & investment made (in lakhs)	
5	Manpower generation (give separately direct and indirect)	
6	Raw materials required	
7	Brief Manufacturing process	
8	Effluent details if any	
9	Water being used per day	
10	Power available	
11	Brief description of market for products	
12	Tie up for marketing the proposed products	
13	Exports made annually in the last 3 years	
14	Turnover in the last three years	
15	Profit in the last three years	
16	Net Worth as on year ended on 31 st March 2018 and March 19	
17	Working Capital details – such as name & address of bank, various limits being enjoyed,	
18	Term loan – loan sanctioned/availed, name & address of financial institution, year of sanction, term loan principal repaid so far and amount of over dues and outstanding as on date)	

19	Certificate from working capital banker and term loan financial institution in support of details at sl. no. 18 above.	
19	Present manpower details (with break up for factory and administrative, etc and direct & indirect)	
20	Details of effluent/emission being let out/emitted with copy of License issued by State Pollution Authority	

Annexure - II

Details of the Project proposed in Agro Processing Cluster

Constitution :
(enclose copy of Memorandum & Articles of Association)
Item(s) of manufacture :
Capacity / annum :
Shifts run / day :

Sl. No	Components	Details
1	Details of Directors	
2	Land required in sq. mts or acres with justification	
3	Estimated Project Cost in lakhs – with cost break up for each component such as various buildings in sq. mts, Plant & machinery (list the machines and purpose), other assets, working capital margin, preliminary & pre-operative expenses, etc	
4	The means for financing the project cost and the working capital	
5	Manpower generation (give separately direct and indirect manpower)	
6	Raw materials required with quantity and source of availability and arrangements	
7	Brief Manufacturing process with process flow chart	
8	Effluent /emission details if any	
9	Water requirement for process per day	
10	Power required	
11	Brief description of market for proposed products	
12	Tie up for marketing the proposed products	
13	Export potential and value	
14	Total Working capital required	
15	Expected date of commencement of operation	
16	Expected common Core Facilities in the APC for the proposed activity	
17	Write up for setting up unit in APC at Puducherry	
18	Any other information	

NB: Indicate the facilities the unit will utilize in the Core infrastructural facilities proposed to be developed by PIPDIC.