

Project Edayar

Industrial and Logistics Township

A concept presentation



The Project

An Industrial cum
Logistics Township
in Edayar Industrial Area, Ernakulam

Project Snapshot

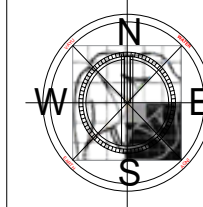
A modern, eco – friendly, multi – model, multi - zone industrial park cum logistics hub spread across 108 acres of land at Edayar Industrial Area, Ernakulam, Kerala.

The project has a huge potential considering increasing demand for industrial and logistic warehouses in and around Kochi. The site is very ideal considering proximity to airport, seaport and rail hub.

Moreover, the site already has inbuilt infrastructure such as hard strata land, power, water connectivity, etc.

Proposed layout

Edayar Industrial Park & Logistics Hub



LAND AREA - 108.6 ACERS

CLIENT: Edayar Zinc Ltd

DRG. TITLE MASTER PLAN AND PLOTTING

PROJ. NAME Edayar Industrial Park & Logistics Hub

PROJECT CODE: NI-149

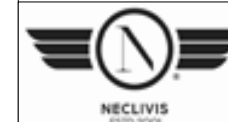
DRG. NO. 01

SCALE DATE 20/07/2022

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DESIGN.CO-ORD. NECLVISINFRATECHLLP

DRN. BY ARCPDEP CHK. BY IRFAN



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ONLY WRITTEN DIMENSIONS SHOULD BE FOLLOWED. DRAWING MUST NOT BE SCALED; ARCHITECT MUST BE INFORMED FOR ANY ADDITIONAL INFORMATION REQUIRED; OR IN CASE OF ANY DISCREPANCY BEFORE COMMENCEMENT OF WORK ON SITE

1:- LAND ALLOCATION SUMMARY

SL NO	DESCRIPTION	AREA IN ACRES	TOTAL AREA IN ACRES
A	INDUSTRIAL PARK CUM LOGISTICS HUB	103.22	108.6
B	SERVICE ENTERPRISES	5.38	

1A:- INDUSTRIAL PARK CUM LOGISTICS HUB

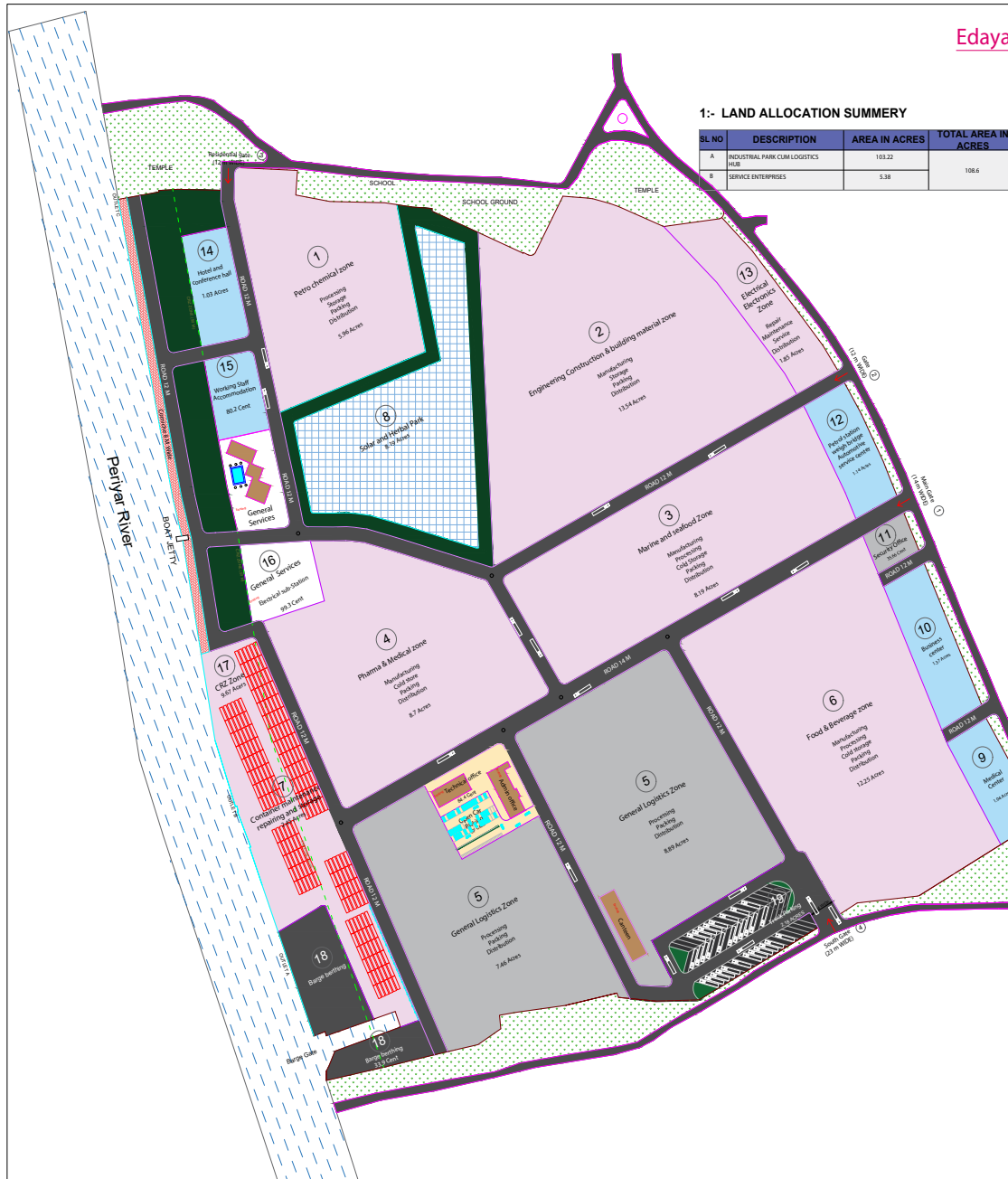
SL NO	DESCRIPTION	AREA IN ACRES	TOTAL AREA IN ACRES
A	INDUSTRIAL PARK	52.94	103.22
B	LOGISTICS HUB	19.94	
C	BASIC INFRASTRUCTURE	10.53	
D	GREEN BUFFER ZONE(NON CONSTRUCTION AREA)	10.14	
E	COSTAL REGULATORY ZONE (CRZ)(NON CONSTRUCTION ZONE)	9.67	

1B:- SERVICE ENTERPRISES

SL NO	DESCRIPTION	AREA IN ACRES	TOTAL AREA IN ACRES
B1	MEDICAL CENTER	1.04	5.382
B2	BUSINESS CENTER	1.37	
B3	PETROL STATION, WIGHBRIDGE, AUTOMOTIVE SERVICE CENTER ETC.	1.14	
B4	WORKING STAFF ACCOMMODATION	0.882	
B5	HOTEL & CONFERENCE HALL	1.03	

1C) DETAILS OF 1A & 1B

SL NO	DESCRIPTION	AREA IN ACRES	TOTAL AREA IN ACRES
1A1	INDUSTRIAL PARK		52.94
1	FOOD AND BEVERAGES ZONE	12.25	
2	PHARMA AND MEDICAL ZONE	8.7	
3	MARINE & SEA FOOD ZONE	8.19	
4	PETRO CHEMICAL ZONE	5.96	
5	ENGINEERING, CONSTRUCTION & BUILDING MATERIAL ZONE	13.54	
6	ELECTRIC & ELECTRONICS ZONE	1.85	
7	CONTAINER MAINTENANCE AND REPAIR ZONE	2.45	
1A2	LOGISTICS HUB		19.94
1	GENERAL LOGISTICS	7.46	
2	GENERAL LOGISTICS INCLUDING TRUCK PARKING	11.67	
3	ADMINISTRATION BLOCK & CAR PARKING	1.41	
1A3	BASIC INFRASTRUCTURE		10.53
1	INTERNAL ROADS AND ROUNDABOUT, GENERAL SERVICES, ELECTRICAL SUBSTATIONS AND CONNECTED SERVICES, ETP, WATER PURIFICATION PLANT	9.83	
2	TRUCK BERTHING	0.24	
3	SECURITY OFFICE	0.36	
1A4	GREEN BUFFER ZONE(NON CONSTRUCTION AREA)		10.14
1	SUKK AND HERBAL PARK	8.19	
2	OTHER GREEN AREA	1.95	
1A5	COSTAL REGULATORY ZONE(CRZ)(NON CONSTRUCTION ZONE)		9.67
1		9.67	
1B	SERVICE ENTERPRISES		5.38
1	MEDICAL CENTER	1.04	
2	BUSINESS CENTER	1.37	
3	PETROL STATION, WIGH BRIDGE, AUTOMOTIVE SERVICE CENTER ETC.	1.14	
4	WORKING STAFF ACCOMMODATION	0.882	
5	HOTEL & CONFERENCE HALL	1.03	
	TOTAL AREA IN ACRES	108.6	108.6



Location Advantages

- 800 metre of Periyar on one side with dedicated barge berthing facility
- Three sides bordered by wide access main road
- Hard strata industrial land
- Flood resistant
- 20 MW power
- Sophisticated ETP and Water connectivity

Project: Edayar Eco Industrial cum Logistics Township

Location	Edayar Industrial Area, Ernakulam
Total land area	108 acres patta assigned land
Promoter and land owner	Edayar Zinc Ltd.
Existing investor	M/S Mina Ventures Pvt. Ltd. (a subsidiary of Fortune Energy & Engineering LLC, UAE)
Developer	M/S Mina Ventures Pvt. Ltd. or an SPV to be formed along with new investors

Project: Edayar Eco Industrial cum Logistics Township

Estimated project cost	INR 774.0 crores
Commencement of project development (Phase 2)	Project to be commenced by Aug 2022
Completion of entire project	Project to be completed by Dec 2025
Minimum IRR (from rental revenue excluding logistics operations)	18.0%

Project Cost

	Project Milestone	Cost
Phase 1	Entire settlement to make the land encumbrance free	INR 290.0 crores
Phase 2	Basic infrastructure	INR 044.0 crores
Phase 3	Development of socio – commercial infrastructure, industry and logistic warehouses	INR 393.0 crores
Interest during construction		INR 035.0 croers
Pre – operative expenditure		INR 012.0 crores
	Total	INR 774.0 crores

Means of Finance

**Equity contribution and term loan in the ratio of
40:60**

Equity (Promoters' share)	40%	INR 310.0 crores
Term loan (Bank finance)	60%	INR 464.0 crores
	100%	INR 774.0 crores

Term loan repayment period: 10 years

Interest assumed: 10%

Feasibility summary

Equity Investment	INR 310.0 crores
Sweat equity	12%
Total equity	INR 352.0 crores
Payback period	09 years and 07 months
EBIDTA @ 11 th Year	INR 162.0 crores
CAP Rate	06.67%f per annum
Terminal Value	INR 2926.0 crores
IRR	18.0%
Discounted rate	16.0%
NPV of the investment at the end of 11th year , discounting @ 16%	225.18

Proposed Facilities

Land for
lease
Premium

Built to
lease
warehouses

Built to suit
warehouses

CFS yard
& bonded
warehouses

Cold
Storage

Retail
Mall

Virtual
offices &
Business
centre

Micro
hospital

Centre
for Advanced
Learning

RVSF,
Spare parts

Residential
facilities

Solar
Plant

Recreation
zone

Herbal Park/
Afforestation

Multi model
zone

Promoter's profile

M/S Mina Ventures Pvt Ltd., is an infrastructure development company registered in Ernakulam, India with focus on high end industrial and commercial projects. The company is led by experienced professionals with proven technical and developmental track record in Middle East and India.

M/S Mina Ventures Pvt Ltd is a sister concern of M/S Fortune Engineering and Energy Services, a leading development partner in international oil & gas, (Onshore & Offshore), petrochemical, and alternate energy sectors. The company has expanding presence across UAE, Saudi Arabia, Malaysia, Singapore, Ghana, Nigeria and US. The company's clientele features reputed names such as Saudi Aramco, Qatar Petroleum, Dubai Petroleum, Exxon Mobil, Total, Petrofac, Worley Parsons, Septa Energy and so on.

The group's total turnover is around 130.0 million USD (INR 1000.0 crores).

Discussions