

About Consolidated Construction Consortium Ltd. (CCCL)



Special structure for Art of Living Foundation



CII-Sohrabji Godrej Green Business Centre - Asia's first and the world's 3rd platinum-rated green building

CCCL is an ISO certified construction, engineering, procurement and project management company catering to a broad range of clients and markets. Our prestigious clientele includes Infosys, Ascendas, Airports Authority of India, BSNL, Delhi Metro, Coca Cola and Van Melle.

Projects constructed by CCCL range from IT parks, biotech parks, industrial and institutional structures as well as residential, commercial complexes and hotels.

CCCL is also credited with building India's first platinum-rated green building.

We have a pan-Indian presence with six offices in India, and an office in Dubai. CCCL has seen steady growth over the years. Our 2008-09 turnover reached approximately \$384 million. CCCL strives to achieve greater heights by constantly innovating and adapting to newer technologies and always offering its clients the best.

CCCL Infrastructure Ltd. is a wholly owned subsidiary of CCCL. The subsidiary focuses on developmental projects like SEZs, BOT, etc.

About SSOE Inc.

SSOE is an international engineering, procurement and construction management firm founded in 1948, headquartered in USA. They have been ranked the 5th largest Commercial Design firm in USA by the *Commercial Construction Magazine*.

SSOE has over 25 years experience in the food industry and has worked with Fortune 500 companies. They have been ranked 4th in Food Processing Design Firms by *Engineering News Record*, 2009. SSOE's strong credentials and international experience led to its selection for the Pearl City FoodPort (SEZ) project.

Website: www.ssoe.com



Many members of SSOE's professional management team are LEED Accredited Professionals.



A project of



CCCL Infrastructure Limited
(Wholly owned subsidiary of CCCL)

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Generate greater profits from this point



India - harnessing greener pastures

India is the world's second largest food producer and boasts of a huge land area that can be used for cultivating a host of food produce. An added advantage is the vast coastline of the country, which means India not only produces huge volumes of milk, rice, wheat, fruits and vegetables but also has significant strength in the seafood sector. The poultry and livestock industry brings additional variety to the great Indian food basket through egg production, chicken and meat processing.

Indeed, as one of the world's major food producers, India offers inherent advantages and immense opportunities to processed food manufacturers and exporters.

The Indian food processing industry is set to boom, due to increasing overseas demand and proactive government support. Increased availability of raw materials, economical skilled and semi-skilled manpower, friendly government policies, etc. indicate that this sector is definitely set to grow in a big way. According to MFPI and media reports, the industry is set to achieve a growth rate of 20% by 2015. The recent years have seen significant entry and investments by world food majors, including Kellogg's, Cadbury, Heinz, PepsiCo, Unilever and General Mills.

It is only a matter of time before India graduates from "made for global Indians" status to "made for global citizens" status and becomes a food factory to the world.



Pearl City FoodPort (SEZ)

Pearl City FoodPort (SEZ) offers a way forward towards success in India for global food processing companies. It is a first-of-its-kind sector specific Special Economic Zone for food processing. This 175 hectare (approx.) investment friendly site is located near Tuticorin port in Tamil Nadu.

The site location was specifically chosen considering its multiple advantages – from availability of raw materials and manpower to connectivity within India and export routes across the world.

SSOE Inc., USA - one of the world's top ten food industry design firms are the master plan consultants. SSOE has an excellent track record in terms of green buildings and has a large number of LEED Accredited Professionals. Thus the campus is being designed in an environmentally friendly manner and in accordance with international food infrastructure norms.

For employees and residents, we have planned modern infrastructure and amenities.

As a result, food industry investors across the world undoubtedly stand to gain by anchoring here.

Prime advantages

- ▶ SEZs are designated duty-free enclaves and treated as foreign territory for trade operations and tariffs
- ▶ Easy shipping access to global imports and exports
- ▶ CCCL's excellent track record in the construction field combined with SSOE's global food industry expertise offers the SEZ clients a professional design and construction team for speedy implementation
- ▶ Shared access to support facilities enables lower operating cost resulting in less expensive entry to markets
- ▶ "Ready to construct" or "built to suit" options available
- ▶ Walk to work from the self-sustaining residential township
- ▶ Vast catchment area with varied raw material availability
- ▶ Easily available skilled and semi-skilled manpower

Thought starters to maximize potential

Although there are many things that you could plan to manufacture at the SEZ, the following are some of the indicative categories for consideration:

- ▶ Fruit and vegetable processing
- ▶ Spice based products like oleo-resins, color extracts, masala powders, etc.
- ▶ Gherkin processing
- ▶ Seafood - including crabs, prawns, lobsters, etc.
- ▶ Coconut products like coconut milk, powder, cream, etc.
- ▶ Banana based products like pulp, spray dried powder, etc.
- ▶ Poultry and egg based products like frozen chicken, egg powder, etc.
- ▶ Biscuits and confectionery
- ▶ Ethnic products like papads, pickles, etc.
- ▶ Health food and nutraceuticals
- ▶ Food enzymes, ingredients, etc.
- ▶ Canned products
- ▶ Soup powders
- ▶ Tea and coffee products
- ▶ Edible oil for exports
- ▶ Frozen ready-to-eat and ready-to-cook products
- ▶ Vermicelli, noodles, pasta, etc.
- ▶ Pet food



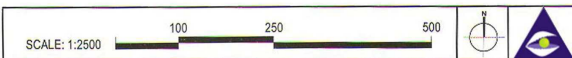
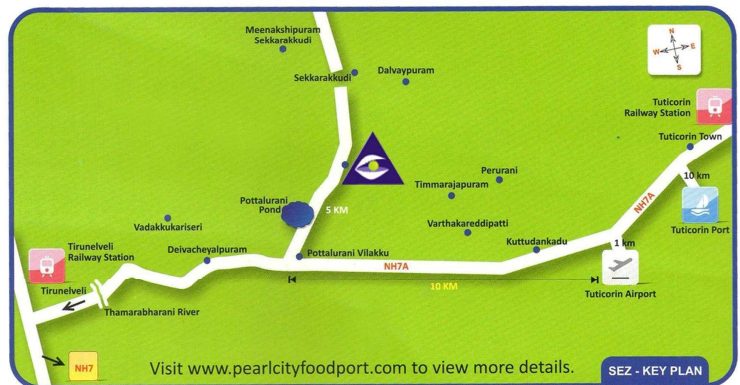
NOTE: As per existing SEZ rules, units in SEZ can import both raw materials and semi-processed products duty-free for value addition with no additional costs if they are meant for exports. However, DTA sales of such finished products will attract levies as per duties prevalent at the time of sales. Hence immense possibilities could be explored by units who can import raw materials like cocoa powder, cheese, wheat, etc. and use the fiscal benefits of the SEZ policy and economical labor to export to other countries at competitive prices.

References

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www.tuticorinport.gov.in – website of the Tuticorin port.
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www.eouindia.gov.in – find information and guidelines for setting up an export oriented unit.
www.mofpi.nic.in – website of the Ministry of Food Processing Industries.
www.apeda.com – website of the Agricultural and Processed Food Products Export Development Authority of India.
www.mpeda.com – website of the Marine Products Export Development Authority of India.
www.indianspices.com – website of the Spices Board of India.
www.cashewindia.org – website of the Cashew Export Promotion Council of India.



MASTER PLAN

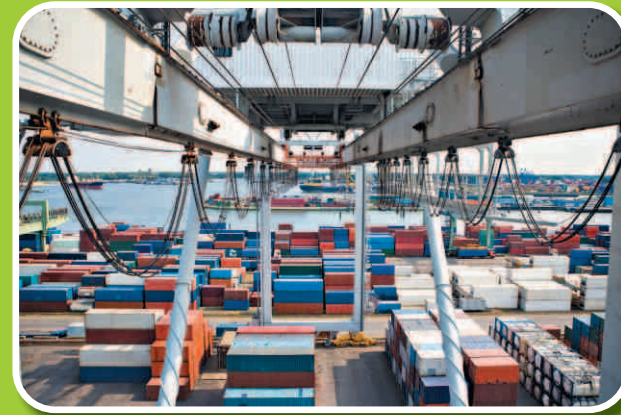


- Plots for food processing industries (Vegetarian area)
- Plots for food processing industries (Non-Vegetarian area)
- Common facilities
- Water storage area
- Labour amenities
- Green belt
- Future possibility
- Underground drainline

COMMON INFRA FACILITIES / AMENITIES	ADMIN BUILDING
A - Admin building	• Customs office
B - Parking	• Developers office
C - Weigh bridge	• Food testing lab
D - Dormitory	• Cafeteria
E - Transformer	• Skill development centre
F - Staff canteen	• Office cubicles
G - Guest house	• Conference hall
H - Health care centre	• Space for services
I - Creche	- Telecom
J - Labour amenities	- Courier services
K - Diesel station	- Bank / atm
L - Fire station	- Shipping & Forwarding
M - Container yard	
N- Warehousing / Distribution	
O- Ice plant / Cold storage	
P- Sewage treatment plant	
Q- Effluent treatment plant	
R- Electrical substation (future)	

Tuticorin International Port

- ▶ Strategically located near the East-West international sea route with access to many parts of the world
- ▶ Offers weekly container services to Europe, USA and Red Sea ports and a daily service to Colombo
- ▶ Already handles a substantial quantum of food imports and exports like rice, wheat, dates, potato, onion, sugar, seafood, cashew, spices, etc.



Connectivity



Railheads:
Tuticorin -
25 km (16 miles),
Tirunelveli -
40 km (24 miles)



**International
Sea Port:**
30 km (19 miles)



National Highways:
5 km (3 miles)
from NH 7A and
30 km (18 miles)
from NH 7



Airports
Domestic: 15 km (9 miles).
International: Madurai -
150 km (93 miles),
Trivandrum - 175 km (109 miles)



Manpower

Readily available skilled talent pool with a mix of experience and understanding of the food industry's demands. Tamil Nadu has a diverse range of educational institutions catering to vocational and professional specialties. The manpower is also known for its disciplined approach to work resulting in high productivity. Widespread knowledge of spoken English is an added advantage.

Tamil Nadu enjoys flourishing growth and has excellent infrastructure. A strongly established industrial culture and political stability are also major advantages.

The state is among the most sought after business destinations by foreign investors and the presence of numerous and diverse industries in the state stands testimony to this fact.



SEZs - Tailor made for bountiful returns

Definition of Special Economic Zone:

"Specifically delineated, duty-free enclave and shall be deemed to be foreign territory for the purposes of trade operations and duties and tariffs." (EXIM Policy 2000, Chapter 9, Para 30)

SEZs are geographic regions where manufacturers and other enterprises operate under more liberal taxes, tariffs and duties than other regions in the country. Approximately a dozen countries have SEZs. Typically their goals are to enhance foreign investment, bolster exports and help domestic enterprises compete globally.

The policy for setting up SEZs in India was put into place in January 2006. Today there are approximately 29 different types of industries / activities operating SEZs in India. Pearl City FoodPort represents the first SEZ in India solely dedicated to the food processing industry.

Salient features and facilities in SEZs

- ▶ Exemption from customs duty on import of capital goods, raw materials, consumables, spares, etc. No import license is required even for secondhand machineries.
- ▶ Exemption from excise duty on procurement of capital goods, raw materials, consumable spares, etc. from the domestic market.
- ▶ Income tax exemption – as per Sec. 10A of IT Act. Graded income tax holiday for 15 years. Carry forward of losses permitted. Write-off of unrealized export bills up to 5%.
- ▶ 100% FDI through automatic route barring few sectors, no cap on foreign investments for SSI reserved items. Exemption from industrial licensing requirement for items reserved for SSI.
- ▶ Facility to retain 100% FE receipts in Exchange Earners Foreign Currency (EEFC) A/c, facility to realize and repatriate export proceeds within 12 months. Capitalization of import payables.
- ▶ Re-export of imported goods found defective, goods imported on loan basis, etc.

- ▶ Commodity hedging by SEZ units permitted.
- ▶ Profits allowed to be repatriated freely without any dividend balancing requirement.
- ▶ Domestic sales of full duty subject to import policy in force.
- ▶ No fixed wastage norms, facility available for sub-contracting, contract farming, etc.
- ▶ Job work on behalf of domestic exporters for direct export allowed.
- ▶ In-house customs clearance. No routine examination by customs of exports and imports cargo.

NOTE: These are some of the benefits as per the SEZ policy of the government of India. However, investors are advised to kindly check www.sezindia.nic.in, www.commerce.nic.in and www.tn.gov.in for more information and latest updates.

Important riders

- ▶ The unit should become a net forex earner in three years time from the date of commercial operation.
- ▶ Supplies from DTA to SEZ units treated as deemed exports.
- ▶ Duty-free goods to be utilized in five years.
- ▶ All DTA sales would be subject to conditions as per import policy.



Glossary

DTA - Domestic Tariff Area
FDI - Foreign Direct Investment
SSI - Small Scale Industries
EEFC - Exchange Earners Foreign Currency

Tamil Nadu & Kerala - sugar, spice and all that's nice

Tuticorin is located in the southern part of Tamil Nadu. The town's location is highly advantageous in all important aspects. Easy access to raw materials, skilled manpower and good transport links make it an ideal location for a food processing facility. Tuticorin is also an emerging industrial hub, and is home to various industries - this adds to its suitability quotient.

Raw materials that can be sourced from Tamil Nadu and neighboring Kerala include:

- ▶ Fruits – banana, mango, pineapple, guava, jackfruit, gooseberries and grapes
- ▶ Marine – fish, crab, lobsters, etc. Tamil Nadu and Kerala have a thriving seafood industry.
- ▶ Vegetables – tomato, potato, onion and green peppers amongst several others
- ▶ Spices and allied products – pepper, cardamom, turmeric, vanilla, tamarind, chillies, etc.
- ▶ Commodities – rice, ragi (finger millet), etc.
- ▶ Aloe vera, senna, etc.
- ▶ Poultry and livestock
- ▶ Gherkins, milk and oil seeds (coconut, sesame and palm oil)
- ▶ Tea and coffee

