

PALSANA TEXTILE PARK PVT. LTD.**A. Project in Brief**

Location	Surat, Gujarat
Name of the SPV	Palsana Textile Park Private Limited (PTPPL)
Area	31.54 Acres
Activities	Weaving, Technical Textiles, Garmenting, Textile Processing & Embroidery
Units	62
Project Cost as Approved by PAC under SITP	Rs 103.36 Cr.
Expected Employment	3,205 Nos.
Expected Total Investment	Rs. 481.35 Cr.
Expected Turnover	Rs. 800 Cr. per Annum
Government of India Grant	Rs. 40 Cr.
Date of Approval of Project by PAC	Project was approved by PMC on 20 th Sep., 2014
Release of Gol Grant	
1 st Installment	Rs. 4.00 Cr. was released on 20 th March 2017
2 nd Installment	Rs. 6.00 Cr. was released on 27 th February 2020
3 rd Installment	1. 1 st Part of Rs. 4.00 Cr. was released on 25 th June 2020. 2. 2 nd Part of Rs. 6.00 Cr. Was released on 13 th January 2021.
4 th Installment	<ul style="list-style-type: none"> ● 4th Claim Documents Submitted of Rs. 10.00 Cr. To Technopak on 23rd February 2022. ● 4th Claim Part-1 of Rs.3.95 Cr Received from MOT on dated 31.03.2022 ● Open Bank Account in SBI Bank as Instructed by Technopak & MOT. ● 4th Claim Balance amount of Rs. 6.05 Cr Received in PFMS on 18.10.2022

B. Approvals / Clearances

Department	Status	Expected Date
1. Gujarat Pollution Control Board	Extension of CTE Received on dtd.25/11/2019 from GPCB	-
2. Water Extraction	NOC Approval Received from Member Secretary CGWA (New Delhi) on Dt.02.11.2020 & Application approved from Chairman and amount of Rs.28.0 Lacs deposited on 06.05.2022	30.11.2022
3. Power Connection	Power Connection for construction work Received	-

C. External Infrastructure

Infrastructure	Capacity/ Distance	Status	Expected Date of Completion
1. Road works	19582 Sq. Mtr.	● Roads work Phase-I (Package-153B)	Completed
		● Roads work Phase- II (Package 153A) work Completed.	Completed
2. Compound Wall & Gate	1871 R. Mtr.	● Simple Compound & Gabion wall work Completed.	Completed
3. Site cleaning, Land Leveling & Soil Filling	127780 Sq. Mtr	● Site cleaning, land leveling & soil filling (Package 151A Phase I) work completed.	Completed
		● Site cleaning, land leveling & soil filling (Package 151B Phase II) work completed.	Completed
4. Laying of Sewage, Drainage Collection, Storm Water, industrial Water Supply & Fire Hydrant System		<ul style="list-style-type: none"> ● Storm water Drain work and Sewage Effluent Collection Line Work Completed. ● RO & RAW water pipeline work, Valve fixing with chamber completed. ● Tendering work in progress for Sewage Pumping station (Collection sump) 	Completed

Infrastructure	Capacity/ Distance	Status	Expected Date of Completion
5. Water Treatment plant	8 MLD	<ul style="list-style-type: none"> Plant commissioning work Completed WTP Building Finishing work completed 28 Lacs Payment done to CGWA 	Completed
6. Construction of Factory Building	37000 Sq. Mtr.	<ul style="list-style-type: none"> Ground floor & First floor construction work completed for B4, B6, D1, E17, E20, G4 and G6. (Outside Plaster Work in progress for E17) Aluminum Window-Grill Fixing, Kota Stone flooring and VDS Flooring completed for B4, B6, D1, E17, E20, G4 and G6 Outside Painting work, Rainwater pipe fixing and PPGL Sheet fixing work completed for B4, B6, D1, E20, G4 and G6. Inside Painting work completed for G4 & G6 Building. G6 Factory Building CW Completed. Painting work in progress. Proposed factory building design, Costing, and tendering work in progress. 	31.12.2022
7. Power Supply & Street Lighting	5.92	<ul style="list-style-type: none"> Internal & External 2-Pole DP Structure, Cable laying & HDD work Completed Street light Pole foundation, pole Fixing, and Cable Laying work Completed. PLC Panel Fixing work Completed 	Completed
8. Telecommunication, Landscaping & Others	0.65	<ul style="list-style-type: none"> Landscaping design work in progress 	31.12.2022

D. Physical Progress

Sr. No.	Project Components	Cost of Works as approved by PAC (Rs. In Cr.)	Value of Works Tended (Rs. In Cr.)	Utilization of Funds (Expenditure Rs. In Cr.)		Status of Work	Expected Date of Completion of Construction
				SPV	GOI		
1	Common Infrastructure	49.26					
	1) Site Development & Compound Wall	10.16					
	i) Compound wall & Gate Construction		4.75	4.27	0.86	<ul style="list-style-type: none"> Simple Compound & Gabion wall work Completed. 	Completed
	ii) Site cleaning, Land Leveling & Soil Filling		4.92	3.58	1.74	<ul style="list-style-type: none"> Site cleaning, land leveling & soil filling (Package 151A Phase I) work completed. 	Completed
			3.98	4.14		<ul style="list-style-type: none"> Site cleaning, land leveling & soil filling (Package 151B Phase II) work completed. 	Completed
	2) Roads, Drains and Rainwater Harvesting	7.11	3.33	2.32	1.40	<ul style="list-style-type: none"> Roads work Phase-I (Package-153B) work completed. 	Completed
			6.11	4.55	1.15	<ul style="list-style-type: none"> Roads work Phase- II (Package 153A) work Completed. 	Completed
	3) Water Supply, Sewerage, and Firefighting	25.42	3.25	3.43	0.29	<ul style="list-style-type: none"> Storm water Drain work and Sewage Effluent Collection Line Work Completed. RO & RAW water pipeline work, Valve fixing with chamber completed. Tendering work in progress for Sewage Pumping station (Collection sump) 	Completed

Sr. No.	Project Components	Cost of Works as approved by PAC (Rs. In Cr.)	Value of Works Tendered (Rs. In Cr.)	Utilization of Funds (Expenditure Rs. In Cr.)		Status of Work	Expected Date of Completion of Construction
				SPV	GOI		
	4) Water Treatment plant		21.31	13.09	9.52	<ul style="list-style-type: none"> Plant commissioning work Completed WTP Building Finishing work completed 28 Lacs Payment done to CGWA 	Completed
	5)Power Supply & Street Lighting	5.92	4.44	2.83	1.88	<ul style="list-style-type: none"> Internal & External 2-Pole DP Structure, Cable laying & HDD work Completed Street light Pole foundation, pole Fixing, and Cable Laying work Completed. PLC Panel Fixing work Completed 	Completed 15.10.2022
2	6)Telecommunication, Landscaping & Others	0.65				<ul style="list-style-type: none"> Landscaping design work in progress 	31.12.2022
3	Common Facilities	3.23				<ul style="list-style-type: none"> Under Discussion 	31.12.2022
4	Factory Buildings	50.88	14.45	9.74	7.11	<ul style="list-style-type: none"> Ground floor & First floor construction work completed for B4, B6, D1, E17, E20, G4 and G6. (Outside Plaster Work in progress for E17) Aluminum Window-Grill Fixing, Kota Stone flooring and VDS Flooring completed for B4, B6, D1, E17, E20, G4 and G6 Outside Painting work, Rainwater pipe fixing and PPGL Sheet fixing work completed for B4, B6, D1, E20, G4 and G6. Inside Painting work completed for G4 & G6 Building. G6 Factory Building CW Completed. Painting work in progress. Proposed factory building design, Costing, and tendering work in progress. 	30.12.2022
5	Any Other Component						
	Total (1+2+3+4)	103.36		47.94	23.95		
	Land	7.96		14.82			
	Design/ Engineering	1.50		1.78			
6	Pre-operative expenses & Others	3.38		4.35			
	Total Project Cost	116.20	66.54	68.89	23.95		

E. Abstract of Escrow Account

Escrow Account	Date of Release of Grant	Amount (Rs. in Cr.)	Total Deposit by SPV (Rs. in Cr.)	Expenditure (Rs. in Cr.)	Balance (Rs. in Cr.)
Escrow Account – I (SPV)	-		47.94	47.94	3.19
Escrow Account – II (Gol)	21-March-2017 (4 Cr.) 27-Feb-2020 (6 Cr.) 25-June-2020 (4 Cr.) 13-Jan-2021 (6 Cr.) 31-March-2022 (3.95 Cr.)	23.95		23.95	0.00
State Bank of India					
Escrow Account – I (SPV) A/c No. 41311800250					
Escrow Account – II (Gol) A/c No. 41292868273	18-October -2022 (6.05)	6.05		0.0	6.05

F. Financial Progress**Component wise Expenditure to be incurred**

Sr. No.	Components	Project cost as approved by PAC (Rs. in Cr.)	Actual expenditure incurred (Rs. in Cr.)	
1	Common Infrastructure	49.26	55.04	
2	Common Facilities	3.23	-	
3	Factory Buildings	50.88	16.85	
4	Project Cost eligible under SITP	103.36	71.89	
	Land	7.96	14.82	
	Design/ Engineering	1.5	1.78	
	Pre-operative expenses & Others	3.38	4.35	
5	Total Project Cost	116.20	92.84	

Status of Means of Finance

Sr. No.	Sources	Means of Finance as Approved by PAC (Rs. In Cr.)	Amount expenditure till Date (Rs. In Cr.)
1	Promoters Contribution	56.21	24.49
2	Ministry of Textiles Grant	40.00	23.95
3	State Govt. Grant	10.00	-
4	Term Loan	10.00	7.16
5	Un Loan (Promoter – other)		37.24
	Total Project Cost	116.21	92.84

Grant Status

Grant Approved by Ministry of Textiles	Rs. 40.00 Cr.
Grant Released Till Date	Rs. 30.00 Cr.
Grant Utilized Till Date	Rs. 23.95Cr.

Date of Last Visit by PMC

Date of Visit	Name of Officer of PMC	Contact No./E Mail
24.11.2021	Anuj Kumar (Associate Consultant)	09870408057/ anuj.kumar@technopak.com
28.02.2019	Ashish Dhir (Associate Vice president) Anjali Vij (Senior tech advisor)	09871654747/ ashish.dhir@technopak.com 09810539463/ anjali.vij@technopak.com

G. Site Visual





Service line



Service line



Water Treatment Plant



Water Treatment Plant



Power Distribution work



Power Distribution work



Street Light pole



Street Light pole



Street Light Panel



Factory Building





Factory Building



Factory Building



Factory Building



Factory Building



Factory Building



Factory Building

