

Adani Ports and Special
Economic Zone Ltd.

Industrial Estate & SEZ



adani
Ports and
Logistics

Growth, the way it is meant to be.

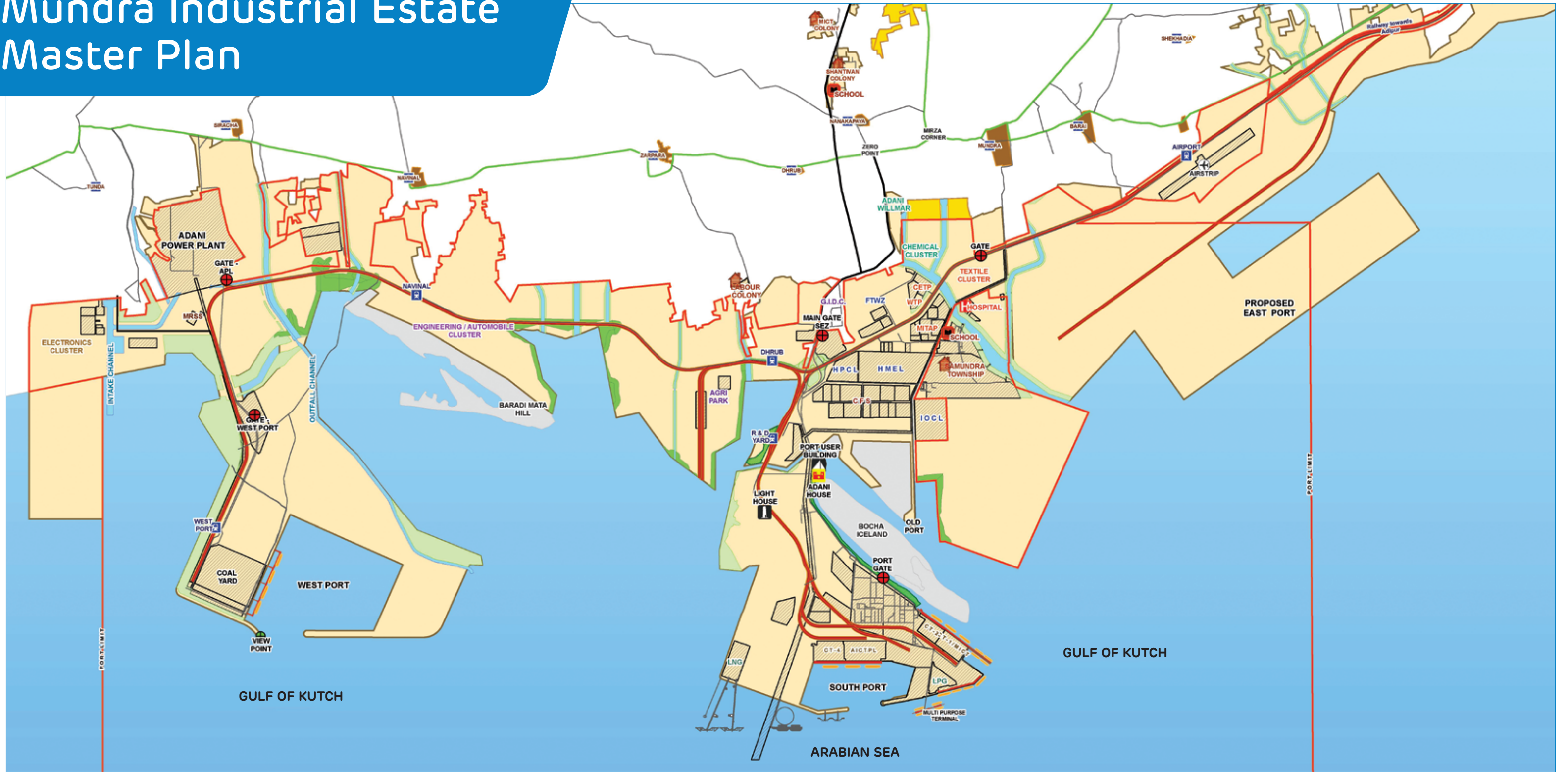
Growth, to us, isn't about the businesses we're involved in. Growth is about the real impact we can create. It's about the lives we can touch, the communities we can nourish, the future we can inspire. With our sheer size of operations, we have been able to reach out to the remotest of geographies with ease. Be it power transmission or solar energy generation or agri logistics, we go for large scale execution that benefits millions of Indians. We are proud of this quality of our operations, which we have consciously extended beyond our businesses, to impact healthcare, education, employment generation and creation of sustainable livelihoods for the communities that deserve them. It is the belief that growth can lead to goodness, which inspires us and drives us.

Vision

To be a world class leader in businesses that enrich lives and contribute to nations in building infrastructure through sustainable value creation.



Mundra Industrial Estate Master Plan



Mundra – the Nerve Centre of Economic Growth



- 7.14% contribution to India's GDP.
- Out of India's 7517 Km long coastline, Gujarat boasts of the largest share of 1600 Kms
- Gujarat has a strategic location, which gives it easy access to the American, European, Middle Eastern and African markets.
- Gujarat handles around 73% of India's non-major port traffic and around 14% of India's major port traffic. Gujarat's 41 non-major ports and 1 major port also handle around 40% of cargo ferried through India's Port.
- Manufacturing sector output of Gujarat stands at 13% of the total through national output.
- Gujarat accounts for 25% of India's exports.
- 30% share in India's stock market capitalisation.
- Highest number of operating airports in the India including 16 domestic and 1 international airport.
- The percentage of man-days lost in Gujarat due to labour strikes are less than 1%, the lowest in the country.
- 97.27% of the total roads in the state are surfaced. Gujarat has 98.86% village connectivity with all-weather roads, the highest in India.
- 10% of India's factories are in Gujarat.
- 9.5% share in India's workforce

Introduction



SPECIAL ECONOMIC ZONE

In an expanse of 8481 hectares, Mundra SEZ is the largest operational and notified multi-product SEZ at a single location. It also boasts of a huge land bank in reserve for large scale industries to come and establish their base. Owing to its multimodal connectivity and integrated infrastructure, the SEZ is a promising investment destination for global business.

The zone has also augmented cluster-based development by building the ecosystem required by the industry. A textile park under this approach is already developed and operational. Development of similar clusters for sectors viz. plastics, engineering, agro-products, electronics, chemical and petrochemical are under planning to offer common and specialized infrastructures.

Spanning across an area of 15,000 hectares and located on India's vibrant west coast in the industrialized and investor-friendly state of Gujarat, is the Mundra Economic Hub, the gateway for Indian exports and imports.

- Mundra is India's largest port-based multiproduct manufacturing zone.
- It has a state-of-the-art infrastructure like well-developed industrial plots, roads, rail, and telecommunication and port connectivity for ready-to-plug operations.
- Availability of utilities like power, water, CETP, gas supply.
- A manufacturing zone with 24X7 security and surveillance.
- Availability of social infrastructure, townships, hospitals, schools, recreation facilities
- Availability of skilled and semi-skilled labour in the vicinity.
- Mundra Port is well connected to over 100 ports across the globe.

FREE TRADE WAREHOUSING ZONE

Established for tax-free international trading, the Free Trade Warehousing Zone, spread over 168 hectares of notified area is instrumental in swift clearances of import and export cargo. The units in FTWZ are allowed to hold the goods on account of the foreign suppliers for dispatches as per the owner's instruction and permitted to trade with or without labelling, packing or re-packing without any processing.

INDUSTRIAL ZONES

Mundra's development plan includes integrated infrastructure facilities, with emphasis on augmenting core infrastructure to attract industrial investments. Leveraging the advantage of the robust port infrastructure, Mundra Industrial Zone offers the best investment opportunities for diversified industries.

DOMESTIC TARIFF AREA (DTA)

The domestic industrial zone provides opportunities to manufacturers who cater prominently to the domestic markets in India, and are looking for a port-based location to further expand their business prospects.

Benefit to Units

Fiscal Benefits

On procurement of Capital Goods & Raw Materials & Services Chapter VI Section 26, SEZ Act

Benefits from Central Government

- Exemption from Duty of Customs
- Exemption from GST
- Drawback on goods brought or services provided from DTA to SEZ Unit

Benefits from State Government

- Exemption from Stamp Duty and registration fees on lease of land/mortgaged deed
- Exemption from Electricity Duty for 10 years from date of operation

Income Tax Exemption on Export Profits

Section 10AA of Income Tax Act

- 100% for the operations in first 5 years
- 50% for 5 years thereafter
- 50% of the ploughed back profits for another 5 years
- Exemption from Capital Gain Tax arising on transfer of assets from urban area to SEZ (Section 54-GA of Income Tax Act) Single Window Clearance Chapter IV, Section 13 SEZ Act

Operational Benefits

No routine examination by Customs of export and import cargo. Cargo clearance by self-certification
SEZ Rule 46(c), 26(10) & 75

Selling of SEZ units allowed in DTA, upon payment of applicable duty
Chapter VI, Section 30 SEZ Act & SEZ Rule 47

DTA suppliers to units can avail export incentives
SEZ Rule 23

Relaxed Labour Law for SEZ units in Gujarat
As per Industrial disputes, Gujarat – Amendment, 2004

Sub-contracting permissible **SEZ Rule 41**

Single window clearance for statutory requirements
Chapter IV, Section 13 SEZ Act

Supplies from DTA to SEZ shall be eligible for export benefits **SEZ Rule 23**

Other Benefits

Cost competitive financing can be availed from Offshore Banking Units (OBUs)

External commercial borrowings upto US \$500 million can be availed without any specific approvals

100% FDI permitted through an automatic approval route

No limit on the quantum of DTA sales

Note:

DTA means Domestic Tariff Area (Area outside the SEZ in India). For annual calculation of NFE, value of imported capital goods and lump sum payment of foreign technical know-how fee shall be amortized at the rate of 10% every year from the first year to tenth year. Condition: FOB value of exports – CIF value of import = Net Positive Foreign Exchange Chapter VI Rule 53, SEZ Rules



Cluster-based Development



- Engineering (Heavy and Light)
- Chemicals and Petrochemicals
- Electronic Manufacturing
- Warehousing and FTWZ
- Textile Park
- Oil and Gas
- Logistics
- Ceramic and Sanitaryware
- Aerospace and Defence

(Ample land parcels at suitable dimensions are available for setting up of further different clusters based on industry demand and for individual industries.)

Engineering (Heavy and Light)

- Engineering sector is the backbone of growth in the Industrial and Infrastructure sectors of a nation. Gujarat is ideal for industrial development given its ease of doing business, excellent workforce and coastal/maritime access or connectivity.
- Adani's Mundra SEZ has set up an engineering hub with state-of-the-art infrastructure, port, road, rail, air connectivity, utilities, social infrastructure and other amenities.



- Any parcel size of industrial land with Integrated Multi Modal Logistics is available, which can accommodate any type of industry (environmentally and technically)
- Unmatched industrial utilities with ability to scale up capacity with growing requirements and expansions
- Easy availability of skilled and semi-skilled manpower for this sector.
- Steel handling facilities with infrastructure for bulk and break bulk handling.

Chemicals and Petrochemicals

- The chemical cluster at Mundra is catering to the needs of the Petrochemicals, Basic Chemicals, Speciality Chemicals, Dyes and Pigments sector.
- 30% of the total capital investments in Gujarat are allocated to chemical manufacturing and chemical sector employs 20% of workforce of Gujarat.
- Wide availability of limestone, salt, petroleum, and natural gas have made Gujarat a hub for basic chemicals (like caustic soda, caustic potash), petrochemicals, (like polymers, PE/PVC/PP), and fertilizers (urea, bio-fertilizer).



- Port-based liquid tank farm for storage of bulk raw material and solvents provides flexibility.
- Availability of salt and other minerals is ideal for basic chemicals and metals based industries.
- Highest capacity of edible oil refining in India provides all key raw materials for Oleochemicals industry.
- Gujarat, being home to end user industries such as Pharmaceuticals, Textile and Automotive is an opportunity for intermediates, solvents and formulation manufacturers.
- A fully developed chemical park is already operational.

Electronics Manufacturing

- The Electronics Manufacturing Cluster (EMC) is an initiative to develop infrastructure for the Electronics Systems Design and Manufacturing (ESDM) sector. A package of incentives is offered to attract domestic and global investments into the ESDM sector within EMCs.
- EMC at Mundra provides state-of-the-art port and infrastructure connectivity, utilities and other amenities for ready-to-plug electronics manufacturing.



- The scheme is available for Green Field ESDM Projects with following benefits from M-SIPS policy
 - ~CAPEX subsidy – 20% for investments in SEZs
 - ~Production subsidy – 10% of the production turnover (ex-factory)
- The incentives are available for units across the value chain, starting from raw materials including assembly, testing, packaging and accessories and covering 29 verticals of ESDM products.
- MEITY has accorded final approval to MSTPL for development of EMC at Mundra SEZ with ready to develop industrial plot.
- The EMC facility will create common infrastructure facilities envisaged for solar equipment manufacturing along with ancillary manufacturing units.
- In addition to facilitating GOI's schemes, M-SIPS, EMC, skill development in ESDM sector and supporting MSMEs in the sector, the Govt. of Gujarat also introduced its own Electronics Policy for FY 2016-21.

Warehousing and FTWZ

- Growing manufacturing activities, rising domestic consumption and international trade, emergence of organised retail, increasing private and foreign investments in infrastructure and easing of govt. regulations have increased the space requirements of products, hence the potential for ultra-modern warehouses and FTWZs.

- **Free Trade Warehousing Zone**

GOI introduced the Free Trade & Warehousing Zones Policy, as part of Foreign Trade Policy (FTP) 2004-2009 governed by the SEZ Act, 2005 & SEZ Rules, 2006; a Warehousing Zone designated as foreign territory within India.



- Ample land parcel available for setting up of integrated warehouses of various dimensions.
- Increase in traffic through port and connectivity to upcoming DFC (Dedicated Freight Corridor) could create immense potential for warehousing business.

- Well-established ecosystem associated with logistic facilities, multimodal connectivity etc. will augment the scope.
- The increase in the units in SEZ & DTA will laterally requires more warehousing space.



Textile Park

- Textiles have been identified as one of the eight focus sectors by the government of Gujarat for supporting and increasing manufacturing output as per Gujarat Manufacturing Policy-2011.
- At Mundra SEZ, we already have a number of operational textile units. Mundra Textile Park offers necessary statutory approvals and

environmental clearance in place, significant savings in CAPEX, OPEX and project implementation time can be factored in.

- Well established ecosystem through unmatched facilities and connectivity with other places of India at Mundra, attracts many of the textile industries.



- The government of Gujarat has extended additional 6% interest subsidy in addition to 5% interest subsidy and 10% capital subsidy by the government of India for investment in plant and machinery in technical textile sector.
- The government of Gujarat has extended additional 7% interest subsidy for investment in plant and machinery for spinning and garment/ made-ups unit.
- Power tariff subsidy @ ₹1 per unit in the billed amount for spinning units.
- Financial assistance for setting up textile park is up to 50% with max. limit of ₹10 crores (₹30 crores for spinning park) of total project cost.
- Technology acquisition and upgradation assistance; up to 50% (max. ₹25 lacs) per process of investment in the technology for the first time in India.
- The Mundra Textile Park houses leading textile companies.

Oil and Gas

- India's energy demand is expected to double to 1,516 Mitoe (Million Tons of Oil Equivalent) by 2035. Moreover, the country's share in global primary energy consumption is projected to increase two folds by 2035.
- Mundra SEZ earmarked and is ready to tap the booming business potential of Oil and Gas sector by offering complete ecosystem for Oil and Gas industries to set up their units under this cluster.



- Large scale petroleum and crude oil terminals at Mundra.
- Conducive for SPM (Single Point Mooring) operations; presently 2 SPMs are operational and provisions for two more are available.
- Well established LNG, LPG terminals with storage facilities at Mundra Port.
- Multimodal connectivity in the vicinity (rail, road, sea, pipeline) ensures smooth movement of crude and POL.
- Ample land parcel availability.
- Well established ecosystem to set up Oil and Gas industries.

Logistics

- Logistics is considered as the backbone of the economy, providing efficient and cost effective movement of goods on which other sectors depend. It is estimated that the Indian logistics industry will continue to show a robust growth of 10-15% annually, leading the pace of growth of the economy at large.

- Integrated rail, road, air and sea corridors interplay with modern cargo handling and warehousing facilities resulting to well established ecosystem suitable for creation of logistics parks are the main USPs of Mundra SEZ logistics cluster.



- Well established logistics ecosystem consists of port, CFSes, warehouses.
- Multi modal connectivity to hinterland ensuring efficient cargo movement.
- Connectivity to DFC (Dedicated Freight Corridor).

- Movement of double stack and python train facilities through DFC – resulting in economies of scale.
- Ample land availability.
- Truck and trailer mandi at Mundra ensure easy cargo movement.

Ceramic and Sanitaryware

- The ceramic and sanitary industry in India is poised to grow further. India is one of the largest tiles market in the world. Tiles production in India is much higher than in many countries. During FY 08-16, Indian tile production showed a CAGR of 9.5% as compared to the global growth rate of 5.5%.

- Understanding the requirements of ceramic and sanitaryware industries, Mundra Ceramic and Sanitaryware cluster facilitates to set up industries by offering land on lease, electricity, warehousing, utilities, logistics, SEZ benefits etc., which will nourish the requirement of ceramic industries for setting up of new units which are exploring the international market arena.



- Availability of LNG, LPG as better fuel option to ceramic and sanitaryware industries reduces the production cost.
- Multi-modal connectivity ensures reach to domestic and international markets, and also smooth movement of raw materials and finished goods which result in reduction of overall logistic cost.
- Seamless availability of water and electricity, the major aspects of production.
- Ample land parcel availability.
- Well established ecosystem for setting up of ceramic and sanitaryware units.

Aerospace and Defence

- India's largest port-based aerospace and defence cluster
- Ample land banks with access to fully functional runway
- Ideal for ease and scalability of operations



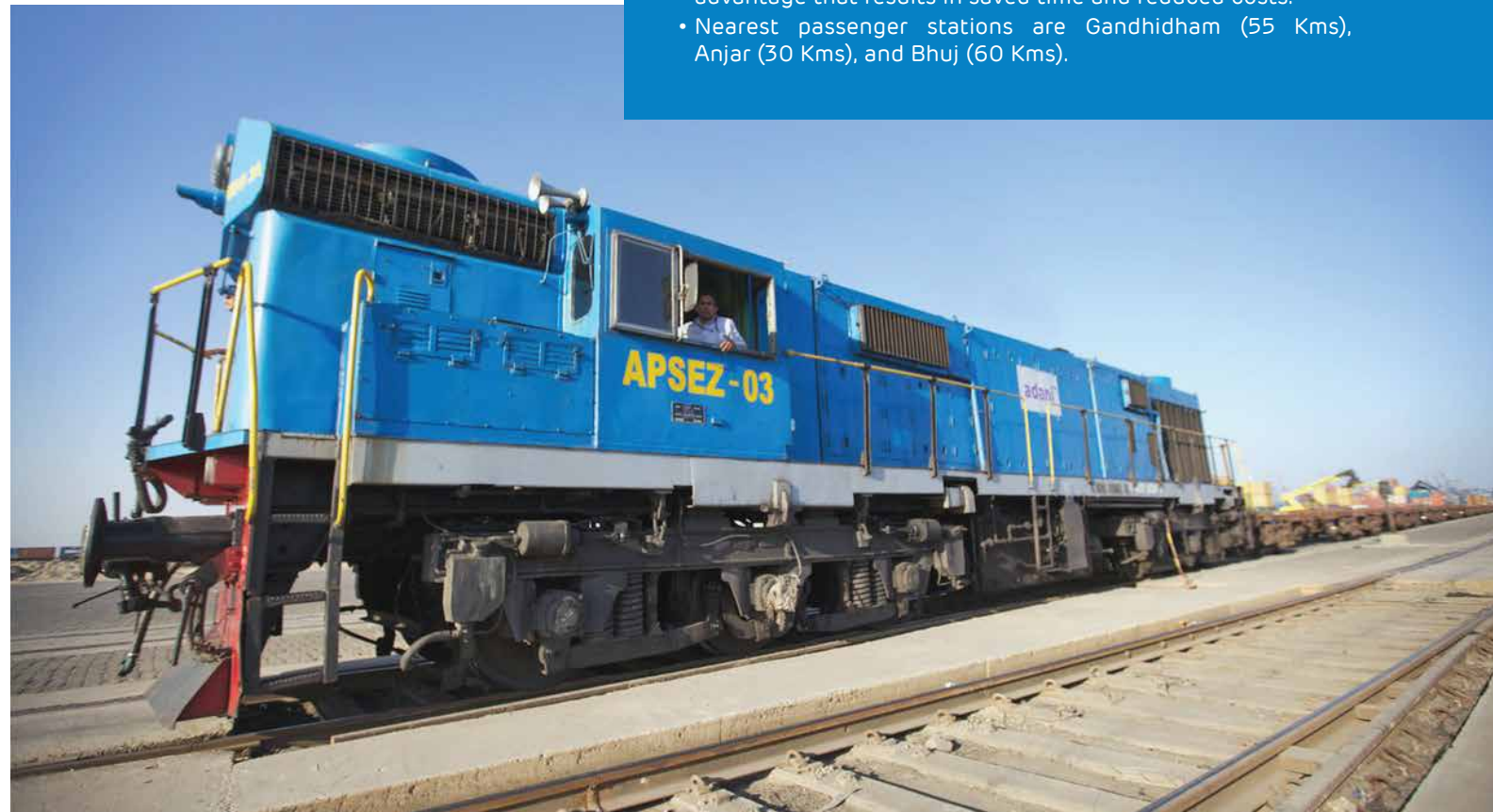
- Fully operational private airport with ATC.
- Ideal for FAL; MRO; Aerostructure and component manufacturing units.
- DVOR and night landing facilities installed.
- Existing strip can accommodate ATR landing (currently 2200 Mtr).
- Expansion planning and approvals underway (proposed 4000 Mtr).
- Air Traffic Zone with local ATC;
- No restriction local airspace for flying testing.
- Developer ready to invest in specific need based infrastructure.

Connectivity

Rail



- Existing private rail network of 210 kms (including Mundra – Adipur line) with 7 locomotives owned by APSEZL.
- Distance to the northern hinterland from Mundra is an advantage that results in saved time and reduced costs.
- Nearest passenger stations are Gandhidham (55 Kms), Anjar (30 Kms), and Bhuj (60 Kms).



Road



- Seamless connectivity through National Highway 8A (extension) to National Highway 8 (New Delhi – Mumbai).
- Mundra is easily accessible through State Highway 6 from Gandhidham and through State Highway 48 from Bhuj.
- Robust internal road network, Arterial road / Sub-Arterial road – 60 meters / 50 metres wide.



Sea

- Multi-purpose port to handle bulk, liquid, break bulk, container cargo, project cargo and automobile.
- Mundra Port has the world's largest fully mechanised coal terminal with a capacity of 60 MMTPA.
- Deep draft, all weather, round the clock operations.



Air



- Mundra Airstrip is licensed under private category.
- 2,200 Mtr runway, extendable up to 4,000 Mtr for larger flights.
- Nearest domestic airports are Bhuj (60 Kms), Kandla (50 Kms) while the nearest international airport is Ahmedabad (400 Kms).
- Daily flights operate between Mumbai – Bhuj, Air Odisha flight service from Ahmedabad to Mundra daily.



Power Generation and Distribution



- India's largest single location power plant with a generating capacity of 4620 MW is an integral part of the SEZ.
- 24x7 reliable power available at competitive rates to the units within the SEZ.
- MPSEZ Utilities Pvt Ltd is the deemed distribution licensee to supply power within the zone.
- EHV sub-stations of 220 kV/66 kV/33 kV/11 kV developed at various strategic locations.
- EHV sub-stations are connected with Central Control Room (CCR) for remote monitoring as well as various operations.
- Power can be supplied at various voltage levels such as 220 kV/66 kV/33 kV/11 kV/400 V, depending upon requirement.
- HT & LT network in the zone is underground whereas EHT network is hybrid i.e. overhead and underground.



Natural Gas:

- Terminal capacity: Initially 5 MMTPA and expandable up to 10 MMTPA.
- Pipeline connectivity from the terminal to the Gujarat gas grid; first mile connectivity stretching 55 Kms from Mundra to Anjar is being laid by GSPL.
- The terminal spreads across 29 hectares of land with 2 x 160,000 CBM tank configuration.

Petroleum Gas:

- Terminal capacity: Initially 1.34 MMTPA and expandable up to 3.60 MMTPA eventually reaching, peak capacity of 5.2 MMTPA.
- Pipeline connectivity from the terminal to the National GAIL pipeline (JLPL) is under construction; first mile connectivity stretching 85 Kms from Mundra to Mithirohar is being laid by Adani.
- Presently, the terminal boasts of 2 x 25,000 MT of propane and butane storage; the largest configuration in India capable of handling VLGCs.



Water and Desalination facilities



- Zone provides a comprehensive water management system which includes a sea water desalination plant, a remineralisation plant, primary water treatment and an approximate 60 Kms long water distribution network.
- 200 MLD desalination plants planned within SEZ with 47 MLD currently operational.



Common Effluent Treatment Plant



- 2.5 MLD Common Effluent Treatment Plants (CEPT) is operating as a part of Phase – 1.
- Total 67 MLD Common Effluent Treatment Plant developments in phased matter are proposed at various locations of the zone in a modular way.



Social Infrastructure

Living



- A sprawling 255 hectares is earmarked for immediate development in the non-processing area for supporting the social needs of stakeholders.
- Well planned development of the township includes residential units, service apartments, commercial structures, and social amenities.
- Excellent infrastructural amenities include roads, drainage, water distribution, sewage collection, and landscaping.
- Phase I of the township is operating with 1500 residential units, 2 hostel blocks with 350 rooms.



Learning



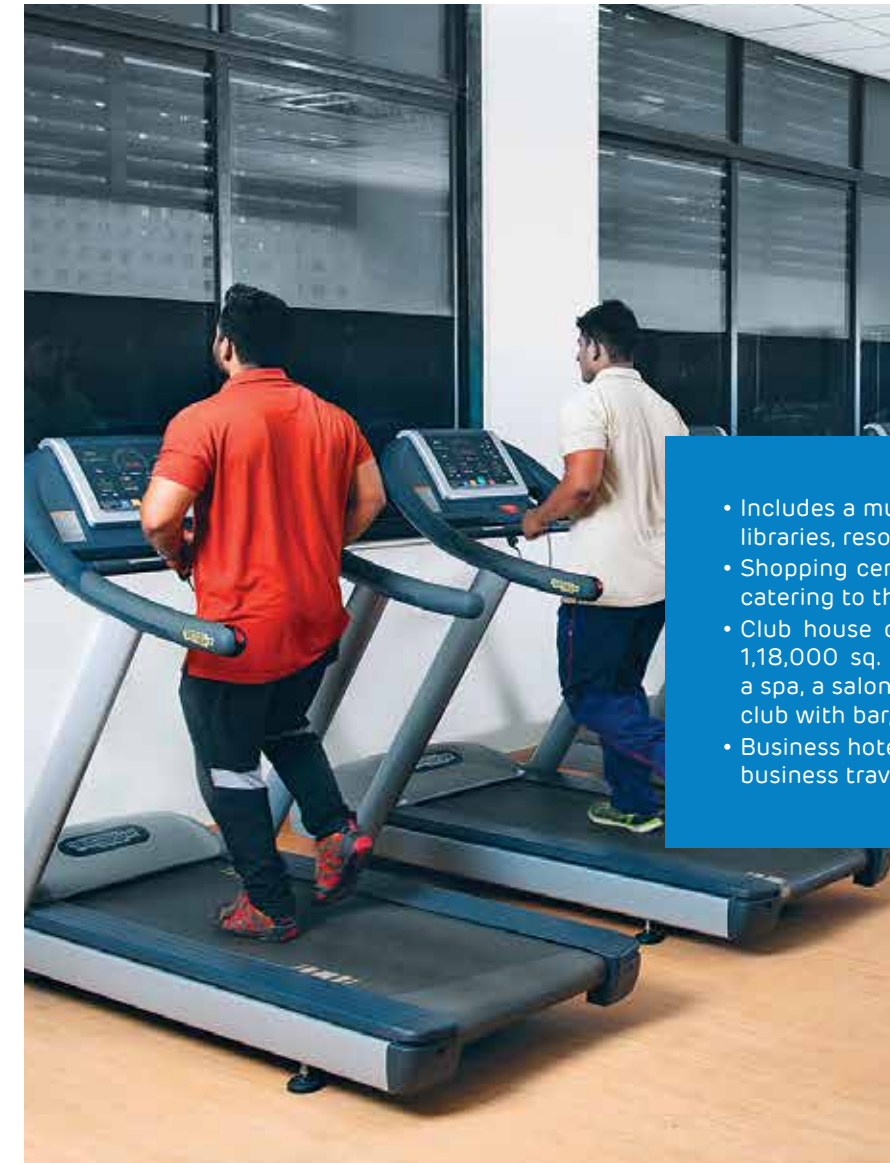
- Adani DAV and Calorx Public School offering CBSE curriculum with modern facilities like library, medical room and art studio.
- Industrial Training Institutes (Govt.ITI) within SEZ region.
- Availability of engineering, medical colleges and management institutes in the vicinity of SEZ.

Healthcare



- A 100-bed multi-speciality hospital, built and managed by the Adani Group, is operational with ICU on wheels.
- A fully equipped state-of-the-art diagnostic laboratory.
- A well-equipped radiology department with a CT scan facility.
- Qualified medical and paramedical staff trained to handle emergencies.
- Operation theatres with advanced surgical equipment and sterile facility to carry out a range of surgical operation.

Recreation



- Includes a multiplex, a sports and recreation club, community halls, libraries, resorts, restaurants, hotels.
- Shopping centre, malls and business hotels of different categories catering to the needs of the business traveller.
- Club house development plan envisages a total built up area of 1,18,000 sq. ft. and will consist of amphitheatres, a gymnasium, a spa, a salon, library, recreation areas like a pool side café, officers' club with bar, restaurants, etc.
- Business hotels of different categories catering to the needs of the business traveller.

Corporate Social Responsibility

With success comes responsibility

Overall, about 2% of our profits is invested in Corporate Social Responsibility initiatives



Goodness is not subject to sporadic appearances. It is a practise that ought to be ingrained in those who truly believe in it. We, at Adani, leave no stone unturned to bring happiness and livelihood at every chapter in our journey of Nation Building. The Adani Group invests about 2% of its total profit in various social initiatives through its CSR arm, Adani Foundation with an aim to lead the wave of goodness at grassroots levels. It exhibits the humane, compassionate and benevolent side of the company. Adani Foundation has touched more than 3.2 million lives in 2250 villages of 15 states through its work in Education, Community Health, Community Infrastructure Development and Sustainable Livelihood Development.

1. Education

Adani Vidya Mandir, Ahmedabad (AVMA) is the first cost-free school in India to receive NABET Accreditation by Quality Council of India, creating a benchmark in the field of education. Adani Public School, Mundra is now the first school in Kutch and Saurashtra region to receive the NABET Accreditation. Adani Vidya Mandirs in Ahmedabad, Bhadrashwar and Sarguja are schools that provide cost-free education to about 2100 students annually. Adani Public School in Mundra, Adani Vidyalayas in Tirora and Kawai, Adani DAV Public School in Dhamra and Navchetan Vidyalaya in Hazira provide subsidised education to students across the country. Adani Foundation also provides quality education to 100,000 children through 600 schools and balwadis.

2. Community Health

Adani Foundation brings quality medical care to a vast population of underprivileged people, through Mobile Health Care Units, Rural Clinics and General Medical Camps. Adani Foundation reaches out to 400,000 people annually through these initiatives, which includes a vast population of Senior Citizens. Situated in the centre of Bhuj, Gujarat Adani Institute of Medical Sciences, along with the GK General Hospital is the biggest hospital in the district. On an average, 1,700 patients are attended to and 50 surgeries are conducted in the hospital every single day at this 750-bed hospital. In addition, 48 General Health Camps and Specialty Camps were organised in various interior villages of Kutch that created a magical impact and benefitted 25,000 patients with specialised treatments. In order to spread awareness about the services available in the hospital, 11 awareness camps and 293 village level meetings were organized in rural Kutch.

3. Sustainable Livelihood Development

Adani Foundation aims at promoting growth and development of marginalised sections by promoting livelihood security. The programs span from skilling to offering support in market linkages to creation of Self-Help groups to adoption of new and innovative techniques in crop production, animal husbandry and fisheries etc. Adani Foundation is helping out more than 25,000 families through these initiatives.

4. Community Infrastructure Development

Adani Foundation builds and restores infrastructure with an aim to improve access to basic services, like education, health, water and sanitation

services. The initiatives include upgradation of medical infrastructure, creation of check dams, provision of household toilets, provision of drinking water facilities, improving the school infrastructure etc.

Special Projects:

1. SuPoshan – SuPoshan is targeted towards breaking the cycle of anemia in women and malnourishment in children below the age of 6 years. SuPoshan Sanginis who are from the community, ensure the right medical and social support to encourage mothers to adopt healthy lifestyle. SuPoshan is spread across 14 States in more than 3 lakh households/families.

2. Saksham – Saksham or Adani Skill Development Programme (ASDC) is a skilling programme that focuses on bridging the skill gap among youth, make them employable and thus contribute towards nation building. The programme is in line with the Government of India's Skill India Mission. Saksham has partnered with the National Skill Development Corporation (NSDC) and has trained more than 31,000 youth. Its innovative courses include simulator-based crane operation, 3D printing, and welding through Augmented Reality. Currently there are more than 65 Saksham centres operational across eight States in India offering skill training in 45 trades.

3. Swachhagraha – The project aims at engaging people and bringing about change where people get involved to take action for 'Creating a culture of cleanliness'. Through this project we have reached out to 5,700 Schools across 19 states and have more than 80,000 Swachhagraha Dal members, spreading the message further to 26,50,000 students.

Swachhagraha also reached out to 12 crore citizens through large-scale community outreach encouraging them to take personal responsibility of maintaining cleanliness at public places and be Swachhagrahis.

4. Udaan – With an objective to encourage young minds to develop an interest in all sorts of enterprises and to encourage them to dream big in life, Adani Foundation takes students on an exposure visit to their power plants and ports, where the students get an opportunity to experience the scale of our businesses. More than 2.76 lakh students, teachers and youth from more than 3500 schools and institutes have participated in Project Udaan.

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