

## **Plant and Machinery and Land Inspection Report**

On request made by M/s. R.K.Associates/ New Delhi, to conduct the site inspection on the Plant and Machineries and Lands pertaining to M/s. Coastal Energen (P) Ltd and M/s. Fossil Logistics (P) Ltd, in Ottapidaram Taluk/ Tuticorin District/ Tamilnadu, I did visit the said industry and lands on 14.10.2023, 16.10.2023 & 17.10.2023, and here in the details of my inspection along with the present condition of the Thermal Power Plant and the present Market value of the Vacant lands belonging to M/s. Coastal Energen (P) Ltd, and M/s. Fossil Logistics are furnished as detailed below:

1. **Date of Inspection :** 14.10.2023, 16.10.2023 & 17.10.2023
2. **Place of Inspection :**
  1. Coasted Energen (P) Ltd, Thermal Power Station
  2. Vacant Lands belonging to Fossil Logistics.  
(Both are in Ottapidaram Taluk)
3. **Inspection :** During my inspection the owner's representatives Mr.M.K.Parameswaran / Plant Head, Mr.Jeya Muthu Mahesh DGM/HR, Mr. Suresh – Public Relations & Mr.Narayanan – Asst.Manager, were with me. The entire plant was inspected by me in respect of their present condition. The vacant lands in and around the plant belonging to M/s.Coastal Energen P Ltd and belonging to M/s Fossil Logistics were inspected.
4. **Scope of Inspection :**
  1. To inspect Plant and machineries of the plant, and to certify the healthiness of the plant.
  2. To inspect the vacant lands in and around the plant and the vacant lands belonging to M/s.Fossil Logistics, and report the market value as an date.





### **5. Plant and Machinery:**

This is a Thermal Power generations plant of capacity 2 x 600MW – total 1200 MW and the Generations as on date of inspection is to 920 MW consequent to the power demand.

#### **The power plant consists of :-**

Boilers, Turbines, Feed pumps, Condensate pumps, Cooling water system, Water Treatment plant (Desalination plant, combined with DM Plant – Demineralization Plant), Ash handling System, Coal handling system, Fire-production system, 400KV switchyard (SF6 Gas filled), complete LT and HT switchgears, conveyer systems, Coal crusher, Coal stackers and reclaimers bowl mills etc. All this units were inspected and I am to report that all are in very good working condition. Observed that this 2x600 MW thermal power plant is in good working condition and maintained well. Crushed coal stock as on date of inspection is 2 lakh MT.

#### **Vacant Land:**

1. Vacant lands belonging to M/s.Fossil Logistics (P) Ltd to an extend of 512.45 acres in various nearby villages with respective survey numbers are vacant dry lands only. The entire lands falls under the following villages are in Ottapidaram Taluk which are:-

Eppodumventran, Kumarareddiapuram, Katcheri Thalavaipuram and Vellaram.

(Please see the statement with survey nos / Village and extent of lands with respect to the survey nos.)



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**2. Vacant lands in and around Coastal Energen (P) Ltd,**

All the lands falls under the following villages are in Ottapidaram Taluk, which are Tharuvaikulam, Pattinamaruthur, Melamaruthur and Duraisampuram.

Out of 1070.12 Acres as declared around 60% of lands are still vacant and approximately 40% Area is occupied for plant operations.

It is understood from the discussions I had with the authorities, that excess lands were purchased considering the future expansions with another 2 stages.

**7. Surroundings:**

South	-	M/s.Maha Cements – Factory East Coast Road 2 kms from the plant. Storage godown along ECR Road
North	-	Vacant Lands.
East	-	Link Road between Tuticorin – Kulathur connecting ECR Road.
West	-	Kumarapuram Village.

**8. Current Activities:**

Lot of windmills are being installed and already many windmills are in service, around this thermal plant.

**9.Future Scopes:**

Potential place for windmill and solar power plants.

**10.Land Valuation:**

1. All the lands belonging to M/s.Fossil Logistics (P) Ltd are dry vacant lands. Since lot of windmill activities are there the market value of these lands is around Rs.3.5 lakhs / Acre, depending upon the approachability and also for any



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Solar Power purposes. On Normal Conditions, other than Industrial purposes the market value is around Rs.1 to Rs.5 lakhs per Acre subject to approach road facilities.


**2.Lands Pertaining to M/s. Coastal Energen (P) Ltd.**

Considering the close proximity of ECR Road and considering the Vulnerability to install wind mills and Solar Power system. The land cost is around Rs.10 lakhs / Per Acre at an average.

**Enclosures :**

1. Village survey nos. with names of villages and respective extent of land for Coastal Energen P Ltd – 9 sheets
2. Village survey nos. with names of villages and respective extent of lands of M/s. Fossil Logistics – sheets.
3. Photos of Plant and machinery and lands – 63 nos

Please note that, as advised an inspection was carried out by me and the outcome my inspections is furnished in this report, as above.



**(P.Senthoo Pandian B.E., FIE, FIV)**

**CHARTERED ENGINEER / VALUER**

