

**VALUATION REPORT OF FIXED ASSETS OF
INSTALLED POWER PLANT OF 1080 MW CAPACITY
AT VILLAGE- ISHWARPURA & BHADRESH GANDHAU,
BARMER (RAJASTHAN)**



★ OWNED BY: M/S JSW ENEREGY LTD

★ Prepared by

**M/s GCA TECHNICAL CONSULTANTS
NEW DELHI & LUCKNOW**

To
The Deputy General Manager
Bank of India,
Mumbai Large Corporate Branch,
70/80, Mahatma Gandhi Road,
Fort, Mumbai (Maharashtra)- 400023

VALUATION OF FIXED ASSETS: M/S JSW ENEREGY LTD.

- 1.0 M/s JSW Energy is having its power plant at Barmer, Rajasthan with installed capacity of 1080 MW and there are 8 units of 135 MW each lignite based which started commercial operation in November 2009 / October 2010 / November 2011 / December 2011 / February 2013 / March 2013. The company is having power purchase agreement with Jaipur Vidyut Vitran Nigam Ltd. / Ajmer Vidyut Vitran Nigam Ltd. and Jodhpur Vidyut Vitran Nigam Ltd. The procurement of lignite being the base material is through own mines in Kapurdi and Jalipa and of which fuel supply agreement with Barmer Lignite Mining Company Limited on 30 year lease for 9 MTPA.
- 2.0 We were appointed by Bank of India, Large Corporate Branch, Fort, Mumbai to carry out valuation of fixed assets of the company with reference to capitalization of assets as on 31st March 2020 i.e. land having freehold value of Rs.26.55 crores, buildings of Rs.847.21 crores, plant and equipment of Rs.5093.26 crores and other fixed assets in the form of furniture and fixtures / vehicles / office equipment of Rs.11.62 crores and however its net carrying value of Rs.26.55 crores, Rs.696.22 crores,

Rs.3485.68 crores and Rs.8.22 crores respectively and while to carry out the assignment, our team visited the plant during 2nd week of November 2020, perused details of fixed assets, carry out verification of land area / built up area / major plant and machineries in support to generation of power / various auxiliary structures and equipment in relation thereof and the major findings and observations in terms to determining fair market value / realizable value / distress sale value as per the instant guidelines of the bank, were discussed with senior officials of the company and the report having factoring of views submitted by them.

- 3.0 The land area under reference of valuation are situated at Village Ishwarpura, Barmer admeasuring 1904 bigha and 13 biswas and at Village Bhadresh Gandhau, Barmer of admeasuring 1074 bigha and 7 biswas, the full details are furnished in Annexure-I.
- 4.0 The built up area within the factory relating to plant is about 13.84 lac sq. mtrs. and however, 8.78 lacs sq. mtrs. in terms to construction of township. The full details in terms to nature of structure / height / area in sq. mtrs. are furnished in Annexure-II.
- 5.0 The plant and machineries and auxiliary equipment comprises of turbine, generator, ESP, boiler, electrical system, switchyard and auxiliary equipment like raw water pipeline / ash handling system / treatment plant / cooling tower / chimney / ETP / lignite handling system / re-heater system / firefighting system / rotary equipment / feed water pumps etc. which have been installed in FY10 - FY13.
- 6.0 The plant has locational advantage in terms to sourcing of base materials as well as dedicated pipelines for meeting water requirements through Indira Gandhi Canal. The plant having its capacity utilization @ 80% in FY 18 and @ 78% in FY 19.



9.0 The land area under reference was valued in terms to its fair market value on the basis of the notified rate of Sub-registrar Barmar and however since the plant building is an integral part of equipment and utilities and therefore it was imperative to first examine its present replacement value by adopting cost inflation index as prescribed by Government of India and however on macro perspective, present replacement value per MW was compared with industry average on setting up the similar size of plant under the present context including the availability of mines and adequate reserves of lignite for feeding the requirements.

10.0 Based on the above and assuming the residual life of about 25 years for the plant, the present replacement value / fair market value / realizable value / distress sale value of the plant with reference to its capitalization in the financial books of account as on 31st March 2020 opined as under:

Industrial land	2980 bigha @ Rs.1.31 lacs per bigha	Rs.39.04 crores
-----------------	-------------------------------------	-----------------

Building:

(Rs. in Crores)

Sl. No.	Asset Description	Capitalized on	Current APC	PRV
1	Raw Water Reservoir	Nov-11	193.18	231.81
2	Raw Water Reservoir	Mar-13	123.56	143.33
3	Staff Township Phase II	Feb-13	42.28	49.04
4	Turbine Building	Feb-13	41.67	48.34
5	Turbine Building	Dec-11	39.33	47.20
6	Turbine Building	Nov-11	37.63	45.16
7	Turbine Building	Mar-13	35.90	41.64
8	Turbine Building	Feb-13	35.73	41.45
9	Staff Township	Dec-12	35.02	41.32
10	Turbine Building	Mar-13	33.70	39.09
11	Turbine Building	Oct-10	28.35	34.58
12	Turbine Building	Nov-09	25.20	31.50
13	Staff Township	Jun-13	19.31	22.40
14	Raw Water Reservoir	Sep-14	17.72	20.20
15	Road	Nov-09	16.37	20.46
16	Road	Feb-13	12.56	14.56

17	Raw Water Reservoir- 1	Mar-13	11.52	13.36
18	Ash Disposal Pond	Feb-13	11.31	13.12
19	Staff Township	Dec-13	11.03	12.80
20	Staff Township	Sep-13	8.71	10.10
21	Building -Bachelor Hostel- Renovation	Dec-17	7.86	8.49
22	Boundary Wall	Nov-09	5.19	6.49
23	Office Building	Nov-09	4.69	5.86
24	Workshop Building	Feb-13	4.07	4.72
25	Turbine Building	Jan-14	3.90	4.45
26	Plant Guest House	Dec-12	3.23	3.81
27	Plant Road	Dec-12	2.78	3.28
28	Jaipur Office	May-12	2.46	2.91
29	Lord Shiva Plant Temple	Mar-16	2.43	2.67
30	Office Building	Nov-11	2.27	2.72
31	Store Building	Nov-09	2.24	2.80
32	Security Barrack	Mar-16	2.00	2.20
33	Road	Jan-11	1.90	2.28
34	Road	Oct-10	1.83	2.23
35	Office Building	Oct-10	1.80	2.20
36	Township - Elevators / Lifts #2	Aug-16	1.80	1.98
37	Building -Bachelor Hostel	Oct-14	1.67	1.91
38	Road	Nov-11	1.52	1.82
39	Road	Dec-11	1.48	1.77
40	Turbine Building	Mar-14	1.16	1.32
41	Lignite Control Room	Sep-13	1.05	1.22
42	Road	Jan-11	1.00	1.20
43	Township - Elevators / Lifts	Mar-16	0.99	1.09
44	Store Building	Nov-11	0.98	1.17
45	Chlorination Building	Dec-13	0.79	0.92
46	Boundary Wall - Gate No.2 To Tower-10	Dec-18	0.74	0.78
47	Alternate Road of PMGSY Road	Dec-17	0.58	0.63
48	Security Building	Nov-11	0.54	0.65
49	Lord Shiva Township Temple	Mar-17	0.50	0.54
50	Additional Space at Jaipur 551- Sq Ft	Sep-16	0.48	0.53

51	Admin Building	Feb-13	0.46	0.54
52	Security Building	Nov-09	0.41	0.51
53	CSR & Security Office	Mar-17	0.38	0.41
54	UPS Room	Sep-13	0.32	0.37
55	Security Building	Oct-10	0.28	0.34
56	Admin Building	Jan-11	0.25	0.30
57	Toilet Block at Different Location	Mar-14	0.19	0.22
58	ESP Control Room	Sep-13	0.14	0.16
59	Helipad	Sep-13	0.13	0.15
60	Electrical Lab Room	Sep-13	0.13	0.15
61	Store Building	Oct-10	0.11	0.13
62	Shed For Gas Storage	Jun-19	0.10	0.11
63	Car Parking At Various Location	Oct-15	0.10	0.11
64	Stage At Township	Mar-16	0.08	0.09
65	Horticulture Office	Oct-15	0.07	0.08
66	Driver Rest Room	Oct-15	0.06	0.07
67	Boundary Wall	Oct-10	0.03	0.04
	Total		847.21	999.85

Plant and machineries:

(Rs. in Crores)

Sl. No	Asset description	Capitalized on	Current APC	PRV
1	Lignite Handling	Nov-09	40.64	50.79
2	Turbine Steam turbine	Nov-09	37.41	46.76
3	400/220 KV Switch Yard Package	Nov-09	30.35	37.94
4	Generator	Nov-09	22.19	27.74
5	Cooling Tower	Nov-09	21.45	26.82
6	ESP	Nov-09	19.50	24.38
7	Chimney	Nov-09	17.73	22.16
8	Boiler Structure Boiler steel structure	Nov-09	17.25	21.56
9	Water walls system	Nov-09	17.07	21.34
10	I & C System DCS	Nov-09	13.79	17.24
11	CW & LP Piping	Nov-09	13.51	16.89
12	Reheater System	Nov-09	11.45	14.31
13	Super heater system	Nov-09	10.44	13.06



14	Turbine Stream turbine	Oct-10	42.39	51.72
15	Lignite Handling	Oct-10	31.22	38.09
16	Generator	Oct-10	25.27	30.83
17	Super heater system	Oct-10	21.68	26.45
18	ESP	Oct-10	20.20	24.65
19	Boiler Structure Boiler steel structure	Oct-10	19.80	24.15
20	Water walls system	Oct-10	18.46	22.52
21	I & C System DCS	Oct-10	14.92	18.21
22	Reheater System	Oct-10	12.51	15.27
23	GT Transformer	Oct-10	10.83	13.22
24	Raw Water Pipeline	Nov-11	380.70	456.84
25	Turbine Stream turbine	Nov-11	44.07	52.89
26	400/220 KV Switch Yard Package	Nov-11	39.42	47.30
27	Lignite Handling	Nov-11	39.03	46.84
28	Generator	Nov-11	26.63	31.95
29	Cooling Tower	Nov-11	24.61	29.53
30	Super heater system	Nov-11	22.11	26.54
31	Chimney	Nov-11	20.62	24.74
32	Boiler Structure Boiler steel structure	Nov-11	20.52	24.63
33	ESP	Nov-11	20.40	24.48
34	Water walls system	Nov-11	19.18	23.02
35	I & C System DCS	Nov-11	14.05	16.86
36	GT Transformer	Nov-11	13.98	16.77
37	Reheater System	Nov-11	12.20	14.64
38	Fire Fighting System	Nov-11	10.94	13.13
39	CW & LP Piping	Nov-11	10.82	12.98
40	Turbine Valves	Nov-11	10.62	12.75
41	Turbine Stream turbine	Dec-11	55.49	66.59
42	Lignite Handling	Dec-11	48.16	57.79
43	Generator	Dec-11	32.84	39.41
44	Super heater system	Dec-11	28.12	33.75
45	Boiler Structure Boiler steel structure	Dec-11	24.94	29.93
46	Water walls system	Dec-11	24.86	29.83
47	ESP	Dec-11	24.82	29.78



48	Inter Connecting Transformers	Dec-11	18.65	22.38
49	I & C System DCS	Dec-11	17.79	21.34
50	GT Transformer	Dec-11	16.98	20.38
51	Reheater System	Dec-11	15.22	18.26
52	CW & LP Piping	Dec-11	13.06	15.67
53	Turbine Valves	Dec-11	12.81	15.37
54	Cyclone	Dec-11	11.04	13.25
55	Other Electrical package	Dec-11	10.69	12.83
56	Rotary Equipment Feed water pumps	Dec-11	10.20	12.24
57	Lignite Handling	Feb-13	250.07	290.08
58	Turbine Stream turbine	Feb-13	54.08	62.73
59	Turbine Stream turbine	Feb-13	49.44	57.35
60	Ash Handling System	Feb-13	39.78	46.15
61	Super heater system	Feb-13	32.82	38.07
62	Super heater system	Feb-13	32.43	37.62
63	Generator	Feb-13	30.28	35.13
64	Generator	Feb-13	29.75	34.51
65	Raw Water Pipeline	Feb-13	29.19	33.87
66	Boiler Structure Boiler steel structure	Feb-13	26.51	30.75
67	ESP	Feb-13	25.98	30.14
68	Boiler Structure Boiler steel structure	Feb-13	25.68	29.79
69	Cooling Tower	Feb-13	23.55	27.32
70	ESP	Feb-13	23.06	26.75
71	Water walls system	Feb-13	22.15	25.69
72	Water walls system	Feb-13	22.09	25.62
73	Shunt Reactor	Feb-13	22.01	25.53
74	Chimney	Feb-13	20.39	23.65
75	Chimney	Feb-13	19.87	23.05
76	Cooling Tower	Feb-13	17.14	19.88
77	I & C System DCS	Feb-13	15.84	18.37
78	I & C System DCS	Feb-13	14.85	17.22
79	Reheater System	Feb-13	14.09	16.35
80	Reheater System	Feb-13	13.78	15.99
81	CW & LP Piping	Feb-13	13.26	15.38



82	GT Transformer	Feb-13	13.22	15.33
83	CW & LP Piping	Feb-13	13.11	15.21
84	Turbine Valves	Feb-13	12.24	14.19
85	Fire Fighting System	Feb-13	11.82	13.71
86	GT Transformer	Feb-13	11.43	13.26
87	Cyclone	Feb-13	10.64	12.34
88	Cyclone	Feb-13	10.62	12.32
89	Turbine Valves	Feb-13	10.44	12.12
90	Turbine Stream turbine	Mar-13	51.68	59.95
91	Turbine Stream turbine	Mar-13	51.05	59.22
92	Super heater system	Mar-13	33.88	39.31
93	Generator	Mar-13	32.81	38.06
94	Generator	Mar-13	32.56	37.77
95	Super heater system	Mar-13	30.90	35.85
96	Boiler Structure Boiler steel structure	Mar-13	25.90	30.04
97	ESP	Mar-13	25.76	29.88
98	Boiler Structure Boiler steel structure	Mar-13	25.48	29.56
99	Water walls system	Mar-13	23.66	27.45
100	ESP	Mar-13	22.55	26.16
101	Water walls system	Mar-13	21.72	25.19
102	Effluent Treatment Plant (ETP)	Mar-13	18.43	21.38
103	I & C System DCS	Mar-13	15.93	18.48
104	I & C System DCS	Mar-13	15.72	18.23
105	Reheater System	Mar-13	14.90	17.28
106	CW & LP Piping	Mar-13	14.78	17.14
107	Reheater System	Mar-13	13.85	16.07
108	GT Transformer	Mar-13	12.90	14.97
109	CW & LP Piping	Mar-13	12.84	14.90
110	GT Transformer	Mar-13	12.14	14.09
111	Cyclone	Mar-13	11.50	13.34
112	Turbine Valves	Mar-13	11.18	12.97
113	Cyclone	Mar-13	10.72	12.44
114	Turbine Valves	Mar-13	10.71	12.42
115	Lime Handling System	Sep-13	62.24	72.20



116	Pre Treatment Plant	Sep-13	25.43	29.50
117	Spares for Turbine - LP Turbine Rotor	Sep-13	21.19	24.58
118	Lime Silo's and feeding device (Part of Boiler)	Sep-13	20.03	23.23
119	Spares for Generator-Generator Rotor (for 8 Units)	Sep-13	16.78	19.47
120	Spares for Turbine - HP/IP Turbine Rotor	Sep-13	16.76	19.45
121	Lignite Handling System (Extension for Connecting	Sep-13	15.62	18.12
122	Exchange Difference-Dongfang-Settlements	Dec-13	13.62	15.80
123	High Concentration Slurry Disposal System (HCSD)	Mar-15	20.84	23.34
124	33 KV Line -220 KV GSS Amarsagar To Mohangarh Pump	Jun-15	13.53	15.15
125	Others (value below Rs.10 crores)		1766.39	2091.51
	TOTAL		5093.26	6030.71
Other assets	Furniture and fixtures of Rs.10.35 crores, vehicles of Rs.0.50 crores and office equipment of Rs.2.50 crores		Rs.13.35 crores	

	(Rs. in crores)
Land	39.04
Building	999.85
Plant and machinery	6030.71
Other assets	13.35
Total (PRV)	7082.95
Per MW Cost	6.56
Fair market value @ 60% of present replacement value	4249.77
Realizable value @ 80% of fair market value	3399.82
Distress sale value @ 75% of fair market value	3187.33

For GCA TECHNICAL CONSULTANTS

PLACE: NEW DELHI

DATED: 01.12.2020

REF: JSW ENEREGY- 20.VP.615.SYS-A

BOI: Mumbai Large Corporate Branch



Hariom Giri, Approved Valuer

(The Institution of Valuers India E-18252)
 (Govt. Registered Valuer (CAT-1/543/146/2006-07)
 (IBBI Registration No- IBBI/RV/02/2019/ 10547)

DECLARATION FROM VALUERS

I hereby declare that:

- a. The information furnished in my valuation report dated **01.12.2020** true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued.
- c. I have declare that the personally inspected the property on **10.11.2020 & 11.11.2020** & valued the right property comprises of Village Ishwarpura, Barmer And At Village Bhadresh Gandhau, Barmer (Rajasthan).
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on policy, Standards and procedure for real estate valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have not read the International valuation standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the model code of conduct for empanelment of valuer in the bank.
- i. I am registered under section 34 AB of the Wealth Tax Act. 1957.
- j. I am the proprietor/partner/authorized official of the firm/company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

SL No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	Village Ishwarpura, Barmer And At Village Bhadresh Gandhau, Barmer (Rajasthan).
2.	Purpose of valuation and appointing authority;	Fair market value for Bank of India, Fort Branch, 70/80, Mahatma Gandhi Road, Post Box No- 238, Fort, Mumbai (Maharashtra)- 400001
3.	Identity of the valuer and any other experts involved in the valuation;	Mr. Hariom Giri , Approved Valuer (The Institution of Valuers India F-18252), Govt. Registered Valuer (CAT-1/543/146/ 2006-07) & IBBI Registration No- IBBI/RV/02/2019/10547.



4.	Disclosure of valuer interest or conflict, if any;	No, interest of valuer in this property.
5.	Date of appointment, valuation date and date of report;	Date of appointment- 09.11.2020 Inspection date- 10.11.2020 & 11.11.2020 & Date of Valuation- 01.12.2020
6.	Inspections and/or investigations undertaken;	Mr. Hariom Giri & my team.
7.	Nature and sources of the information used or relied upon;	From nearby locality & Local property dealer.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	As per norms of International valuation standards (IVS).
9.	Restrictions on use of the report, if any;	To be used by Bank of India, Bank of India, Mumbai Large Corporate Branch, 70/80, Mahatma Gandhi Road, Fort, Mumbai (Maharashtra)- 400001 only.
10.	Major factors that were taken into account during the valuation.	Availability of civic amenities, location, means of transportation in the area & marketability of property.
11.	Caveats, Limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	As stated above.

For GCA TECHNICAL CONSULTANTS

PLACE: NEW DELHI
 DATED: 01.12.2020
 REF: JSW ENEREGY- 20.VP.615.SYS-A
 BOI: Mumbai Large Corporate Branch



Hariom Giri, Appointed Valuer
 (The Institution of Valuers India F- 18252)
 (Govt. Registered Valuer (CAT-1/545/146/2006-07)
 (IBBI Registration No- IBBI/RV/02/2019/ 10547)

The undersigned have inspected the property detailed in the valuation report dated- 01.12.2020 on We are satisfied that the fair and reasonable market value of the property is ₹Lacs

Date:

(Branch Manager)

DETAILS OF LAND AREA

o Village Ishwarpura, Barmer

Sl. No	Khata No.	Khasra No	Area (Bigha/Biswa)	Status
1	115	77	61.18	Non-Agricultural
2	115	78	49.13	Non-Agricultural
3	115	79	43.19	Non-Agricultural
4	115	80	49.12	Non-Agricultural
5	115	83	23.00	Non-Agricultural
6	115	95	56.19	Non-Agricultural
7	115	96	63.01	Non-Agricultural
8	115	97	34.11	Non-Agricultural
9	115	98	44.09	Non-Agricultural
10	115	99	103.03	Non-Agricultural
11	115	100	48.08	Non-Agricultural
12	115	101	69.17	Non-Agricultural
13	115	102	39.16	Non-Agricultural
14	115	115/217	55.06	Non-Agricultural
15	115	160/91	7.00	Non-Agricultural
16	115	163/88	8.02	Non-Agricultural
17	115	177/43	24.00	Non-Agricultural
18	115	207/82	89.10	Non-Agricultural
19	115	208/82	89.10	Non-Agricultural
20	115	214/76	85.12	Non-Agricultural
21	115	217/82	89.10	Non-Agricultural
22	115	220/44	27.01	Non-Agricultural
23	115	221/44	31.00	Non-Agricultural
24	115	222/44	20.00	Non-Agricultural
25	115	223/72	32.00	Non-Agricultural
26	115	224/72	21.03	Non-Agricultural
27	115	225/72	16.17	Non-Agricultural



28	115	226/87	25.04	Non-Agricultural
29	115	227/87	25.05	Non-Agricultural
30	115	228/87	25.05	Non-Agricultural
31	115	244/68	9.12	Non-Agricultural
32	115	246/76	22.00	Non-Agricultural
33	115	248/76	7.00	Non-Agricultural
34	115	249/42	0.11	Non-Agricultural
35	115	251/57	0.18	Non-Agricultural
36	115	253/71	18.12	Non-Agricultural
37	115	255/117	55.00	Non-Agricultural
38	115	259/73	28.00	Non-Agricultural
39	115	261/84	15.00	Non-Agricultural
40	115	263/86	41.04	Non-Agricultural
41	115	265/94	80.04	Non-Agricultural
42	115	269/42	44.08	Non-Agricultural
43	115	271/43	12.00	Non-Agricultural
44	115	272/70	7.00	Non-Agricultural
45	115	273/85	22.15	Non-Agricultural
46	115	275/92	35.12	Non-Agricultural
47	115	277/81	90.00	Non-Agricultural
48	115	279/93	36.00	Non-Agricultural
49	115	281/88	18.06	Non-Agricultural
TOTAL			1904-13	



o Village Bhadresh Gandhau, Barmer

Sl. No	Khata No.	Khasra No	Area (Bigha/Biswa)	Status
1	59	114	71.04	Non-Agricultural
2	59	116	35.11	Non-Agricultural
3	59	120	55.12	Non-Agricultural
4	59	121	0.09	Non-Agricultural
5	59	166/115	100.00	Non-Agricultural
6	59	167/115	100.00	Non-Agricultural

7	59	168/115	58.16	Non-Agricultural
8	59	169/119	46.00	Non-Agricultural
9	59	175/104	27.00	Non-Agricultural
10	59	183/113	101.00	Non-Agricultural
11	59	184/113	50.16	Non-Agricultural
12	59	185/113	51.00	Non-Agricultural
13	59	186/115	58.16	Non-Agricultural
14	59	191/103	119.08	Non-Agricultural
15	59	193/104	20.00	Non-Agricultural
16	59	194/105	14.00	Non-Agricultural
17	59	196/111	21.00	Non-Agricultural
18	59	200/119	13.00	Non-Agricultural
19	59	203/122	95.00	Non-Agricultural
20	59	205/118	20.15	Non-Agricultural
21	59	207/124	0.12	Non-Agricultural
22	59	209/118	10.00	B. Soyam
23	59	211/135	2.15	B. Soyam
24	59	214/134	1.13	Road
TOTAL			1074-07	



ANNEXURE-II

DETAILS OF BUILT UP AREA

PLANT BUILDING

S. No	BUILDING NAME	NO	L	B	H	Area (SQM)
1	OHC Building	1	17	10	3.5	170
		1	6	3.5	3.5	21
2	Fire Station	1	20	16	5.5	320
3	Safety Training Centre	1	30	13	3.5	390
4	Switch Yard Control Room	1	38	27	5.5	1026
5	Switch Yard Sub Station	1	195	420		81900
		1	110	162		17820
6	T.G. Building (G+2)	1	445	33	28	14685
	T.G. Building (G+7)	1	445	12.5	48	5562.5
7	Boiler	1	440	50	55	22000
8	ESP	8	37	20	30	5920
9	Admin Building (G+2)	1	40	52	15	2080
10	Car Parking	1	50	19		950
11	C.W Pump House	1	22	75	25	1650
12	Cooling Tower(C.T)	4	150	30	20	18000
12	C.T. MCC Room	2	30	11	4.5	660
13	Civil Office	1	11	12	3.3	132
14	Lime House	1	45	55	28	2475
15	Lime MCC	1	18	12	3.3	216
16	DM Plant	1	63	25	7	1575
17	MMD Office With Work Shop	1	30	50	12	1500
18	Store	1	70	50	14	3500
19	Store Cylinder Storage Room	1	30	4	4	120
20	Reservoir	1	1300	610	7.5	793000
21	Guest House (G+2)	1	30	20	10	600



22	Security Barrack	1	50	25	4	1250
23	PTP	1	130	130	4.5	16900
24	ETP	1	84	100	4.5	8400
25	STP	1	20	15	3.5	300
26	Lime Stock Pile	1	150	80	6	12000
27	Ash Pond	1	450	350	8	157500
28	Silo	2	80	13	16	2080
29	HCSD	1	28	25	8	700
30	Raw Water Pump House	1	77	12	12	924
31	LDO Tank Area	1	41	25		1025
32	LDO Pump House	1	36	14	4	504
32	Lhs Control Room	1	35	20	5	700
33	Lhs MCC Room	1	11	46	4	506
34	Screen House	2	60	30	40	3600
35	Secondary Crusher House	2	24	23	40	1104
36	Primary Crusher House	2	20	10	40	400
37	Tp-1 To4 MCC Room	1	10	15	5	150
38	Chimney (Top Dia-12, Bottom Dia-16)	4	16	16	118	1024
39	Chlorination Building	1	60	10	7	600
40	ESP Control Room	4	25	15	4	1500
41	H.T / L.T Compressor House	4	23	10	4.5	920
42	Main Plant Compressor House	2	22	17	6.5	748
43	D.G Panel And Booster Room	1	33	9	4	297
44	AHP Control Room	2	22	5	4	220
45	Booster Pump House Silo#1	1	13	15	3.5	195
46	Labour Canteen	1	8	30	4	240
47	Coal Yard Area	1	340	570		193800
	Total Area					1383859.50



PLANT ROADS

Sl. No	Particulars	NO	L	B	Area (SQ.M)
A	Bituminous Road				
1	Plant Peripheral Road	1	9840	3.5	34440
2	Switch Yard To T.G Building	3	70	10	2100
3	Store Back Side To Foundation Stone Via Admin	1	750	10	7500
4	Safety Triangle To ETP	1	1240	10	12400
5	KVK To Chlorination	1	535	5	2675
6	Chlorination To Raw Water Pump House	1	770	10	7700
7	Raw Water Pump House To Reservoir Corner	1	619	7	4333
8	Plant Gate To Bhadresh Village	1	1100	14	15400
9	Main Gate To Safety Triangle	1	560	10	5600
10	L&T Yard To Civil Office	1	815	7	5705
11	Admin To Cw Pump House	1	75	10	750
12	Stp To Reservoir	1	214	5	1070
13	Etp/Ptp To Reservoir	2	214	7	2996
14	Chlorination To Guest House	1	500	7	3500
15	Ashpond Road To Primary Crusher House	1	366	7	2562
	Total				108731.00
B	CC Road				
1	Labour Colony To Ashpond	1	1950	10	19500
2	Switch Yard Road To Chimney Road	1	278	5	1390
3	Screen House To Primary Crusher House	1	380	7	2660
4	Silo Road To Tp#2	1	1140	7	7980
5	Store Back Side To Tp#5	1	550	10	5500
6	Etp To Tp#4	1	690	10	6900
7	Reservoir Peripheral	1	5024	4	20096
8	Main Gate To Weigh Bridge	1	300	10	3000
9	Boiler And ESP Road	1	537	7	3759



10	Chimney Road	1	725	10	7250
11	Silo Road To Tp#2	1	725	10	7250
12	Lime Stock Pile Road	1	175	7	1225
13	Tp#5 To Tp#7	1	250	7	1750
14	Tp#7 To ETP	1	86	10	860
15	Tp#10 To Secondary Crusher House	1	185	7	1295
16	Store Road	1	430	7	3010
Total					93425.00
Plant boundary length (Km)					9.84

COLONY AREA

SR No.	Description	NO	Floor	L	W	Area (SQ.M)
1	Flat	25	4	26	22	57200
2	Dispensary	1	1	30	12	360
3	Shopping complex	2	1	15	9	270
4	Director bungalow	1	2	35	35	2450
5	Club House area	2	60	60	1	7200
6	Estate office area	1	1	15	10	150
7	Change room	2	1	15	10	300
8	common toilet area	2	1	8	7	112
9	Security room	3	1	6	4	72
10	MCC room	2	1	15	10	300
11	Bachelor hostel	1	4	76	24	7296
12	lawn tennis court area	1	1	40	30	1200
13	Fountain area	1	1	35	20	700
14	Auditorium area	1	1	80	40	3200
Total area (in Sq. Meters)						81610
Area in Sq. Ft.						878450
Colony boundary length (Km)						1.75
Colony RCC road (sq. mtrs.)						10220