



ABSTRACT

Agricultural Marketing and Agri Business - Establishment of Terminal Market Complex in Chennai Region, Tamil Nadu - Approval of Operation, Management and Development Agreement (OMDA) - Orders - Issued.

Agriculture [AM3] Department

G.O. (Ms) No.174

Dated: 12.07.2017

திருவள்ளூர் ஆண்டு 2048
ஆனித் திங்கள் 28-ஆம் நாள்

Read:

1. G.O. (Ms) No. 234, Agriculture [AM3] Department dated 06.09.2006
2. G.O. (Ms) No. 107, Agriculture [AM3] Department dated 21.03.2007.
3. Government of India, Revised Operational guidelines for setting up of Terminal Market Complex, dated July 2009.
4. G.O. (Ms) No.206 Agriculture [AM3] Department dated 13.08.2011.
5. From the Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board D.O. Letter No.PLS/18979/2013, dated 25.09.2013 and Letter No.PLS/18979/2013, dated 27.02.2014, 18.02.2015, 08.07.2015, 13.01.2016, 04.02.2016, 29.02.2016, 19.09.2016 and 10.04.2017.

ORDER:

In the G.O. 1st read above, orders were issued for setting up of Modern Terminal Market Complex (TMC) for fruits and vegetables and other perishables in three Metro regions such as Chennai, Coimbatore and Madurai under Public Private Partnership (PPP) mode with financial assistance from Government of India and a sum of Rs.300.00 Lakhs was sanctioned under Part II scheme during the year 2006-2007.

2) In the G.O. 2nd read above, orders were issued nominating the Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board, Chennai-32 as "Nodal Officer" to look after the Co-ordination between the State Government and Government of India / National Institute of Agricultural Marketing, Jaipur in connection with setting up of Terminal Market Complexes in Tamil Nadu.

[p.t.o.]

3) In the reference 3rd read above, the Government of India have issued the revised Operational Guidelines for setting up of Terminal Market Complex.

4) In the G.O. 4th read above, orders were issued constituting Tender Scrutiny Committee and Tender Accepting Authority for the evaluation of bids for the Terminal Market Complex at Chennai and Madurai.

5) The Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board in his letter 5th read above has stated that the State Government of Tamil Nadu and Ministry of Agriculture, Government of India have selected the successful bidder, M/s URC Construction Private Limited and the consortium partners with project cost of Rs.135.00 crore and National Horticulture Mission subsidy of Rs.48.00 crore for the establishment of Terminal Market Complex at Chennai under Public Private Partnership (PPP) mode and accordingly the Letter of Intent was issued. He has also stated that selected consortium companies have formed a "Special Purpose Vehicle" (SPV) in the name of "M/s Ulavar Kalangiyam Limited" and they will implement the project. As per the guidelines of Terminal Market Complex, the Department of Agricultural Marketing and Agri Business has to enter into an Operation, Management and Development Agreement (OMDA) with the successful bidder registered as a company to form a 'Special Purpose Vehicle' (SPV) for further development of the project.

6) The Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board has also obtained the Legal Opinion from the Special Government Pleader, High Court of Madras, Chennai on the Draft Operation, Management and Development Agreement (OMDA) for establishment of Terminal Market Complex at Chennai wherein he has opined that the Draft Operation, Management and Development Agreement (OMDA) is as per the guidelines / instructions as well as the Model Agreement for Operation, Management and Development Agreement (OMDA) as provided by Government of India. He has stated further that he had gone through the legal issues of the agreement and no correction is needed for the time being. Accordingly, he has approved the Draft Operation, Management and Development Agreement (OMDA).

7) The Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board has stated that the observations as putforth by the Government have been ensured / fulfilled.

8) The Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board has also stated that based on the No Objection Certificate issued in G.O. (Ms) No.32, Animal Husbandry, Dairying and Fisheries Department,
[p.t.o.]

dated 14.02.2014, orders were issued in G.O. (Ms) No.419, Revenue Department, dated 17.09.2014 for alienating an extent of 14.06.5 hectares of land classified as "Meikkal Poramboke" in S.No.211/1 in Navalur Village, Sriperumbudur Taluk, Kancheepuram District in favour of Tamil Nadu State Agricultural Marketing Board on collection of the single market value or Guideline Value whichever is higher as land cost prevailing on the date of alienation and also collection of other applicable charges with usual terms and conditions laid down under RSO 24 for the establishment of Terminal Market Complex in Chennai Region.

9) The Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board has therefore requested the Government to approve the Draft Operation, Management and Development Agreement (OMDA) to be executed between the Commissioner of Agricultural Marketing and Agri Business and M/s Ulavar Kalangiyam Limited, the Special Purpose Vehicle (SPV) for setting up of Terminal Market Complex at Chennai.

10) The Government after careful examination of the proposal of the Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board have decided to accept the same and issue following orders:-

- (i) The Operation, Management and Development Agreement (OMDA) to be executed between the Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board and M/s Ulavar Kalangiyam Limited, the Special Purpose Vehicle (SPV) as annexed to this order is approved for setting up of Terminal Market Complex in Chennai Region;
- (ii) The land alienated to an extent of 14.06.5 hectares in S.No.211/1 in Navalur Village, Sriperumbudur Taluk, Kancheepuram District to Tamil Nadu State Agricultural Marketing Board as per G.O. (Ms) No.419, Revenue Department, dated 17.09.2014 should be leased out to the Special Purpose Vehicle (SPV) viz. M/s Ulavar Kalangiyam Limited, Chennai formed by M/s URC Construction Private Limited led consortium for a period of 99 years by the Department of Agricultural Marketing and Agri Business / Tamil Nadu State Agricultural Marketing Board by strictly adhering on the same lines of SIPCOT model of leasing lands for industries on remittance of payment equivalent to land cost to be fixed by the District Collector, Kancheepuram and by getting specific orders on the leasing proposals which are sent to the District Collector, Kancheepuram by the Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board.

11) The Commissioner of Agricultural Marketing and Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural Marketing Board is also directed to ensure the successful implementation and operation of the Terminal Market Complex in Chennai Region as per the norms prescribed in the Operational Guidelines of the Government of India and the Operation, Management and Development Agreement (OMDA) approved for setting up of Terminal Market Complex in Chennai Region.

12) This order issues with the concurrence of Finance Department vide its U.O. No.34949/BPE/17-1, Dated 11.07.2017.

(BY ORDER OF THE GOVERNOR)

GAGANDEEP SINGH BEDI
Agricultural Production Commissioner
and Principal Secretary to Government

To

The Commissioner of Agricultural Marketing and Agri Business,
CIPET Road, Thiru.Vi.Ka. Industrial Estate,
Chennai 600 032.

The Chief Executive Officer,
Tamil Nadu State Agricultural Marketing Board,
CIPET Road, Thiru.Vi.Ka. Industrial Estate,
Chennai 600 032.

Copy to:

The Director of Agriculture, Chepauk, Chennai - 5.

The Director of Horticulture and Plantation Crops,
Chennai - 5.

The District Collector, Kancheepuram.

M/s Ulavar Kalangiyam Limited,

Module No.6, RMG complex, Guindy Industrial Estate,

Chennai-32 (through the Commissioner of Agricultural Marketing and
Agri Business / Chief Executive Officer, Tamil Nadu State Agricultural
Marketing Board, Chennai - 32)

The Secretary to Government of India,

Ministry of Agriculture & Farmers Welfare,

Department of Agriculture, Co-operation & Farmers Welfare,

Krishi Bhawan, New Delhi -110 001.

The Joint Secretary to Government of India (Marketing) and Agricultural

Marketing Adviser, Ministry of Agriculture & Farmers Welfare,

Department of Agriculture, Co-operation & Farmers Welfare,

Krishi Bhawan, New Delhi -110 001.

The Director General,

Charan Singh National Institute of Agricultural Marketing,
Kota Road, Bambala (Near Sanganer), Jaipur 302 033.

Finance (Agri / PPP / BPE / Infrastructure Cell) Department, Chennai – 9.

The Special Personal Assistant to Hon'ble Minister for Agriculture,
Chennai – 9.

The Private Secretary to Agricultural Production Commissioner and Principal
Secretary to Government, Agriculture Department, Chennai 9

Agriculture (AM.1/AM.2/H.1/H.2) Department, Chennai 9.

SF/SC.

/FORWARDED BY ORDER/

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SECTION OFFICER
17/07/17