

# Investment Opportunity - Cement Production Unit

# Property Overview

**Address:** Karnataka, India

**Land Type:** Industrial – Cement Manufacturing Plant

Well-connected to highways and industrial hubs for raw material access and cement dispatch

The property has integrated industrial infrastructure with capacity to support big scale cement production



## Rationale for Investment

Opportunity to acquire a strategically located cement unit with existing infrastructure, brand recognition, and significant expansion potential in a high-demand sector.

## Plant History

Established in Karnataka to serve the regional demand for cement across South India, the plant was developed with an installed capacity of 300 TPD (~6,000 bags/day) and built-in provisions for expansion up to 700 TPD.

The unit produced OPC 43 Grade, PPC, and PSC cement under its own brand, gradually gaining local market presence.

Designed as a fully integrated facility, it includes:

- Crushing, raw material storage & blending units
- VSK kiln, ball mills, and clinker handling systems
- RCC silos, automatic rotary packer, and covered truck dispatch

Raw materials were sourced from well-known suppliers:

- Clinker from JK Cement & Dalmia
- Gypsum from RCF, MCF, and Tuticorin
- Flyash from a thermal plant in Karnataka

**The plant became non-operational due to financial challenges, currently carrying a bank liability of ~₹96.70 Cr. However, with ₹35 Cr required for revival and expansion, it remains a strong brownfield opportunity for players seeking to enter or scale in the cement sector.**

# Property Facilities

The opportunity involves the acquisition of a non-operational cement manufacturing unit located in Karnataka, strategically positioned to serve high-demand regions across South India. The plant was designed with scalability in mind and holds significant potential for revival and future expansion.

The facility has an **installed production capacity of 300 tonnes per day (TPD)** — equivalent to approximately 6,000 bags of cement per day — with **infrastructure already in place to support an expansion to 700 TPD**. The unit was actively producing 43 Grade Ordinary Portland Cement (OPC), Portland Pozzolana Cement (PPC), and Portland Slag Cement (PSC), all marketed under its own brand name and compliant with ISI standards.

The plant is built on a substantial land parcel comprising:-

**Total land area:** ~17,16,990 sq. ft. (~39.4 acres) of non-agricultural industrial land

**Built-up area:** ~87,000 sq. ft. covering factory and auxiliary buildings

The manufacturing infrastructure includes:-

- Crushing and raw material storage areas
- Raw mill and blending facilities
- Vertical Shaft Kiln (VSK) for clinker production
- Clinker handling and cement grinding via ball mills
- RCC silos for cement storage
- Automatic rotary packer (50 kg bags)
- Covered truck dispatch infrastructure

Raw materials are sourced from reputed and reliable suppliers:

- Clinker: JK Cement, Dalmia Cement
- Gypsum: RCF (Mumbai), MCF (Mangalore), and Tuticorin (Tamil Nadu)
- Flyash: Local thermal power plant in Karnataka

Despite a strong operational foundation, the plant became non-functional due to financial difficulties and currently has an outstanding bank liability of ~₹96.70 Cr. A detailed technical and financial evaluation indicates that a capital investment of ₹35 Cr would be required to revive operations and expand production capacity — bringing the total capital requirement to ₹131.70 Cr.

Additionally, the plant benefits from its proximity to regional highways and industrial zones, ensuring ease of access for raw material inflow and finished product distribution.

This asset presents a **compelling brownfield opportunity for cement players, strategic investors, or industrial groups** looking to quickly scale operations in a fast-growing sector, leveraging existing infrastructure, permitted land, and regional market access.

# Plant Images



RAW MATERIAL STORAGE SECTION



WORKSHOP



CEMENT STORAGE SILO & MILL SECTION



CEMENT STORAGE SILO



33 KV SUBSTATION



FACORY MAIN INTAKE



PACKING AREA



ROTATING SILOS



KILN SECTION



# Plant Images



LABOUR QUARTERS



CANTEEN



SHRI GANESH TEMPLE



MAIN ENTRANCE GATE



STORES DEPARTMENT



NEW MACHINERY FOR EXPANSION



WEIGH BRIDGE



OFFICE ROOM



NEW MACHINERY FOR EXPANSION



NEW MACHINERY FOR EXPANSION



GUEST HOUSE



LOADERS & JCB YARD I

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