

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION
LIMITED
UDYOG BHAWAN, TILAK MARG, JAIPUR-302005**

No.: IPI/P-2(24)207/2022 / 6305
Dated: 02.07.2024


OFFICE ORDER

The Board of Directors (BoD) of the Corporation vide item (13) in the meeting held on 14.05.2024 accorded approval to revise parameters and their weightages for designating the Industrial Areas in category 'AA', 'B', 'C' & 'D' as mentioned in the Annexure-A of this order along with the infrastructure facilities to be provided in the Industrial Areas as mentioned in the Annexure-B to the order.

The Board also accorded approval of major parameters for adjudging category of Industrial Area and provision of Infrastructure and facilities in Industrial Areas as follows:

- a. Upcoming Industrial Areas will be assessed on the revised parameters for designating the category of Industrial Area at the time of layout planning.
- b. Provision of infrastructure & facilities in New Industrial Areas shall be done as per respective category.
- c. All the Existing Industrial Areas (excluding Transferred Areas and Undeveloped Area) will be assessed by respective Unit office on the basis of revised parameters for designating the category of Industrial Area and it shall be finalized by Technical Cell.
- d. Gap in provision of infrastructure & facilities in Existing Industrial Area shall be assessed by Unit office with respective to category of Industrial Area.
- e. Unit offices will provide the proposal for approval (budgetary/physical) for provisions to fill the gap.
- f. Up-gradation of infrastructure & facilities shall be done by revising scheme or by allocating additional budget within limit of amount kept for 'up-gradation of Infrastructure'. If, additional resources required same shall be fulfill by the levy of additional services charges.
- g. Provision of infrastructure and facilities as per category may be done in phased manner.
- h. Category and needs of infrastructure & facilities of Industrial Area shall be accessed after every three years.

The Board further directed that while deciding/modifying 'Prevailing rate of Allotment of Industrial Area' and 'Services charges payable by the Allottee(s)', category of Industrial Areas may be kept in mind.


(Gaurav Chaturvedi)
Advisor (Infra)

Encl.: As above

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PARAMETERS FOR DESIGNATING THE CATEGORY OF INDUSTRIAL AREA (Revised)
Guideline for giving weightage of various basic parameters required for designating the category of industrial area

S.No.	Particular	Additional marking system for parameters	Maximum Mark
1.	Investment potential (MNCs/Large scale Industries)	2 Marks per existing MNC. 2 Marks per Large scale industry in the concerned Industrial Area	10
2.	Potential for employment generation	1 Mark for employment of 1000 nos. or part there off	15
3.	Proximity to big cities and availability of social infrastructure (Supporting facilities around the industrial area such as near by Cities/towns)	2 marks for each of major supportive facility mentioned at point no. 15-23 in annexure -E (maximum 8 marks) Proximity to big cities- 7 marks within 15 km of urban limit of Divisional H.Q./NCR 4 marks within 15 km of urban limit of District H.Q. 2 marks for others	15
4.	Market and export potential	1 mark for 200 core and part there off of annual turnover/export	10
5.	Connectivity of industrial area	20 Marks for areas in falling within 10 kms of DFC / within 10 kms of Express way /NH /falling in NCR 5 marks for functional National/International Airport within 60 kms 5 marks for areas within DMIC 5 marks for areas within 5 km of SH	20
6.	Industrial development in surrounding area	10 marks for having industrial development in more than 1000 acres area within 25 km radius or within the district. 8 marks for 801 to 1000 acres area within 25 km radius or within the district 6 marks for 601 to 800 acres area within 25 km radius or within the district 4 marks for 401 to 600 acres area within 25 km radius or within the district 2 marks to 201 to 400 acres within 25 km radius or within the district	10

S.No.	Particular	Additional marking system for parameters	Maximum Mark
		0 marks for any area upto 200 acres within 25 km radius or within the district	
7.	Components Availability/Raw material Availability/Supplier hub Proximity	5 Marks for each i.e. Raw Material Availability and Supplier hub proximity	10
8.	Labour Availability, Cost, Local Culture, Future development, Other factors etc.	2 marks for each of the mentioned parameter	10
			100

Categorisation of Industrial Areas based on marked obtained

- AA - > 80 (IA having less than 200 hect. shall categorised in A category)
- A - 60 to 79 (IA having less than 200 hect. shall categorised in B category)
- B - 40 to 59
- C - 20 to 39
- D - < 20

Annexure 'B'

Infrastructure provisions for the existing Industrial areas and Upcoming Industrial based on their categorization

Pillar	Sr N	Parameters	Guiding principles	Details of Infrastructure	Facilities to be provided in respective category				
					AA	A	B	C	D
External Infrastructure & connectivity	1	External Road Connectivity	Connectivity to the various important node/highways	a) Connectivity with DFC station/new NH b) Connectivity with NH c) Connectivity with SH d) Connectivity with MDR/other roads	a/b	a/b	b/c	c/d	d
	2		Type of approaches (access road)	a) Four lane road b) Double lane road c) Intermediate lane road d) Single lane road	a	a	b	c	d
	3	Public Transport	Public transport linkage for workforce movement.	a) Bus stop within the park b) Bus stop on the periphery of IA	a	a	b	b	b
Internal Infrastructure: Utilities	4	Power	Uninterrupted power supply is available with availability of alternate supply in the input substation. Distribution lines in IA	a) Availability of sub-station (GSS) b) availability of alternate supply in the input substation c) underground cable network with junction boxes d) Over head distribution network e) Availability of GSS outside the area	a,b,c	a,c	a,d	a/e, d	d,e

	5	Water Supply	IA provides water supply	<ul style="list-style-type: none"> a) Availability of requisite water source b) Adequate storage capacity equivalent to demand (Demand to be calculated) c) Raising mains of DI/UOVC/ACPP 	a,b,c	a,b,c	b,c	b,c	c
Internal Infrastructure: Common Infra	6	Internal Roads	Fully paved internal roads	<ul style="list-style-type: none"> a) Four lane, interlocking tile work on important locations, junctions & Footpath b) Double lane road c) Intermediate lane road d) Single lane road 	a,b,c,d	a,b,c,d	b,c,d	c,d	d
			Type	<ul style="list-style-type: none"> a) CC b) BT 	a	a	b	b	b
	7	Street Lighting	Operational street lighting throughout the IA	<ul style="list-style-type: none"> a) Street lights (solar) b) Street light on PCC poles with HPSV/tube light c) Provision of High mast light on important Locations 	a,c	a,c	b,c	b,c	b,c
	8	Storm Water Drainage	Storm water drainage infrastructure for safe disposal of rain water and rain water harvesting system is adopted	<ul style="list-style-type: none"> a) Covered CC and masonry drain b) CC and masonry drain c) Masonry drains d) Pitched/Kuchha drain or no provision of drain e) Covering of main drains/ at important locations f) Approaches to plots g) Rain Water Harvesting System 	a,f,g	a, e,f, g	b,e,f,g	b,e,f,g	d,f,g

	10	Solid Waste Disposal	Park provides solid waste management facility through	a) Availability of Site for disposal of waste b) Segregation at source. c) Third party services engaged,	a,b,c	a,c	a	a	a
	12	ICT Infrastructure	OFC connectivity to its tenants	a) OFC connectivity b) Earth Station	a,b	a,b	a		
Internal Infrastructure: Value Added Infrastructure	13	Plug and Play Industrial Space	Ready Built Factory (RBF) and Plug & Play space	a) Availability of plots for the BTS/RBF/ Plug & play facilities b) Incubation Centre	a,b	a	a	a	
	14	Logistics Infrastructure	logistics infrastructure within the premises including designated truck parking, warehousing and storage space (covered/ open/ cold storage)	a) Ware housing (cold storage) b) Truck/Ideal parking	a,b	a,b	b		
Environment, Safety and Sustainability	15	Support Service	Commercial center (including facilities like restaurant, canteen, shops etc.)	a) commercial center (including facilities like restaurant, canteen, shops etc)	a,b,c,d,e,f,g,h,i	a,b,c,d,e,f,g,i	a,b,c,d,e,g,i	a,b,c,d,g,i	a,b,c,d,g
	16		Banking support service by way of availability of bank branch	b) Banking support service by way of availability of bank branch/plot					
	17		Weighbridges for cargo and freight	c) weighbridges					
	18		Park maintains a skill development center	d) skill development Centre					
	19		Common facilitation center (CFC) accommodating various business facilities services (such as testing labs, certification centers, conference venue, auditorium etc.).	e) a common facilitation center (CFC)					
	20		Fire Fighting Services	f) Fire Fighting Services					
	21		Sulabh Complex /Public Toilet	g) Sulabh Complex /Public Toilet					
	22		Community center/Recreational Club	h) Community center/Recreational Club					

23		Police Station	i) Police Station						
24	Environment monitoring	For monitoring of the air and water quality within the premises.	a) Air water and soil quality control system	a	a	a			
25	Security	CCTVs and other security systems. Continuous boundary wall to prevent trespassing and manage park safety	a) operational and functional CCTV's at major points b) appointment of security agency c) Undamaged boundary wall d) Designated entry and exit points	a,b,c,d	a,b,c	a	a	a	
26	Health Infrastructure	PHC/CSC/ESI Dispensary/ Hospital within the premises.	a) Plot for PHC/CSC/ESI Dispensary b) Plot for Hospital c) Plot for Dispensary	a,b	a/b/c	b/c	c	c	
27	Mobility and Safety	Safe internal movement of pedestrians and bicycles and displays safety measure throughout the park premises (In form of hoardings, banners, notices etc.).	a) Plot demarcation signage b) Safety signages c) Guide maps d) Road demarcations e) Pedestrian foot paths (major roads)	a,b,c,d,e	a,b,c,d,e	a,b,c,d	a,b,c	a,b,c	
28	Green Spaces	Park has adequate green spaces in compliance with applicable regulations and guidelines	a) Landscaping and green cover on open areas b) Plantation in Open areas c) Road side Plantation	a,c	a,c	b,c	b,c	b,c	
29	Renewable Energy	Park uses captive renewable energy for common infrastructure (street lighting/ pumping etc.)	a) renewable energy for common infrastructure	a	a	a	a	a	

1. Any product specific area /special project (like FINTECH, IT parks etc.) due to its proximity or nature it may be adjudged in any higher category and infrastructure facilities may be provided accordingly.
2. The management may take a decision to create any facility in any industrial areas (other than prescribed facilities in the particular category) as per need of the Industrial area/location.

3. Following Infrastructure shall be laid in the product specific area /special project/any other as per need of IA

S. No.	Particular	Details of Infrastructure
	Gas for Industrial Use	Gas pipeline infrastructure
	Sewage Treatment	Sewage treatment facility (Centralized / de-centralized)
	General Park Operation and Maintenance	Monitoring of utilities and facilities (power, water, waste water etc.) through command control center through technologies like SCADA/ DSC
	Utility corridors	Utility corridor up to plot level to connect all utilities to the industry and avoid road damages
	Effluent Treatment	Effluent treatment facility (centralized)
	Business Facilitation	Customer Relationship Management (CRM) System
	Business Facilitation	R&D, patenting, product commercialization, market access and similar services
	Availability of bicycle tracks	
	Logistics Infrastructure	Park offers a dedicated railway siding within the premises.

4. Following shall be prepared/get it done for every Industrial areas:

- a. Disaster Management- Disaster management infrastructure for safety including public announcement systems (fire/ flood/ other natural disaster/manmade disasters) and maintains regular compliance for disaster response (mock drills, etc.)
- b. Energy Audit- Annual energy audit for common utilities and facilities
- c. Certification of Quality Park usually ensures to obtain certification like ISO 9001, 14000, 50001, 26000, Stakeholder Engagement Standard Certifications (ISO AA1000AS) and other international certifications for its quality management