सत्यमेव जयते

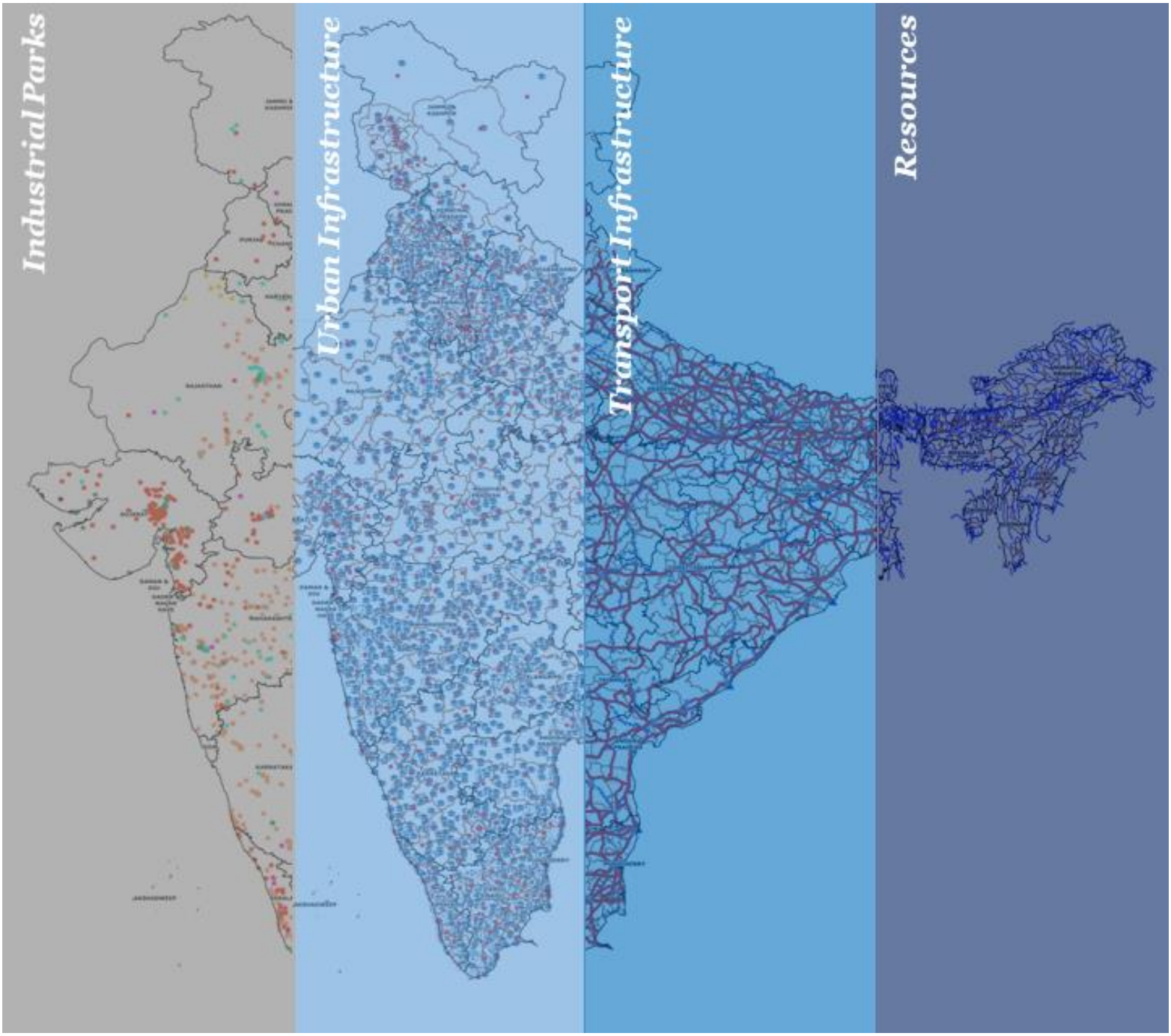
Department of Industrial Policy and Promotion
Ministry of Commerce and Industry
Government of India

Industrial Park Rating System

enhancing industrial competitiveness

November 2018

Industrial Information System
Framework for industrial competitiveness of India



Industrial Park Rating System
Framework for Industrial Competitiveness in India

Foreword

सुरेश प्रभु
SURESH PRABHU

सत्यमेव जयते

स्वच्छ भारत
एक कदम स्वच्छता की ओर

मंत्री
वाणिज्य एवं उद्योग;
एवं
नागर विमानन मंत्रालय
भारत सरकार, नई दिल्ली

MINISTER
COMMERCE & INDUSTRY;
AND
CIVIL AVIATION
GOVERNMENT OF INDIA, NEW DELHI

FOREWORD

India has long been viewed as an economic power house. In an effort to realize India's full potential, we steadily move towards ambitious targets of being a USD 5 Trillion economy.

Being mindful of these targets, in past few years the Central Government has embarked upon a transformational journey of improving India's investment climate. In a bid to achieve this mammoth task, the Government has launched various ambitious schemes and programs that are geared towards improving India's manufacturing competitiveness and enhancing ease of doing business in India. The collaborative efforts by Central and State governments have yielded encouraging results. The Government's 'Make in India' campaign has imparted a renewed focus on manufacturing. With tremendous rise in foreign direct investments, India has emerged as one of the most attractive investment destinations in the world. Further, we have made remarkable strides towards enhancing ease of doing business in the country. The spirit of cooperative and competitive federalism has played an important role in catalyzing the implementation of such reforms and initiatives.

While the journey so far has been inspiring, we cannot stop just yet. The government continues to take appropriate steps to not only transform India into a manufacturing destination, but also to ensure that India is an investment ready nation. We aspire to provide investors and manufacturers with best in class industrial infrastructure so as to enhance their competitiveness in the global arena. The development of 'Industrial Information System' and the launch 'Industrial Park Rating System' are among the major steps taken in this direction.

I hope that this exercise will be beneficial to prospective investors in making investment decisions and to policy makers in identifying areas of possible interventions so as to enhance the industrial infrastructure in the country.

(Suresh Prabhu)

Developing the macro perspective

Shri Ramesh Abhishek, Secretary

Department of Industrial Policy and Promotion

Today, India is uniquely positioned among the major global economies. With strong fundamentals and relentless focus on reforms, India has emerged as one of the most attractive investment destinations. During the last four financial years (2014-15 to 2017-18), FDI inflows have reached USD 221.90 billion from USD 151.75 billion in the previous four year period. Various reform measures undertaken by the Government have helped India to demonstrate remarkable progress on the World Bank's Ease of Doing Business rankings, a jump from 142 in 2015 to 77 in the 2019 report.

The Department of Industrial Policy and Promotion, being the nodal department for Industrial policy is continually taking measures to enhance growth in productivity, and competitiveness of Indian industries.

World class industrial infrastructure is integral to providing conducive environment for investments in manufacturing. In this direction, various large scale industrial development programmes and investments are being made. These include various industrial corridors, clusters and zones. We also understand that access to relevant information is an important dimension in facilitating investor decisions. A major step taken in this direction has been the development of Industrial Information System. Details of more than 3350 industrial clusters covering 4.8 lakh hectare land have already been uploaded on the system and integrated with various GIS layers, which help investors in assessing logistic infrastructure serving the clusters.

As an extension to the Industrial Information System, we have launched Industrial Park Rating System which aims to identify industrial enablers, gaps and strengthen improvements. This exercise has provided vital insights regarding factors which drive industrial competitiveness.

I am sure this initiative will catalyze the process of improving industrial infrastructure in India.

Reform in action

Dr. Vandana Kumar, Joint Secretary

Department of Industrial Policy and Promotion

In an effort to evolve the framework for Industrial clusters in India so as to optimize resource utilization and enhance the efficiency of manufacturing sector, Department of Industrial Policy and Promotion (DIPP), Ministry of Commerce & Industry developed Industrial Information System (IIS), a GIS-enabled database of industrial areas/clusters across the country in May 2017. At present IIS portal maps 4.8 Lakh Hectares of industrial land area across 3354 clusters.

DIPP is grateful to Ministry of Electronics and Information Technology (MeiTY), National E-Governance Division (NeGD) and Bhaskaracharya Institute for Space Applications and Geo-Informatics (BISAG) for their technical support and cooperation towards the development of this portal. The portal aggregates information on various components of industrial infrastructure with immense transparency and has thus evolved as a powerful tool for assessing industrial parks in India. The IIS allows the user to access vital information about industrial parks including land availability, access to transport infrastructure, schemes & incentives and vicinity to raw material sources.

Further, as an extension to IIS, Industrial Park Rating System (IPRS) has been developed. While the IIS gives the user access to various data regarding industrial parks, IPRS enables the user to evaluate competitiveness of an Industrial Park along the dimensions of Internal Infrastructure & Utilities, External Infrastructure & Connectivity, Business Services & Facilities and Environment and Safety Management against global benchmarks. We also envisage, that IPRS shall help policy makers to identify areas of intervention and thus empower them to make informed policy decisions.

Over the past one year, State Governments via their respective Industrial Development Corporations have nominated more than 200 Industrial parks covering an area of more than 78,000 Hectares for assessment under pilot phase of IPRS. This report illustrates our findings from this assessment.

Gratitude is due to officials of the State Governments and Union Territories for their active engagement, which has resulted in successful conclusion of this exercise. I also thank my team at DIPP for their diligence and hard work. Finally, I extend my thanks to Asian Development Bank for their technical assistance and PricewaterhouseCoopers Pvt. Ltd., knowledge partners for this initiative for their overall contributions.

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Abbreviations

BISAG	Bhaskaracharya Institute for Space Applications and Geo-Informatics
BRAP	Business Reform Action Plan
CETP	Common Effluent Treatment Plant
CEU	Coastal Employment Unit
CEZ	Coastal Employment Zone
CSC	Common Service Center
DIPP	Department of Industrial Policy and Promotion
EoDB	Ease of Doing Business ranking
FDI	Foreign Direct Investment
GIS	Geographic Information System
Ha	Hectare
ICT	Information and Communications Technology
IGC	Industrial Growth Center
IIS	Industrial Information System
IMC	Integrated Manufacturing Cluster
IP	Industrial Park
IPRS	Industrial Park Rating System
IT	Information Technology
MEITY	Ministry of Electronics and Information Technology
MSME	Micro Small and Medium Enterprises
NEGD	National E-Governance Division
NH	National Highway
OEM	Original Equipment Manufacturer
PCPIR	Petroleum Chemicals and Petro-chemicals Investment Region
PHC	Primary Health Center
SEZ	Special Economic Zone
SIDC	State Industrial Development Corporation
SIR	Special Investment Region
STP	Sewage Treatment Plant
UTs	Union Territories
WTP	Water Treatment Plant

1 Industrial ecosystem in India: an emerging competitive landscape

India is steadily moving towards its target of being a USD 5 Trillion economy and it is recognized that infrastructure and industrial development shall drive India's future growth. In a bid to drive investments, the Central Government has taken a slew of measures to create a conducive environment for investors through policy environment strengthening and infrastructure creation.

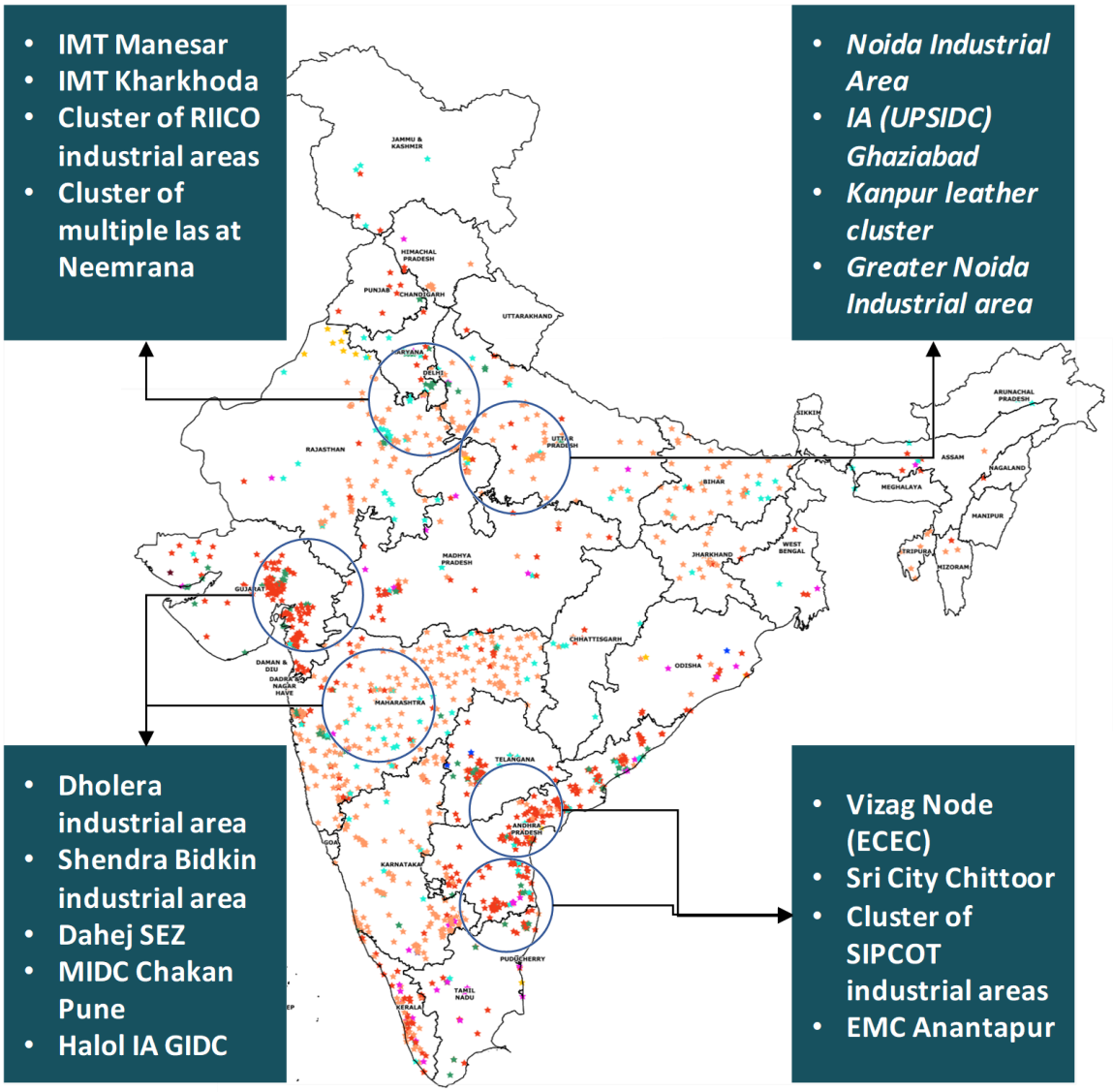
'Make in India' programme has imparted a renewed focus on manufacturing while showcasing India as the next big global manufacturing and investment destination. The success achieved on this front is evident from the exponential rise in foreign direct investments over the past few years.

The Government in collaboration with states has taken remarkable strides to enhance ease of doing business, which has resulted in India's stunning performance on the World Bank's Ease of Doing Business ranking and Business Reform Action Plan (BRAP) which may truly be recognized as ***"Reform in Action"***. While the government has focused on attracting investments from established foreign and domestic players, at the same time Start-up India was launched to transform India into a country of job creators. The initiative has taken various measures to build a strong ecosystem for the growth of start-up businesses. In addition, various measures have been taken to make India ready to facilitate economic and industrial growth.

The Central Government's next major push is towards enhancing efficiency and competitiveness of industry in India. To achieve this, major investments have been made and many more planned towards infrastructure sector along with industrial development investments in India. With the objective to improve transport infrastructure in India, Government has increased capital outlays towards Roads and Railways by more than 100% for the period 2014-2019 against the previous 4 year period. Further, steps have been taken to strengthen the Inland Waterways Authority of India in order to promote internal trade, reduce logistic costs and distribute traffic more evenly across various modes of transport infrastructure. India's first multi-modal terminal on the Ganga river in Varanasi has been inaugurated in November 2018.

Industrial landscape in India is dispersed with a variety of ecosystems which are differentiated by virtue of economic and governance model followed. These include Special Economic Zones, Free Trade and Warehousing Zones, Export Processing Zones, and integrated ecosystem concepts like the Integrated Manufacturing Cluster (IMC), Special Investment Region (SIR), Industrial Corridor Nodes, Petroleum Chemicals and Petro-chemicals Investment Region (PCIPR), Coastal Employment Zone (CEU), Coastal Employment Unit (CEU) etc.

Exhibit 1: Industrial landscape in India



*Not to scale. Alignment and location indicative.

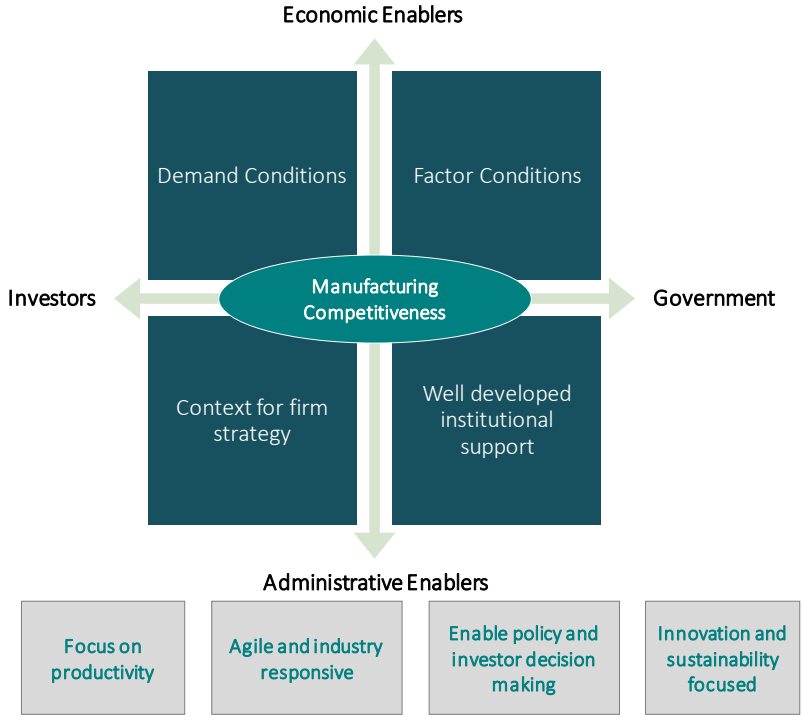
Source: Industrial Information System

2 Industrial competitiveness framework: Cluster approach

Indian industrial infrastructure is evolving from the state sponsored industrial parks model towards cluster and ecosystem based approach with advanced implementation models. With growth in the size, scale, demand and integrated form of development, need of private investment in provision of industrial infrastructure (industrial estates/ zones) has grown over time. This has happened mainly to bring in resource efficiency, mitigate demand risk, financial support in creation of infrastructure, technological intervention etc. Driving industrial competitiveness and achieving the measurable outcomes (employment, investments, economic value addition, and sustainability including other outcomes like gender participation etc.) is the underlying fundamental of various types of industrial infrastructure and integrated ecosystem development frameworks.

Industrial areas at aggregate level can be seen as clusters that are economic centers generating value addition, employment and investment. A framework to bring in cluster level competitiveness is required for industrial development.

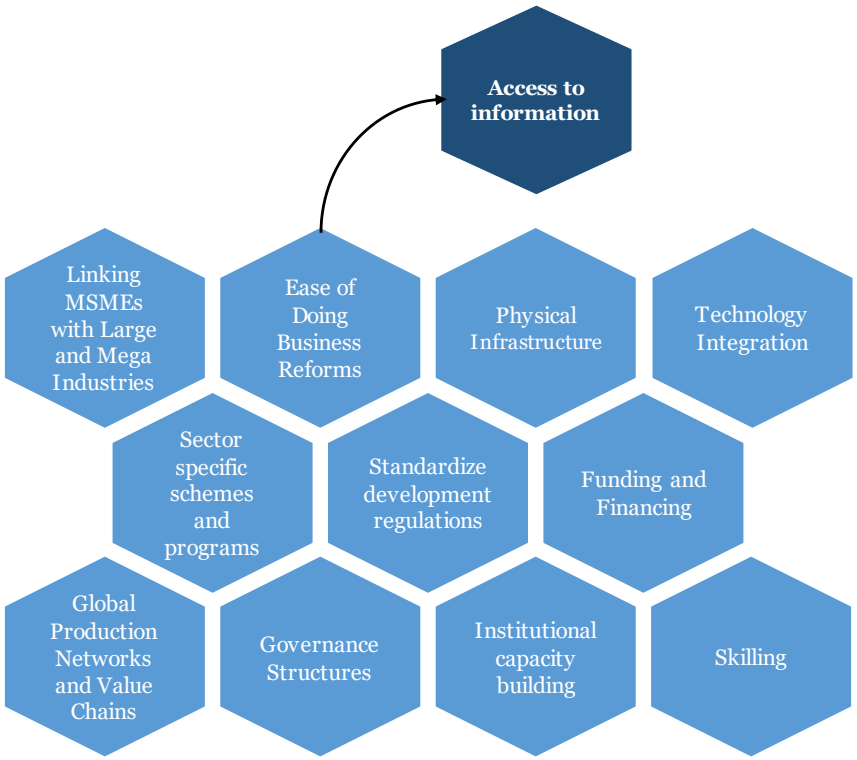
Exhibit 2: Framework driving industrial competitiveness: ecosystem and cluster level



Sustainable and competitive industrial clusters and ecosystem developments is central to the framework. Converging the many strategies of industrial development, DIPP aims to develop a holistic cluster framework that would enhance productivity of the private sector. The framework aims to encourage engagement of diverse group of stakeholders by which they may develop a shared understanding of the underlying issues of economic development and act on them jointly.

This effort of industrial information system (including IPRS) aims to collaborate with various stakeholders and develop a framework based on cluster approach, which facilitates building of competitive industrial ecosystem.

Exhibit 3: Building blocks of frameworks for industrial competitiveness



These building blocks are indicative and include various other aspects like gender participation, trade, environment and sustainability.

Exhibit 4: Levels of implementation of industrial competitiveness framework

Stage 1	**Cluster mapping** and Initial engagement	Economy-wide cluster mapping; identification and engagement with key stakeholders
Stage 2	**Diagnosis** and strategy formulation	Apply the cluster tools to ascertain its competitive position, develop collaboration among cluster members and develop collective business strategies
Stage 3	**Implementation** of strategic, policy and institutional initiatives	Secure ownership from key cluster leaders in terms of time, ideas and cost sharing; public- private dialogues on policy and institutional bottlenecks for implementation of business strategies on cluster competitiveness
Stage 4	Post project **sustainability**	Ensure that cluster can handle resources independently beyond the life of the project; do due diligence and formalize the institutional structure of the cluster

Source: DIPP – 'National Manufacturing Clusters' approach

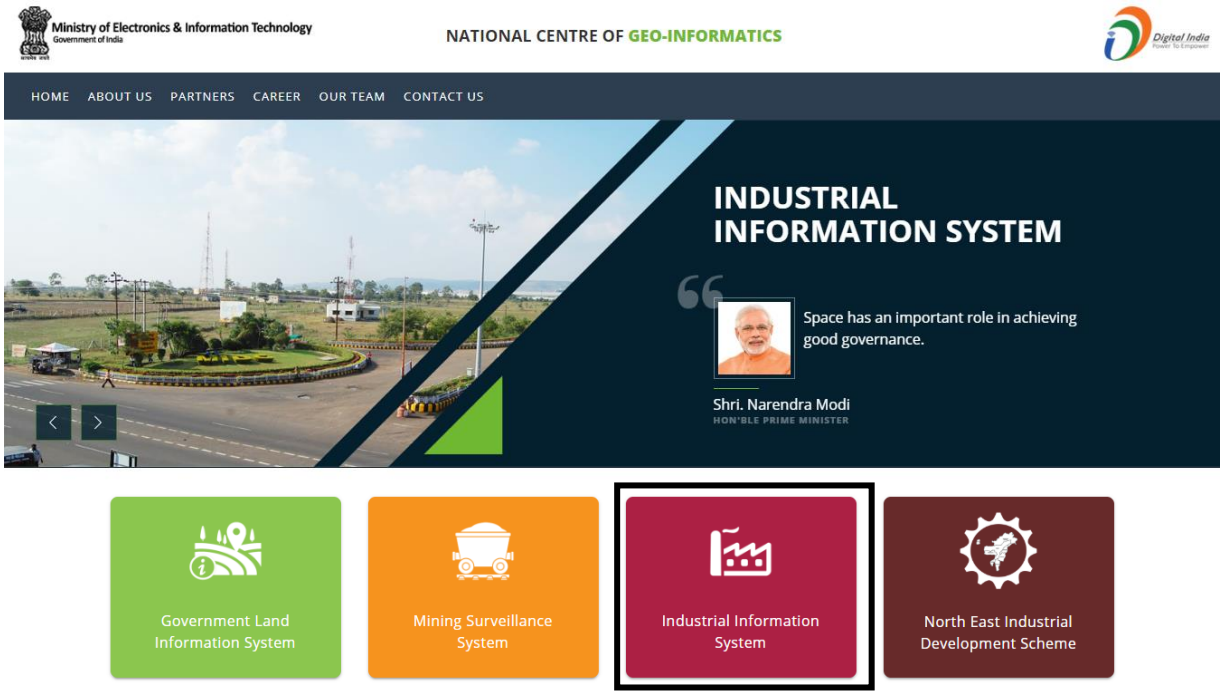
3 Industrial Information System: Decision support system for investments

'Access to information' is one of the basic elements along the dimension of governance and policy environment and an identified reform area under 'Business Reform Action Plan 2017 titled as 'Access to information and transparency enablers'. Access to information essentially helps key stakeholders including governments, financing institutions, investors and developers to make informed decisions and find solutions around pressing issues of like:

Where is the suitable investment location?
What is the size and capacity of connectivity infrastructure?
How much is the quantum of additional industrial land inventory required to respond to new demand?
What is the intensity of investment required for infrastructure asset creation?
Which are the areas of institutional capacity building?
Which are the preferred locations of industrial investment for various sectors?
And many more……

As a part of the intended framework for driving competitiveness in industrial ecosystem, an initiative of Government of India led by DIPP is development of **'Industrial Information System (IIS)'.** The initiative aims to contribute towards building ***'Framework for enhancing industrial competitiveness and cluster development'***

Exhibit 5: IIS is developed by DIPP with support of National E-Governance Division, Ministry of Electronics and Information Technology



IIS works as a central data bank by taking inputs from states and various other ministries and departments

Industrial Information System (IIS), a GIS based web portal designed and developed by Department of Industrial Policy & Promotion (DIPP) in coordination with National e-Governance Division, Ministry of Electronics & Information Technology (MeiTY) and Bhaskaracharya Institute for Space Applications and Geo-Informatics (BISAG) ***to assimilate information of industrial infrastructure across the country****. IIS was open to public on 15th May 2017.*

IIS works with the fundamental spirit of cooperative federalism with active participation from states/ UTs/ central departments and ministries. IIS also consciously focuses on transparency and accountability giving it the desired level of preferred one stop decision making and solution center.

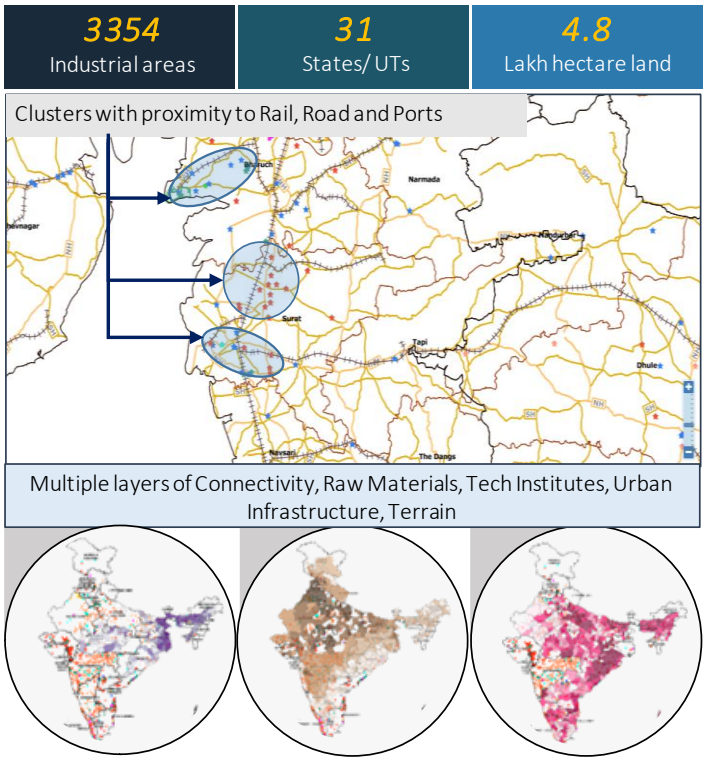
Exhibit 6: Home page of the IIS

IIS is constantly evolving by bringing in new aspects of driving industrial competitiveness

Source: Industrial Information System – Home Page (DIPP)

One of the objectives of IIS is to work as a '*Decision Support System* 'for various stakeholders to support effective planning and development of industrial infrastructure. The system provides access to a large information repository that can be used in various ways e.g. compare industrial area across various geographies in the country, identify land available for industrial investment, identify available schemes and incentives, identify transport network accessibility and gateway infrastructure, resource availability; by various type of users (policy makers, industrial investors, government programmes, infrastructure developers etc.).

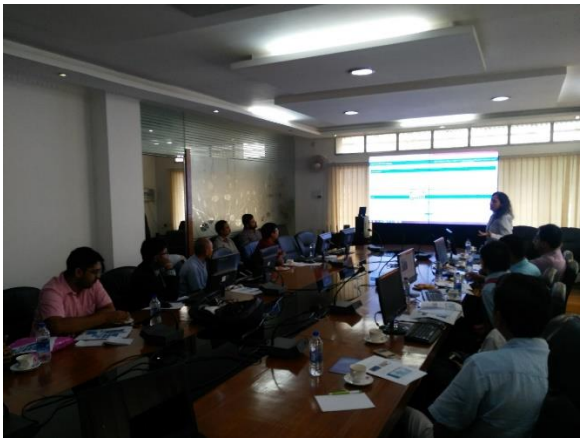
Exhibit 7: Industrial Information System is evolving as India's 'One Stop Shop' for information on all the components of industrial ecosystem: A portal that can be called as *'Tool at Fingertips'*



With extensive support of nodal department(s) at state and UT level and other central ministries and departments, the system has built a strong information repository

Source: Industrial Information System (DIPP)

Member of Parliament from West Bengal



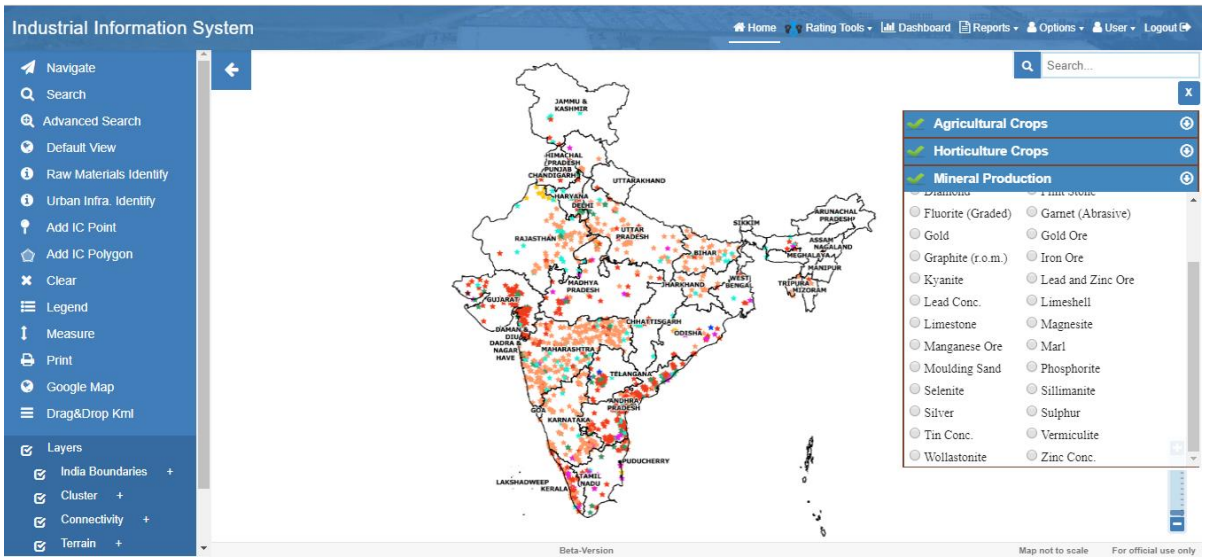
Meeting at Guwahati

Workshops and hands-on training sessions were organized by DIPP in the respective States to facilitate smooth data entry and transfer of knowledge. Information on the IIS is entered and periodically updated by participating ministries/ departments at central government, state governments and union territories. IIS collects data across 126 data points and provides multiple features where users can compare and evaluate the data for multiple purposes. IIS provides GIS enabled database of industrial areas including clusters, parks, nodes, zones etc. across the country. A GIS layer regarding agricultural and horticultural raw material availability has also been added. The GIS mapping features help identify presence of industrial clusters like OEM parts manufacturers, light engineering, heavy machinery manufacturing, automobile and allied parts manufacturing, textiles, food processing, electronics, etc.

Meeting at Telangana

Meeting with CII-ASCON

Exhibit 8: Industrial Information System – Interface designed for ease of access and understanding

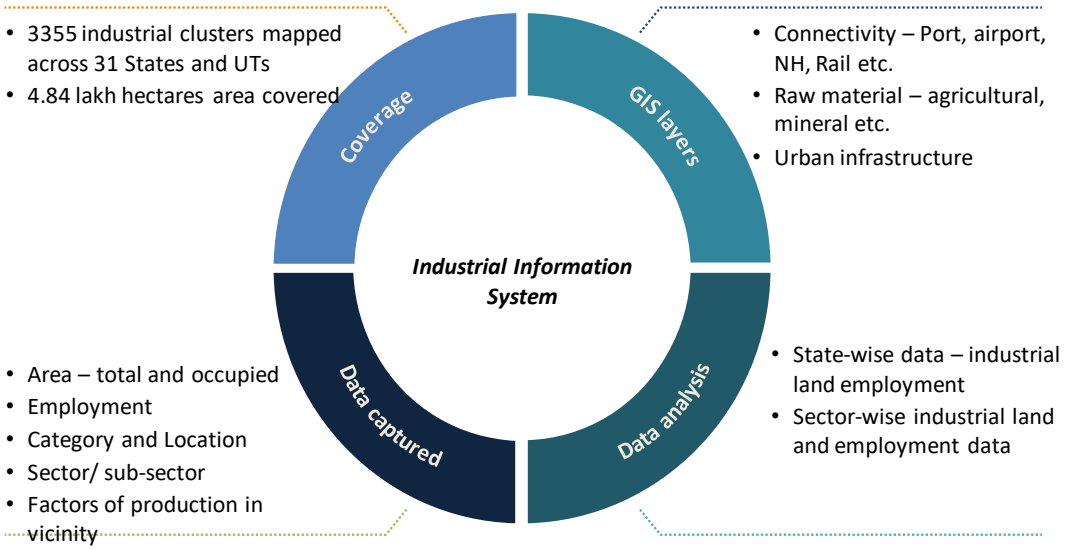


IIS is constantly evolving aiming to bring in wider information access and ergonomics in the interface. The system seeks user feedback to bring in updates and changes

Source: Industrial Information System (DIPP)

IIS web portal presently covers 3354 industrial areas (parks/ clusters/ estates/ SEZ/ growth nodes and others) covering about 4.8 lakh hectare (~11.86 lakh acre) land mapped on the system. These areas include those developed by government(s), private sector or a combination of both. A series of meetings, video conferences were conducted with various stakeholders including State Governments, developers, investors, industries and associations.

Exhibit 9: Features and achievements of Industrial Information System so far



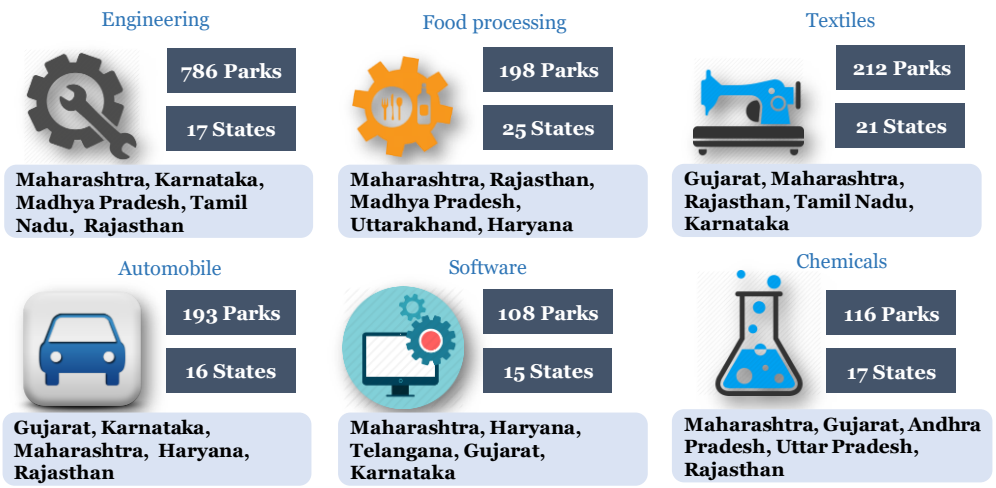
Source: Industrial Information System (DIPP)

DIPP is actively engaging with states/ UTs and other central ministries/ departments for updating the IIS and its features to provide latest and updated information. SIDCs/ Industrial Departments/ Industries Commissioners are the relevant nodal entities in the state that update the information on the IIS. Some of the key parameters out of the 126 parameters on IIS include type of development, total land area, industrial land area, date of commissioning, occupancy, targeted and achieved indicators in terms of number of industries/ investment/ employment, distances from logistics gateways and transport infrastructure, power availability and its capacity/ utilization, water availability and its capacity/ utilization, primary sector and sub-sector.

Meeting at Raipur, Chattisgarh

Meeting at Pudducherry

Exhibit 10: IIS maps the industrial areas at sector level across states and helps understand the industrial ecosystem better

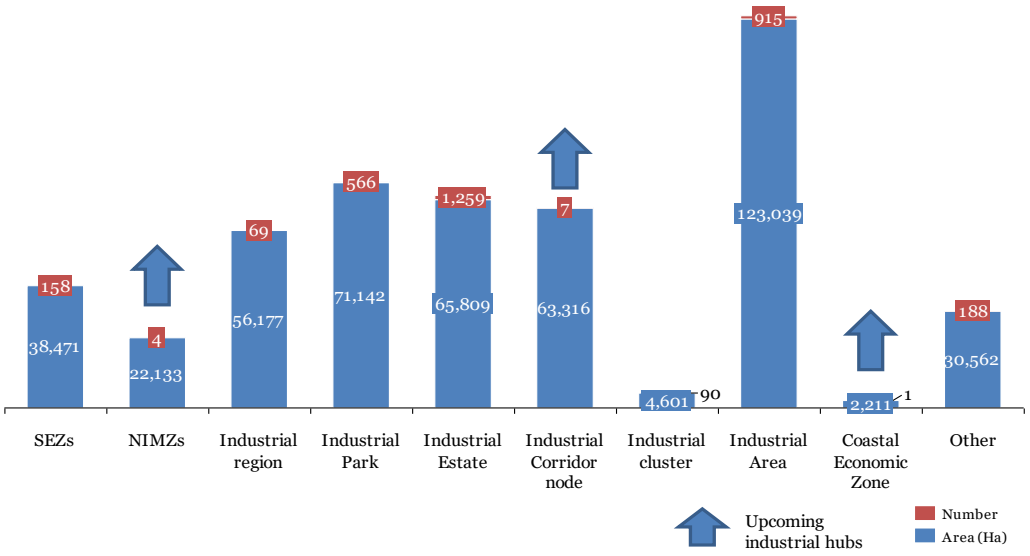


IIS collects data at sub-sector level and drills a level deeper

Source: Industrial Information System (DIPP)

Existing 3354 industrial areas are classified under 10 categories. Users (state/UT nodal agency, central departments/ ministries) can select the category of development and further provide for other type of development that may be applicable in the respective administrative structure. A summary of coverage of IIS is shown in exhibit 11.

Exhibit 11: Comparative view of spread of industrial areas mapped across their size and number on IIS

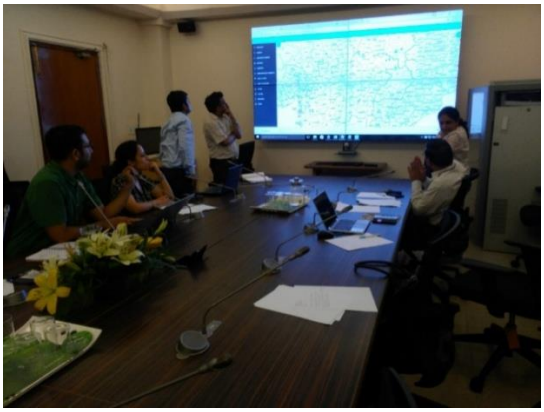


The graph plots 3257 industrial areas. Remaining 97 parks do not provide the category and/or area thus are not mapped in the above graph

Source: Industrial Information System (DIPP)

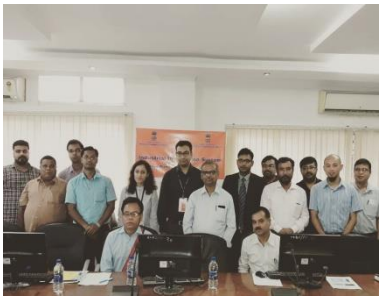
Power packed IIS once fully functional aims:

- GIS Mapping of Industrial Clusters – System serves as a platform for all the industrial information by mapping industrial infrastructure across the nation on the GIS platform.
- Identification of availability of land inventory to function as Demand – Supply assessment tool – This feature will help in comparing the demand against the supply to better assess the overall industrial scenario across the country.
- The system also holds the information about the existing External and Internal Infrastructure such as rail, road, air and port connectivity and other common facilities in and around the manufacturing clusters.
- Information about the multiple schemes and their incentives is made accessible to the user easily.
- The extent of utilization of a particular cluster/park is shown as 'achieved' against 'targeted utilization'.



Brainstorming Workshop

Meeting at NITI Aayog



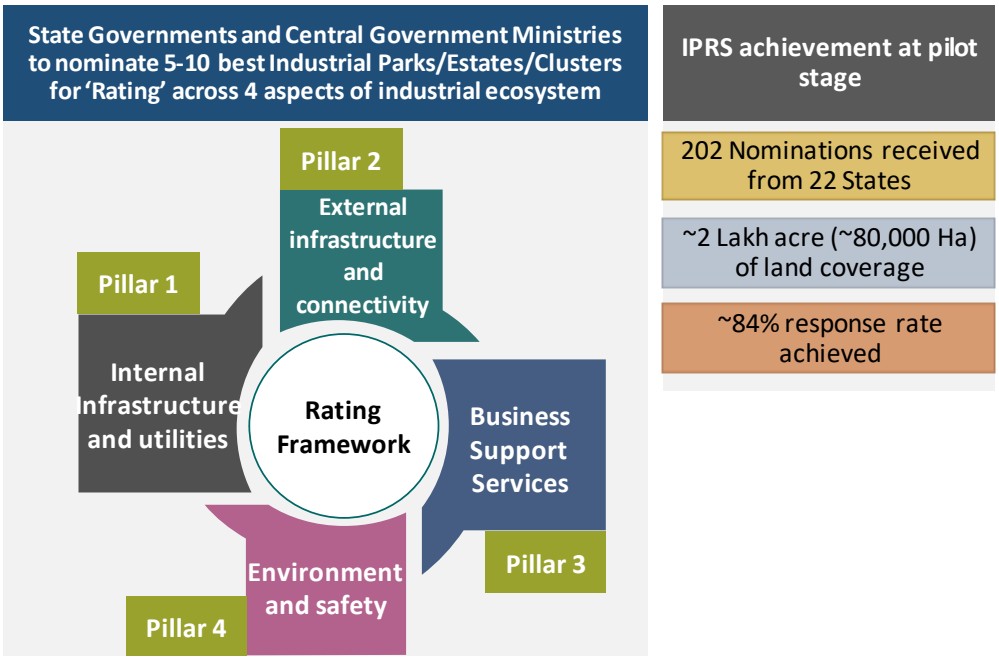
Training session with various state goverment

4 Industrial Park Rating System (IPRS): Enabling investment and policy decision for developers

Commenced as a pilot level initiative in early 2018, IPRS is an integral part of the Industrial Information System (IIS) and aims to identify leading benchmarks in India, identify best practices at national level, support in identifying and augmenting the desired interventions for developing industrial ecosystems.

IIS enables capturing information for industrial parks across India. IIS serves as a one-stop for all the industrial information by mapping the entire industrial infrastructure across the nation on GIS platform. Having achieved this, it was critical to review the availability of internal infrastructure, external infrastructure, business support services and environment and safety management. Accordingly, DIPP with technical assistance from Asian Development Bank and knowledge partner (PwC) developed an approach to review these aspects across industrial parks.

Exhibit 12: IPRS: Parameters for assessment and coverage



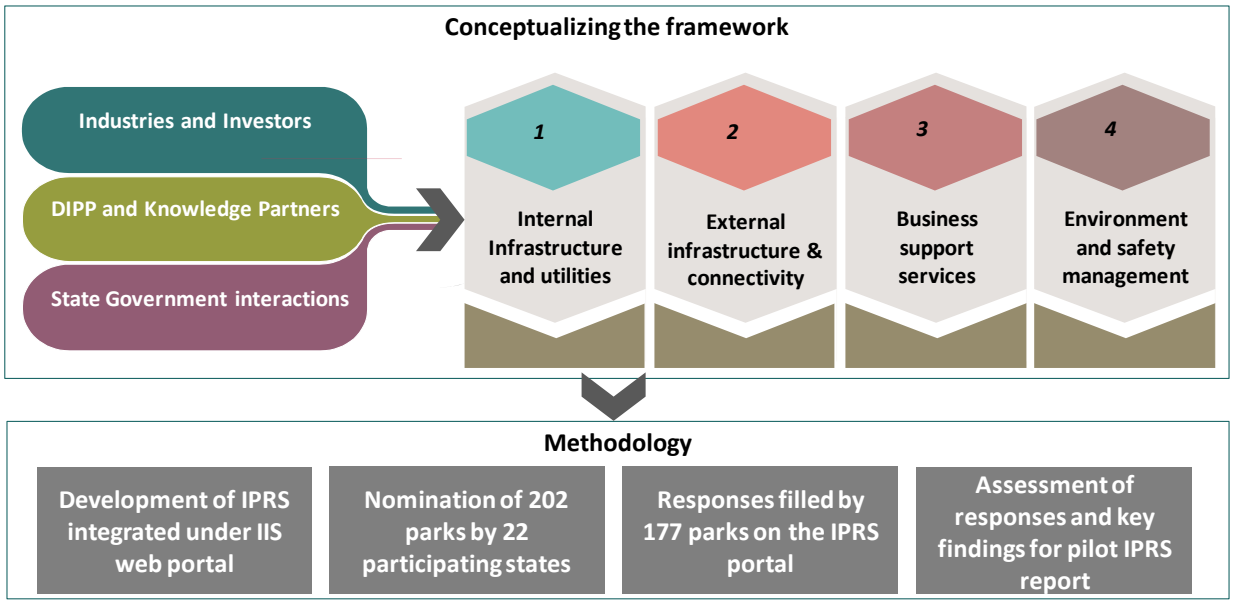
These four pillars were established pursuant to rigorous consultations with states/ UTs

The IPRS framework is developed across four pillars contributing to the development of industrial ecosystem viz: Internal Infrastructure and utilities, External infrastructure and facilities, Business support services, Environment and safety management. Various parameters were evaluated for inclusion in these four pillars through consultation with participating SIDCs and industries/ investors to converge to a 34 parameter assessment methodology.

Implementing IPRS Pilot Phase

To start with, the pilot phase of IPRS considers nominations received from participating SIDCs and departments concerned and analyzes the information/ responses provided by the SIDCs and departments concerned. Nominations were received based on two key parameters viz. a) The nominated parks need to have minimum 25% occupancy and b) The nominated parks need to be at least 250 Acre (~100 Hectare) in size. The second condition was relaxed pursuant to representation by various states during consultative interactions to enable states to nominate parks for rating. Methodology used for the pilot phase is presented in exhibit below.

Exhibit 13: Methodology adopted for development of IPRS framework and the overall pilot system

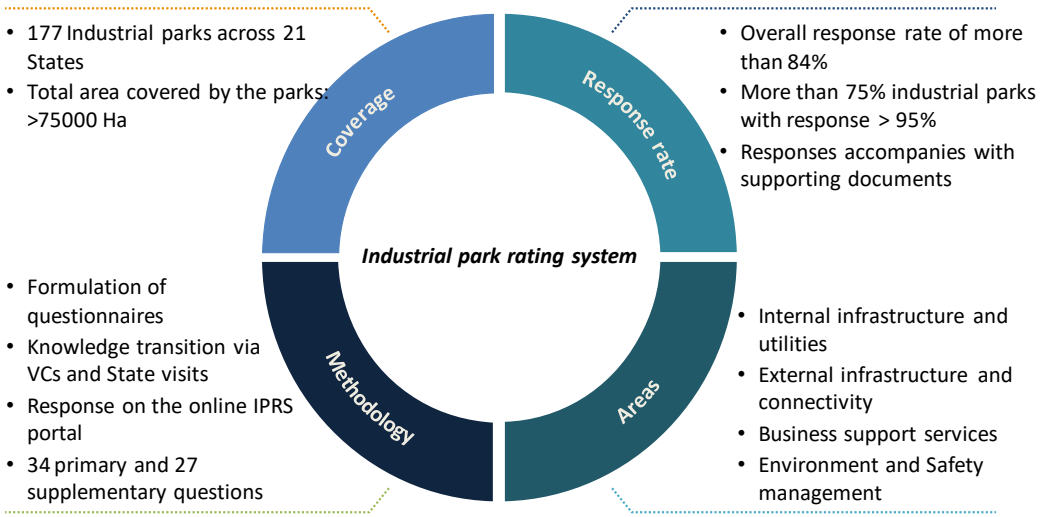


Development of the framework and the overall system was initiated in early 2018 with extensive participation from States and UTs

The system is expected to evolve so as to deliver following objectives:

- Provide information to prospective tenants and compare parks on various choice of identified parameters
- Enhance competitiveness of industrial parks and help identify areas of intervention
- Recognize best practices and promote competitive spirit among park developers and operators
- Identify requisite policy support to be delivered by state/ central government for driving competitiveness of the ecosystem

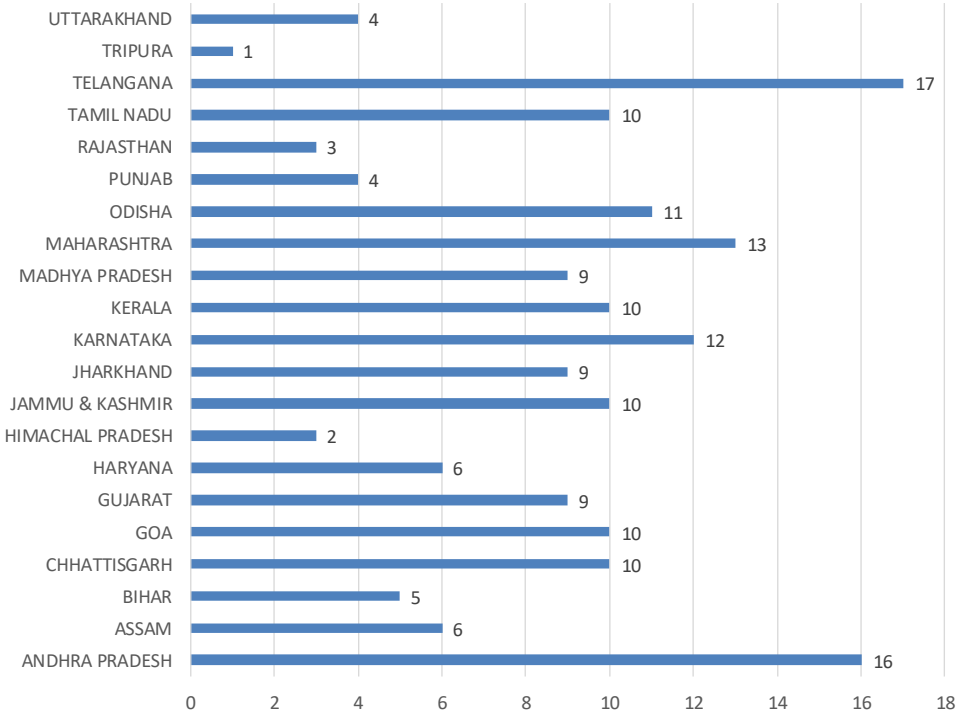
Exhibit 14: IPRS analysis and some of the key findings



A dashboard is developed to present findings of the IPRS on the IIS portal home page

IPRS makes an inquiry across 34 parameters under four pillars with additional supplementary questions aligned with these 34 key parameters. Responses have been sought in binary format i.e. a "Yes" or a "No" to keep the assessment more objective given the fact that this is the pilot stage of the system. Assessment in this report has been made based on the responses provided by the nominating SIDCs and departments concerned, on the IPRS platform.

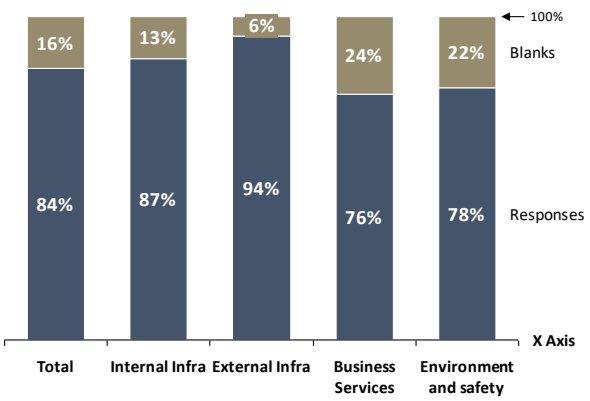
Exhibit 15: Industrial parks nominated by States for IPRS pilot phase



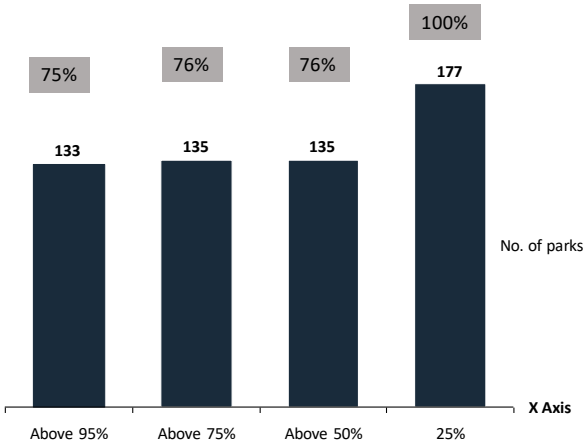
It is highlighted here that 177 parks out of the 202 nominated parks were considered for assessment. Response in respect to 25 parks nominated by states were incomplete and therefore to avoid distortion in the assessment there parks were not considered for assessment under the IPRS.

There is a direct correlation between occupancy and availability of service and facilities components of industrial ecosystem. Exhibit below provides a clear picture that better the occupancy more adequate are the parks compliant to the parameters of IPRS framework. This assessment is corroborated by the degree of response received on the IPRS from the 202 nominated parks as shown in exhibit – 16.

Exhibit 16: The response rate of parks on the IPRS is ~84% with more than 75% parks responding to over 95% of the 34 parameters questionnaire



The overall response rate is 84%. Questions related to Internal and external infrastructure, response rate is above 85%



75% parks have responded to more than 95% of the questionnaire; 100% industrial parks that have responded to more than 25% of the questionnaire

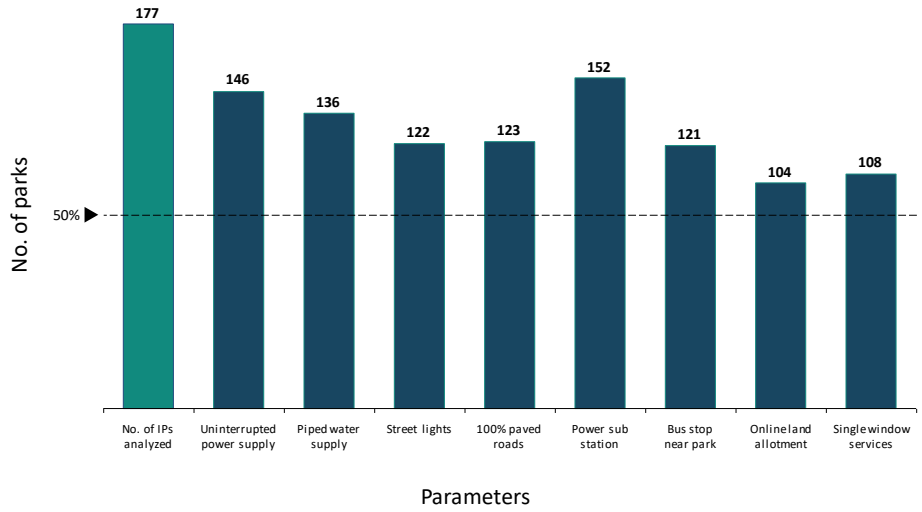
Various Industry Associations

Various Industry Associations

5 Key findings of the pilot phase

Assessment of state/ central responses on the IPRS for the nominated industrial parks present a view that largely the nominated parks perform better around *internal infrastructure and utility* and *external infrastructure and connectivity* pillars; however there is a need to strengthen the parks around areas of sustainability.

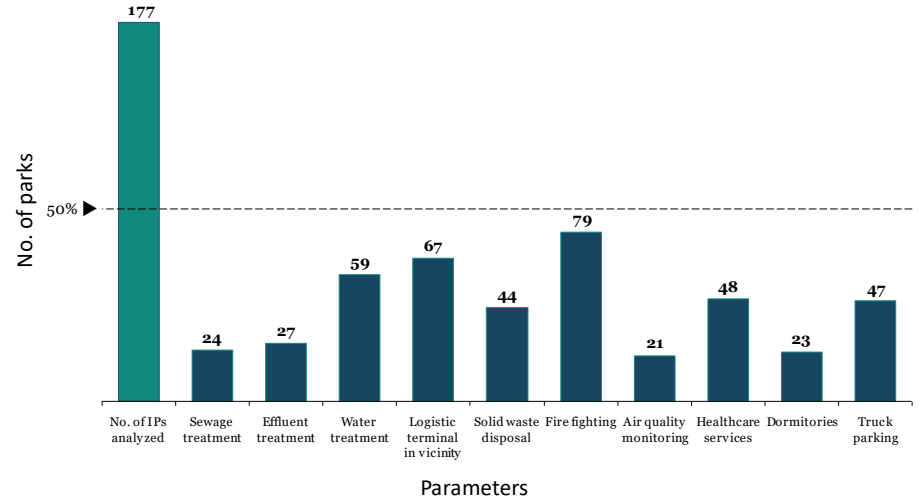
Exhibit 17: Parameters under internal and external infrastructure pillars perform better across parks



Majority of the Industrial parks exhibit availability of infrastructure and utilities, which are critical to manufacturing

In terms of environment conservation, health and safety management, majority of the industrial parks analyzed during the IPRS pilot stage require strengthening and thus present an opportunity for both government and private sector for further development.

Exhibit 18: Parameters under business support services and environment and safety management need attention (number of parks)



IPRS responses and stakeholder consultations present few notable reasons for this pattern in assessment

- Affordability to provide multiple facilities in the park
- Issue of utilization of utilities and facilities in multi-product parks
- Park operator may not be expert across board to run such facilities
- Installation and provision of such facilities usually pushes up the lease rate and operation & maintenance cost incurred by the tenants making it difficult to cater to MSMEs

Deep Dive: Analysis of four pillars

5.1. Availability of internal infrastructure and utilities is generally seen across majority of the parks

PILLAR 1

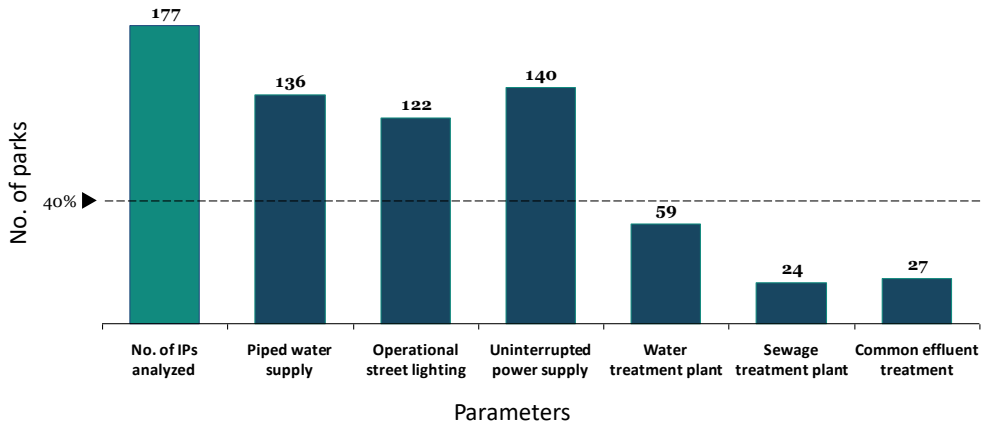
Internal Infrastructure and Utilities: Various parameters have been considered under this pillar, which will help assess quality of infrastructure within the park and quality of critical utilities supply.

S. No.	Parameter
1	Uninterrupted electricity/ power availability?
2	ICT (Telecom ; Internet Services) Infrastructure avalable ?
3	Sewage treatment plant available?
4	Common effluent treatment plant available?
5	Piped water supply provided?
6	Water treatment plant available?
7	Covered storm water drainage?
8	100% paved roads available inside the park?
9	Operational Street lighting available inside the park?
10	Does the park operator adopt use of captive renewable energy generation (solar/wind etc.)?
11	Availability of gas pipeline?

Highlights:

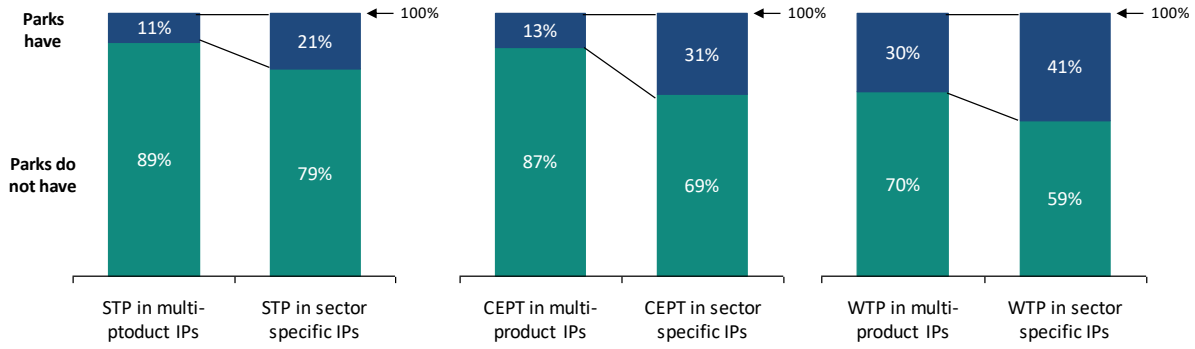
- *Need for further building the components of sustainability within the internal infrastructure*
- *~ 35% of the nominated Industrial parks contained a water treatment plant*
- *Less than 16% of the analyzed industrial parks contained sewage treatment and common effluent treatment plants (all the parks demonstrate occupancy of >75%)*

Exhibit 19: Most of the Industrial parks analyzed fared quite well on critical internal infrastructure



During various site visits, it was noted that most of the parks need sewage treatment, effluent treatment and water treatment services to the tenants. In the absence of such services, tenants have to invest on their own depending on the factory requirements. This trend is more pronounced in multi-product industrial parks, for the reason that not all tenants require such services. The developers found it uneconomical to install such services for a select few tenants.

Exhibit 20: Number of Industrial parks with STP/ CETP/ WTP facilities across multi-product industrial parks as compared to sector specific parks



Some industrial parks that lead among the nominations under this pillar

	Industrial Park Name	District	State	Highlights
Internal Infrastructure and Utilities – Illustrative list of top performing Industrial Parks	Pithampur Industrial Area - Kheda	Dhar	Madhya Pradesh	• Sewage treatment plant • Water treatment plant
	Vatwa	Ahmedabad	Gujarat	• Storm water drainage • Gas pipeline
	KINFRA International Apparel Parks Ltd	Thiruvananthapuram	Kerala	• Common effluent treatment plant

	IMT Manesar	Gurugram	Haryana	• Water treatment plant • Gas pipeline
	Tatisilwai Industrial Area Phase-II	Ranchi	Jharkhand	• Piped water supply • Water treatment plant
	Talegaon Industrial Area	Pune	Maharashtra	• Common effluent treatment plant
	APSEZ Atchutapuram	Visakhapatnam	Andhra Pradesh	• Storm water drainage • Common effluent treatment plant
	Walunj Industrial Area	Aurangabad	Maharashtra	• Common effluent treatment plant
	Doddanekunddi Industrial 2nd phase	Bengaluru	Karnataka	• Piped water supply • Storm water drainage
	Industrial area Mandideep	Raisen	Madhya Pradesh	• Water treatment plant

Leading by example: Domestic Case – SITP (Scheme for Integrated Textile Park)

Experience of the domestic SITP scheme implemented by Ministry of Textiles (MOT) provides an innovative model for de-risking the investment on infrastructure. It structures the industries to form of an SPV (Special Purpose Vehicle) which is the beneficiary of the grant given by the MOT and is provided with flexibility to design and develop the park. MIIUS (Modified Industrial Infrastructure Upgradation Scheme) developed by DIPP also provides a similar structure, which can be cited as another domestic successful case study.

5.2. Significant number of parks are dependent on external linkage and position themselves in proximity to transport and gateway infrastructure

PILLAR 2

External Infrastructure and Connectivity: This pillar comprises of parameters which relate to park's connectivity with the external areas. These parameters are important to the prospective tenants so as to assess the ease with which they can bring in raw material for manufacturing, recruit employees and ship out the finished products for both domestic and export markets.

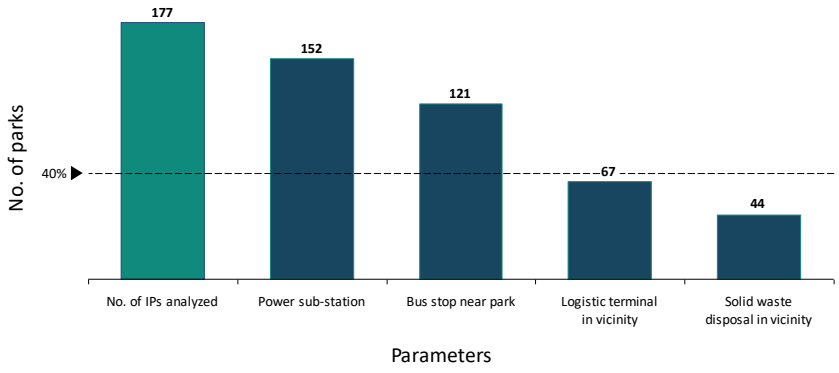
S. No.	Parameter

1	Logistics terminal in proximity of 20 Km?
2	Power sub-station availability?
3	Solid waste disposal/treatment site available in proximity of 10 Km?
4	Bus Stop available inside the park?
5	Distance from nearest rail head (Km) <20 Km
6	Distance from nearest airport (Km) <100Km
7	Distance from nearest sea port (Km) <200Km
8	Distance from nearest major city (Km) <50Km

Highlights:

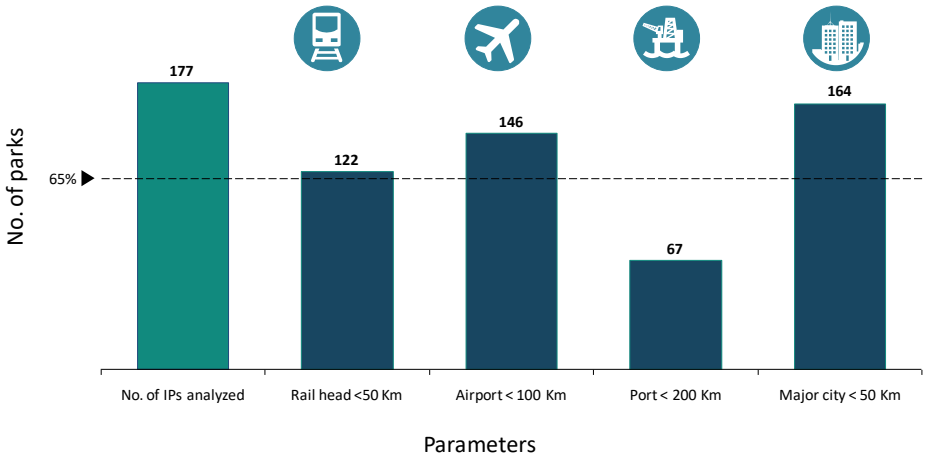
- *Most of the industrial parks located strategically - more than 65% close to a major city, airport and rail head*
- *68% of parks have access to public transport for employees*
- *Low focus on solid waste management*

Exhibit 21: Logistic facilities seen on focus; solid waste disposal facilities need attention



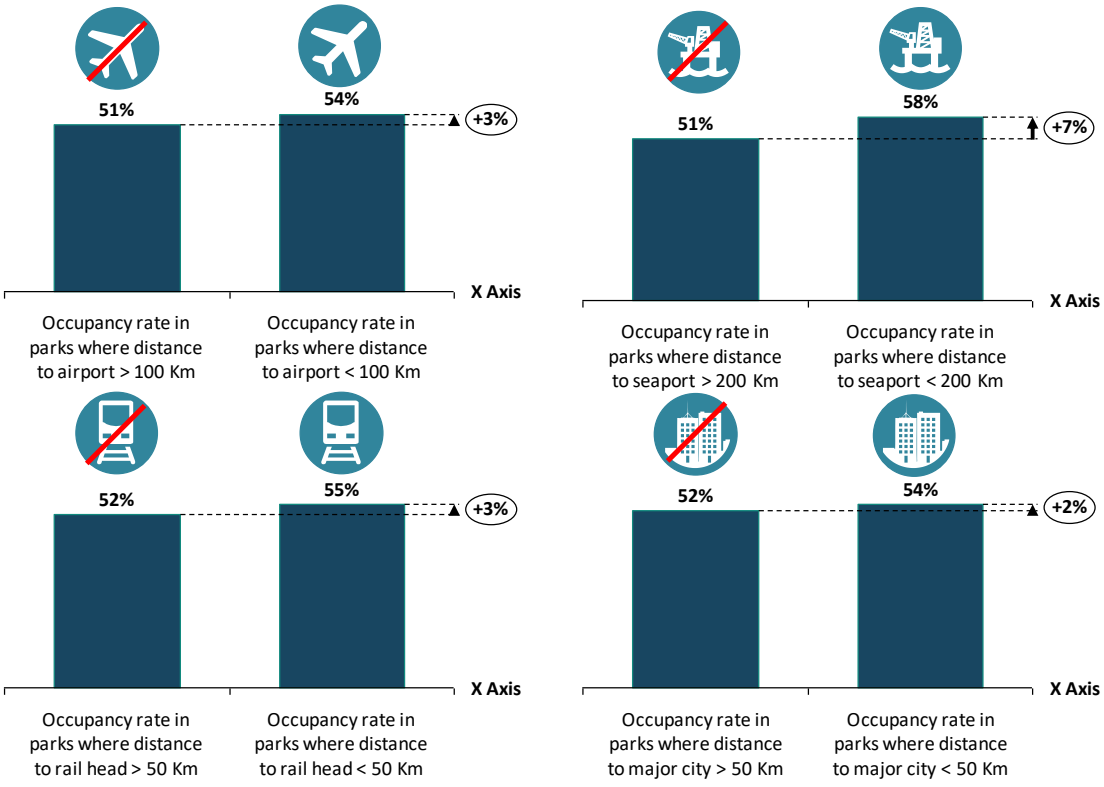
It is observed that around 60% of the industrial parks lacked logistic facilities in vicinity, however this is being compensated by their strategic location which is close to major gateways in most of the cases.

Exhibit 22: Most industrial parks strategically located in proximity to national highways, airports and railway



With change in distance from transport gateways, change in occupancy increased marginally except for parks when assessed with their distance from sea-port. Exhibit-23 provides an assessment of relation between the four parameters of connectivity (rail, sea-port, airport, major city district center))

Exhibit 23: Occupancy in the analyzed industrial parks was found to be more sensitive to vicinity to sea ports



Some industrial parks that lead among the nominations under this pillar

	Industrial Park Name	District	State	Highlights
External Infrastructure and Connectivity – Illustrative list of top performing Industrial Parks	Industrial Estate - Chandaka	Khordha	Odisha	• Solid waste disposal • Logistic terminal
	BALIDIH Industrial Area BOKARO (BIADA)	Bokaro	Jharkhand	• Power sub-station • Local conveyance / Bus-stop
	Margao Industrial Estate	South Goa	Goa	• Power sub-station • Solid waste disposal
	IDP-KADAPA	Y.S.R.	Andhra Pradesh	• Logistic terminal

				• Local conveyance / Bus-stop
	Butibori Industrial Area	Nagpur	Maharashtra	• 5.6 Km from nearest rail head • 17.5 Km from nearest airport
	Hebbal Industrial Area	Mysore	Karnataka	• Power sub-station
	Verna Industrial Park	South Goa	Goa	• 14.5 Km from sea port • Local conveyance / Bus-stop
	TTC	Thane	Maharashtra	• Solid waste disposal • 23 Km from sea port
	SIPCOT Industrial Complex	Thoothukkudi	Tamil Nadu	• 15 Km from sea port • 12 Km from airport
	Welspun Anjar SEZ Limited	Kachchh	Gujarat	• Solid waste disposal • 16 Km from sea port

5.3. Business support services in large number of parks in terms of single window and online land allotment services are available

PILLAR 3

Business Services and Facilities: This pillar comprises of parameters that relate to additional services provided by the Industrial park developer. While these services may not be critical to the operations of the tenant, they certainly go a long way to contribute towards ease of doing business. With the evolution in quality of Industrial parks, this pillar has become increasingly important and plays a major role to assess the competitiveness of the Industrial park

S. No.	Parameter
1	Are plot availability and price details available on SIDC website?
2	Is the procedure for application & allotment of land implemented online?
3	Single Window Services provided by the park?
4	Dormitory for labor and drivers available in the park?
5	Bank branch/ ATM available in the park?
6	Canteen/ Restaurant available in the park?
7	Weighbridge for cargo and freight available in proximity of 1 Km?
8	Designated truck parking available within the park?
9	Skill development center within the park?

Highlights:

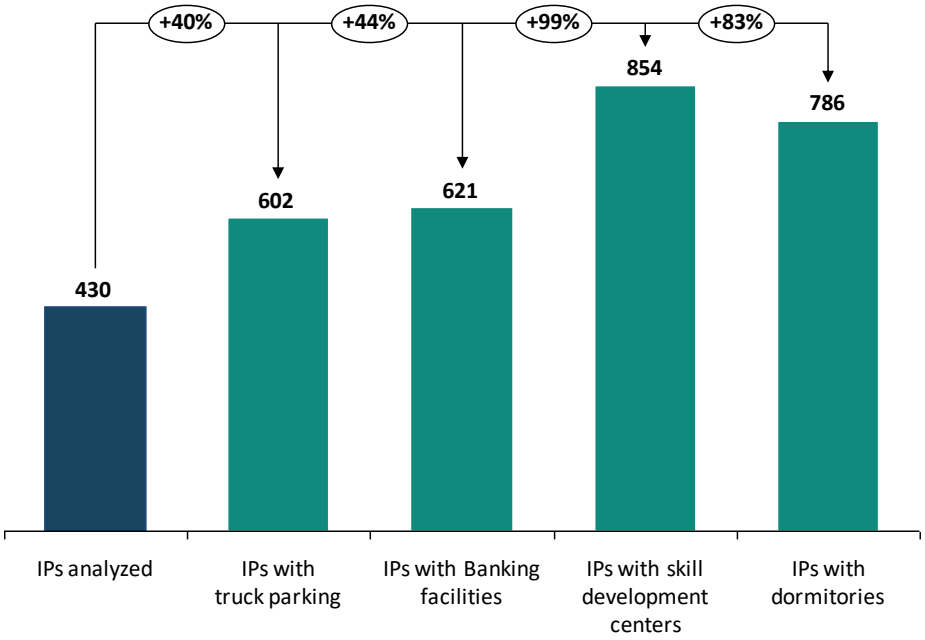
- *Approx. 60% industrial parks provide single window and online land allotment services*
- *< 15% provision of dormitories for workers*
- *Direct correlation between business support services and size of the industrial park*

Exhibit 24: Industrial parks have fared relatively well in providing single window and online land allotment services

While in general the Industrial parks did not fare well in terms of business support services especially on parameters like availability to dormitories, parking zones, skill development center, banking services etc., it was observed that availability of these services had a direct correlation with the size of the park. For example, while the average size of industrial parks under study was approximately 430 Hectares, the average size of the parks with skill development centers was around 854 Hectares.

During various site visits, it was observed that in smaller industrial parks, tenants had to spare space within their units for parking of incoming and outgoing trucks.

Exhibit 25: Presence of various business services has a direct correlation with the size of the park.



International Experience: Taiwan

Taiwan EPZs provide legal, business planning, marketing, skill training, laboratories, product testing services, management services warehousing, security, technical and other support services.

International Experience: South Korea

To encourage foreign investment, the Republic of Korea allows the establishment of foreign educational institutes (schools and universities) and foreign hospitals in FEZs. Subsidies are also provided for the construction of foreign educational and research centers in the FEZs.

Some industrial parks that lead among the nominations under this pillar

	Industrial Park Name	District	State	Highlights
Business Services and Facilities – Illustrative list of top performing Industrial Parks	Kandra industrial area -Dhanbad	Dhanbad	Jharkhand	• One-stop business support services • Designated truck parking zone
	Belur Industrial Area	Dharwad	Karnataka	• Online land allotment

			• Online plot availability and price details
Butibori Industrial Area	Nagpur	Maharashtra	• Dormitory for workers • Banking services
Industrial Growth Centre, Urla	Raipur	Chhattisgarh	• Skill development center
Somnathpur Industrial Estate, Balasore	Baleshwar	Odisha	• Designated truck parking zone • Skill development center
Industrial Estate,Mancheswar	Khordha	Odisha	• Online land allotment • Online plot availability and price details
SIPCOT Industrial Park, Irungattukottai	Kancheepuram	Tamil Nadu	• Weighbridge for cargo • Banking services
Dahej I	Bharuch	Gujarat	• Online land allotment • Weighbridge for cargo
Industrial area Mandideep	Raisen	Madhya Pradesh	• One-stop business support services • Online plot availability and price details
Dholi Integrated Spinning Park	Ahmedabad	Gujarat	• Dormitory for workers • Banking services

5.4. Significant interventions Environment and safety management needs significant interventions

PILLAR 4

Environment and Safety Management: This pillar comprises of parameters which relate to maintenance of safety and environment standards within the park. These parameters become more important in case of polluting industries. On the basis of an industrial park's performance on these parameters, prospective tenants can gauge the healthcare services provided and safety management standards maintained in the park.

S. No.	Parameter
1	Fire hydrants/fire trucks/fire-fighting systems available in the park?
2	Disaster management plan/protocols established for park safety?
3	Air Quality monitoring station available in the park?
4	Functional CCTV and other security system available for the park premises?
5	Rest area for women workers available in the park or its vicinity?
6	PHC/CSC/ESI Dispensary/25 Bed Hospital inside the park?

Highlights:

- *Low stress on pollution control measures*
- *16% industrial parks had disaster management protocols in place*
- *Fire-fighting measures in 45% of the analyzed industrial parks – dependent on type of industries housed in the industrial park*
- *Dependence on nearby urban areas for healthcare facilities*

Exhibit 26: Performance on parameters related to environment conservation and safety management need significant bridging of gap

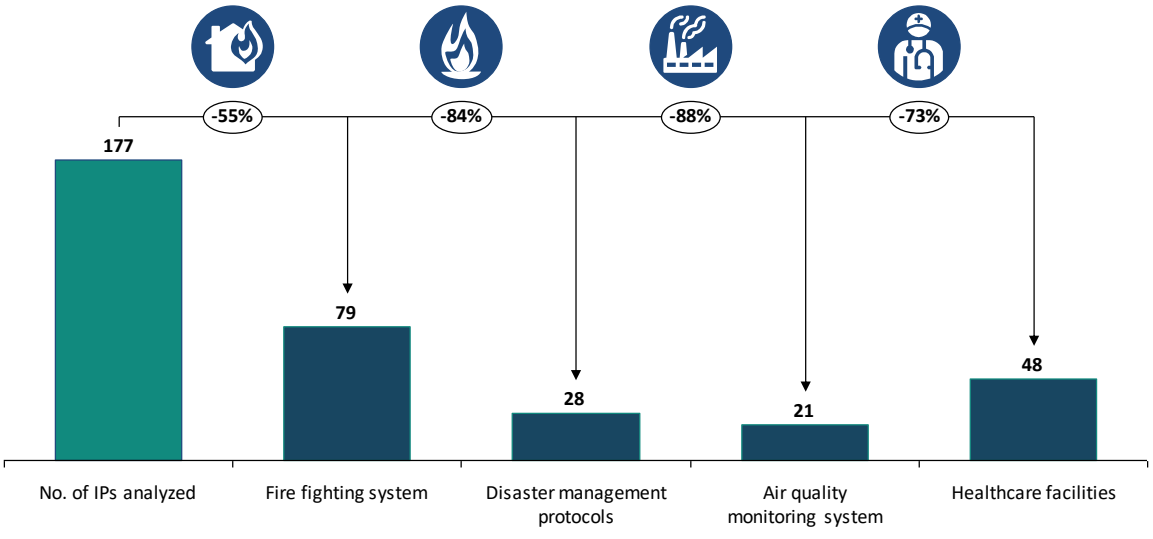
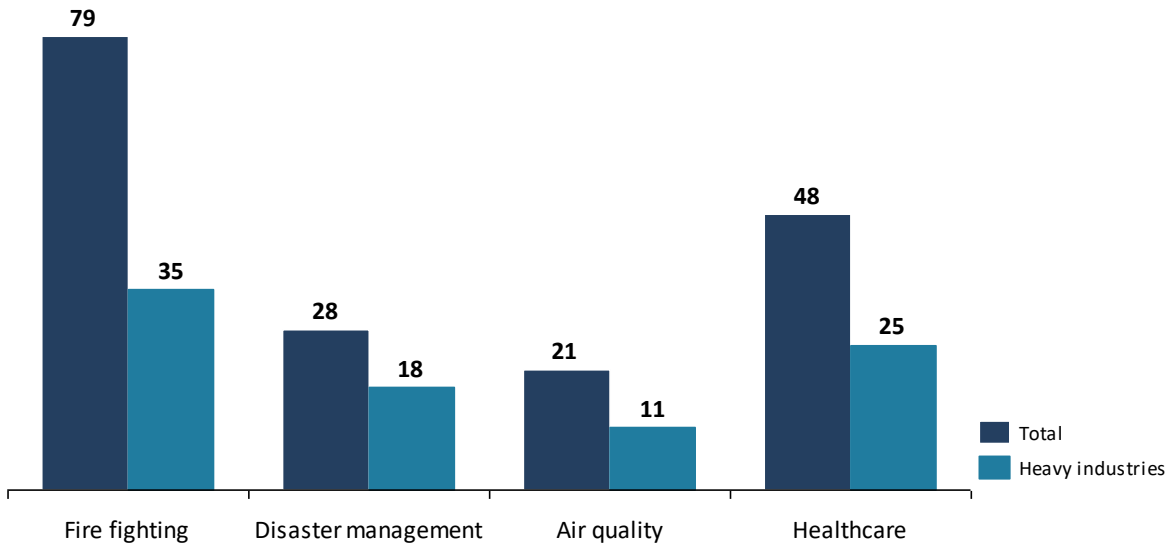


Exhibit 27: Presence of heavy industrial sectors like engineering and automobiles has a direct correlation with presence of safety management and healthcare services in an industrial park.



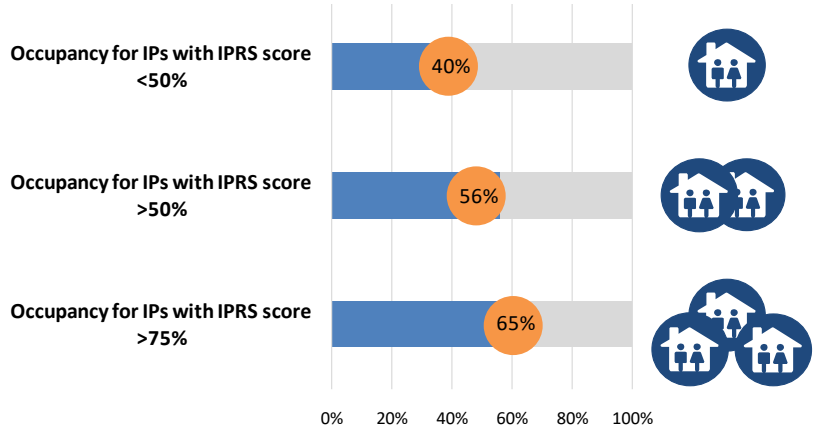
Some industrial parks that lead among the nominations under this pillar

	Industrial Park Name	District	State	Highlights
Environment and Safety management– Illustrative list of top performing Industrial Parks	Bommasandra Jigani Link Road	Bangalore	Karnataka	• Air quality monitoring system • Functional CCTV
	Balidih Industrial Area (BIADA)	Bokaro	Jharkhand	• Disaster management plan • Fire-fighting system
	SIPCOT Industrial Complex, Hosur	Krishnagiri	Tamil Nadu	• Healthcare services • Air quality monitoring system
	Welspun Anjar SEZ Limited	Kachchh	Gujarat	• Rest area for women workers • Availability of security and surveillance system
	Autonagar & Apparel Park, Gajuwaka	Visakhapatnam	Andhra Pradesh	• Disaster management plan • Air quality monitoring system
	Special Economic Zone Phase I and II	Dhar	Madhya Pradesh	• Functional CCTV • Healthcare services

6 Transforming frameworks and reforms into visible actions

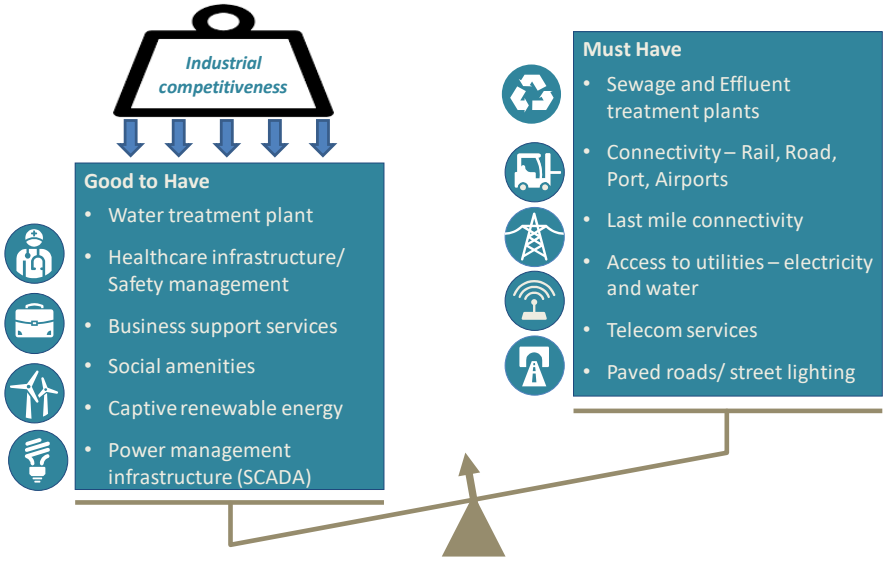
Findings from the pilot level rating suggest that industrial parks with better compliance to the IPRS framework, have higher occupancy enabling the developer to provide park users with required infrastructure.

Exhibit 28: Parks with better compliance to IPRS demonstrate higher occupancy



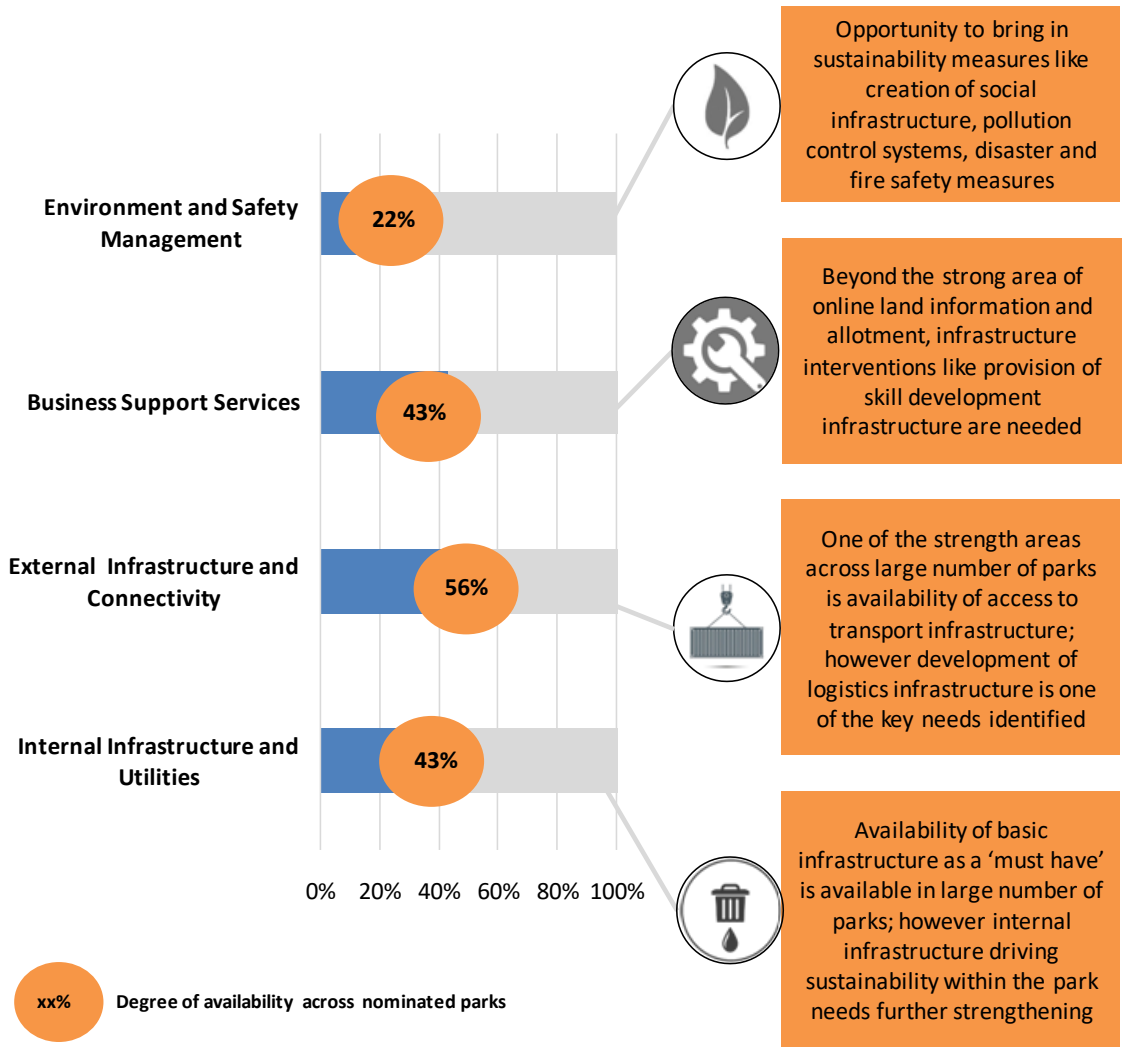
Further it can be inferred from the assessment that many services which were traditionally treated as optional or **'good to have'** are now becoming critical. This is driven mainly by Investor's focus on achieving industrial/ manufacturing competitiveness on the back of services provided by Industrial park developers.

Exhibit 29: 'Good to haves' drive industrial competitiveness



Keeping in perspective the key asks of investors and industries it can be considered appropriate to prioritize bringing in necessary interventions that drive i) Sustainability of industrial parks, ii) Provide minimum desired parameters under the IPRS framework and iii) generate opportunity for industrial parks to provide additional services that enhance attractiveness of these parks.

Exhibit 30: Key asks of industrial parks in IPRS across four pillars



These findings present the need to upgrade and enable parks to bring in the ***'Good to have'*** features of industrial and cluster ecosystem. Other essential aspect of bringing IPRS in action is ability to prototype best cases and benchmarks discovered from the exercise.

The IPRS pilot phase focused on analyzing the industrial parks in India across various States and revealing the general trends in terms of internal infrastructure and utilities, external infrastructure and connectivity, Business support services and Environment & Safety management.

Going forward government will be committed to IPRS and aims to translate into an annual exercise covering all the parks across India. Some of the other forward looking actionable proposed under the IPRS are presented under.

Exhibit 31: Way forward for IPRS

1	Widen the coverage of IPRS across all the States/ UTs/ Central departments and ministries
2	Update the IPRS framework to bring in deeper qualitative assessment and user feedback
3	Bring in technological intervention to promote IPRS as a preferred decision making tool
4	Integrate with state level information systems to enable users gain centralized access to information
5	Implement tools and facilities relating to information dissemination of various policies across industries
6	Emerge as a tool that promotes Brand India supporting various other national and state initiatives

Annexure

List of parks nominated in the IPRS

States actively participated in the pilot IPRS stage and nominated a total of 202 parks. The following list provides the names of 177 parks that were evaluated under the framework in accordance with rating methodology as described in section-4 of the report. These parks range across various categories and sectors.

Industrial Area Name	District	Category	Land Area (Ha.)
Andhra Pradesh			
APSEZ Atchutapuram	Visakhapatnam	Special Economic Zones	1,301
MPSEZ - Naidupeta	Sri Potti Sriramulu Nellore	Special Economic Zones	1,032
Autonagar & Apparel Park, Gajuwaka	Visakhapatnam	Industrial Area	520
Growth Centre - Bobbilli	Vizianagaram	Industrial Park	465
IP,Gollapuram	Anantapur	Industrial Park	458
IP Naidupeta	Sri Potti Sriramulu Nellore	Industrial Park	432
Growth Centre, Ongole	Prakasam	Industrial Park	400
Growth Center - Hindupur	Anantapur	Other	300
IDP-Gajulamandyam	Chittoor	Industrial Area	252
IDP-KADAPA	Y.S.R.	Industrial Park	172
IP Attivaram	Sri Potti Sriramulu Nellore	Industrial Park	164
IP NAIDUPETA (UDL)	Sri Potti Sriramulu Nellore	Industrial Park	139
IDA_PARAWADA	Visakhapatnam	Industrial Park	106
BP SEZ ONGOLE	Prakasam	Special Economic Zones	105
Greenfield Electronic Manufacturing Cluster at Renigunta and Yerpedu Mandal, Chittoor District, Near airport Tirupati, Andhra Pradesh	Chittoor	Industrial Cluster	46
Industrial Park, Tirupathi	Chittoor	Industrial Park	18
Assam			
Industrial Growth Centre (IGC), Matia, Goalpara	Goalpara	Industrial Region	224
Industrial Growth Centre (IGC), Balipara, Sonitpur	Sonitpur	Industrial Region	160
IGC-Chaygaon Chatabari	Kamrup	Industrial Region	54
North East Mega Food Park, Tihu	Nalbari	Industrial Park	20
Integrated Infrastructure Development Centre (IIDC), Naltali	Nagaon	Industrial Region	16
IID-Rangia	Kamrup	Industrial Region	16

Industrial Area Name	District	Category	Land Area (Ha.)
Bihar			
GROWTH CENTRE MARANGA	Purnia	Other	102
GROWTH CENTRE AURANGABAD	Aurangabad	Other	90
Patliputra	Patna	Industrial Area	42
EPIP HAJIPUR	Vaishali	Other	38
LARGE INDUSTRIAL ESTATE BARARI	Bhagalpur	Other	21
Chhattisgarh			
Industrial Growth Centre, Siltara	Raipur	Industrial Estate	1,184
Industrial Growth Centre, Borai	Durg	Industrial Estate	451
Heavy Industrial Area, Bhilai	Durg	Industrial Estate	450
Industrial Growth Centre, Sirgitti	Bilaspur	Industrial Estate	338
Industrial Growth Centre, Urla	Raipur	Industrial Estate	334
Light Industrial Area, Bhilai	Durg	Industrial Estate	290
Industrial Area, Silpahari	Bilaspur	Industrial Estate	245
Bhanpuri-Rawabhata Industrial Area	Raipur	Industrial Area	201
Engineering Park Bhilai	Durg	Industrial Park	142
Integrated Industrial Development Centre, Birkoni	Mahasamund	Industrial Estate	96
Goa			
Verna Industrial Estate	South Goa	Industrial Estate	696
Kundai Industrial Estate	North Goa	Industrial Estate	250
Cuncolim Industrial Estate	South Goa	Industrial Estate	97
Pissurlem Industrial Estate	North Goa	Industrial Estate	80
Honda Industrial Estate	North Goa	Industrial Estate	65
Tuem Industrial Estate	North Goa	Industrial Estate	63
Madkai Industrial Estate	North Goa	Industrial Estate	53
Pilerne Industrial Estate	North Goa	Industrial Estate	50
Sancoale Industrial Estate	South Goa	Industrial Estate	43
Margao Industrial Estate	South Goa	Industrial Estate	29
Gujarat			
Dahej I	Bharuch	Industrial Estate	4,696

Industrial Area Name	District	Category	Land Area (Ha.)
Sanand II (Bol)	Ahmadabad	Industrial Estate	2,056
Savli	Vadodara	Industrial Estate	819
Halol II (Expansion)	Panch Mahals	Industrial Estate	647
Vatwa	Ahmadabad	Industrial Estate	534
Welspun Anjar SEZ Limited	Kachchh	Industrial Park	503
Naroda	Ahmadabad	Industrial Estate	363
N G Realty Pvt Ltd.	Ahmadabad	Industrial Park	147
Dholi Integrated Spinning Park	Ahmadabad	Industrial Park	71
Haryana			
IMT Manesar Phase I,II,III,IV, TH, & WHTP	Gurgaon	Other	1,841
IMT Rohtak Phase I to III	Rohtak	Other	1,472
IE Bahadurgarh Sector 16, 17 & 4 B	Jhajjar	Industrial Estate	839
IMT Faridabad	Faridabad	Other	634
IE Barhi Phase I & II(Apparel Park) & Phase III	Sonipat	Industrial Estate	506
IE Rai Ph-I & Ph-II, Sector-39	Sonipat	Other	376
Himachal Pradesh			
Lodhimajra	Solan	Industrial Area	-
Sansarpur	Kangra	Industrial Area	-
Jammu and Kashmir			
IE Bari-Brahmana J&K SIDCO	Jammu	Industrial Estate	350
IGC ,Lassipora, Pulwama J&K SIDCO	Pulwama	Industrial Estate	263
IGC Samba Phase I-II J&K SIDCO	Samba	Other	175
Industrial Estate Ghatti, Kathua J&K SIDCO	Kathua	Industrial Estate	144
Zainakote	Srinagar	Industrial Estate	66
Electronic Complex Rangreth, Budgam J&K SIDCO	Badgam	Other	60
Udhampur	Udhampur	Industrial Estate	53
Gangyal SICOP	Jammu	Industrial Estate	50
IID Centre Govindsar SICOP Kathua	Kathua	Industrial Estate	39
SICOP Kathua	Kathua	Industrial Estate	26
Jharkhand			
Adityapur Industrial Area-JIADA	Saraikela-Kharsawan	Industrial Area	3,345
BALIDIH Industrial Area BOKARO (BIADA)	Bokaro	Industrial Area	493
Kandra industrial area -Dhanbad	Dhanbad	Industrial Area	135
Tupudana Industrial Area	Ranchi	Industrial Area	116

Industrial Area Name	District	Category	Land Area (Ha.)
Tatisilwai Industrial Area Phase-II	Ranchi	Industrial Area	106
Patratu Industrial Area	Ramgarh	Industrial Area	90
Belchampa Industrial area	Garhwa	Industrial Area	42
Getalsud Industrial Area	Ranchi	Industrial Area	41
Jharkhand Mega Food Park Private Limited	Ranchi	Industrial Park	23
Karnataka			
Belur Industrial Area	Dharwad	Industrial Area	5,104
Tarihal Industrial Area	Dharwad	Industrial Area	773
Hebbal Industrial Area	Mysore	Industrial Area	648
Bangalore IT Park	Bangalore	Industrial Area	467
Bangalore Hardware park	Bangalore	Industrial Park	344
BOMMASANDRA JIGANI LINK ROAD	Bangalore	Industrial Area	288
EPIP 1st phase	Bangalore	Industrial Area	224
Nanjangud Industrial area	Mysore	National Investment and Manufacturing Zones	217
Hootagalli Industrial Area	Mysore	Industrial Area	172
Doddanekunddi Industrial 2nd phase	Bangalore	Industrial Area	147
Kapanoor 1st Stage	Gulbarga	Industrial Estate	14
Kapnoor 2nd Stage	Gulbarga	Industrial Estate	5
Kerala			
KINFRA Integrated Industrial & Textile Park	Palakkad	Industrial Park	314
New Industrial Development Area, Kanjikode	Palakkad	Industrial Area	215
Development Area , Edayar	Ernakulam	Industrial Area	182
KSIDC - Industrial Growth Centre, Kinalur, Kozhikode	Kozhikode	Industrial Area	126
INDUSTRIAL GROWTH CENTRE, PALLIPURAM, CHERTHALA	Alappuzha	Industrial Area	113
KINFRA Export Promotion Industrial Park	Ernakulam	Industrial Park	29
KINFRA Techno Industrial Park	Malappuram	Industrial Park	29
KINFRA Small Industries Park	Ernakulam	Industrial Park	26
KINFRA International Apparel Parks Ltd	Thiruvananthapuram	Industrial Park	23
KINFRA Small Industries Park	Thrissur	Industrial Park	12
Madhya Pradesh			
Pithampur Industrial Area - Sector 3	Dhar	Industrial Area	1,120
Industrial area Mandideep	Raisen	Industrial Area	1,102
Special Economic Zone Phase I and II	Dhar	Special Economic Zones	944
Pithampur Industrial Area - Sector 1	Dhar	Industrial Area	586
Pithampur Industrial Area - Kheda	Dhar	Industrial Area	249
Dewas Industrial Area - 2	Dewas	Industrial Estate	174
Pithampur Industrial Area - Sector 2	Dhar	Industrial Area	171
Dewas Industrial Area - 3	Dewas	Industrial Area	123
Malanpur Ghirongi Industrial Area	Bhind	Industrial Area	62

Industrial Area Name	District	Category	Land Area (Ha.)
Maharashtra			
Butibori Industrial Area	Nagpur	Industrial Area	2,428
TTC	Thane	Industrial Area	2,333
Walunj Industrial Area	Aurangabad	Industrial Park	1,522
Chakan Industrial Area PH-II	Pune	Industrial Area	1,410
Pimpri Industrial Area	Pune	Industrial Area	1,224
Kagal Hatkanangale Industrial Area	Kolhapur	Industrial Area	1,089
Rajangaon(Phase-I) Industrial Area	Pune	Industrial Area	929
Hingna(Nagpur) Industrial Area	Nagpur	Industrial Area	746
Talegaon Industrial Area	Pune	Industrial Area	578
Ambad(Addl. Nashik) Industrial Area	Nashik	Industrial Area	516
Patalganga Industrial Area	Raigarh	Industrial Park	379
Mahad Five Star Industrial Area	Raigarh	Industrial Park	330
Amravati Industrial Area	Amravati	Industrial Area	179
Odisha			
Industrial Estate - Chandaka	Khordha	Industrial Estate	400
Industrial Estate, Kalunga,Raurkela	Sundargarh	Industrial Estate	246
Industrial Estate, Gundichapada,Dehenkanal	Dhenkanal	Industrial Estate	186
Somnathpur Industrial Estate, Balasore	Baleshwar	Industrial Estate	186
Industrial Estate,Mancheswar	Khordha	Industrial Estate	182
Mancheswar Industrial Estate,Bhubaneswar	Khordha	Industrial Estate	182
Industrial Estate, Choudwar, Cuttack	Cuttack	Industrial Estate	167
Balangir-NID Phase II	Balangir	Industrial Area	158
Industrial Estate, Manmunda(NID),Baudh	Baudh	Industrial Estate	154
Jharsuguda GC	Jharsuguda	Industrial Estate	149
Industrial Estate, Jagatpur (new), Cuttack	Cuttack	Industrial Estate	140
Punjab			
INDUSTRIAL FOCAL POINT PHASE -VIII A & B MOHALI	Sahibzada Ajit Singh Nagar	Industrial Area	248
INDUSTRIAL FOCAL POINT PHASE -V, DHANDARI KALAN, LUDHIANA	Ludhiana	Industrial Area	194
INDUSTRIAL FOCAL POINT, PHASE -VIII, SAMRALA ROAD, LUDHIANA	Ludhiana	Industrial Area	116
INDUSTRIAL FOCAL POINT AMRITSAR (NEW) E.P.I.P	Amritsar	Industrial Area	74
Rajasthan			
RIICO INDUSTRIAL AREA KISHANGARH	Ajmer	Industrial Area	179
KISHANGARH-IV PHASE	Ajmer	Industrial Area	179
EXPORT PROMOTION INDUSTRIAL PARK	Jaipur	Industrial Park	146

Industrial Area Name	District	Category	Land Area (Ha.)
Tamil Nadu			
SIPCOT INDUSTRIAL GROWTH CENTRE, ORAGADAM	Kancheepuram	Industrial Park	1,123
SIPCOT INDUSTRIAL GROWTH CENTER, PERUNDURAI	Erode	Industrial Park	1,097
SIPCOT INDUSTRIAL COMPEX THOOTHUKKUDI	Thoothukkudi	Industrial Park	1,020
SIPCOT INDUSTRIAL COMPLEX HOSUR,	Krishnagiri	Industrial Estate	847
SIPCOT INDUSTRIAL PARK, IRUNGATTUKOTTAI	Kancheepuram	Industrial Park	746
SIPCOT INDUSTRIAL PARK SRIPERUMBUDUR	Kancheepuram	Industrial Park	657
SIPCOT INDUSTRIAL COMPLEX, GUMMIDIPOONDI	Thiruvallur	Industrial Park	599
SIPCOT INDUSTRIAL COMPLEX, RANIPET	Vellore	Industrial Area	575
SIPCOT INFORMATION TECHNOLOGY PARK, SIRUSERI	Kancheepuram	Industrial Park	322
SIPCOT INDUSTRIAL COMPLEX PUDUKKOTTAI	Pudukkottai	Industrial Park	170
Telangana			
TSIIC HARDWARE PARK	Ranga Reddy	Industrial Park	806
IP PASHAMYLARAM PH-1 to 4	Sangareddy	Industrial Park	605
IP IBRAHIMPATNAM.	Ranga Reddy	Industrial Park	466
CHERLAPALLY PH- 1 to 5	Medchal Malkajgiri	Industrial Park	464
IP PATANCHERU PH - 1 to 5	Sangareddy	Industrial Park	458
Industrial Park Paloncha	Bhadradri	Industrial Park	410
IP_JEEDIMETLA PH-1 to 6	Medchal Malkajgiri	Industrial Park	374
IP NACHARAM	Medchal Malkajgiri	Industrial Park	283
IP BTPARK (KARKAPATLA)	Siddipet	Industrial Park	248
IP BIOTECPARK (TURKAPALLY)	Medchal Malkajgiri	Industrial Park	240
IP UPPAL	Medchal Malkajgiri	Industrial Park	180
IDA Moula ali	Medchal Malkajgiri	Industrial Park	146
IT Park	Ranga Reddy	Industrial Park	136
IP BUCHINELLY	Sangareddy	Industrial Park	136
EMC MAHESHWARAM	Ranga Reddy	Industrial Park	112
SEIE IDA Kattedan	Ranga Reddy	Industrial Park	107
Telangana Medical Devices Park	Sangareddy	Industrial Park	102
Tripura			
Sikaria Mega Foodpark Private Limited	West Tripura	Industrial Park	20
Uttarakhand			
IIE Pharmacity	Dehradun	Industrial Estate	21
IIE Pantnagar	Udham Singh Nagar	Industrial Estate	-
PharmaCity Selaqui	Dehradun	Industrial Estate	-
IT Park,Dehradun	Dehradun	Industrial Park	-

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