Guidelines for Planning of Industrial Parks(core Infrastructure)

Scheme for financial assistance to core Infrastructure Ref: GR No: BJT/102012/92765-I dt.26/02/2013

1 **Planning** :-

1.1 Industrial Park should be and eco friendly and well planned park.

1.2 Minimum area of Ind Parks should be 100 Acres and 50 Acres for Food and agro Industry for setting up of minimum twenty five (25) manufacturing Industrial Units.

1.3 The overall planning and lay-out should provide minimum 20% of land area for development of roads. Roads may be categorized as follows:-

	Category		Minimum Width
(a)	Main entrance or approach road	-	Width not less than 30 mtrs.
(b)	Trunk roads	-	Width not less than 20 mtrs.
(c)	Tertiary roads	-	Width not less than 12 mtrs.

1.4 Provision of common open space area, utility plots or public purpose areas shall be governed by GDCR of the concerned Urban Development authority or the competent authority approving the Detailed Development Plan.

2.0 **Roads** :-

2.1 Cross section of the road should accommodate a storm water drain of adequate size ,shape and cross section. Footpaths should be of flexible/replaceable material of construction.

2.2 There should be adequate provision for road-side arboriculture/plantation.

2.3 There should be a sufficient provision of chambers designed in such a way as to facilitate drawal of rain water from the top of the road surface to reach the storm water drain.

2.4 Black top surface of the road shall be of the following minimum specifications.

	Category		Minimum Width
(a)	Main entrance or approach road	-	Width not less than 30 mtrs.
(b)	Trunk roads	-	Width not less than 20 mtrs.
(c)	Tertiary roads	-	Width not less than 12 mtrs.

2.5 Curst thickness of the road shall be designed on the basis of soil test results obtained from government approved laboratory (preferably GERI) for CBR value and count of MSA per annum. These two parameters should be co-related with Table 37 of IRC. Material of construction for roads shall be strictly in accordance with specifications of MoRT&H.

2.6 It is desirable to provide a central verge/barrier on each road.

2.7 Street light should be provided on either side of the road. In case a central verge is provided on the road, the street light should be set up therein.

2.8 Sufficient provision for passage of various service lines parallel to the road as well as at intermittent crossing.(encasing to be provided at a distance not less than 100 mtrs.).Such intermittent crossing should be centre to centre.

2.9 Provision of sufficient space for service lines to include water supply pipeline,sewage pipeline, industrial waste water pipeline, telephone cables, power cables, gas pipeline, etc. be ensured.

2.10 There should be sufficient provision of clearly visible traffic signals and sign-boards.

2.11 While firming up the design of the road, due care to the specifications laid down by MoRT&H and availability of local material (quality wise and quantity wise) must be exercised.

2.12 Adequate provision should be made for parking of vehicles.

3.0 **Power Supply** :-

3.1 The developer should provide source and transmission of power within the park at the planning stage.

3.2 As a thumb-rule, provision of 100 KVA power supply per hectare may be considered for normal industries. For chemical industries, this may be considered at 150 KVA per hectare. In case specific power point loads are known prior to planning of the park, sufficient provision must be made for that.

4.0 **Water Supply** :-

4.1 The developer should provide source of water, conveyance, treatment, adequate storage and distribution within the park.

4.2 As a thumb rule, the developer shall ensure water demand as follows:

Engineering industry	-	22 KL. Per hectare per day
Chemical industry	-	55 KL per hectare per day
Food & Agro Industry	-	50 KL per hectare per day

4.3 In case specific point loads for water intensive industry is known, sufficient provision must be made for the same.

5.0 **Waste Water** :-

5.1 The developer shall design the waste water handling at the rate of 80% of the water quantity to be supplied to the industries. Developer shall make adequate provision for collection, conveyance, treatment and disposal of effluent as prescribed by the competent authority (GPCB).

5.2 Material of construction for collection and conveyance system shall be chemical resistant.

5.3 As far as possible, the developer should provide "SCADA" system to control and monitor effluent collection, conveyance treatment and disposal. Provision of such machinery/system will be helpful in seeking the approval of the competent authority.

6.0 **Solid Waste** :-

6.1 The developer should make sufficient provision of land for collection, treatment and disposal of solid waste arising out of the park.

7.0 **EIA Study** :-

7.1 It is imperative to install EIA study, as per MOEF Notification S.O.60(E) dated 27/01/1994 and it's amendments from time to time.

8.0 **General** :-

8.1 **The project should complete in all respects within Four years from the date of in principle Approval or completion of the said scheme i.e. date 25th Feb 2018 whichever is earlier**

8.2 Developer should consider providing commercial utilities, fire-station, police-chowkie, amenities for worker's welfare including canteen, crèche, rest-room, first-aid centre etc. having regard to the size of the Park.

9.0 **Saving Clause** :-

9.1 State level committee for sanction of grant to Industrial Parks shall have the discretion to make suitable amendments in the above guidelines in deserving cases.