

# **Pre - Feasibility Report**

**On**

**Setting-up of Industrial Area at Kunjbiharipura,  
Tehsil Phagi, District Jaipur, Rajasthan State**

**For**

**Rajasthan State Industrial Development and  
Investment Corporation Limited (RIICO)  
Udyog Bhawan, Tilak Marg,  
Jaipur-302005**

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## 1. INTRODUCTION OF THE PROJECT

### 1.1 Project Proponent (RIICO)

Rajasthan State Industrial Development and Investment Corporation, popularly known as RIICO, is a premier agency of Government of Rajasthan that has played an important role in the industrial development of Rajasthan. RIICO is mainly engaged in site selection and acquisition of land, financial assistance to small, medium and large scale projects, equity participation in large projects on merit, technical consultancy for project identification and technical tie up, escort services, facilitation of Government clearances, merchant banking and financial tie -ups and extending incentives and concessions as per the policy of the State Government. The corporation was incorporated on 28<sup>th</sup> March, 1969 as RIMDC and got its present name on 1<sup>st</sup> January, 1980.

**RIICO - CATALYTIC ROLE :** RIICO has played a catalytic role in the industrial development of Rajasthan. The brief of the services provided by RIICO to investors and entrepreneurs include:

- Site selection and Acquisition of land
- Financial assistance to small, medium and large scale projects
- Equity participation in large projects on merit
- Technical consultancy for project identification and technical tie up
- Escort services, facilitation of Government clearances
- Merchant banking and financial tie -ups
- Extending incentives and concessions according to the policy of State Government
- Financial package to investors for small, large and medium industrial projects.

#### 1.1.1 Infrastructure Developed by RIICO

- RIICO has 28 regional offices all over Rajasthan which administer the development of land related infrastructure for industrialisation
- RIICO has so far developed 330 Industrial Areas by acquiring about 80608 acres of land. It is continuously acquiring and developing more land. Each industrial area is provided with power street lights, water supply, road linkages and also with basic social infrastructure.
- Nearly Rs. 47.47 billion have been spent on pooling infrastructure services in these Industrial Areas by RIICO.
- RIICO has also embarked upon creation of Special purpose Industrial Parks with excellent infrastructure facilities for a particular type of industry.

Some of the important parks are :

- Special Economic Zones (Jaipur and Jodhpur)
- Agro Food Parks (Kota, Jodhpur, Sriganganagar & Alwar)
- Export Promotion Industrial Parks (Jaipur, Jodhpur and Neemrana)
- Information Technology Parks (Jaipur, Jodhpur, Kota and Udaipur)
- Gems & Gold Jewelry Complex (Sitapura ,Jaipur)
- Textile City (Bhilwara)
- Leather Complex (Manpur Macheri ,Jaipur)
- Ceramics Complex (Khara, Bikaner)
- Minor Mineral Complexes (Karauli ,Sawai Madhopur , Dhoinda in Rajsamand and Mitrapura in Dausa)
- Bio-Tech Parks (Sitapura- Jaipur and Chopanki-Bhiwadi)

More than 36900 industries are in production within the industrial areas developed by RIICO in Rajasthan.

RIICO is also the sole Government Agency in the State involved in development of land for industrial enterprises. Large, medium and small scale projects get an easy access to a ready –to - use base with supportive infrastructure facilities in the industrial areas, developed and managed by RIICO. The financial and vital infrastructural facilities provided by RIICO has contributed to promoting accelerated growth of industrial sector in the State. RIICO has 27 offices in Rajasthan and 1 office at Delhi. It has staff strength of 1053 Persons as on till date, RIICO has total authorized capital of Rs 2350 Million and paid-up capital of Rs. 2102 Million. A brief summary of RIICO is presented in **Table 1.1**.

**Table 1.1 Brief Summary of RIICO**

S. No.	Particular	Details
1.	Investment Catalysed	Rs. 74520 Million
2.	Employment Generated	104850 Nos.
3.	Land Acquired	80608 Acres
4.	Land Developed	47162 Acres
5.	Industrial Areas	330
6.	Growth Centres	8
7.	Mini Growth Centres	13
8.	Export Promotion industrial parks	3
9.	Special Economic Zone's (SEZ)	3
10.	Agro Food Parks	4
11.	Leather Complex	1
12.	Ceramic Projects	1
13.	Plots Allotted	52867 Nos.
14.	Industries in Production in Industrial Areas	36900 Nos.

Source: RIICO Website as on date 15<sup>th</sup> April, 2013

## 1.2 Unit –Jaipur (Rural), RIICO

The proposed project comes under Jaipur(Rural) Unit of RIICO, the office of which is situated at Industrial Area 22 Godam, Jaipur. Some of the Industrial Areas successfully being managed by this Unit of RIICO are namely, Bagru(Old), Bagru(Extension), Bagru (Extension) Ph-II, Bindayaka, Manpur Macheri, Kant Kalwar, Kant Kalwar (Extension), Kukas, Kukas (Extension), Shahpura, 22 Godam, Kartarpura, Sudershanpura (Extension), Sudershanpura (Old), Kanakpura, Dudu, Phulera. The details are Presented in **Table 1.2.**

### 1.2.1 Existing Industrial Area around the project site

The current Site Development for the Industrial Activity is for a very large scale site development meant for mainly “B” Category Industries as per the EIA Notification 2006 and its amendments made till date. The main Industries that can be developed in the Proposed Industrial Area are: Steel Industries, Rolling Mills, Stone based industries, chemical industries & other general industries. The Saleable area will be about approximately 60% of the total area. There are no industrials located with in the 10 km project area. The plot sizes are to be allocated as follows:

S. No.	Plot Size (Sq.m)	No. of plots (As per option 1)	No. of plots (As per option 2)
1.	500	18	12
2.	1000	11	14
3.	1500	54	46
4.	2000	143	124
5.	3000	3	24
6.	4000	86	66
7.	6000	7	21
8.	8000	33	42
9.	10000	12	12
10.	About 4.35 acres	9	09
11.	About 5 acres	15	15
12.	About 10 acres	8	8

### 1.2.2 Brief Description of Nature of the Project

The proposed project is an entirely new venture in between the road connecting Bagru and Phagi village. Considering the success of other industrial area developments and it’s role in economic development of surrounding areas, RIICO has decided to develop a large scale Project with similar kind of facilities. Infrastructure development and allocation of the plots will be responsibilities of RIICO. Infrastructure Development includes Roads, Storm-water Drainage System, Water supply for drinking purposes, Power supply, Green Area development etc. Details of the proposed project is described below.

**Land Area: 522.362 Hectares**

The details of the Industrial Areas (I.A) under RIICO Ltd., Jaipur (Rural), Rajasthan

**Table 1.2 Industrial Areas (I.A) Details under RIICO Ltd Jaipur (Rural) Office (Area in Acres)**

S.No	Name of I.A.	Land		Plots				Allotted		Vacant		Production	
		Acquired	Developed	Planned	Area	Developed	Area	Plots/ Groups	Area	Plots	Area	Plots	Unit
1	Bagru(Old)	55.45	55.45	150	39.50	150	39.50	141/77	31.03	0	0	141	75
2	Bagru (Extension)	193.90	193.90	237	131.03	237	131.03	237/184	131.03	0	0	233	180
3	Bagru (Extension) Ph-II	465.16	465.16	230	307.21	230	307.21	230/177	307.21	0	0	223	172
4	Bindayaka	178.85	178.85	262	102.54	262	101.54	262/233	101.38	0	0	256	227
5	Manpur Macheri	81.31	81.31	52	39.30	52	39.30	42/28	36.25	10	2.51	38	24
6	Kant Kalwar	199.47	-	3	199.47	0	0	3/2	199.47	0	0	3	2
7	Kant Kalwar (Extension)	141.90	141.90	17	87.11	17	87.11	5/4	37.98	10	42.19	2	2
8	Kukas	164.78	164.78	51	119.43	51	119.43	51/37	119.43	0	0	51	37
9	Kukas (Extension)	253.32	-	2	253.32	0	0	2/2	253.32	0	0	1	1
10	Shahpura	93.75	93.75	203	63.80	203	63.80	202/152	63.60	0	0	201	150
11	22 Godam	17.70	17.70	184	12.30	184	12.30	184/139	12.30	0	0	184	139
12	Kartarpura	27.60	27.60	240	20.38	240	20.38	240/217	20.38	0	0	233	210
13	Sudershanpura (Extensin)	14.71	14.71	192	11.42	192	11.42	181/171	11.03	0	0	173	163
14	Sudershanpura (Old)	21.23	21.23	95	13.50	95	13.50	95/81	13.50	0	0	95	81
15	Kanakpura	51.65	-	4	51.65	0	0	4/4	51.65	0	0	4	4
16	Dudu	32.25	32.25	80	16.80	80	16.80	67/39	14.46	2	0.41	71	43
17	Phulera	28.87	28.87	68	20.68	68	20.68	66/45	20.30	0	0	65	37

Source: RIICO Jaipur(Rural) Office MIS

### **1.3 Employment Generation (Direct and Indirect) due to the Project**

It is expected that, during construction phase the requirement of labour will be 1000-3500 persons per day as per work activity proposed. Local labours will be employed from the surrounding villages. A temporary labour camp also may be provided as per the situation. However, the responsibility of constructing a labour camp sites will lie with the Civil contract awardee.

During Operational phase, there will be both Direct and Indirect employment generation. About 30 persons will get employment through direct arrangement by RIICO itself for maintenance of the industrial area, out of which 5 persons will be skilled labour.

Besides, it is expected that the individual industries may generate employment opportunity for approximately 50,000 persons in total as per their requirements.

## 2 Project Description

### 2.1. Location of the project

As per revenue records the proposed project site lies in the Village Kunjbiharipura, Kansal, Rotwara, Mandore, Tikel Narukan & Sawal, Tehsil Phagi, District: Jaipur. The co-ordinates of the project site are presented in the Location Map. The location Map of the proposed project site is given in the following Figure 2.1.

### 2.2. Connectivity of the proposed project site

It is approximately 40 km distant from Jaipur and connected to the town Bagru via National Highway –8. Nearest railway station of the proposed project site is Jaipur which is about 40 km and nearest Airport is Jaipur, which is about 40 km away from the project site. The Village: Kunjbiharipura, Tikel Narukan, Sanwal, Kansal, Mandore & Rotwara is situated besides the project site. However the habitation of the village is scattered in nature The Connectivity to the proposed project site is given in the following **Table 2.1** and Location Map is Shown in **Figure 2.1** and Study area Map is Shown in **Figure 2.2**.

**Table 2.1 : Connectivity of the proposed project site**

Description	Features	Distance
Nearest Highway	NH-8	15 km
Nearest Railway Station	Jaipur	40 km
Nearest Airport	Jaipur	40 km
Nearest Village	Rotwara, Tekel Narukan, Kunjbiharipua, Sawal villages	with in 100 m
	Mandore	1.5 km
	Keeratpura	02 km
	Phagi	16 Km
Nearest Town	Bagru	12 km
	Jaipur	40 km

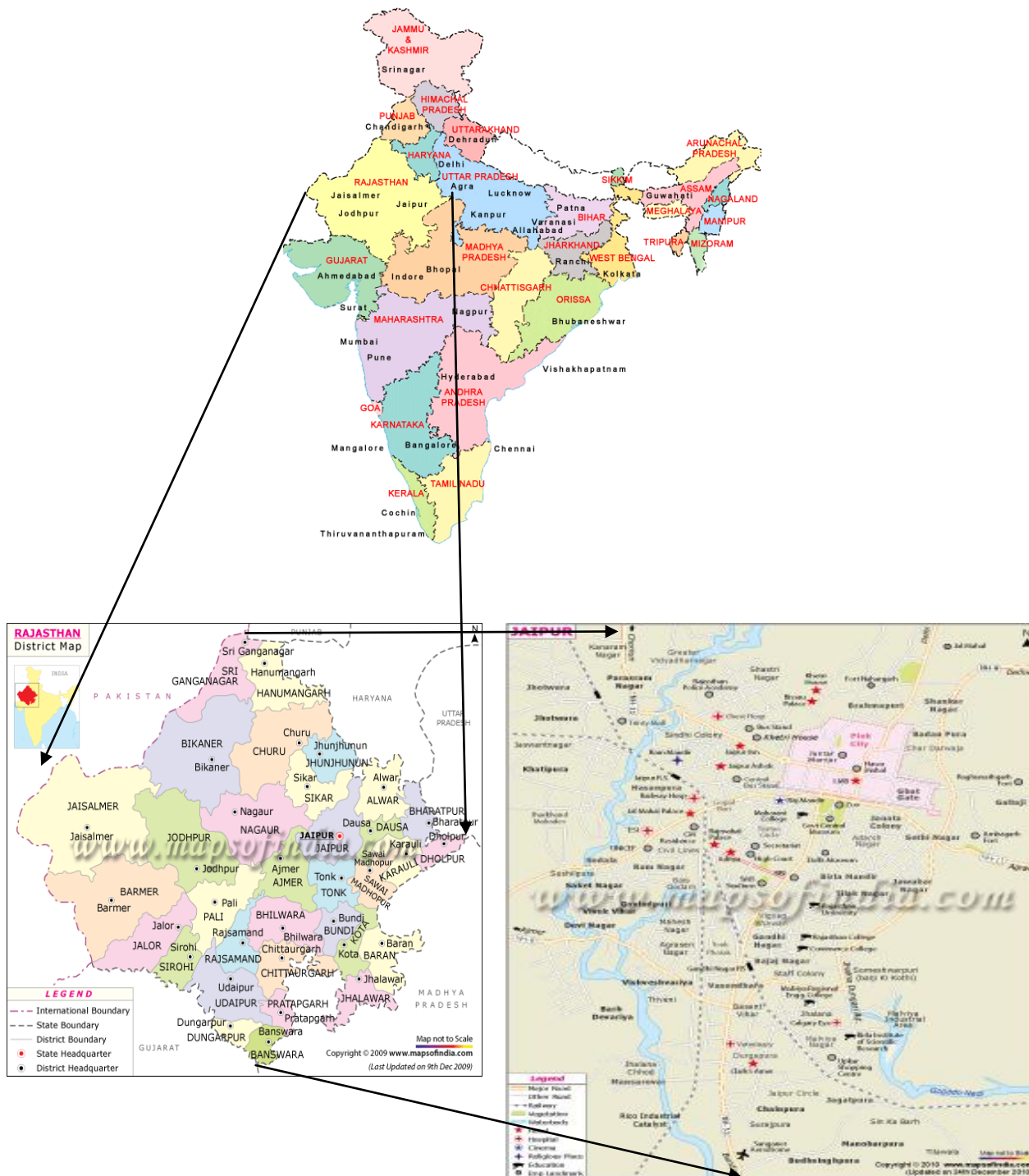


Figure 2.1 Project Location Map

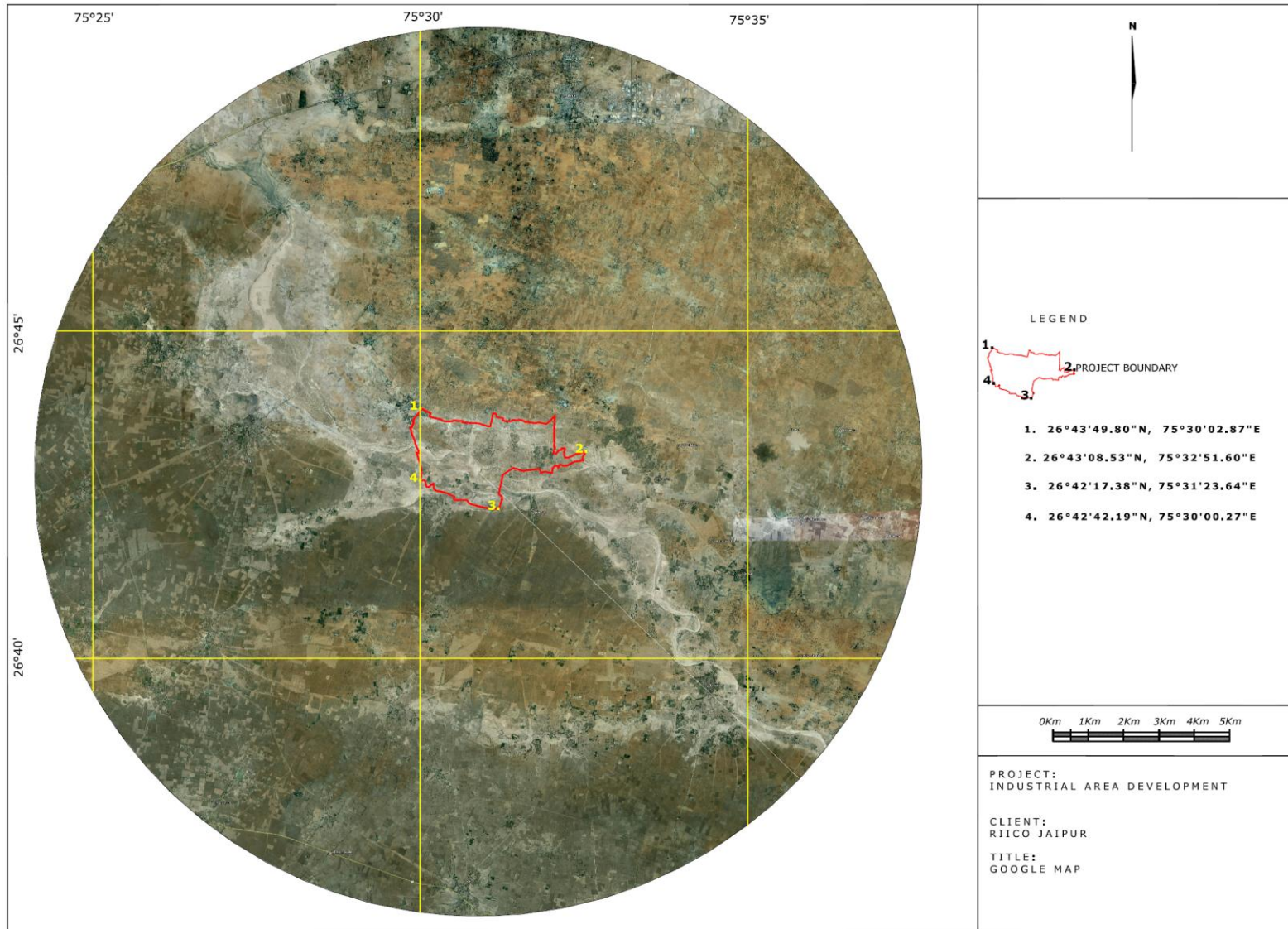


Figure 2.2 Google Map indicating Proposed Project Site and Study area

### 2.3. Size and Magnitude of Operation

The total Area of the proposed project site is 522.362 Hectares. The total area under development is 522.362 Ha. The major development would be Industrial Area with Plots based on Size of Industry planned to be developed.

Industrial Plots will be developed. Detailed area Statement is given in following Table 2.2. The tentative layout plan is presented in **Figure 3.2**.

**Table 2.2 : Area Statement as per option-1**

Description	Area in Hectares	Percentage
Total Area Under Development	522.362	100.00%
Area under Industrial Plots	198.785	38.06%
Area under Roads	83.029	15.89%
Area under Service/STP/CETP/Waste disposal	30.454	5.83%
Area under Green (Open Land)/River course	92.794	17.77%
Area under Commercial facility	9.597	1.82%
Land parcel reserved for institution & land in lieu of cash compensation for khatedars Area Under	94.304	18.05%
Area under future planning	13.488	2.58%

**Area Statement as per option-2**

Description	Area in Hectares	Percentage
Total Area Under Development	522.362	100.00%
Area under Industrial Plots	210.25	40.20%
Area under Roads	83.802	16.05%
Area under Service/STP/CETP/Waste disposal	33.028	6.32%
Area under Green (Open Land)/River course	77.676	14.87%
Area under Commercial facility	10.039	1.93%
Land parcel reserved for institution & land in lieu of cash compensation for khatedars Area Under	94.304	18.05%
Area under future planning	13.488	2.58%

### 2.4. Type of Industries

The project is in its planning stage now. From the past experience of RIICO with Industrial Area Developments, it is anticipated that only 'B' Category Industries as per EIA Notification, 14<sup>th</sup> September, 2006 as amended on 1<sup>st</sup> December, 2009 shall be established.

The major types of industries proposed are steel industries, rolling mills, stone based industries, & other general industries. However, in the case of an investment interest shown by any major investor wants in the proposed project area and it falls under category 'A' vide EIA Notification, 14<sup>th</sup> September, 2006 and its amendments, it shall have to acquire environmental clearance from MoEF as applicable.

## **2.5. Raw materials Requirement**

The proposed project being area development project raw material is required only during Construction phase. Construction materials like stones, aggregates, Bitumens etc. will be sourced from Local Market through tendering system. The transportation of raw materials will be the responsibility of Civil contract awardees through Commercial vehicles.

However, RIICO will monitor that Good construction practices are being adopted by the civil contract awardee. Transportation of the Raw material will be done in covered conditions only. Each vehicle will be checked for PUC. Construction material will be stored in Covered area. Water will be sprinkled regularly on the Haul road to minimize the fugitive emissions.

Approximate quantity of the construction materials for road, that is required is given in following **Table 2.3.**

**Table 2.3**

**Requirement of Construction Materials**

Description	Requirement
Soil	About 2500 MT for road laying per km length.
Stone	
Aggregates	
Bitumen	

## **2.6. Water Requirement**

### **Construction Phase**

The water requirement for the proposed project is approximately 50 KLD including domestic water requirements for workers (45 lpcd per worker) during the construction phase based on construction activity requirement. The water requirement during this phase will be met from the existing sources outside the proposed industrial area. Drinking water at construction sites will be provided by RIICO.

The water requirement of individual industries during operation phase will be met by groundwater abstraction or any other external source on their own. The water during the operation phase will not be supplied by RIICO.

However, based on the data collected from RIICO and their previous experiences of its operational industrial areas, the water requirement in the proposed project during operation phase will be envisaged based on the standard of water requirement per acres as 1000 gallons/day or 4 MLD/1000 Acres.

### **Operational Phase**

The Water requirement has been envisaged for the drinking water purpose and for the construction is from the Underground through tube well which is located around the proposed Industrial Area.

## **2.7. Power Requirement**

Electricity will be arranged by RIICO during construction and operation phase through Jaipur Vidyut Vitaran Nigam Limited. During Operational Phase sub-station of Suitable load will be established to meet the total Industrial Load. Power back-up facility will not be provided by RIICO. Individual Industries will arrange for their own Power Back-up. Power lines will also be laid by RIICO. During construction phase, power requirement will be minimal. A 132/33/11 kV Grid sub-station of suitable capacity will be planned to ensure continuous power supply to the Industrial Area.

## **2.8 Environmental Consideration**

### **2.8.1 Water Pollution & Control**

During the industrial area development, the potential of water pollution is very limited as the civil construction activities will not lead to any wastewater generation. Only effluent generation will be in the form of domestic effluent at construction site and construction camp (if the same will be set up at site by the civil contract awardees). To avoid any kind of water pollution during construction phase, it

is proposed to provide temporary sanitation facilities at construction site/ camp, which will have septic tank followed by soak pit or mobile toilets.

During the operation phase of the project, water pollution will be in the form of industrial effluent as well as domestic effluent from industrial units in the industrial area. Mitigation of water pollution will be the responsibility of each individual industrial unit. Polluting industrial units will have to install Effluent Treatment Plant (ETP) and/or Sewage Treatment Plant (STP) as per their requirement in compliance with the RSPCB norms. Although RIICO is proposing to install a CETP/STP for Treatment of Effluent/Sewerage generated and ensuring a zero liquid discharge Facility.

Treated water from ETP and/or STP shall be utilized by the industrial units within their premises for reuse in process/ gardening/ non-potable usage. Any excess quantity of treated water can be sent to green areas of RIICO after taking permission from RIICO. All the units will opt for "Zero Discharge System".

### **2.8.2 Air Pollution Control**

During the construction phase of the project, air pollution will be mainly from site preparation, transportation of construction material, operation of construction machinery at site, loading and unloading of construction material etc. RIICO will take adequate measures to control the air pollution during the construction phase.

During operation phase of the project, air pollution will be mainly from operation of industrial units and movement of vehicles for transportation of raw materials and final products. All the industrial units will take "Consent to Operate" under Air Act, Water Act & Hazardous waste Authorization from RSPCB prior to start of the production and shall provide adequate air pollution control equipments as applicable to adhere the conditions stipulated in the CTE/ CTO.

### **2.8.3 Waste Management**

#### **Construction Waste Management**

Waste during construction activity relates to excess cement mix or concrete left after work is over, rejection caused due to change in design or wrong workmanship etc. These are normally re-used as filling at the same site after completion of excavation work.

Excavated earth during the civil works including road construction, fencing, drainage, site levelling etc., shall be utilized within the project site. Topsoil shall be conserved and will be utilized in the areas earmarked for greenbelt development.

#### **Municipal Solid Waste Management**

Approximately 45 to 50 kg/day of municipal solid waste will be generated from the construction camp and construction site. This will be collected and disposed off in a fenced pit at dugout the site for making compost.

Waste management would be the responsibility of individual industries. Individual industry will provide system for municipal solid waste collection, storage and disposal. Each industry shall have to comply with the Municipal Solid Waste Management Rules, 2000 and amendments therefore.

Approximately 500-2000 persons will be involved during the operation phase of the project. Taking into consideration approximately 0.15 kg/person/day of municipal solid waste generation, The total municipal waste generation in the proposed industrial area will be about 75-300 kg/day.

For other Solid waste management RIICO has proposed to set-up a Land Fill site within the existing Industrial Area.

### **Hazardous Waste Management**

During construction phase no hazardous waste will be generated.

During operation phase hazardous waste management would be the responsibility of individual industries. Prior to the commencement of production, each unit shall take authorization for storage, handling and transport of hazardous waste, as per the Hazardous Waste (Management, Handling and Trans-boundary Movement) Rules, 2008 and amendments thereof.

### **2.9. Cost of the project**

The project is in it's planning Stage. The total approximate cost of the project is estimated to be Rs. 1110.00 Crores. Tentative break-up of the cost is given in following Table 2.4.

**Table 2.4 : Cost of the project**

<b>Description</b>	<b>Cost (In Crores)</b>	
Land cost		450.00
Private Land	300.00	
Govt. Land	150.00	
Infrastructure development Cost		600.00
Cost for Environmental Management		60.00
Total		1110.00