



# **INDUSTRIAL PARK RATING SYSTEM (IPRS)**

**2.0**

**DETAILED NOTE ON THE INITIATIVE UNDER  
ATMANIRBHAR BHARAT ABHIYAN**

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## Contents

1. Background and findings of IPRS Pilot Phase .....	1
2. Benchmarking other industrial infrastructure assessment frameworks and studies .....	2
3. Industrial Park Rating System (IPRS) 2.0 framework.....	2
4. Industrial Park Rating System (IPRS) 2.0 program methodology .....	4
4.1. Procedure for nominations of parks .....	4
4.2. Developer Response Mechanism .....	4
4.2.1. Verification of Documents and clarification .....	5
4.3. Tenant Response Mechanism: .....	6
4.4. Formation of 'Expert Committee' for guiding IPRS 2.0 .....	7
4.5. Scoring mechanism for feedback of developers, tenants and Other stakeholders .....	7
4.6. Representation of Results of IPRS 2.0.....	8
5. Highlights of the IPRS 2.0 Consultation Workshop .....	8
5.1. Key decisions on the suggestions of stakeholders during the consultation workshop .....	9
6. Annexures .....	10

## Industrial Park Rating System (IPRS) 2.0

### 1. Background and findings of IPRS Pilot Phase

The Government of India (GOI) views the current Covid'19 crisis as an opportunity to achieve economic self-reliance (Aatmanirbhar Bharat Abhiyan) and promote local economy. In this regard, previously envisioned objective of achieving 25% share of manufacturing sector in GDP by 2025 would require attracting investments facilitated by industrial infrastructure and policy support from the government. Department for Promotion of Industry and Internal Trade (DPIIT), being the nodal department for Industrial policy is continually taking measures to enhance growth in productivity, and competitiveness of Indian industrial ecosystem where world class industrial infrastructure would be integral in providing conducive environment for investments in manufacturing.

A major step taken in this direction has been the development of Industrial Information System (IIS). Details of more than 3350 industrial parks and clusters covering over 4.8 lakh hectare land have already been uploaded on the system and integrated with various GIS layers, which help investors in assessing industrial infrastructure and the larger industrial ecosystem in the country.

DPIIT had launched Industrial Park Rating System (IPRS) which was organized as a pilot level exercise in 2018 with support from ADB along with its knowledge partner PwC. IPRS was conceptualized with an aim to enhance industrial infrastructure competitiveness and support policy development for enabling industrialization across the country. This rating system was based on a framework that supported in identification of enablers required for development of industrial infrastructure across the nominated parks in the country. The pilot level workshop for IPRS was organized on 18th November 2018 and the system was launched by Union Minister for Commerce and Industries, Government of India. Up on successful launch and encouraging participation by 21 states (with nomination of over 200 industrial parks), DPIIT, intends to implement IPRS as an annual rating exercise with a wider coverage of industrial parks under the system. IPRS aimed at enabling informed decision making for various stakeholders such as policy makers, investors and financing institutions for development of strategies for future industrialization, better capacity utilization, review the preparedness of industrial projects, identify infrastructure issues within and external to the industrial park/ zone.

The pilot rating framework was conceptualized across four pillars of— **internal infrastructure and utilities, external infrastructure and facilities, business support services, and environment and safety management**. These pillars were assessed across 34 parameters finalized in discussion with DPIIT and various stakeholders of the IIS. This exercise provided vital insights regarding factors that drive industrial competitiveness. These 34 areas of inquiry were supported by 27 additional or supplementary questions totaling to 61 questions. The supplementary questions were used to gain insight into the degree of readiness and level of service offered and provided by the park.

Out of the 202 nominated parks under the pilot phase, 177 parks across 21 states were evaluated based on the above pillars and parameters. The assessment was administered via an online platform. Industrial parks nominated by the state governments, union territories and central departments were assessed covering an area of more than 80,000 hectares. Assessment of 177 parks under the IPRS clearly demonstrated that while parks were stronger in terms of the first two pillars of internal and external infrastructure, strengthening of industrial infrastructure was required under the other two pillars of business facilitation and environment and safety management.

## 2. Benchmarking other industrial infrastructure assessment frameworks and studies

While IPRS pilot phase framework was an initiative by DPIIT, supported by ADB, similar other frameworks exist and provide guidance for industrial infrastructure and industrial ecosystem assessment. Two globally known frameworks were referred viz. *Eco-Industrial Park (EIP) Framework (2017)* developed by UNIDO, World Bank and GIZ and *International Guidelines for Industrial Park (IGIP) (2019)* developed by UNIDO. These frameworks provided guidance across various dimensions of industrial infrastructure development; however they need to be seen in light of the findings of IPRS pilot phase and ground realities in Indian context. Some of the key learnings from these frameworks are presented below:

- i. Both IGIP and EIP frameworks comprehensively cover various pillars and parameters of industrial infrastructure development viz. Economic performance, environmental performance, social performance, management quality, infrastructure and service quality etc.
- ii. These frameworks strongly align with the objective of IPRS 2.0. Some of the key objectives of these frameworks are Increase the park management and governance performance, enhance the environmental performance, Support industrial park decision-making, Improve industrial park efficiency, Enhance industrial park competitiveness, Promote industrial park sustainability
- iii. The two frameworks provide guidance to the park developer / operator; however as one of the objectives of IPRS 2.0 is to bring qualitative assessment, feedback mechanism is the differentiator for assessing on-ground applicability from user perspective.
- iv. While the two frameworks provide a comprehensive theoretical coverage of parameters across pillars of industrial development, IPRS 2.0 keeps in mind the applicability in current context of industrial infrastructure development in India.

In addition to these industrial infrastructure and ecosystem assessment frameworks, IPRS 2.0 takes into consideration lessons from various other frameworks implemented by DPIIT viz. Business Reform Action Plan (BRAP) and State Startup Ranking. Some of the key learnings from these frameworks are as follows:

- i. BRAP framework provides with the understanding that an implementable framework undergoes an evolutionary process to achieve the desired degree of maturity. This implies, aspects like parameters for assessment, coverage of assessment, number of participating stakeholders gradually expand to create an implementable framework.
- ii. Feedback based assessment requires extensive outreach across stakeholders and thus needs to consider on-ground situation. In current context where CoVID-19 has restricted mobility, conducting feedback surveys need to be evaluated accordingly.
- iii. While the program design and implementation stakeholders conceptualize and execute the program and framework, it is important to seek suggestions and recommendations from various stakeholders from initial stage to create a participatory environment. This enables in delivering a successful program.

## 3. Industrial Park Rating System (IPRS) 2.0 framework

DPIIT aims to develop the first annual 'Industrial Park Rating System 2.0' that shall widen its coverage and aim to bring in qualitative assessment further to the pilot phase. ***IPRS 2.0 aligns with Atmanirbhar Bharat Abhiyan and aims to enhance industrial competitiveness.*** IPRS 2.0 shall be developed to achieve the following objectives:

- A) To improve industrial infrastructure
- B) Support EoDB reform agenda of providing transparent information
- C) Enable states to showcase their strengths and promote investment in the state industrial ecosystem

- D) Benchmark and identify gaps to structure interventions
- E) Recognize best practices and promote competition among parks
- F) Help industries to identify suitable investment destination through a single platform

Based on the success and findings of the IPRS pilot phase, this study would evaluate Industrial Parks/ Estates/ Clusters, nominated by State Industrial Development Corporations (SIDCs) / Union Territories (UTs)/ Central Departments across key parameters under four pillars with wider coverage (400+ IP & SEZ including private zones) and wider base of respondents (developers + tenants) to bring in qualitative assessment. Based on various deliberations, DPIIT, intends to introduce new features in IPRS 2.0 as follows:

- **Widening the coverage of parks (~400 across SIDCs/ UTs/Central Departments):** Assessment of ~400 parks and zones across the country through nomination by SIDCs/ UTs/ Central Departments. While IPRS 2.0 conducts assessment of the nominated parks, the system is proposed to be opened up for all the parks pursuant to the launch of IPRS 2.0 proposed in March 2021 for (parks mapped on IIS) self-assessment.
- **Inclusion of private sector parks in IPRS:** IPRS 2.0 will include private sector developed parks and the nomination and assessment procedure for these parks remains the same as for others. SIDCs shall be responsible to on-board private sector parks on IIS and subsequently nominate them on IPRS. SIDCs can delegate the responsibility of data entry to parks through creation of 'sub-user' on the platform/ portal.
- **Economic Zones (manufacturing) will be assessed separately:** Manufacturing SEZs will be assessed separately including necessary updates to the assessment parameters as they are governed under separate regulation. SIDCs shall be responsible to on-board Manufacturing SEZs (including private SEZs) on IIS and subsequently nominate them on IPRS. List of nominated SEZs will be reviewed by Department of Commerce (SEZ Division) and suggestions if any shall be shared with SIDCs for consideration.
- **Park tenants feedback mechanism:** As compared to the pilot phase of IPRS which included the feedback of developers only, IPRS 2.0 framework will include feedback from tenants who occupy the nominated parks and zones.

Based on assessment of globally recognized frameworks, various major programs managed by DPIIT, and learnings of IPRS pilot phase, IPRS 2.0 framework takes forward is four pillar and sub-pillars model for assessment of industrial infrastructure in India:

- I. Internal infrastructure  
(*Sub pillars- Utilities, Common Infrastructure, Value added infrastructure*)
- II. External infrastructure and connectivity,
- III. Business support services,
- IV. Environment and safety management.

A total of 45 (**ANNEXURE-1 and ANNEXURE-2**) parameters have been developed under these pillars in discussion with ADB and DPIIT. Given that SEZs will be assessed separately, 40 parameters (**ANNEXURE-3 and ANNEXURE-4**) have been developed under the same four pillars of assessment. It is proposed that these will be taken up for consultation with various stakeholders by DPIIT for suggestions/ recommendations. Based on the distribution of parameters across the pillars, each pillar assumes weightage equivalent to the number of parameters within. Thus, the weightage assigned to various pillars is, Internal Infrastructure: Utilities (11%), Internal Infrastructure: Common Infrastructure (22%), Internal Infrastructure: Value added infrastructure (9%), External Infrastructure (4%), Business Support Services

(20%) and Environment Safety and Sustainability (34%). Given that External Infrastructure development and management may not be directly controlled by the park it is assigned relatively lower weightage.

#### **4. Industrial Park Rating System (IPRS) 2.0 program methodology**

The program methodology provides details on the implementation aspects across the key activities. The study for IPRS 2.0 would start with nominations of the parks by SIDCs/ UTs/ Central Departments through the IPRS portal within the IIS.

##### **4.1. Procedure for nominations of parks**

Assessment of ~400 parks and zones across the country based on nominations to be provided by SIDCs/ UTs/ Central Departments that own and operate them. As proposed earlier, nominations from SIDCs/ UTs/ Central Departments were invited based on eligibility criteria in form of minimum size of 200 acres, at least 25% area of allottable industrial area is occupied and operation and for North East and Hilly states the size criteria was proposed at 25 acres with 25% occupancy. All the nominated parks shall be manufacturing focused. Further, flexibility in threshold criteria for nomination has been provided to enable states to nominate parks and zones that can emerge as benchmark pursuant to consultation workshop held on 4<sup>th</sup> September 2020 with participation of SIDCs/UTs/Central Depts and various other stakeholders. Further, during the proposed consultation workshop with key stakeholders (SIDCs / UTs / Central Depts.) feedback was sought on type of documentary evidence for assessment parameters, SEZ nomination and assessment procedure and inclusion of private sector parks to be integrated in the IPRS portal and subsequent assessment under IPRS 2.0. Based on the consultation workshop it was decided that in order to enable all the states across the country, the nomination threshold of area (200 acres) will be relaxed; however the occupancy criteria of 25% shall be applicable for all the nominations with at least 5 parks and maximum nominations capped at 20 parks per SIDC/ UT/ Central Department (nominating authority). For North Eastern and Hilly states the size criteria has been relaxed and these states can now nominate parks with area less than 25 Acres; however the occupancy criteria of 25% and maximum number of nominations at 20 parks remains unchanged. For avoidance of doubt, information of all the nominated parks on IIS needs to be complete to be considered eligible under IPRS.

Parks will submit nomination through IPRS portal developed by NeGD only and this will also include submission of all other information/ documents. Nominated parks will furnish the complete data and information of the tenants and other stakeholders based on the format as provided by the nodal agency (DPIIT) and will have to comply with the minimum threshold (post relaxation) to qualify for assessment. Nominated parks will provide tenant data online in prescribed format. Nomination to be considered complete upon completeness of tenant data and threshold conditions. Missing information will be sought from nominating agencies.

While IPRS 2.0 conducts assessment of the nominated parks, the system is proposed to be opened up for all the parks pursuant to the launch of IPRS 2.0 proposed in March 2021. All other operational parks mapped on IIS (independent of the threshold conditions) may opt for self-assessment; however these parks will not feature in the final report that shall be published.

##### **4.2. Developer Response Mechanism**

Park developer (park manager/ nominating authority (SIDC/UT/Central Dept.)) will provide their responses on the IPRS portal along with evidence for those parameters where evidence has been sought for assessment. Nominating authorities may choose to reach out to DPIIT for requisite support in responding to the IPRS framework on the portal. A guideline for submission of responses, data of tenants, documents

across questions requesting evidence will be shared with the respondents. Verification of applicable documents will be undertaken by a 'Verification Team' led by ADB with requisite approval support from DPIIT. Clarification may be sought in case there is requirement of further understanding the response of park for a given parameter. Further, DPIIT may choose to conduct field visit through appropriate survey agency/entity to nominated parks through random selection as part of the verification process.

In case of non-submission of document (if requested), no assessment will be done for the corresponding parameter and may be considered void. In case of any parameter in developer's response is not applicable an option shall be provided to mark the same as 'not applicable' the point will not be considered for evaluation. Further details of verification process and assessment has been presented in section 4.2.1.

#### **4.2.1. Verification of Documents and clarification**

The documents submitted by developer for applicable parameters where documentary evidence is sought will undergo a verification process. A guideline for verification document will be uploaded on the IPRS portal to support respondents to submit the supporting documents. This guideline shall be developed and finalized by ADB and DPIIT. Verification of documents will only be done where there is significant deviation in developer and tenant's response. For avoidance of doubt and further clarity, no verification of documents will be done in case of >50% tenants respond "Agree"/ "Strongly Agree" on the proposed Likert scale for feedback for a given parameter. Verification of park developer document will only be undertaken by 'Verification Team' for those parameters for a park where >50% tenants respond "Disagree" / "Strongly Disagree" to the claim made by the park developer. This approach has been adopted keeping in view the tight timeline to complete this exercise. In the next round of IPRS, the team would like to adopt an approach that focuses on verification on all the documents submitted by developers. Verification of documents will only be undertaken by 'Verification Team' led by ADB.

In addition, the verification process will seek clarification from the park developers to help them submit relevant documentary evidence. It is proposed that clarification will be sought in two rounds by verifier as part of 'Verification Team'. In case, the developer is not able to submit documents or clarifications after the two rounds, the verification team will bring such cases to the attention to the DPIIT team and discuss before finalizing the ratings. Time limit will be defined for developers to provide clarification/necessary documents.

All the process of verification will be conducted online, and no offline method is envisaged. Further, DPIIT may choose to conduct field visit through appropriate survey agency/entity to nominated parks through random selection as part of the verification process. For, further clarity, below framework provides the methodology for park developer response verification.

***Framework for verification of park response and documents***

Scenario	Industrial Park (IP) Response	Tenant Response	Verification of IP response	Scoring
1	Park submits an affirmative response with document	More than 50% respondents submit response as “Agree”, Strongly Agree”	No Verification	Park assigned score (60% weightage applied) Weighted score of tenant response on Likert scale assigned (40% weightage)
2	Park submits an affirmative response with document	>50% respondents submit response as “Disagree”, Strongly Disagree”	To be verified	Park response passes verification – score assigned (60% weightage applied) Weighted score of tenant response on Likert scale assigned (40% weightage)
3	Park submits an affirmative response with document	>50% respondents submit response as “Disagree”, Strongly Disagree”	To be verified	Park response fails verification – No score assigned No tenant score

**4.3. Tenant Response Mechanism:**

Tenant feedback mechanism will be executed both online (OTP based login on IPRS portal) and offline (face to face Interactions) based on various deliberation between DPIIT, ADB and Invest India. Nominated parks will be required to provide tenant data online in prescribed format and shall ensure its accuracy. Missing information will be sought from park managers/ nominating authorities pertaining to tenant database.

Based on the learnings of other similar rating and ranking studies like EoDB BRAP, Start Up Ranking it is observed that taking up a ‘Tenant Feedback Survey’ would need engagement of a Survey agency. A survey agency will be thus appointed by DPIIT through Invest India to undertake the tenant survey across the nominated parks. Requisite support will be sought from nominating authority for conducting the survey. Method of conducting/ administering the survey will be finalized based on the on-ground circumstances keeping in mind the CoVID situation at that point in time. It is expected that the park manager/ nominating authority shall provide requisite support for the tenant feedback.

For face to face survey, Invest India shall undertake procurement of survey agency to undertake the tenant feedback survey. Survey team shall be obtaining feedback on all key parameters under the four Pillars. The feedback shall be obtained either through a face-to-face or telephonic interaction or response via the online IPRS portal from the respondents as may be decided by DPIIT.

At the conceptual state of IPRS 2.0 it was estimated that roughly a feedback of over 4000-5000 tenants would be involved in the exercise. This hypothesis would however be further corroborated once detailed information on park tenants and sampling method is applied across the nominated parks. It is also observed that in order to deliver such a major task, a highly skilled survey agency needs to be engaged given that IPRS intends to cover more than 400 parks across the country with a survey size of nearly 5000 tenants across them. It is also important to note that this form of survey would require engagement of an agency that has local presence across the country and is able to administer the survey in local languages.



Further, it will be important to engage an agency that is able to ensure quality survey with a greater accuracy as a 40% weightage is attached to the tenant survey in the IPRS 2.0 methodology.

It is expected that the nominating authority shall extend the requisite support to DPIIT, ADB and other agencies involved in this initiative for undertaking the tenant feedback survey.

#### ***Sample size and sampling methodology for tenants from each nominated park***

Tenant data collated from the nominated parks will be used for creating a sample set of respondents that may be spread across categories viz; MSME, Large, Mega, Ultra Mega size of firms. Appropriate sampling technique shall be adopted for conducting sampling (presently it is assumed that Cochran formula shall be used for determining this intended sample size for conducting the tenant feedback survey). Tenants located in each park will be the population for that park to derive the sample size for 'respondents' (tenants) for the feedback survey. Tenant characteristics for stratification is only intended to gauge the proportion of strata and will not be used for the scoring purpose.

#### **4.4. Formation of 'Expert Committee' for guiding IPRS 2.0**

As proposed under IPRS 2.0, an 'Expert Committee' will be constituted at DPIIT to guide the initiative. It is proposed that this committee shall comprise of 4-5 members from various categories like relevant government departments and agencies, former senior government officers, think tanks and research institutes, industry associations. This 'Expert Committee' will provide guidance to IPRS 2.0 through the following ways:

- i) Provide guidance/feedback on IPRS 2.0 program/framework from time to time to ensure timely completion and achievement of intended outcomes
- ii) Participate in key discussion meetings to provide expert advice and guidance to the program team
- iii) Provide suggestion on IPRS findings on assessment of parks and provide sector and industry relevant insights
- iv) Review of IPRS 2.0 report that shall be launched at the end of the program

#### **4.5. Scoring mechanism for feedback of developers, tenants and Other stakeholders**

Based on deliberation with experts and benchmarking, DPIIT has considered undertaking a 60:40 weightage for developers' response and tenants' feedback respectively to undertake the composite scoring i.e. for every parameter / area of inquiry the developer response provides a 60% weightage and the remaining 40% is dependent on the tenant feedback on the similar parameter. It is proposed that all the parameters in the framework shall assume equal weight for assessment, based on the learnings of pilot phase of IPRS.

**For developer responses**, documentary evidence-based scoring is adopted where for every developer response as 'yes' with mandatory supporting evidence a unit score is assigned per parameter, in case of non-submission of any evidence document, no score will be assigned for parameters.

**Tenant's feedback** will be measured on satisfaction across various parameters on a **Four-point Likert scale** ('Strongly Agree', 'Agree', 'Disagree', 'Strongly Disagree'). Weighting of responses will be done

according to standard market research practices. Industrial Parks/Estates/Clusters will be rated based on the combined score of developer responses and tenant feedback.

In addition to the feedback of Developers and Tenants, IPRS 2.0 framework intends to include feedback from “**Other Stakeholders**” e.g. Transporters and logistic service providers (freight), Waste management companies (3 categories) – Solid waste, Effluent, Hazardous, Labor contractors etc. Feedback on inclusion of these stakeholder will be consulted with nominating agencies. Database of such stakeholders shall be requested from the nominating agencies only given the proposed timeline for IPRS 2.0. The feedback of these stakeholders shall not be part of the assessment considering the dependency on nomination agency, proposed timeline for IPRS 2.0 launch (March 2021).

#### 4.6. Representation of Results of IPRS 2.0

Expert committee will evaluate the final findings across various proposed categories for recognition of parks and zones. Under IPRS 2.0, Industrial Parks/Estates/Clusters will be classified into the following categories. Suggestions may be invited on these categories for finalization:

- **Sector Focused parks (Sector specific parks only)-** The parks to be assessed under IPRS 2.0. will be chosen from the nominated parks and categorized into 5-7 specific sectors of national priority (illustrative sectors include Electronics, Auto and auto components, Machinery, Textiles and apparels, Food Processing, Pharmaceuticals, Chemicals and Petro-chemicals).
- **Geographical Leaders** – The nominated parks will be categorized based on different geographical regions of India under which they fall; *like North, South, East, West, North Eastern and Hilly States.*
- **Special Economic Zones (SEZ)-** Those parks will be assessed which fulfill the qualifying criteria of Special economic zones and this category shall exclusively highlight the prominent economic zones within the country.
- **Private Sector Parks/ Zones-** The parks developed by Private sector developers (*Differentiated from the SIDC/UT/Central Dept. promoted parks/ zones*) will be assessed under this category and their initiative will also be recognized.

Parks would be placed in above mentioned categories and based on the combined score of tenant and developer, they would further be identified as ‘Leaders’ and ‘Aspirants’. Various other titles of recognition may be suggested by stakeholders during consultation.

#### 5. Highlights of the IPRS 2.0 Consultation Workshop

A consultation workshop on IPRS 2.0 was organized through Video Conferencing on 4th September 2020 under the Chairmanship of Secretary, DPIIT. Secretary DPIIT, Director General of SARD ADB and Joint Secretary, DPIIT provided opening remarks for the IPRS 2.0 workshop defining the objectives of the IPRS 2.0, importance with respect to alignment with Atmanirbhar Bharat Abhiyan (ABA) and aim to enhance industrial competitiveness in the country. They stressed on the need for active participation from states to complete the rating exercise by March 2021. This exercise will help investors to get a comprehensive view of the infrastructure

Secretary, DPIIT thanked ADB for providing technical support for this initiative. DG, SARD, ADB thanked DPIIT for the efforts and indicated that ADB would provide full support in timely completion of this important exercise.

JS and Director, DPIIT indicated that based on ADB’s detailed presentation on the framework and methodology, key activities and timelines, the department would request state representatives to provide feedback/suggestions on the methodology. DPIIT/ ADB would try to accommodate suggestions/feedback of the states to the extent possible and then invite nomination from states through the IPRS online portal.

DPIIT will share two sets of questionnaires with States/UTs/ Central Departments – one pertaining to industrial parks and the other pertaining to SEZs.

Deputy Country Director (DCD), ADB presented the overall framework, selection criteria, rating mechanism, key activities and timelines. He requested States/UTs/ Central Departments and industry associations to provide their inputs as part of the Q/A session.

### 5.1. Key decisions on the suggestions of stakeholders during the consultation workshop

Pursuant to this consultation workshop, DPIIT deliberated on the suggestions and recommendations off various States/ UTs / Central Departments and other stakeholders. Key decision points that emerged out of this deliberation have been presented below. Summary of suggestions and recommendations of various stakeholders is presented in Annexure-5.

1. **Park Size:** For IPRS 2.0 exercise, States (except NE and hilly states)/ UTs / Central Departments to nominate parks of 200 acres and above. However, in case any state or UT does not have adequate number of parks of 200 acres and above it can nominate at least 5 (five) parks below 200 acres of size. However, the occupancy criteria of 25% shall be applicable for all the nominations. Maximum nominations capped at 20 parks per SIDC/ UT/ Central Department (nominating authority). For North Eastern and Hilly states the size criteria has been relaxed and these states can now nominate parks with area less than 25 Acres; however the occupancy criteria of 25% and maximum number of nominations at 20 parks remains unchanged. For avoidance of doubt, information of all the nominated parks on IIS needs to be complete to be considered eligible under IPRS.
2. **Minimum and Maximum nomination from a state/UT-** A State/ UT/ Central Department can nominate a minimum of 5 parks and maximum of 20 (twenty) parks; however, the nominated parks shall have 25% occupancy as eligibility criteria. This will ensure representation of all the states in IPRS 2.0 and enable potential parks to participate in the initiative.
3. **Railway Siding-** For the issue raised by many states in the workshop, it was decided that North-Eastern and Hilly states shall be given relaxation in this criterion; however, for other states and UTs this parameter shall be applicable.
4. **Weightage-**During the meeting it was discussed and agreed that the weightage for the developer response and tenant response shall continue to remain 60:40 as proposed.
5. **Cost of Utilities-** With regards to the inclusion of cost parameters (utilities – power, water and facilities) it was discussed that several states offer subsidies and thus including parameter pertaining to cost competitiveness is not considered for inclusion in the framework.
6. **Best Practices-** Several states had representation regarding best practices adopted by them relating to business process re-engineering, sustainability measures, waste management etc. Appropriate recognition shall be given to such best practices that set an example for other parks across the country, however, they may not be included in the parameters for ratings.

## 6. Annexures

### **ANNEXURE 1: IPRS 2.0 – Industrial park assessment parameters**

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
<b>Internal Infrastructure: Utilities (11%)</b>	<b>1</b>	<b>Power</b>	Uninterrupted power supply is available at the park for its tenants (availability of alternate supply in the input substation)	a) System Availability Report of the sub-station / transformer yard from state DISCOM with CAIDI (SAIDI/SAIFI) observations with self-certification along with details pertaining to availability of alternate supply in the input substation to be issued by park manager / nominating authority	√	√	
	<b>2</b>	<b>Power</b>	All the power distribution lines in the park are underground	a) Self certified pictures of the junction boxes and layout map (approved by competent authority) for underground cable network to be issued by the park manager / nominating authority		√	√
	<b>3</b>	<b>Water Supply</b>	Park provides water supply at least equal to the demand quantity by the tenants	a) Meter readings of all tenants for past 6 months and summary report along with water demand evidence for tenants in the park that shall be self-certified by the park manager/ nominating authority		√	

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	4	<b>Water Supply</b>	Park prohibits the extraction of ground water for use by industries	a) Self certification along with applicable officer order/ notification/ circular on prohibition for extraction of ground water for industrial use to be issued by park manager/ nominating authority	√		
	5	<b>Gas for Industrial Use</b>	Park provides gas pipeline infrastructure	a) Self certification of layout of gas network, connection details of the users, pictures of peg stones of gas network to be issued by park manager/ nominating agency and/or applicable gas connection permit issued to concerned gas utility by nominating authority/ park manger	√	√	√
<b>Internal Infrastructure: Common Infra (22%)</b>	6	<b>ICT Infrastructure</b>	Park provides OFC connectivity to its tenants	a) Self certified layout drawing of OFC ducting network within the park and applicable certificate/office order/ circular of installation of OFC network in the industrial zone along with pictures of junction boxes/distribution boards that may be installed in the park to be issued by park manager/ nominating authority		√	√
	7	<b>Internal Roads</b>	Park provides fully paved internal roads	a) Self certified pictures of major roads and master plan (approved by competent authority) including certification/ undertaking of availability of fully paved internal roads to be issued by park manager/ nominating authority	√	√	√

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	8	Utility corridors	Park provides utility corridor up to plot level to connect all utilities to the industry and avoid road damages	a) Self certified layout drawing highlighting the utility corridor and pictures of the same (junction boxes, covered trenches etc. to be issued by the park manager / nominating authority			√
	9	Sewage Treatment	Park provides sewage treatment facility (Centralized / de-centralized)	a) Self certified pictures of sewage treatment plant and report (last 6 months)including layout drawing (approved by competent authority) to be issued by park manager / nominating authority	√		√
	10	Effluent Treatment	Park provides effluent treatment facility (centralized / de-centralized)	a) Self certified pictures of effluent treatment plant and report (last 6 months)including layout drawing (approved by competent authority) to be issued by park manager / nominating authority	√		√
	11	Storm Water	Park has covered storm water drainage infrastructure for safe disposal of rain water and rain water harvesting system is adopted	a) Self certified pictures of covered storm water channels and drains including pictures of the outfall channels with embankment and protection and storm water layout drawing (approved by competent authority) along with rain water harvesting system to be issued by park manager / nominating authority	√	√	√
	12	Street Lighting	Park has operational street lighting throughout the park	a) Self certified maintenance log book of street lighting and layout drawing including self-certification for all the street lights (solar/non-solar) being operational to be issued by park manager / nominating authority	√	√	√

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	13	<b>Solid Waste Disposal</b>	Park provides solid waste management facility through segregation at source	a) Self certified solid waste maintenance log book if this service is managed and provided by the park. In case third party services engaged, Self-certified contract / LOA / office order/ circular for such third party services to be issued by the park manager / nominating authority	√	√	
	14	<b>General Park Operation and Maintenance</b>	Park performs monitoring of utilities and facilities (power, water, waste water etc.) through command control center through technologies like SCADA/ DSC	a) Self certified snapshot of dashboard for central command and control center along with applicable notification/ office order/circular regarding operation and development of central command and pictures of the central command and control center building and room to be issued by park manager/ nominating authority		√	
	15	<b>General Park Operation and Maintenance</b>	Park follows regular and periodic maintenance of common infrastructure	a) Self certified undertaking of general maintenance pertaining to regular and periodic maintenance to be issued by park manager / nominating authority		√	

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
Internal Infrastructure: Value Added Infrastructure (9%)	16	Plug and Play Industrial Space	Park provides Ready Built Factory (RBF) and Plug & Play space	a) Self certified layout drawing (approved by competent authority) highlighting the BTS/RBF/ Plug & play facilities including applicable notification/ Office order/ circular for development of these facilities with pictures to be issued by park manager / nominating authority. The same may either be developed a private sector developer/investor. In such case applicable notification/ office order to be submitted along with pictures through self-certification.		√	
	17	Logistics Infrastructure	Park offers logistics infrastructure within the premises including designated truck parking, warehousing and storage space (covered/ open/ cold storage)	a) Self certified layout drawing (approved by competent authority) highlighting the logistics infrastructure facilities including applicable notification/ Office order/ circular for development of logistics facilities with pictures to be issued by park manager / nominating authority. The same may either be developed a private sector developer/investor. In such case applicable notification/ office order to be submitted along with pictures through self-certification.	√	√	



Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	18	<b>Logistics Infrastructure</b>	Park offers a dedicated railway siding within the premises.	a) Self certified layout drawing (approved by competent authority) highlighting the rail alignment and RoW including applicable notification/ Office order/ circular for development of rail linkage, railway storage and service area facilities with pictures to be issued by park manager / nominating authority			√
	19	<b>Industrial Housing</b>	Park provides industrial housing and dormitories within the premises in compliance with international and/or Indian standards	a) Self certified layout drawing (approved by competent authority) for housing for workers along with applicable notification/ Office order/ circular for development and pictures of the developed housing to be issued by park manager / nominating authority		√	
<b>External Infrastructure &amp; connectivity (4%)</b>	20	<b>Public Transport</b>	Park has public transport linkage for workforce movement.	a) Self certified layout drawing and pictures highlighting the bus stop within the park along with notification/ Office order/ circular for operation of public transport facilities to be issued by manager / nominating agency	√	√	√
	21	<b>External Road Connectivity</b>	Park has last mile connectivity (access road) with 4-lane or above.	a) Self certified master plan highlighting the last mile linkage by park manager / nominating authority highlighting the development of last mile linkage with the nearest major road along with relevant pictures of the entry, exit to the park and utility corridors if available			

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
<b>Business support services (20%)</b>	<b>22</b>	<b>Information availability and transparency</b>	Plot availability and price details along with application process are made available online	a) Self certified snapshot of the website with details of industrial park on the website along with applicable notification/ Office order/ circular for availability of latest land and pricing information on the website to be issued by the park manager / nominating authority	√		√
	<b>23</b>	<b>Support Service</b>	Park provides a commercial center (including facilities like restaurant, canteen, shops etc.)	a) Self certified layout drawing/ architectural drawing (approved by competent authority) highlighting the existing commercial center including pictures and details of various facilities in the commercial center to be issued by the park manager / nominating authority	√	√	√
	<b>24</b>	<b>Support Service</b>	Park provides banking support service by way of availability of bank branch	a) Self certified pictures and details of bank branch including allotment letter of applicable officer order/ circular/ notification to be issued by the park manager / nominating authority	√		
	<b>25</b>	<b>Support Service</b>	Park provides operational weighbridges for cargo and freight within the premises	a) Self certified picture of weigh bridge, notification/ Office order/ circular granting permission for weigh bridge operation and land allotment including details of the weigh bridge by the park manager / nominating authority	√		√

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	26	Support Service	Park maintains a skill development center	a) Self certified notification/ Office order/ circular for development of skill development center by park manager / nominating agency b) Self certified land allotment letter for skill development center by park manager/ nominating agency c) Self certified pictures of the skill development center by the park manager / nominating agency d) Self certified circular / notice / notification on courses and trades offered at the skill development center by park manager / nominating agency	√	√	√
	27	Support Service	Park offers a common facilitation center (CFC) accommodating various business facilities services (such as testing labs, certification centers, conference venue, auditorium etc.).	a) Self certified layout drawings and pictures highlighting the CFC/ all business facilities including list of features and facilities available at such center along with relevant office order/ circular/ notification to be issued by park manager / nominating agencies		√	
	28	Business Facilitation	Park offers Single Window Services and One Stop Support services	a) Self certified snapshot of the website for providing one-stop services to be issued by the park manager / nominating authority along with appropriate notification/ Office order/ circular for provision of one-stop services	√	√	√

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	29	<b>Business Facilitation</b>	Park maintains Customer Relationship Management (CRM) System	a) Self certified notification/ Office order/ circular for establishment of a functional CRM department/ support by park manager / nominating agency		√	
	30	<b>Business Facilitation</b>	Park offers support to its tenants for R&D, patenting, product commercialization, market access and similar services	a) Self certified notification/ Office order/ circular for provision of services pertaining to support on market access for industries and investors under the CRM charter/ one-stop services available at the park and agency/entity providing the same to be issued by park manager / nominating authority		√	
<b>Environment, Safety and Sustainability (34%)</b>	31	<b>Environmental Clearance</b>	Requisite category of environmental clearance is obtained by the park and documentation is available	a) ESIA approval order issued by MoEF (Category A) or Competent State Authority (PCB) (Category B)		√	

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	32	<b>Disaster Management</b>	Park provides 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.)	a) Self certified notification/ Office order/ circular /charter/ guideline on disaster management system adopted by the park to be issued by park manager / nominating authority b) Self certified pictures of all the physical features installed for disaster management as per NDMA/ concerned authority norms to be issued by park manager / nominating authority c) In addition to the above ISO certification if any that may be obtained by the park (e.g. ISO 22320) for safety management d) Self certified notification/ Office order/ circular /charter/ guideline for mock drills for safety management by park manager / nominating authority e) Self certified pictures of recent mock drill by park manager / nominating authority conducted in past 6 months with details	√	√	
	33	<b>Environment monitoring</b>	Park regularly monitors the air and water quality within the premises.	Illustrative document: a) Air water and soil quality reports for past 2 years that is developed by the park in compliance to applicable norms and submission to relevant environment control authority (MoEF/PCB/SEIAA)	√	√	

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	34	<b>Waste Management</b>	Park ensures adoption and implementation of zero emission and discharge policy	a) Certification issued to the park pertaining to zero emission zero discharge adoption (e.g. IGBC rating)	√		√
	35	<b>Waste Management</b>	Park adopts polluter pay principle to levy charges to manage pollution within the park	a) Self certified undertaking along with appropriate notification/ Office order/ circular /charter/ guideline if available for applying polluter pay tariffs by park manager / nominating authority b) Self certified charter of tariffs applicable on polluter pay tariff by park manager / nominating authority			
	36	<b>Hazardous Waste</b>	Park offers hazardous waste treatment services	a) Self certified Office order/ circular for permitting third party service provider for hazardous waste management by park manager / nominating authority b) Self certified report of hazardous waste generated in last 12 months by park manager / nominating authority		√	√

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	37	Security	Park offers CCTVs and other security systems	a) Self certified record of operational and functional CCTV's by park manager / nominating authority b) Self certified notification/ Office order/ circular for appointment of security agency by park manager / nominating authority c) Self certified pictures of CCTV installed at major points by the park manager / nominating authority	√	√	
	38	Security	Park has a continuous boundary wall to prevent trespassing and manage park safety	a) Self certified pictures of undamaged boundary wall by the park manager / nominating agency with designated entry and exit points of the park		√	
	39	Health and Safety Plan	Park has a health and safety management plan for preparedness against health disasters	a) Self certified notification/ Office order/ circular /charter/ guideline adopted by the park for health and safety management in the park to be issued by park manager / nominating authority			

Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	40	<b>Health Infrastructure</b>	Park provides PHC/CSC/ESI Dispensary/25 Bed Hospital within the premises.	a) Self certification of availability of healthcare infrastructure with pictures of the facility within the premises by the park manager / nominating agency c) Self certified copy of approved (by concerned authority) master plan and layout drawing of the existing healthcare infrastructure by park manager / nominating authority	√	√	√
	41	<b>Energy Audit</b>	Park regularly performs annual energy audit for common utilities and facilities.	a) Self Certified energy audit report of the park in past 12 months by park manager/ nominating authority			
	42	<b>Mobility and Safety</b>	Park ensures safe internal movement of pedestrians and bicycles and displays safety measure throughout the park premises (In form of hoardings, banners, notices etc.).	a) Self certified pictures of road design for availability of bicycle tracks and pedestrian foot paths by the park manager / nominating authority b) Self certified road network layout and pictures of safety signages highlighting by park manager / nominating authority		√	√
	43	<b>Green Spaces</b>	Park has adequate green spaces in compliance with applicable regulations and guidelines	a) Self certified pictures of landscaping and green cover locations by the park manager / nominating authority in compliance to applicable regulations/ bye-laws b) Self certification for compliance to the green cover area on site as per master plan by park manager / nominating authority in compliance to applicable regulations/ bye-laws			√



Pillar	Sr.	Parameter	Questions for Developer	Verification document guideline	IPRS Pilot Phase (2018)	UNIDO Industrial Park Assessment (2019)	GIZ + UNIDO + WB (Eco Industrial Park) (2017)
	44	<b>Renewable Energy</b>	Park uses captive renewable energy for common infrastructure (street lighting/ pumping etc.)	a) Certification issued by relevant organization (e.g. IGBC) on use of renewable energy by park for common infrastructure or self-certification along with details of common infrastructure components operated using captive renewable energy to be issued by park manager/ nominating authority		√	
	45	<b>Certification of Quality</b>	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	a) Copies of valid certifications		√	

**ANNEXURE 2: IPRS 2.0 – Industrial Park Parameters (Tenant feedback)**

Pillar	Sr.	Parameter	Questions for Tenant
<b>Internal Infrastructure: Utilities (11%)</b>	1	<b>Power</b>	Uninterrupted power supply is available at the park (availability of alternate supply in the input substation)
	2	<b>Power</b>	All the power distribution lines in the park are underground and well maintained
	3	<b>Water Supply</b>	Park provides water supply at least equal to the demand quantity
	4	<b>Water Supply</b>	Park prohibits the extraction of ground water for use by industries
	5	<b>Gas for Industrial Use</b>	Park provides gas pipeline infrastructure
<b>Internal Infrastructure: Common Infra (22%)</b>	6	<b>ICT Infrastructure</b>	Park provides OFC connectivity up to the plot level
	7	<b>Internal Roads</b>	Park provides fully paved and well maintained internal roads
	8	<b>Utility corridors</b>	Park provides utility corridor up to plot level to connect all utilities to the industry and avoid road damages
	9	<b>Sewage Treatment</b>	Park provides quality sewage treatment facility (Centralized / de-centralized)
	10	<b>Effluent Treatment</b>	Park provides quality effluent treatment facility (centralized / de-centralized)
	11	<b>Storm Water</b>	Park has covered storm water drainage infrastructure for safe disposal of rain water and rain water harvesting system is adopted
	12	<b>Street Lighting</b>	Park has operational and well maintained street lighting throughout the park
	13	<b>Solid Waste Disposal</b>	Park provides quality solid waste management facility through segregation at source
	14	<b>General Park Operation and Maintenance</b>	Park performs monitoring of utilities and facilities (power, water, waste water etc.) through command control center through technologies like SCADA/ DSC
	15	<b>General Park Operation and Maintenance</b>	Park follows regular and periodic maintenance of common infrastructure
<b>Internal Infrastructure: Value Added Infrastructure (9%)</b>	16	<b>Plug and Play Industrial Space</b>	Park provides Ready Built Factory (RBF) and Plug & Play space
	17	<b>Logistics Infrastructure</b>	Park offers logistics infrastructure within the premises including designated truck parking, warehousing and storage space (covered/ open/ cold storage)
	18	<b>Logistics Infrastructure</b>	Park offers a dedicated railway siding within the premises.

	19	<b>Industrial Housing</b>	Park provides industrial housing and dormitories within the premises in compliance with international and/or Indian standards
<b>External Infrastructure &amp; connectivity (4%)</b>	20	<b>Public Transport</b>	Park has public transport linkage for workforce movement and can be considered affordable
	21	<b>External Road Connectivity</b>	Park has last mile connectivity (access road) with 4-lane or above.
<b>Business support services (20%)</b>	22	<b>Information availability and transparency</b>	Plot availability and price details along with application process are made available online
	23	<b>Support Service</b>	Park provides a quality commercial center (including facilities like restaurant, canteen, shops etc.)
	24	<b>Support Service</b>	Park provides banking support service by way of availability of bank branch
	25	<b>Support Service</b>	Park provides operational weighbridges for cargo and freight within the premises
	26	<b>Support Service</b>	Park maintains a skill development center
	27	<b>Support Service</b>	Park offers a common facilitation center (CFC) accommodating various business facilities services (such as testing labs, certification centers, conference venue, auditorium etc.).
	28	<b>Business Facilitation</b>	Park offers Single Window Services and One Stop Support services
	29	<b>Business Facilitation</b>	Park maintains Customer Relationship Management (CRM) System
	30	<b>Business Facilitation</b>	Park offers support to its tenants for R&D, patenting, product commercialization, market access and similar services
<b>Environment, Safety and Sustainability (34%)</b>	31	<b>Environmental Clearance</b>	Requisite category of environmental clearance is obtained by the park and documentation is available
	32	<b>Disaster Management</b>	Park provides 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.)
	33	<b>Environment monitoring</b>	Park regularly monitors the air and water quality within the premises for environmental management
	34	<b>Waste Management</b>	Park facilitates and ensures adoption and implementation of zero emission and discharge policy
	35	<b>Waste Management</b>	Park adopts polluter pay principle to levy charges to manage pollution within the park
	36	<b>Hazardous Waste</b>	Park offers quality hazardous waste treatment services
	37	<b>Security</b>	Park offers CCTVs and other security systems
	38	<b>Security</b>	Park has a continuous boundary wall to prevent trespassing and manage park safety
	39	<b>Health and Safety Plan</b>	Park has a health and safety management plan for preparedness against health disasters
	40	<b>Health Infrastructure</b>	Park provides PHC/CSC/ESI Dispensary/25 Bed Hospital within the premises.

	<b>41</b>	<b>Energy Audit</b>	Park regularly performs annual energy audit for common utilities and facilities
	<b>42</b>	<b>Mobility and Safety</b>	Park ensures safe internal movement of pedestrians and bicycles and displays safety measure throughout the park premises (In form of hoardings, banners, notices etc.).
	<b>43</b>	<b>Green Spaces</b>	Park has adequate green spaces in compliance with applicable regulations and guidelines
	<b>44</b>	<b>Renewable Energy</b>	Park uses captive renewable energy for common infrastructure (street lighting/ pumping etc.)
	<b>45</b>	<b>Certification of Quality</b>	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 and conveys them to the industries

**ANNEXURE 3: IPRS 2.0 – manufacturing SEZ Parameters (Developer questions)**

Pillar	Sr.	Parameter	Questions for Developer (SEZ)	Verification document guideline
<b>Internal Infrastructure: Utilities (12.5%)</b>	<b>1</b>	<b>Power</b>	Uninterrupted power supply is available at the zone for its tenants	a) System Availability Report of the sub-station / transformer yard from state DISCOM with CAIDI (SAIDI/SAIFI) observations with self-certification along with details pertaining to availability of alternate supply in the input substation to be issued by park manager / nominating authority
	<b>2</b>	<b>Power</b>	All the power distribution lines in the zone are underground	a) Self certified pictures of the junction boxes and layout map (approved by competent authority) for underground cable network to be issued by the zone manager / nominating authority
	<b>3</b>	<b>Water Supply</b>	Zone provides water supply at least equal to the demand quantity by the tenants	a) Meter readings of all tenants for past 6 months and summary report along with water demand evidence for tenants in the zone that shall be self-certified by the zone manager/ nominating authority
	<b>4</b>	<b>Water Supply</b>	Zone prohibits the extraction of ground water for use by industries	a) Self certification along with applicable officer order/ notification/ circular on prohibition for extraction of ground water for industrial use to be issued by zone manager/ nominating authority
	<b>5</b>	<b>Gas for Industrial Use</b>	zone provides gas pipeline infrastructure	a) Self certification of layout of gas network, connection details of the users, pictures of peg stones of gas network to be issued by zone manager/ nominating agency and/or applicable gas connection permit issued to concerned gas utility by nominating authority/ zone manger
<b>Internal Infrastructure: Common Infra (25%)</b>	<b>6</b>	<b>ICT Infrastructure</b>	zone provides OFC connectivity to its tenants	a) Self certified layout drawing of OFC ducting network within the zone and applicable certificate/office order/ circular of installation of OFC network in the industrial zone along with pictures of junction boxes/distribution boards that may be installed in the zone to be issued by zone manager/ nominating authority
	<b>7</b>	<b>Internal Roads</b>	zone provides fully paved internal roads	a) Self certified pictures of roads and master plan (approved by competent authority) including certification/ undertaking of availability of fully paved internal roads to be issued by zone manager/ nominating authority

Pillar	Sr.	Parameter	Questions for Developer (SEZ)	Verification document guideline
	8	Utility corridors	Zone provides utility corridor up to plot level to connect all utilities to the industry and avoid road damages	a) Self certified layout drawing highlighting the utility corridor and pictures of the same (junction boxes, covered trenches etc. to be issued by the zone manager / nominating authority
	9	Sewage Treatment	zone provides sewage treatment facility (Centralized / de-centralized)	a) Self certified pictures of sewage treatment plant and report (last 6 months)including layout drawing (approved by competent authority) to be issued by zone manager / nominating authority
	10	Effluent Treatment	zone provides effluent treatment facility (centralized / de-centralized)	a) Self certified pictures of effluent treatment plant and report (last 6 months)including layout drawing (approved by competent authority) to be issued by zone manager / nominating authority
	11	Storm Water	Zone has covered storm water drainage infrastructure for safe disposal of rain water and rain water harvesting system is adopted	a) Self certified pictures of covered storm water channels and drains including pictures of the outfall channels with embankment and protection and storm water layout drawing (approved by competent authority) along with rain water harvesting system to be issued by zone manager / nominating authority
	12	Street Lighting	zone has operational street lighting throughout the premises	a) Self certified maintenance log book of street lighting and layout drawing including self-certification for all the street lights (solar/non-solar) being operational to be issued by zone manager / nominating authority
	13	Solid Waste Disposal	zone provides solid waste management facility.	a) Self certified solid waste maintenance log book if this service is managed and provided by the zone. In case third party services engaged, Self-certified contract / LOA / office order/ circular for such third party services to be issued by the zone manager / nominating authority
	14	General zone Operation and Maintenance	Zone performs monitoring of utilities and facilities (power, water, waste water etc.) through command control center through technologies like SCADA/ DSC	a) Self certified snapshot of dashboard for central command and control center along with applicable notification/ office order/circular regarding operation and development of central command and pictures of the central command and control center building and room to be issued by zone manager/ nominating authority
	15	General zone Operation and Maintenance	zone follows regular and periodic maintenance of common infrastructure	a) Self certified undertaking of general maintenance pertaining to regular and periodic maintenance to be issued by zone manager / nominating authority

Pillar	Sr.	Parameter	Questions for Developer (SEZ)	Verification document guideline
<b>Internal Infrastructure: Value Added Infrastructure (5%)</b>	<b>16</b>	<b>Plug and Play Industrial Space</b>	zone provides Ready Built Factory (RBF) and Plug & Play space	a) Self certified layout drawing (approved by competent authority) highlighting the BTS/RBF/ Plug & play facilities including applicable notification/ Office order/ circular for development of these facilities with pictures to be issued by zone manager / nominating authority. The same may either be developed a private sector developer/investor. In such case applicable notification/ office order to be submitted along with pictures through self-certification.
	<b>17</b>	<b>Logistics Infrastructure</b>	zone offers logistics infrastructure within the premises including designated truck zoning, warehousing and storage space (covered/ open/ cold storage)	a) Self certified layout drawing (approved by competent authority) highlighting the logistics infrastructure facilities including applicable notification/ Office order/ circular for development of logistics facilities with pictures to be issued by zone manager / nominating authority. The same may either be developed a private sector developer/investor. In such case applicable notification/ office order to be submitted along with pictures through self-certification.
<b>External Infrastructure &amp; connectivity (5%)</b>	<b>18</b>	<b>Public Transport</b>	zone has public transport linkage for workforce movement.	a) Self certified layout drawing and pictures highlighting the bus stop within the zone along with notification/ Office order/ circular for operation of public transport facilities to be issued by manager / nominating agency
	<b>19</b>	<b>External Road Connectivity</b>	zone has last mile connectivity (access road) with 4-lane or above.	a) Self certified master plan highlighting the last mile linkage by zone manager / nominating authority highlighting the development of last mile linkage with the nearest major road along with relevant pictures of the entry, exit to the zone and utility corridors if available
<b>Business support services (15%)</b>	<b>20</b>	<b>Support Service</b>	The zone facilitates permissible businesses in non-processing area to support processing area activities	a) Self certification/ undertaking with details of various business support activities available in the non-processing area along with applicable notification/ Office order/ circular pertaining to provision of support services to unit holders by the zone manager / nominating authority
	<b>21</b>	<b>Support Service</b>	The zone provides necessary support to units for necessary approvals and grievance redressal from DC/ customs /UAC/ BOA	a) Self certification/ undertaking and applicable notification/ Office order/ circular pertaining to provision of support services to unit holders by the zone manager / nominating authority

Pillar	Sr.	Parameter	Questions for Developer (SEZ)	Verification document guideline
	22	Support Service	Zone provides operational weighbridges for cargo and freight within the premises	a) Self certified picture of weigh bridge, notification/ Office order/ circular granting permission for weigh bridge operation and land allotment including details of the weigh bridge by the zone manager / nominating authority
	23	Business Facilitation	zone offers Single Window Services and One Stop Support services	a) Self certified snapshot of the website for providing one-stop services to be issued by the zone manager / nominating authority along with appropriate notification/ Office order/ circular for provision of one-stop services
	24	Business Facilitation	zone maintains Customer Relationship Management (CRM) System	a) Self certified notification/ Office order/ circular for establishment of a functional CRM department/ support by zone manager / nominating agency
	25	Business Facilitation	Zone has made adequate provision in terms of physical infrastructure for custom operation	a) Self certified pictures of infrastructure facilities created for custom operations in the zone to be issued by zone manager / nominating authority
Environment, Safety and Sustainability (37.5%)	26	Environmental Clearance	Requisite category of environmental clearance is obtained by the zone and documentation is available	a) ESIA approval order issued by MoEF/ Competent State Authority for the SEZ
	27	Disaster Management	zone provides 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.)	a) Self certified notification/ Office order/ circular /charter/ guideline on disaster management system adopted by the zone to be issued by zone manager / nominating authority b) Self certified pictures of the physical features installed for disaster management as per NDMA/ concerned authority norms to be issued by zone manager / nominating authority c) In addition to the above ISO certification if any that may be obtained by the zone (e.g. ISO 22320) for safety management
	28	Environment monitoring	zone regularly monitors the air and water quality within the premises.	a) Air water and soil quality reports for past 2 years that is developed by the zone in compliance to applicable norms and submission to relevant environment control authority (MoEF/PCB/SEIAA)
	29	Waste Management	Zone ensures adoption and implementation of zero emission and discharge policy	a) Certification issued to the zone pertaining to zero emission zero discharge adoption (e.g. IGBC rating)



Pillar	Sr.	Parameter	Questions for Developer (SEZ)	Verification document guideline
	30	<b>Waste Management</b>	Zone adopts polluter pay principle to levy charges to manage pollution within the zone	a) Self certified undertaking along with appropriate notification/ Office order/ circular /charter/ guideline if available for applying polluter pay tariffs by zone manager / nominating authority b) Self certified charter of tariffs applicable on polluter pay tariff by zone manager / nominating authority
	31	<b>Hazardous Waste</b>	zone offers hazardous waste treatment services	a) Self certified Office order/ circular for facilitating third party service provider for hazardous waste management in the zone by zone manager / nominating authority b) Self certified report of hazardous waste generated in last 12 months by zone manager / nominating authority
	32	<b>Security</b>	zone offers CCTVs and other security systems	a) Self certified record of operational and functional CCTV's by zone manager / nominating authority b) Self certified notification/ Office order/ circular for appointment of security agency by zone manager / nominating authority c) Self certified pictures of CCTV installed at major points by the zone manager / nominating authority d) Self certified pictures of manned entry exit and points by the zone manager / nominating authority
	33	<b>Security</b>	Zone has a continuous boundary wall to prevent trespassing and manage zone safety along with access control through designated entry exit points	a) Self certified pictures of undamaged boundary wall by the zone manager / nominating agency with designated entry and exit points of the zone
	34	<b>Health and Safety Plan</b>	zone has a health and safety management plan for preparedness against health disasters	a) Self certified notification/ Office order/ circular /charter/ guideline adopted by the zone for health and safety management in the zone to be issued by zone manager / nominating authority
	35	<b>Health Infrastructure</b>	zone provides adequate healthcare infrastructure within the premises.	a) Self certification of availability of healthcare infrastructure with pictures of the facility within the premises by the zone manager / nominating agency c) Self certified copy of approved (by concerned authority) master plan and layout drawing of the existing healthcare infrastructure by zone manager / nominating authority

Pillar	Sr.	Parameter	Questions for Developer (SEZ)	Verification document guideline
	36	Energy Audit	zone regularly performs annual energy audit for common utilities and facilities.	a) Self Certified energy audit report of the zone in past 12 months by zone manager/ nominating authority
	37	Mobility and Safety	zone ensures safe internal movement of pedestrians and bicycles and displays safety measure throughout the zone premises (In form of hoardings, banners, notices etc.).	a) Self certified pictures of road design for availability of bicycle tracks and pedestrian foot paths by the zone manager / nominating authority b) Self certified road network layout and pictures of safety signages highlighting by zone manager / nominating authority
	38	Green Spaces	zone has adequate green spaces in compliance with applicable regulations and guidelines	a) Self certified pictures of landscaping and green cover locations by the zone manager / nominating authority in compliance to applicable regulations/ bye-laws b) Self certification for compliance to the green cover area on site as per master plan (approved by competent authority) by zone manager / nominating authority in compliance to applicable regulations/ bye-laws
	39	Renewable Energy	zone uses captive renewable energy for common infrastructure (street lighting/ pumping etc.)	a) Certification issued by relevant organization (e.g. IGBC) on use of renewable energy by zone for common infrastructure or self-certification along with details of common infrastructure components operated using captive renewable energy to be issued by zone manager/ nominating authority
	45	Certification of Quality	Zone 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	a) Copies of valid certifications

#### **ANNEXURE 4: IPRS 2.0 – manufacturing SEZ Parameters (Tenant feedback)**

Pillar	Sr.	Parameter	Questions for Tenant (SEZ)
Internal	1	Power	Uninterrupted power supply is available at the zone for its tenants

Pillar	Sr.	Parameter	Questions for Tenant (SEZ)
<b>Infrastructure: Utilities (12.5%)</b>	<b>2</b>	<b>Power</b>	All the power distribution lines in the zone are underground and well maintained
	<b>3</b>	<b>Water Supply</b>	Zone provides water supply at least equal to the demand quantity by the tenants
	<b>4</b>	<b>Water Supply</b>	Zone prohibits the extraction of ground water for use by industries
	<b>5</b>	<b>Gas for Industrial Use</b>	zone provides gas pipeline infrastructure
<b>Internal Infrastructure: Common Infra (25%)</b>	<b>6</b>	<b>ICT Infrastructure</b>	zone provides OFC connectivity to its tenants up to the plot level
	<b>7</b>	<b>Internal Roads</b>	zone provides fully paved and well maintained internal roads
	<b>8</b>	<b>Utility corridors</b>	Zone provides utility corridor up to plot level to connect all utilities to the industry and avoid road damages
	<b>9</b>	<b>Sewage Treatment</b>	zone provides sewage treatment facility (Centralized / de-centralized)
	<b>10</b>	<b>Effluent Treatment</b>	zone provides effluent treatment facility (centralized / de-centralized)
	<b>11</b>	<b>Storm Water</b>	Zone has covered storm water drainage infrastructure for safe disposal of rain water and rain water harvesting system is adopted
	<b>12</b>	<b>Street Lighting</b>	zone has operational and well maintained street lighting throughout the premises
	<b>13</b>	<b>Solid Waste Disposal</b>	zone provides quality solid waste management facility through segregation at source
	<b>14</b>	<b>General zone Operation and Maintenance</b>	Zone performs monitoring of utilities and facilities (power, water, waste water etc.) through command control center through technologies like SCADA/ DSC
	<b>15</b>	<b>General zone Operation and Maintenance</b>	zone follows regular and periodic maintenance of common infrastructure
<b>Internal Infrastructure: Value Added Infrastructure (5%)</b>	<b>16</b>	<b>Plug and Play Industrial Space</b>	zone provides Ready Built Factory (RBF) and Plug & Play space
	<b>17</b>	<b>Logistics Infrastructure</b>	Park offers logistics infrastructure within the premises including designated truck parking, warehousing and storage space (covered/ open/ cold storage)
<b>External Infrastructure &amp; connectivity (5%)</b>	<b>18</b>	<b>Public Transport</b>	zone has public transport linkage for workforce movement and can be considered affordable
	<b>19</b>	<b>External Road Connectivity</b>	zone has last mile connectivity (access road) with 4-lane or above.
<b>Business support services (15%)</b>	<b>20</b>	<b>Support Service</b>	Zone facilitates permissible businesses in non-processing area to support processing area activities
	<b>21</b>	<b>Support Service</b>	Zone provides necessary support to units for necessary approvals and grievance redressal from DC/ customs /UAC/ BOA
	<b>22</b>	<b>Support Service</b>	Zone provides operational weighbridges for cargo and freight within the premises
	<b>23</b>	<b>Business Facilitation</b>	zone offers Single Window Services and One Stop Support services
	<b>24</b>	<b>Business Facilitation</b>	zone maintains Customer Relationship Management (CRM) System
	<b>25</b>	<b>Business Facilitation</b>	Zone has made adequate provision in terms of physical infrastructure for custom operation
<b>Environment, Safety and Sustainability</b>	<b>26</b>	<b>Environmental Clearance</b>	Requisite category of environmental clearance is obtained by the zone and documentation is available
	<b>27</b>	<b>Disaster Management</b>	zone provides disaster management infrastructure for safety including public announcement systems

Pillar	Sr.	Parameter	Questions for Tenant (SEZ)
<b>(37.5%)</b>			(fire/ flood/ other natural disaster/manmade disasters) and maintains regular compliance for disaster response (mock drills, etc.)
	<b>28</b>	<b>Environment monitoring</b>	zone regularly monitors the air and water quality within the premises for environment management
	<b>29</b>	<b>Waste Management</b>	Zone facilitates and ensures adoption and implementation of zero emission and discharge policy
	<b>30</b>	<b>Waste Management</b>	Zone adopts polluter pay principle to levy charges to manage pollution within the park
	<b>31</b>	<b>Hazardous Waste</b>	zone offers hazardous waste treatment services
	<b>32</b>	<b>Security</b>	zone offers CCTVs and other security systems
	<b>33</b>	<b>Security</b>	Zone has a continuous boundary wall to prevent trespassing and manage park safety along with access control through designated entry exit points
	<b>34</b>	<b>Health and Safety Plan</b>	zone has a health and safety management plan for preparedness against health disasters
	<b>35</b>	<b>Health Infrastructure</b>	zone provides adequate healthcare infrastructure within the premises.
	<b>36</b>	<b>Energy Audit</b>	Zone regularly performs annual energy audit for common utilities and facilities.
	<b>37</b>	<b>Mobility and Safety</b>	zone ensures safe internal movement of pedestrians and bicycles and displays safety measure throughout the zone premises (In form of hoardings, banners, notices etc.).
	<b>38</b>	<b>Green Spaces</b>	zone has adequate green spaces in compliance with applicable regulations and guidelines
	<b>39</b>	<b>Renewable Energy</b>	zone uses captive renewable energy for common infrastructure (street lighting/ pumping etc.)
	<b>40</b>	<b>Certification of Quality</b>	Zone 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

**ANNEXURE 5: Suggestions by various stakeholders during the IPRS 2.0 Consultation workshop held on 4<sup>th</sup> September 2020**

State/UT/ Central Departments and other stakeholder suggestions	IPRS 2.0 methodology/ framework
1. Andhra Pradesh	<ul style="list-style-type: none"> <li>- Provide more weightage for external infrastructure component since it is crucial for industrial parks to be well connected with logistics facilities, external connectivity and multimodal transport networks. In a state like AP, external connectivity to key gateways becomes important.</li> <li>- Can consider suggestion of 50:50 weightage between park developer and tenant feedback instead of 60:40</li> </ul>
2. Bihar	<ul style="list-style-type: none"> <li>- Qualification benchmark of park size of 200 acres could be brought down to 100 acres for better coverage and nominations. Bihar has only 4 industrial parks of more than 200 acres.</li> </ul> <p><b>Secretary DPIIT</b> suggested that the study team should draw up a frequency mapping of size of parks by state to check how many parks of 200 acres or below fall in each state. The frequency mapping will be useful to check the size criteria of below 200 acres that may enable nomination of more parks for assessment under IPRS 2.0.</p> <p>ADB team will take up this analysis and discuss with DPIIT team on the way forward.</p>
3. Chhattisgarh	<ul style="list-style-type: none"> <li>- Instead of providing rankings by geographical region, ranking of parks may be considered by industrially developed versus less developed regions.</li> <li>- Chhattisgarh being a landlocked and a relatively less developed state certain parameters may be of higher ask for the state:               <ul style="list-style-type: none"> <li>o ICT Infrastructure – this is provided by telecom service provider/ICT service provider and therefore, beyond park developer's domain.</li> <li>o Gas for industrial use</li> <li>o Installation of SCADA system for monitoring and management of park</li> <li>o Plug and Play infrastructure is not critical for steel-based industries, the main industry of the state.</li> <li>o Rail siding cannot be an essential parameter since it may not be required everywhere.</li> </ul> </li> </ul> <p><b>ADB team</b> suggested that SCADA systems have been operational for quite some time in other parts of the country and is an important aspect of park management. Moreover, ICT availability is key to attracting investments. The rest of the suggestions will be considered in consultation with DPIIT.</p>
4. Gujarat	<ul style="list-style-type: none"> <li>- Minimum land size criteria may be reduced to 50 Acres for SEZ and 125 for DTA as the state does not have parks with such large land bank due to land acquisition challenges.</li> <li>- On selection criteria multiproduct park vs sector specific parks may be differentiated.</li> </ul>
5. Haryana	<ul style="list-style-type: none"> <li>- The state had nominated 6 parks for IPRS pilot phase and one of them at Manesar received good ranking.</li> <li>- Can the state re-nominate those parks for IPRS 2.0 along with some new ones?</li> <li>- The state also had a query on the limit of maximum number of nominations under IPRS 2.0</li> </ul>

	<b>DPIIT &amp; ADB team</b> assured the state about re-nomination of parks already considered in IPRS pilot phase.
6. Himachal Pradesh	<ul style="list-style-type: none"> <li>- Raised same question of re-nomination of parks.</li> <li>- Was fine with the overall framework and criteria for nomination</li> </ul>
7. Kerala	<ul style="list-style-type: none"> <li>- State requested for relaxation of selection criteria of minimum 200-acre for an industrial park to be reduced to 100 acres for better coverage.</li> <li>- Since Kerala is a small state, it has only 1 park with 200 acres land size out of 24 industrial parks. This is also the case for privately promoted IPs.</li> <li>- Soon 5 more parks would be coming up</li> <li>- Kerala will soon come up with EoDB ranking for industrial parks in the state</li> </ul>
8. Madhya Pradesh	<ul style="list-style-type: none"> <li>- Need to segregate newly developed and old parks (greenfield vs brownfield clusters) as old parks are mostly occupied and therefore, even with a better ranking they may not accommodate new tenants.</li> <li>- Minimum size of 200 acres for IPs will lead to exclusion of IT and MSME parks. Instead for IT parks build up /constructed area may be used as a parameter.</li> <li>- External connectivity criteria for landlocked states becomes important and should be reconsidered</li> </ul> <p><b>ADB team</b> explained that the nomination would ensure rating of functional/operational parks with at least 25% occupancy. The two categories are thus combined to focus on operational parks with minimum level of occupancy.</p> <p>Connectivity criteria for landlocked states will be discussed with DPIIT</p>
9. Maharashtra	<ul style="list-style-type: none"> <li>- Separate categories for greenfield versus brownfield can be considered. Brownfield parks might be rated very highly but might not have land for allotment. Similarly, green field parks might not have enough tenants for rating exercise.</li> <li>- Railway siding may not be an essential criterion.</li> </ul> <p><b>ADB team</b> explained that the nomination would ensure rating of functional/operational parks with at least 25% occupancy. The two categories are thus combined to focus on operational parks with minimum level of occupancy.</p>
10. Manipur	<ul style="list-style-type: none"> <li>- Need to re-look at the land size criteria for hilly states. Only 6 parks each with a size of 10 acres are there in the state.</li> <li>- With 25-acre requirement for NER and hilly states, none of the parks will be eligible for the rating exercise.</li> <li>- Consider segregation between hilly and non-hilly states in the North East</li> <li>- Railway siding criteria for rating is non-applicable for the state as it is mostly not connected by railways.</li> <li>- Can parks which have not been uploaded on the IIS be eligible for IPRS 2.0 nomination.</li> </ul> <p><b>ADB study team</b> assured that that states without railway links will not lose out on the rating as the criterion is not applicable.</p>
11. Odisha	<ul style="list-style-type: none"> <li>- Need to consider a parameter of cost of setting up industrial park/operations and cost of internal utilities. Industrial parks that are more competitive on this criterion may be provided better rating. They will attract more investors as the cost of setting up units and cost of service delivery are low.</li> <li>- Increase weightage for external infrastructure</li> <li>- Railway siding/connectivity may not be an essential parameter as the state can do little to influence Railways.</li> </ul>

	<ul style="list-style-type: none"> <li>- Need to reconsider the size criterion of 200 acres since states like Odisha will lose out and requested to relax the criteria to 100 acres</li> <li>- In IPRS pilot phase 10 parks from the state were considered, how many will be considered this time?</li> </ul> <p><b>ADB study team</b> indicated that the factors will be considered in consultation with DPIIT and the study team will be flexible on requirement of railway siding.</p>
12. Punjab	<ul style="list-style-type: none"> <li>- Should consider two parcels of land of an industrial park even if they are not contiguous but are connected by good roads</li> <li>- Minimum size of 200 acres for the parks may to be reconsidered</li> <li>- Under the criteria of 25% land occupancy allocated land that is under construction but not operational could be considered?</li> </ul> <p><b>ADB team</b> assured that there should not be any issue with the first point. On rest of the issues, the team will consult with DPIIT.</p>
13. Rajasthan	<ul style="list-style-type: none"> <li>- Groundwater extraction is not allowed in the state and therefore, any criterion based on it may not be applicable for the state.</li> <li>- Governance measures such as ERP, GIS, e-auction etc. have been implemented in the state for industrial parks. These parameters may be included in the park assessment framework.</li> <li>- Expenditure on O&amp;M can be considered as a parameter for assessment.</li> <li>- Facilities for recycling of waste may be added in the parameter for assessment.</li> </ul>
14. Tamil Nadu	<ul style="list-style-type: none"> <li>- Criteria of minimum park size of 200 acres may be relaxed to 25 Acres for nomination of MSME industrial parks.</li> <li>- Applicability of e-governance measures such as ERP, GIS, e-auction, single window clearance etc. in the park may be given weightage in the assessment framework.</li> <li>- The state has given weightage on developing parks in backward region. It may be included in the assessment criterion</li> <li>- Aspirational sectors may be assessed separately</li> <li>- Sector specific marking may also be considered.</li> </ul>
15. Telangana	<ul style="list-style-type: none"> <li>- Request the for the criteria to be relaxed to 50 acres for nomination of new parks and MSME based industries</li> <li>- Efficiency in maintaining the parks may be considered as a criterion.</li> <li>- Railway siding may be reconsidered as most of the parks in the states may not have the same.</li> <li>- Most of the brownfield parks have already exhausted land, therefore separate assessment mechanism may be considered for benchmarking greenfield and brownfield parks.</li> <li>- The state has delegated many urban sector related powers to the local authority managing the parks, industrial zones. This may also be considered as an assessment criterion</li> </ul>
16. Tripura	<ul style="list-style-type: none"> <li>- The state has only 2 parks with more than 200 acres out of 16 parks and therefore, the size related eligibility criteria may be reconsidered.</li> <li>- the parameter for railway siding may be relaxed under the framework</li> </ul>
17. Uttar Pradesh	<ul style="list-style-type: none"> <li>- Sector specific selection criterion may be considered</li> <li>- Functional parks and developing parks may be differentiated.</li> <li>- Minimum land requirement criterion may be relaxed to 25 acres for nomination. As UP is a densely populated state, majority parks are of smaller size.</li> <li>- Cost of doing business such as utility costs and land cost may be included</li> </ul>

	<p>for assessment as these are critical input for industries and park developers.</p> <ul style="list-style-type: none"> <li>- Railway siding may not be necessary condition for assessing internal infrastructure.</li> <li>- Linkage between parks and housing for the workers may also be linked</li> </ul>
18. Chandigarh	<ul style="list-style-type: none"> <li>- There are only 3 IPs including one SEZ in the UT</li> <li>- Since it is a landlocked UT, assessment criteria may suitably address the issue</li> </ul>
19. Jammu & Kashmir	<ul style="list-style-type: none"> <li>- Separate rating should be created for states with majority hilly terrain and land criteria for nomination may be relaxed.</li> <li>- There should be consideration for local resource utilization raw materials etc.</li> </ul>
20. ASSOCHAM	<ul style="list-style-type: none"> <li>- Sustainability and Social infrastructure should be considered for SEZ benchmarking</li> <li>- Assessment of SEZs may be done keeping in view Section 5 of the SEZ Act 2005.<sup>1</sup></li> </ul>
21. FICCI	<ul style="list-style-type: none"> <li>- The framework may consider criteria of nomination to 100 acres if the park has more than 50% land readily available.</li> <li>- Every sector may not have same land size criterion</li> <li>- Airport connectivity is very critical for investment grounding, therefore parameter on such connectivity may be considered</li> <li>- Digital connectivity should be considered as a key criterion.</li> </ul>
22. CII	<ul style="list-style-type: none"> <li>- Cost of doing business such as utility costs, land cost, labor etc. may be included for assessment as they are critical input for industries</li> <li>- Competitiveness criteria may be considered built in for assessment</li> <li>- There may be different rating criteria for different sectors.</li> </ul>
23. Ministry of Textiles	<ul style="list-style-type: none"> <li>- Green and sustainability factor to be considered for evaluation in IPRS 2.0</li> <li>- Water and waste management parameters (zero effect and zero defect) may be considered for assessment in the IPRS 2.0 framework</li> <li>- Social infrastructure is an important criterion especially in a Covid situation. That will help in retention of workers in the industrial zones/parks</li> </ul>

<sup>1</sup> [https://www.indiacode.nic.in/show-data?actid=AC\\_CEN\\_11\\_12\\_000010\\_200528\\_1517807327464&sectionId=2432&sectionno=5&orderno=5](https://www.indiacode.nic.in/show-data?actid=AC_CEN_11_12_000010_200528_1517807327464&sectionId=2432&sectionno=5&orderno=5)