

Togetherness is Strength

RUIP
ਰੁਝਿਪ ਰੁਝਿਪ

Rishab Unique
INDUSTRIAL PARK
Legal Name: Kaler Biopharmachem Pvt. Ltd.

Phone:
+91-9056759256
+91-9056759257
+91-9056759258
+91-9056759259
+91-9056759260
info@rishabpark.com
contactus@rishabpark.com
www.rishabpark.com

Sohian Khurd, National Highway-54, Amritsar - 143501, INDIA,
(NL: 31°41'24" EL: 74°58'21")

HDFC Bank A/c 50200057615098

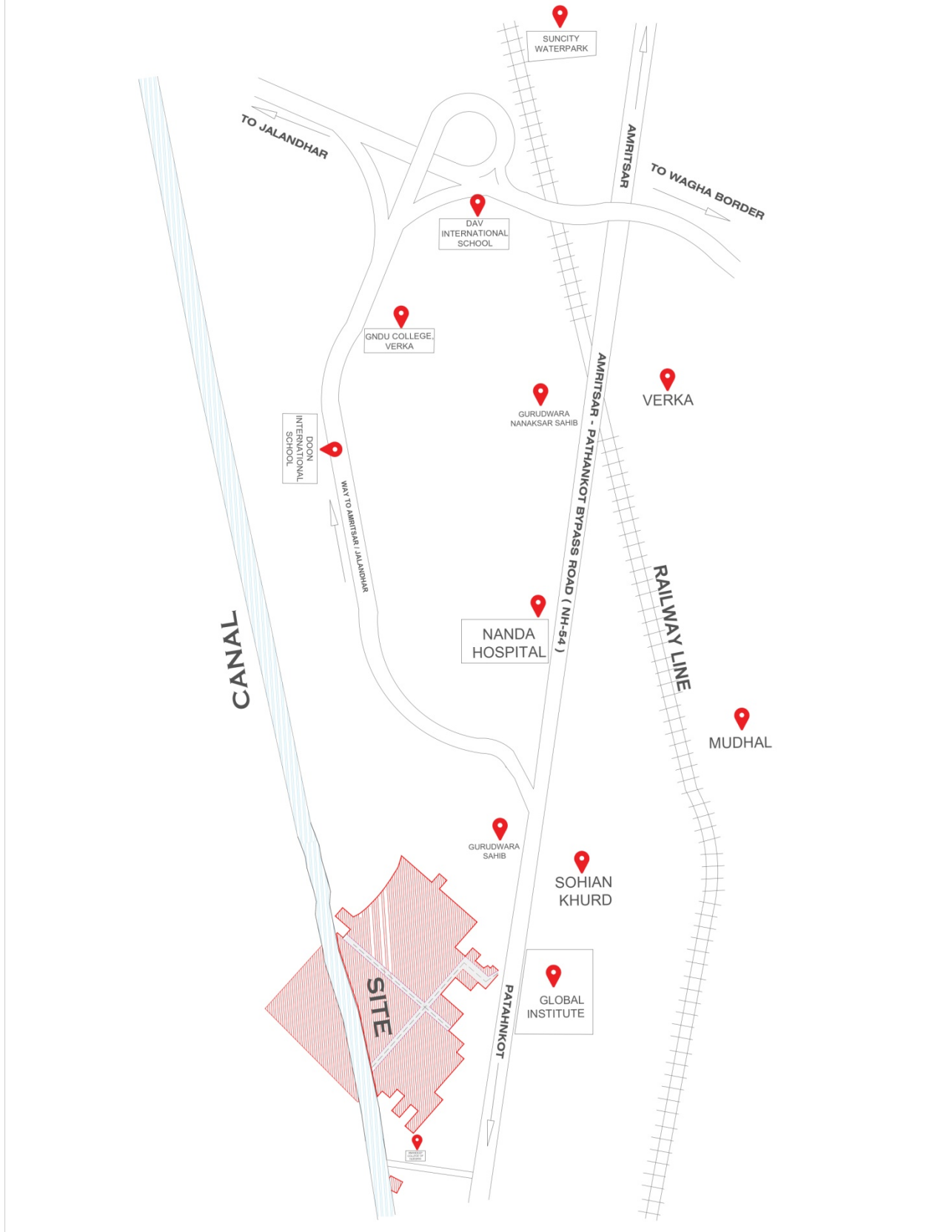


Togetherness is Strength



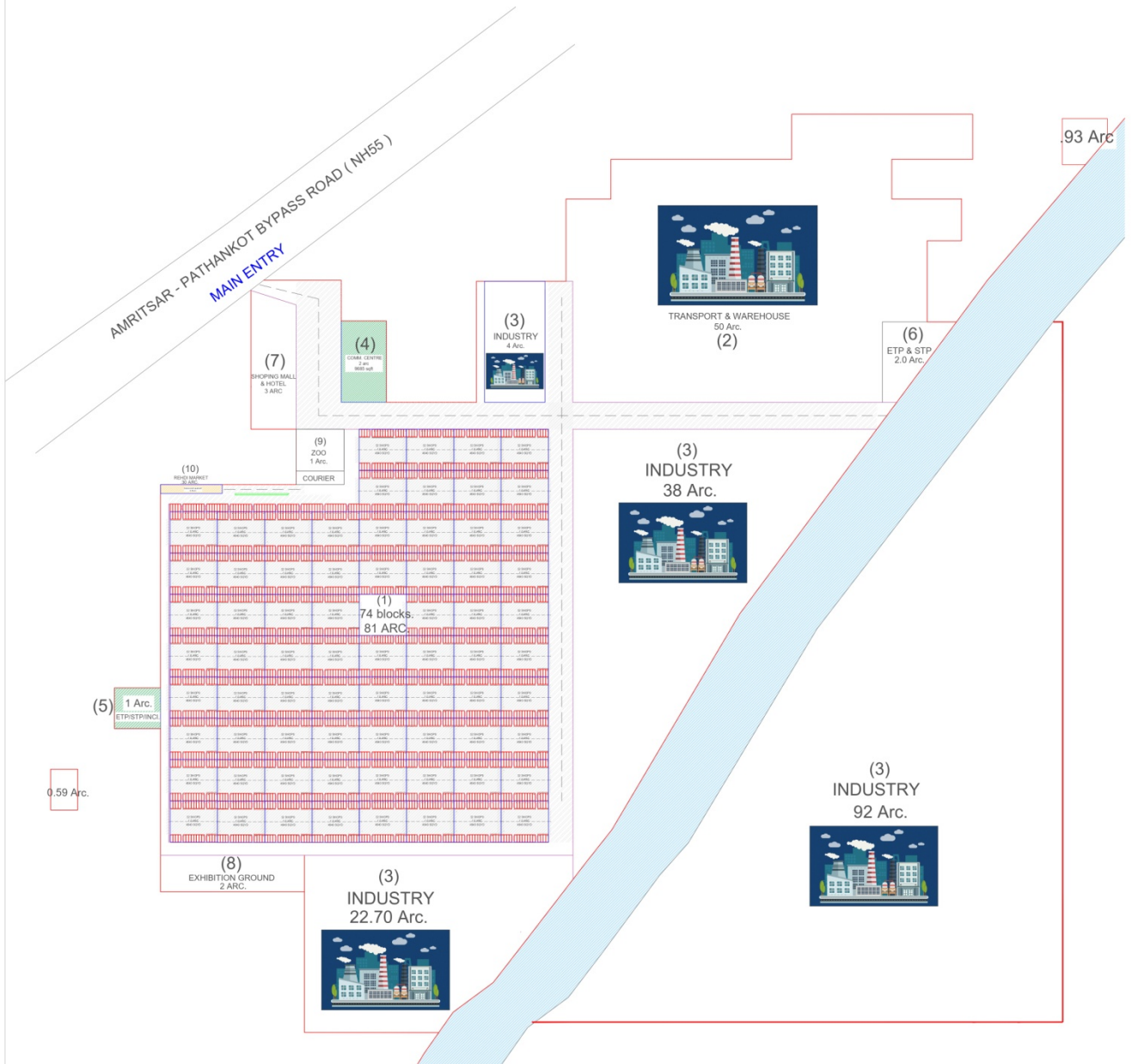
RISHAB UNIQUE INDUSTRIAL PARK (RUIP)

LOCATION MASTER PLAN



RISHAB UNIQUE INDUSTRIAL PARK (RUIP)

MASTER PLAN (TOTAL 300 ARC.)



SNO.	TYPE OF AREA	TOTAL AREA COVER	SNO.	TYPE OF AREA	TOTAL AREA COVER
(1)	INDUSTRIAL AREA	156.70 ARC.	(6)	ETP & STP OF INDUSTRY	2 ARC.
(2)	WHOLESALS MARKET	81 ARC.	(7)	EXHIBITION GROUND	2 ARC.
(3)	WAREHOUSE AND TRANSPORT AREA	50 ARC.	(8)	ZOO	2 ARC.
(4)	SHOPPING MALL & 5-STAR HOTEL AREA	3 ARC.	(9)	STP AREA FOR WHOLESALE MARKET	1 ARC.
(5)	COMMUNITY CENTRE AREA	2 ARC.	(10)	REHDI MARKET	.30 ARC.

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INTRODUCTION

RISHAB UNIQUE INDUSTRIAL PARK (RUIP) (रुईप) (ਰੁਇਪ)

RUIP is sponsored by **Kaler Biopharmachem Pvt. Ltd** to give fuel to business with advance technology. Since 20 to 30 years back the Amritsar city has built the wholesale market and industry at segregated places. These places are not taken care of cleanliness and are also missing many amenities including community centre. They are in the congested area and the customers are also finding lots of difficulty to reach at wholesaler physically. The existing system of wholesale is also likely to collapse with the increase of demand. The demand may possible shift to online sale purchase on portals like Amazon and Flip kart etc.

In **RUIP**, a large area is selected and shall be available at economical rate to promote your business. The huge area of parking is available in RUIP wholesale market and a large area is kept for big parking which will be sufficient for next 20 years. Since large number of shopkeepers and industry are located in the one area, which will have advantage of togetherness. It is started with a slogan of “**Togetherness is strength**”. There are 21 type of wholesale market and there are 74 blocks separate for each type of wholesale market and similarly the industries also separated as red, orange and green category.

The park is established as per the guideline of the Invest Punjab and PUDA/RERA regulations in about **300 acres** of land. The total **9472** wholesale shops are in **81 acres** of land including 105 ft. front road of wholesale market, **50 acres** of land for warehouse and transport including warehouse roads and **156 acres** of land for industries including industry roads, 2 acres for community Centre, 1 acres for STP, 2 acres for ETP and STP of industry, 4 acres for shopping mall and five star hotels, 2 acres for exhibition ground, 2 acres for Zoo, children park and club. The area dedicated for particular purpose will not be diverted and mixed and there is no residential area in the park keeping in mind the conversion of wholesale area into residential area.

RUIP is inviting as per scheme, the entrepreneurs for wholesale shops, industry and services. This invitation is addressed to all living in the holy city of Amritsar and out of Amritsar. There is a provision for those living outside Amritsar having billing office with physical office and without physical office. The industry outside Amritsar and in Amritsar can also have their product exhibit showcase with employee or without employee (by taking the service of community centre). The scheme for each chapter is mentioned on the website. The wholesalers and industry in all 24 chapters of different categories is described herein. Please participate in the activities of this area by giving extensive support with token of interest as per scheme. The service providers are also invited to serve the industrialist and wholesalers in some chapters.

AMRITSAR

Date: 11-10-2022

Ramesh Arora
Director



Ramesh Arora
Director

MISSION

The organizer of this concept has a philanthropist mind and has went to Europe, USA and many other countries and seen the development in a systematic way. The digital world has come very fast during the COVID period but the city of Amritsar remained isolated from the development. The business man of the city has not gone in a digital way. There is no wholesale market structure to support the wholesale business in the Municipal area. Whatever structure is available it is in a bad shape and likely to collapse with the increased population and demand. The concept of making an industrial park with a wholesale market is to generate an area where we can develop in a clean environment by care taking organization. The mission is also to utilize the minimum resources of water by recycling, disposal of wastages in reproductive way and generating renewable energy. The facilities and services provided in the community centre will be arrangement which will go lifelong to work for the progress of those who are participating in this area. Please read the availability of the facilities and take the maximum use of it. The area will show a landmark for other city and states. For example, Chandigarh remained a landmark city giving guidance to other city to develop as per Chandigarh. Similarly, this concept will also give direction to the other developers.

Vision

Our vision is to be a leading developer of industry and wholesale business by helping or by giving pathway of progress to the participants of the area, hence making the city commercially strong. Moreover this step of development will contribute to the participant of the area. This is a mission because there many things which are kept in mind like; environmental friendly industry of any kind including red industry. Management of wastages by keeping the area neat and clean, big parking area and provision for more parking for future and generating such area so that it should become an example for national and international world. If your cooperation is received in token of interest, it will boost the courage of organizer to go ahead of formation of special economic zone (SEZ) for industry and trade. A great care is taken that every participant in this area should get benefit of community center for various services mentioned in the list. The commercial area of wholesale will also grow side by side of industry. The growth in this area is assured to the participant by giving door-to-door service of IT persons for digitalizing them for sale promotion, organizing business working, better purchase and timely delivery. The community centre will also help in solving the problem of participants with government departments by Kaler Biopharmachem Pvt. Ltd. under the leadership of Mr. Deepak Bansal and with the assistant of Mr. Ramesh Arora. He is presently working as managing director of Kwaliti Pharmaceutical Ltd. Both of them wish to show that how the strength of togetherness and strong vision of policy can make the participant of the area rich and very rich by increasing their source of income by economical purchase and extensive sale with the help of digital world. The IT will also take care of proper inventory, billing system, accounts and fulfilling the legal requirements without disturbing the entrepreneur. The IT will help in exhibiting their product on web pages, facebook and other social media thus finding more customer for them and for existing customer making it so convenient for them so that they can virtually visit the shop and place the order and get the stock at their door step without using their own vehicle with no extra charges. It is possible as all your shops are well connected with optical fiber and internet service and many service providers will visit your shop as they will be employee of the community centre of the organizers. The area of wholesale market and the industry at one place is as per the scheme of industrial park where 50% area can be kept as commercial and 50% area as industry. The community staff will also take care of inquiring economical product for your purchase. The reason of putting huge number of shops i.e. 9472 so that services can be provided at economical price. It will also help the buyer and seller getting advantage of cluster area. The area will be managed in a very professional way so that even after 15 years there will be no traffic jam.

Chapter 1:- Relationship Officer



RUIP (ਰੁੜ੍ਹਿਯ) (ਰੁੜ੍ਹਿਯ) (Rishab Unique Industrial Park) is established by Kaler Biopharmachem Pvt. Ltd. by Mr. Deepak Bansal Director and Ramesh Arora as Director. It is located at Amritsar-Pathankot Road on National Highway NH-54 and it is 7 Km away from GT Road NH-1. It is established in 300 Acres of Land. The park permission will be granted by PUDA/RERA. The park is having 50% commercial & residential area and 50% industrial area. The benefits to the park are given by Invest Punjab and the central government in various schemes. The approval of park will be taken after getting the interest of the participant. The types of participants are industrialist, Wholesalers, Investor and Service Providers. The park is established with the theme of **“Togetherness is Strength.”** The whole world including China knows that the collective area for industry and wholesale can make a pathway of growth. The scattered area is always expensive and less attractive to the customer. The relationship officer is a binding tool of buyer and seller. The role of RO (Relationship officer) is to understand the policy for wholesaler, industrialist, investors and service provider which is mentioned in the separate part on the website. The RO will be suitably awarded for their efforts.

Scheme

The RO is to register by login request after filling the form by paying token of interest of Rs. 1000. After registration for his category and area of work he will receive the confirmation of one time login password to enter into the scheme. The list of the area is attached as list 2 on the website and RO is to fill the area of interest in the application with the form. His award will be granted and sent to his account. The detail of award will be given by communication. The award is as per units of product i.e. shop or industrial plot. The RO award will be informed after successful login. The award of industrial plot shall be as per size and award for booking investor is also as per amount of investment. Please go through all the scheme and services of all categories published on website before the start of booking to brief the customer. Your training program shall be sent by mail on successful registration.

Chapter 2:- Industry



There is a provision of industrial park in Invest Punjab Portal and PUDA notification 5780-5816/CTP (PB)/SP-135 dated 24.09.2021 which also permits green belt as industry with zero water discharge. They also permit 50% commercial area. However, we have keeping about 156 acres of land for industry. However for industries requiring land more than 100 acres can also show their interest and as the accessible land available is more than 1100 acres.

Industries of one category at one place will prove better services of environmental control and pollution control. So the area has not been divided. Only the token of interest is taken with some information so that the plot cutting should be done keeping in view the category of industry i.e. Red, Orange, Green and land requirement with length and breadth.

The Scheme for Industry:

Highlight of the scheme: The Industry of Green, Orange and Red Category is invited.

Design and area for industry:

- 156 Acre of Land is kept for industry in different category of industry.
- The area of industry is allocated as per their requirement of length and breadth and category of industry as per environment.

- The blocks will be made as per area requirement and category of industry.
- Area for greenery is 7 feet in the center of the road.
- The front road of all industry shall be minimum 60 feet and the bigger plot holder above 5 acres or above of land will have 120 feet road ahead and 60 feet on back.

Cost and source of funds for Industry:

- The price of land is Rs. 3000 sq. yard for plots 5 acres or above of land.
- The price of land for less than 5 acres is Rs. 3500 sq. yard.
- The price of land for red industry is Rs. 700 extra per sq. yard.

Payment terms of Industrial Land:

- The payment of the plot will be 20% as token money and balance on possession of land after land development by constructing roads.

For Rent seekers:

- The shed area factory of 500 sq. yard is available for rent. The investor will get rent i.e. 0.5% of its value. For example Rs. 17500/month for capital cost of Rs. 35 Lakhs.
- The rent seeker will be informed the name of person who are financing.
- The major condition of an agreement besides other conditions at the time of agreement the area allocated for particular category of industry will remain for that purpose only. Nobody will be allowed to change the work type in specified area of category. In that cases exchange of area will be optionally provided.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 3:- Investor

The park opens opportunities for investor small and large. Those who cannot work and want to live on rented income in their old age or wish to have additional income on investment with property appreciation are welcome. The small investors can invest in shops, warehouse and the large investor can invest in building like; colonies, shopping mall and hotels. The small investors for wholesale shops and warehouse can buy a super structure without land. Whereas, the large investor for colonies, shopping mall and hotels can buy land and an agreement for usages as per committed development of same item for which it is purchased.

Scheme for Small investors:

The small investors for shops and warehouse can invest in building structure wherein they will get the rent seeker. The website will exhibit the list of rent seeker along with the list of those who has arranged with investors. The investor has always have an option to select rent seekers. The rent seeker has to select the block where he needs a shop and warehouse. The park facility map is available well describe. The website will be updated from day to day for shops and warehouse sold or funded by investors and similarly the distinct color shows that the rent seekers made an agreement to occupy the shops and warehouse. The work will be started on 1st January 2023. If, anything is not clear they can call helpline number.

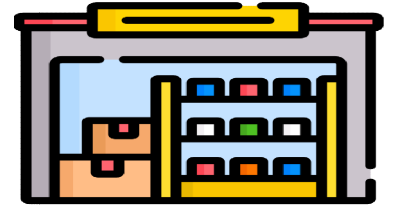
Gain for investors:

Giving property on rent and taking the appreciation of shops and warehouse. The rent is equivalent to 6% p.a. on investment. The bank loan is also available.

Scheme for Large investors:

The large investor can buy a piece of land and with an agreement. The land will be given for specific investment in specified area. The option is available while filing token of interest. The land cost is variable from Rs.3000 to Rs.12000/sq. yard. The owner of the land can develop within three years otherwise he is to return the land at the price he has purchased.

Chapter 4:- Wholesale Market



About Amritsar, the city is not planned for wholesale market. The wholesale markets which are shifting from around Golden temple area to IDH market are also not segregated. The other wholesale market appeared in residential areas and later on the residential areas are converted in to commercial area. Many more wholesalers came into the area by following others. Now it has become inconvenient for the buyer to visit the wholesale market of one category. The retailer of village have normally different variety of purchases, he is to visit many markets which are away from one and another. In RUIP we have a common market place for 21 type of wholesale business. The list of markets is mentioned is under common list under serial no. 1. There are 74 blocks which are segregated for each category of goods.

The impact of scattered market:

If we study deeply, the customer of surrounding village and cities near Amritsar always try to find out supplies from Delhi as they do not get many items which are having economical rate in Delhi. The cluster of market has many other advantages like visiting at one place. Economy of wholesalers will offer them better price than Delhi market and internet price. How the wholesalers will get the economical goods is discussed in progress guaranteed. Your all requirement to promote your business will be available at one place.

Progress guaranteed... Philosophy and Process. There are various types of help.

1. Economical procurement of quality product

- 1.1 There is an arrangement for the exhibition of manufacturer on the third floor of each wholesale market. This exhibition is only for the items related to that block of market.
- 1.2 We will invite high end traders to put up an exhibition in RUIP. These traders are either importer or wholesaler of area like Sadar bazaar, Karol Bagh etc. We shall approach manufacturer of items of each category of wholesale goods and exhibit their products. We shall also approach importers of goods as per Chapter-5 for their Virtual office, exhibit office and facility of warehouse digitally manageable.

2. Exhibit of your product on social media

- 2.1 Since we are all together in a group the programmer can go to your each shop and prepare for your exhibit pages and gallery on Facebook, Twitter, Whatsapp business etc. We can also show the availability of your stock.

3. Promotion of sale by advertising in villages, FM radio.

RUIP advertisement will be made on FM channel inviting the retailers to RUIP market. The road show will be also operated in the villages near by inviting retailers to RUIP market.

4. Digital management

- 4.1 We will also manage your stock digitally by coding.
- 4.2 Each article will have a code number which will exhibit to all wholesalers of RUIP. This will avoid many times buying of same article by wholesalers. The article will be available in a joint website. The article will be also available along with stock with the wholesalers.
- 4.3 The coding procedure will be as under:-

- 4.3.1 First four digit will be selected by wholesalers as his own 4 number (as secret number) and then the another 4 digit will be group of category and another 5 digit will be category it is common as per RUIP catalogue.
- 4.3.2 The article number can be any number of digits. Its first digit can be branded company article number and another 4 or 5 digits will be his number which can be location in his shop or warehouse.
- 4.3.3 The shops are also numbered in 4 up to 7 digits. The first digit will be block number the next digits will be floor number and next is shop number.

5. Convenience of dispatch and business as transport and parcel service is available at location.

- 5.1 The wholesale market is supported with warehouse, transport and courier services.
- 5.2 There is also arrangement of labour for packing your goods.
- 5.3 There is arrangement for invoicing your goods from software by using packing list.
- 5.4 The billing software is different from packing and inventory.

6. The facilities list which is very extensive and the chapters in which service providers are invited are helping the management and sale.

The area of wholesale market is mentioned in introduction.

As a primary inquiry, we are collecting forms showing your interest in wholesale market. The form is very simple, asking for certain questions and personal contact numbers. The forms also have indication of your interest for future communication. The scheme will be implemented as soon as 10% wholesaler of particular type shows interest. The form will be filled with fees of Rs. 1000. The concessional price of Rs. 1 lakh will be given to the first 50 registered persons who pays advance for shop. Please pay this amount in by UPI or by card. Direct or payment through RO can be initiated. All cash payment will be at your risk. The confirmation is automatic after successful payment.

The Shop area is 12 feet x 36 feet with 8 feet veranda ahead and parking area for each shop is 12 feet x 30 feet (15 feet of each side of the road). The road is 45 feet plus 7 feet plantation & generator area. The cost of shop is Rs. 35 lakh to be paid with schedule.

Terms and Condition of wholesale shop:

The pre-determinant site of particular wholesale market only that type of wholesaler can exist in that market with following exceptions.

- 1. In one block of 32 shops multiply in 4 levels equal to 128 shops can have one type. The number of one type of shop cannot be two.**
 - 1.1 Stationary Shop.
 - 1.2 Mobile Shop.
 - 1.3 Web cafe.
 - 1.4 Coffee Shop.
 - 1.5 Community Office for complaint and services.

The Scheme for Wholesaler:

Highlight of the scheme:

1. Design and number of shops:

- 1.1 9472 shops for wholesale business in different category of wholesale, list provided.
- 1.2 The shops are divided into 74 blocks.

- 1.3 32 shops in one block on the ground floor.
- 1.4 Total 128 shops in one block. Total shops in 74 blocks are 9472.
- 1.5 The total shops on the ground floor are 2368 and the other balance shops are on 1st to 4th floor.
- 1.6 Size of the shop is 12 x 36 = 432 sq.ft (internal area)
- 1.7 Area of Veranda is 8 feet.
- 1.8 Area of Car Parking is 12 x 15feet [For 2 Nos. Car parking in front of shop and two opposite shops.
- 1.9 Area for greenery is 7 feet with the area for choice to keep GEN-SET.

2. Cost and source of funds for shops:

- 2.1 The price of the shop is Rs. 35 lakhs on ground floor and Rs. 30 Lakhs on 1st floor and Rs. 25 Lakhs on 2nd and Rs. 20 Lakhs on 3rd floor.
- 2.2 Bank finance is available for own shops.

3. Payment terms of shops:

- 3.1 The payment of the shop will be paid in installments of 20% of value per month up to 80% and the last payment will be given only on the possession.

4. For Rent seekers:

- 4.1 The shops and warehouse are also available on rent i.e. 0.5% of its value. For example Rs. 17500/month for capital cost of Rs. 35 Lakhs.

5. For Financer:

- 5.1 You can finance the shop as per payment terms. The person seeking rent will be introduced to you.

6. The major condition of an agreement besides other conditions at the time of agreement the area allocated for particular wholesale market will remain for that purpose only. Nobody will be allowed to change the work type in specified block. In that cases exchange in block will be optionally provided.

7. Please select the relevant heading of the website.

8. Form Fees to fill the token of interest is Rs. 1000

9. Work Starts on January 2023. Planning and approval period August 2022 to January 2023.

This offer of wholesale market is open for relationship officer and wholesale shopkeepers.

Chapter 5:- Virtual office and showcase or Physical shops and Entrepreneur



We inviting in this portal all the enterprises outside Amritsar to open a window in community centre and exhibiting their product and hiring the services of community centre who will arrange the conference of wholesaler with the manufacturer. The requirement of the wholesalers fulfill by the manufacturer as per the choice of wholesaler who will give the feedback of their customers. It will help the manufacturer to get the feedback and requirement of the actual customer. They can produce or improve as per requirement. Moreover, the imported stuff will be also exhibited by the wholesaler in the community centre which will be useful for manufacturer. The conference arrangement of wholesaler and manufacturer can be done one to one or with multiple wholesalers and one manufacturer or multiple manufacturers and multiple wholesalers. All the arrangement will be done by the staff of community centre.

Payment terms and steps of payment for Virtual office and showcase or Physical shops and exhibit showrooms for Entrepreneur:

Step-1: The interested participant will fill the form by giving token of interest of Rs. 1000.

Step-2: The participant who needs a virtual office with common warehouse facility which will be charge as cubic meter of area covered with monthly rent. The rate of per cubic meter is Rs. 200. However, service charges of loading and unloading, separation and invoicing shall the extra. The other services of such offices is coding of their material and communication by email for dispatch or storage.

Those who need only showcase in the community centre they can take space to keep and almirah of samples or wall hanging or video exhibition. They will be charged Rs. 5000/month.

Step-3: The participant who needs physical office with common warehouse facility will be charged as per step-2 and for physical office and office of 12 x 36 feet is available on the fourth floor on the purchase or rent as per chapter 11 for wholesale market.

Chapter 6:- Transportation & Courier



We invite the transport & Courier services in the large area of RUIP industrial Park. Wherein we have invited for 19 types of wholesale market from cloth to hardware. We have total area of 300 acres which is distributed as under in which we have sufficient place for transport.

- The transport is also at different places of the city and now all the area is so congested and the operation of free transportation is affected. The out of city moment and entering into city also with the restriction of time. Since, we are inviting all wholesale market in one place and some industry at one place. The transportation is important part. Moreover, the warehousing of certain branded good also requires movement to surrounding areas.
- As a primary inquiry, we are collecting forms showing your interest in Transport Company and warehouse. The form is very simple, asking for certain questions and personal contact numbers. The forms also have indication of your interest for future communication. The scheme will be implemented as soon as by 1st January 2023. The gateway of payment is also mentioned on the form available on website.

Scheme:

The Floor area is 12 feet x 60 feet and parking area for each transport is 12 feet x 30 feet. The road ahead of Transport Company is 60 feet. The total road is 90 feet. The cost of shop cum warehouse is Rs. 60 lakhs to be paid with schedule.

Terms and Condition of Transport & courier shop:

There is pre-determinant site for Transport Company. The total numbers of shops cum warehouse are 100 feet in 10 acres of land.

- The cost of ground floor is Rs. 60 Lakhs to be paid in installment as per agreement.
- The areas also have following small shops.
 - ❖ Stationary Shop
 - ❖ Mobile Shop.
 - ❖ Web cafe.

❖ Food Shop.

- Bank finance is available for own shops.

- **Payment terms of shops:**

The payment of the shop cum warehouse will be paid in instalments of 20% of value per month up to 80% and the last payment will be given only on the possession.

- **For Rent seekers:**

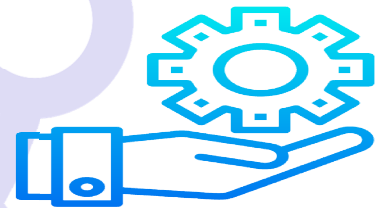
The shops cum warehouse are also available on rent i.e. 0.5% of its value. For example Rs. 30000/month for capital cost of Rs. 60 Lakhs.

- **For Financer:**

You can finance the shop cum warehouse as per payment terms. The person seeking rent will be introduced to you.

- The major condition of an agreement besides other conditions at the time of agreement the area allocated for a warehouse and transport shall be used only for warehouse, courier and transport.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 7:- Service Provider



Kindly go through this project of establishing a huge area for wholesale market and industry. We are inviting thousands of business persons. They will establish new organization and they need the services of technical persons. We have kept a provision for offices about 10000 sq. ft. of covered area in our community centre. To start with there will be one stall of help desk which can direct the businessman to you according to the services required by them and delivered by you. The management is also require the experts to give their suggestion and actively involved in the project. The involvement is accepted for Architect, Engineers and Government Schemes implementers for park. The other type of services for participants is mentioned in their respective headings. We would like to have one office for one type of technician.

Type of Services to the participants and the person wish to involve in the implementation of park activities:

- Architect Services.
- Interior decorators Services.
- Income tax related services.
- Account maintenance and GST related Services.
- Formation of new company related Services.
- Claim for Incentive of Invest Punjab and other government department.
- Contractors for constructions.
- Concrete and bricks suppliers.

- Cement, Furniture and other suppliers.

The Scheme for Service Provider:

Presently, as mentioned in preface only a person on the help desk will providing information of those who are registered for services in the park. But after the start of park in six month and one year after six month the office area of service provider will be made and will be given to them on rent basis or outright purchase. The size of the area of 10000 sq. ft. is kept for them and will be divided as per the requirement received in token of interest. The office area will have purchase cost of Rs. 5000/sq.ft. and the division will be done as per dimension required.

Chapter 8:- Small Shops in Wholesale



Kindly go through this project of establishing a huge area for wholesale market and industry. We are inviting thousands of business persons. Since the large shops are expensive. A small area under the stair case is kept for Type-1 Tea and snack shops, Type-2 Mobile Repair, mobile parts and mobile, Type-3 stationary, railway and flight ticket booking, Photostats, scanning and typing is kept at lower price so that the wholesales can take the advantage of their facility. The form for applying small shops is provided.

The Scheme for Small Shops in Wholesale Market:

Highlight of the scheme:

- **Design and number of shops:**

- ❖ 162 shops of small business.
- ❖ At least 2 shops after 68 shops nearby.
- ❖ All shops on ground floor.
- ❖ Size of the shop is 6 x 10 = 60 sq.ft (internal area) with exception of certain shops of 6 x 12 = 72 sq.ft.
- ❖ Area in front of shops 6 x 36.

- **Cost and source of funds for shops:**

- ❖ The price of the shop is Rs. 8 lakhs on ground floor Size 6 x 10 and 10 Lakhs Size 6 x 12.

- **Payment terms of shops:**

- ❖ The payment of the shop will be paid in installments of 20% of value per month up to 80% and the last payment will be given only on the possession.

- **For Rent seekers:**

- ❖ The shops are also available on rent i.e. 0.5% of its value. For example Rs. 500/month for capital cost of Rs.10 Lakhs.

- **For Financer:**

- ❖ You can finance the shop as per payment terms. The person seeking rent will be introduced to you.
- ❖ The major condition of an agreement besides other conditions at the time of agreement is the shop allocated for type-1 and type-2 cannot be changed from their designed places.
- ❖ Please select the relevant heading of the website.
- ❖ Form Fees to fill the token of interest is Rs. 1000

Chapter 9:- Research & Development Center



The community centre will have an R&D centre in various fields. The R&D centre will help the manufacturer and the wholesaler to generate new designs, new cloth, and new jewelries for this purpose community centre will provide very low price area and will also make available against bank loan and government schemes loan and free money.

It is important to explain here that the wholesaler as well as industry can take the help of innovation centre of food products. The wholesaler can generate new products and patent it and get it manufactured from anywhere. It is also pertinent to mention that it the mind of a wholesaler who always have interaction with the real buyer can better develop a product then industry.

Type of R&D Centre invited:

- **New innovation in Food industry.**
 - ❖ Development of new food items.
 - ❖ Development of new method of working.
 - ❖ Written procedure of manufacturing and testing.
 - ❖ Development of factory area and design.
- **Cloth Development.**
 - ❖ Development of new type of cloth as per generation requirement.
 - ❖ Development of already developed world over cloth but not available in India.
 - ❖ Written procedure of manufacturing and testing.
 - ❖ Development of factory area and design.
- **Hardware tools.**
 - ❖ Development of new type of tools as per generation requirement.
 - ❖ Development of already developed world over tools but not available in India.
 - ❖ Written procedure of manufacturing and testing.
 - ❖ Development of factory area and design.
- **Building and construction.**
 - ❖ Development of new engineering tools for building and constructions.
- **Electric and Electronics.**
 - ❖ Development of new electronic devices of communication like; interactive panel, voice command computers, AI tools and software.
 - ❖ Development of household electronic goods with sensors for on off switches.
- **New innovation in Paint industry.**
- **New innovation in Furniture industry.**
- **Any other proposal for development centre.**

The Scheme for R&D Centre:

Highlight of the scheme:

- **Who will bear the cost of setup?**
 - ❖ The person who wishes to put up the centre with his investment and take the responsibility of profit and loss is invited and he is fill the form as a token of interest.
- **Who will run the Centre?**

❖ The person who wishes and have a confidence and have an experience can prepare a project for investor of R&D centre has to show a token of interest by filling the form.

➤ **Who will pay the running cost?**

❖ The person taking the use of the invention or taking the services of centre will pay the running cost.

➤ **Cost of the community centre:**

- ❖ An area of about 20000 sq. feet is kept for all type of R&D centre.
- ❖ The cost of area will be about Rs. 3000/sq. feet dually partition area.

- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 10:- Testing Center



The community centre will have Testing centre in various fields. The testing centre will help the manufacturer and the wholesaler to test the inputs for the production and the produced goods. Beside this the testing centre will have been establishing the In process quality control lab (IPQC) inside the industry. For this purpose community centre will provide very low price area and will also make available against bank loan and government schemes loan and free money.

It is important to explain here that the wholesaler as well as industry can take the help of testing centre for food products, medicines, cloth, hardware tools, paints, building material, electric and electronic products, wood and other metals. It is also pertinent to mention that the testing is a validation of the manufacturers produced products. It is a good decision for wholesaler to get the all manufactured products tested which they are marketing in their brand name. The certificates of outside testing lab also generate goodwill and can win the confidence of customer.

➤ **Type of Testing Centre invited:**

- ❖ Food Products.
- ❖ Cloth quality as per declaration.
- ❖ Hardware tools as per specification.
- ❖ Building material.
- ❖ Electric and Electronics goods for their efficiency and fuel consumption.
- ❖ For Paint industry for their claims of quality specifications.
- ❖ Testing of wood for furniture industry.
- ❖ Testing of Medicines.
- ❖ Any other proposal for testing centre.

➤ **The Scheme for Testing Centre:**

Highlight of the scheme:

➤ **Who will bear the cost of setup?**

❖ The person who wishes to put up the centre with his investment and take the responsibility of profit and loss is invited and he is fill the form as a token of interest.

➤ **Who will run the Centre?**

❖ The person who wishes and have a confidence and have an experience can prepare a project for investor of testing centre has to show a token of interest by filling the form.

➤ **Who will pay the running cost?**

❖ The person taking the use of the invention or taking the services of centre will pay the running cost.

➤ **Cost of the community centre:**

❖ An area of about 20000 sq. feet is kept for all type of TESTING centre.

❖ The cost of area will be about Rs. 3000/sq. feet dually partition area.

➤ Please select the relevant heading of the website for scheme and fill the form.

➤ Form Fees to fill the token of interest is Rs. 1000



Chapter 11:- Food Sale on Rehri

As you know the industrial park is coming up with 9000 wholesale shops and Zoo and community centre in which about 5000 persons will work in the offices as a staff. The staffs always need food 24 hours. Moreover there is a Zoo nearby selected area of Rehri Market. The Rehri's are the most suitable options and in the park there is a place dedicatedly made for Rehri which is under a roof. The approximate area is 5000 sq. feet. The selected Rehri's are invited whose food is economical, hygienic and tasty.

➤ **Scheme:**

This area is free for Rehri market. The electricity is also provided as lightning only. No charges but the selection of the Rehri are done on the basis of price and quality. We are also requesting any person beside RO to fill the form for appropriate Rehri person because we presume most of them are uneducated but expert in food preparation. Both Vegetarian and Non-Vegetarian food makers can apply. Please get the form filled. It is free of charges.

Chapter 12:- Daily Workers



The daily worker is also invited who can do the job on hourly basis or and daily basis, job contract basis are invited to register them self with their phone number. Since there is a big wholesale market and industry, some time daily workers are required by wholesaler and industries. There is a need to register in advance so that they should be called by message or WhatsApp to come into the work place in park. Please fill the form and registered yourself. If, you find any difficulty to register yourself, kindly contact our helpdesk mobile number on website and they will registered you or find someone who can registered you.

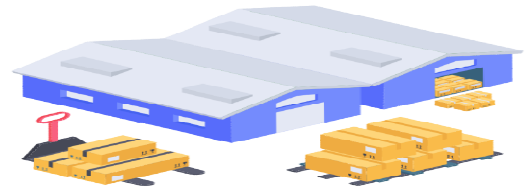
➤ **Scheme:**

❖ There is no cost of registration

❖ The worker shed is provided for their sitting.

❖ The worker shed is equipped with PBX phones where wholesaler can call for a worker.

Chapter 13:- Warehouse



We invite the entrepreneur having a experience in warehousing to serve the warehousing faculties in RUIP industrial park. We invite them for purchase of warehouse and store the good of wholesaler or industries or importers on their warehouse. Those not having experience in warehouse but they wish to buy a warehouse for their income can also purchase a warehouse. The warehouse is available as common warehouse and land for warehouse. Specified area is design in the park for warehousing. E-facility of storing and withdrawal of goods is also available. The scheme of warehouse describing the price is mentioned below. The warehouse will have also available facility of folk lifter and pallets. Both open area and mobile rack fixed area is available. The transport facility is also available near the warehouses.

The area of wholesale market is mentioned in introduction.

As a primary inquiry, we are collecting forms showing your interest in warehouse. The form is very simple, asking for certain questions and personal contact numbers. The forms also have indication of your interest for future communication. The scheme will be implemented as soon as by 1st January 2023. The gateway of payment is also mentioned on the form available on website.

➤ **Scheme for Type-1 warehouse:**

The Floor area is 65 feet X 60 feet with 20 feet height with 12 racks of 55 feet length and 08 feet width suitable for 678 pallets size 1000 X 1200 mm. Total area in 800 cubic meter almost 12 container of 40ft HQ goods can be store or 24 trucks of 25 cubic area can be accommodated. The warehouse is made of concrete and is saleable as structure with racks. There is space of 8 feet in front of racks and 12 feet on side of racks for transportation of goods and washroom. The cost of this area is Rs. 3 crore to be paid with schedule. This is suitable for a big wholesaler or person giving rack area or pallet area on rent.

➤ **Scheme for Type-2 warehouse:**

The is a area of 12 feet X 36 feet like wholesale shop with 08 feet veranda without any fitting. The cost of this area is Rs. 35 Lakhs to be paid with schedule.

➤ **Terms and Condition of Warehouse:**

- ❖ There is pre-determinant site for warehouse. The total numbers of shops cum warehouse are in 40 acres of land.
- ❖ The cost of type-1 warehouse is Rs. 3 crore and Rs. 35 Lakhs for type-2 warehouse to be paid in installment as per agreement.
- ❖ Bank finance is available for warehouse.

➤ **Payment terms of shops:**

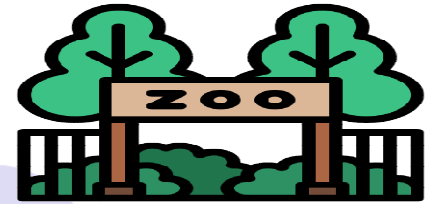
- ❖ The payment of the warehouse will be paid in installments of 20% of value per month up to 80% and the last payment will be given only on the possession.

➤ **For Rent seekers:**

- ❖ The warehouses are also available on rent i.e. 0.5% of its value. For example Rs. 150000/month for capital cost of Rs. 3 crore.

➤ **For Financer:**

- ❖ You can finance the warehouse as per payment terms. The person seeking rent will be introduced to you.
- ❖ The major condition of an agreement besides other conditions at the time of agreement the area allocated for a warehouse shall be used only for warehouse.
- ❖ Please select the relevant heading of the website.
- ❖ Form Fees to fill the token of interest is Rs. 1000



Chapter 14:- ZOO

We invite the interested person who has an experience in running a zoo & children park and wish to have their own zoo in this large industrial and commercial area. All the three segments can be given separately to three different participants or can be collectively given on participant. The land near the entry point of the park, near shopping complex and hotel site will be made available for outright purchase or on lease. The scheme mentioned the price. Area of 2 acres of land is kept for this purpose in the park.

As a primary inquiry, we are collecting forms showing your interest in Zoo, Children Park & Club collectedly and separately. The form is very simple, asking for certain questions and personal contact numbers. The forms also have indication of your interest for future communication. The scheme will be implemented as soon as by 1st January 2023. The gateway of payment is also mentioned on the form available on website.

➤ **Scheme of Zoo:**

- ❖ There is pre-determinant site for Zoo, Children Park & Club in 2 acres of land.
- ❖ The cost of land at outright purchase is Rs. 2.5 Crores/acres.
- ❖ The land is also available on rent/lease. In which 8 month rent is exempted and after this period the owner has to pay entry fee for each visitor to be decided after discussion.
- ❖ Bank finance is available.

➤ **Payment terms of land:**

- ❖ As mutually agreed after discussion.

➤ **For Financer:**

- ❖ The financer has to arrange the managers to run the Zoo, Children Park & club.
 - ❖ The major condition of an agreement besides other conditions at the time of agreement the area allocated for the purpose of Zoo, Children Park & club cannot be changed.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 15:- Shopping Mall and KFC Type Shops



We invite the interested person who has an experience in running a Shopping Mall and KFC Type Shops and wish to have their own shopping mall and KFC Type Shops in this large industrial and commercial area. The land at the entry point of the park, and the hotel is on the top of the shopping mall. The scheme mentioned the price. Area of 4 acres of land is kept for this purpose in the park.

As a primary inquiry, we are collecting forms showing your interest in shopping mall and KFC Type Shops. The form is very simple, asking for certain questions and personal contact numbers. The forms also have indication of your interest for future communication. The scheme will be implemented as soon as by 1st January 2023. The gateway of payment is also mentioned on the form available on website.

➤ **Scheme of Shopping Mall and KFC Type Shops:**

There is pre-determinant site for Shopping Mall and KFC Type Shops in 4 acres of land.

- ❖ The cost of land at will be decided after discussion.
- ❖ Anybody wishes to a shops in the mall can also show his interest. The price of the shop will be decided later.

➤ Bank finance is available

➤ **Payment terms of land:**

- ❖ As mutually agreed after discussion.

➤ **For Financer:**

- ❖ The financer has to arrange the managers to run the Shopping Mall and KFC Type Shops.
- ❖ The major condition of an agreement besides other conditions at the time of agreement the area allocated for the purpose of Shopping Mall and KFC Type Shops cannot be changed.

➤ Please select the relevant heading of the website.

➤ Form Fees to fill the token of interest is Rs. 1000

This offer of Shopping Mall and KFC Type Shops is open for relationship officer and also directly by the actual participant.

Chapter 16:- Incubator for Start-up & Flourishing the new idea of Entrepreneurs

We invite the interested person who has an experience in running an organization that helps budding start up to reach next level of development. They help them properly fine tune the business to meet and demo products for potential buyers. They also have in accelerating the business in every step of journey. They are very helpful to the new comers with the new idea and the



Startup
accelerator



Venture
investment



Investment
fund

old entrepreneur with new idea. They help in giving the process to achieve the goal and remain with them till end of journey. For the development of this industrial area such incubators are required to promote the business of wholesaler and industry and food industry. Also read R&D Centre and testing facility chapter which are related. The area will be allotted to them in community centre. The scheme mentioned the price.

As a primary inquiry, we are collecting forms showing your interest in above activity of incubator. The form is very simple, asking for certain questions and personal contact numbers. The forms also have indication of your interest for future communication. The scheme will be implemented as soon as by 1st January 2023. The gateway of payment is also mentioned on the form available on website.

➤ **Scheme of Incubator for startup & flourishing the new idea of entrepreneurs:**

- ❖ There is community centre floor are for Incubator for startup & flourishing the new idea of entrepreneurs. The area is allotted in the community centre as per requirement of incubator.
- ❖ The rent will be highly economical and the facility will be made as per their requirement.
- ❖ If the rent is not acceptable to the incubator based on his efficiency the area can be provided with no cost but on sharing of profit earning from the entrepreneur.
- ❖ Anybody wishes to incubator for startup & flourishing the new idea of entrepreneur can also show his interest.
- ❖ Please select the relevant heading of the website.
- ❖ Form Fees to fill the token of interest is Rs. 1000

Chapter 17:- Exhibition Ground & Permanent Exhibition

We invite the interested person who wishes to exhibit their product temporary during exhibition period and permanently. There is an exhibition ground which operates from time to time.



For example; during the marriage season, the marriage garment are exhibited by wholesaler and manufacturer. The advertisement of exhibition will be made in the villages and city to call the retailers (This exclude customer who are consumer) and similarly before the arrival of winter season exhibition of wholesale and factories for winter cloths. Similarly, for the summer. This is temporary exhibition of ground which will be generated for a short period of 10 to 15 days or as per suggestion of the participant. There are other wholesale markets in the complex. The above is the example for the cloth but this type of exhibition is applicable for all category of wholesaler. This type of exhibition helps the wholesaler to get introduction with new retailers and the manufacturers of their category of item.

There is a permanent exhibition of goods. This exhibition of goods on the third floor of the every wholesale market where a manufacturer and importer can exhibit his product. The range of product is same as in the block selling the wholesale goods. For example; if the block of readymade garments then the permanent exhibit office shall be on their third floor only for readymade garments. This is different from chapter no. 5 which has exhibit office in community centre.

➤ **Scheme of Exhibition Ground & Permanent Exhibitor:**

- ❖ There is an exhibition ground in 2 acres is for temporary exhibitors and the area for permanent exhibitor is on the third floor of each market.
 - ❖ The only manufacturer and wholesaler can participate in this chapter.
 - ❖ The permanent exhibitor can purchase a shop like wholesaler of chapter 4 on the third floor and can also keep their employees and book the orders for factory. The shops are also available for rent. A combined hall is also available for rent where more than one factory can exhibit their goods.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 18:- HR Services



As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We invite the interested person who wishes to be a Human resource procurement officer for wholesaler and the industry. This HR can arrange the staff for them, run the training school, keep account of their salary and keep the record of ESI & provident fund. The HR office is in community centre:

➤ **Scheme of HR Services:**

- ❖ There is no charge for application of HR.
 - ❖ The job of HR is to work for many wholesalers and small industries.
 - ❖ The payment to the HR will be contribution from industry.
 - ❖ The community centre will provide him space and facility which is chargeable based on earning sharing. It is free for first 8 month.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

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Chapter 19:- Security Services



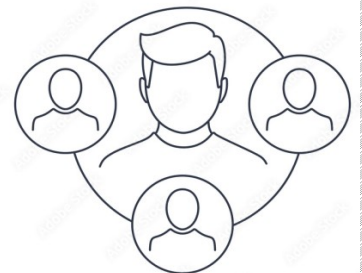
As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We invite the interested person/company who wishes to give the security guard services to the community centre, general park area, wholesale market and industry. The security service should be capable of handling digital system like; Camera, location finder application, controlling the gate and also having their training centre for their own security person in the community centre.

➤ **Scheme of Security Services:**

❖ There is no charge for application of security services. Community centre will make the payment of security.

- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 20:- Rehri Market Coordinator



As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We are inviting the rehri to sell food items to the employees of the park. A contractor is required who will understand the policies of the community centre management and coordinates with rehri wala for settling their location, handling the disposals and also providing mobile service of food from the rehri. The coordinators also have the duty to training the rehri persons and generating their scientific operating procedure.

The Rehri Market Coordinator office is in community centre.

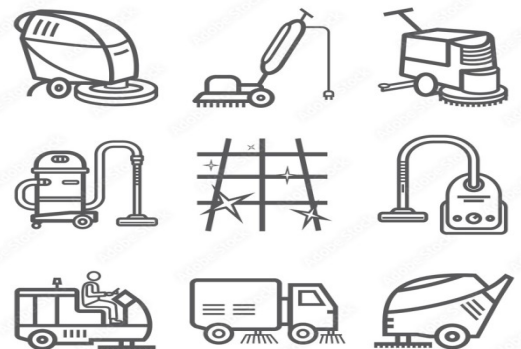
➤ **Scheme of Rehri Market Coordinator:**

- ❖ The Rehri Market Coordinator have certain duties like controlling the activities of rehri wala and handling the disposals and also providing mobile service of food from the rehri.
- ❖ The rehri market coordinator will collect the charges from rehri wala on the basis of their sale value. The charges will be fixed by community centre.

- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 21:- Hygiene Maintenance of Park area

As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We invite the interested



person/company who wishes to give the Hygiene maintenance services to the park. The appropriate heavy machinery and storage space will be provided by the park community centre administration. The office will be also provided in community centre. The hygiene maintenance company should be capable of handling digital system like; entry of persons in the washroom areas, controlling the machinery and also having their training centre for their own employees in the community centre.

➤ **Scheme of Hygiene Maintenance of Park area:**

- ❖ The Hygiene maintenance company has certain duties like cleaning the community centre and washrooms of the community centre.
- ❖ The community centre will make the payment to Hygiene Maintenance Company and will also provide the heavy machinery and storage space.

➤ Please select the relevant heading of the website.

➤ Form Fees to fill the token of interest is Rs. 1000

Chapter 22:- Canteen Services



Canteen

As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We invite the interested person/company who wishes to give the canteen services in the community centre and out of community centre as a mobile service. The appropriate machinery and area will be provided to build the canteen and restaurant. The person or company should be capable of handling digital system like; software of canteen and controlling the canteen work and shall be able to provide homely at economical price.

➤ **Scheme of Canteen Services:**

- ❖ The community centre will provide the appropriate machinery and area to build the canteen and restaurant.
- ❖ The food provided to the visitors will be on charges.
- ❖ The community centre will not charge any fee for 8 months.
- ❖ Community centre will take a portion on sale amount.
- ❖ The community centre will provide PBX and friends software systems.

➤ Please select the relevant heading of the website.

➤ Form Fees to fill the token of interest is Rs. 1000

Chapter 23:- Maintenance Related Services

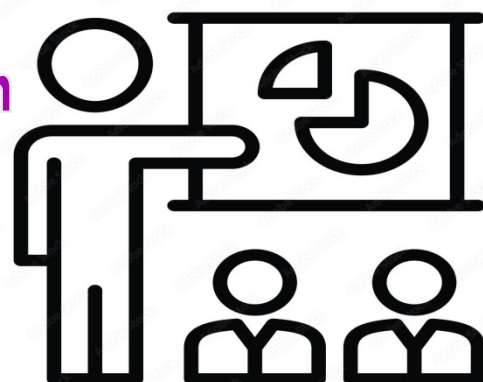


As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We invite the interested person/company who wishes to give the maintenance related services to the park. The appropriate heavy machinery and storage space will be provided by the park community centre administration. The office will be also provided in community centre. The maintenance company should be capable of handling digital system like; complaint software, complaint handing staff and training centre for their own employees in the community centre.

➤ Scheme of Maintenance Related Services:

- ❖ The community centre will provide the appropriate machinery and area to build the workshop.
 - ❖ The community centre will not charge any fee for 8 months.
 - ❖ Community centre will take a portion on sale amount.
 - ❖ The community centre will provide PBX and friends software systems.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

Chapter 24:- Worker Training Program



As you know the industrial park is coming up with 9000 wholesale shops, industry and Zoo and community centre in which about 5000 persons will work in the offices as a staff. We invite the interested person/company who wishes to give the worker training to the would be employees and the existing employees of the park. The appropriate IT equipment, studio and training area will be provided. The execution will be monitored in the practical ground. The office will be also provided in community centre.

➤ Scheme of worker training Program:

- ❖ The community centre will provide the appropriate IT equipment, studio, training area and office.
 - ❖ The community centre will not charge any fee for 8 months.
 - ❖ Community centre will take a portion on sale amount.
 - ❖ The community centre will provide PBX and friends software systems.
- Please select the relevant heading of the website.
- Form Fees to fill the token of interest is Rs. 1000

LIST-1 Types of Wholesale Market

Sr. No.	All type of Wholesale Market	Number of Shops	Block Number (Total Blocks 74)	Number of Shops on Ground Floor	Shops in 3 Floors	Structure Possibility up to 5 Floor	Shop Dimension in clear Area in Feet	Roof Height of Shop clear area in Feet
1	Manufacturers and Wholesalers of Clothes Market Suiting & Shirting images	128	1-4	128	384	512	12 x 36 + 8 Feet Veranda	11.5
2	All Types of Ladies Unstitched Garments	128	5-8	128	384	512	12 x 36 + 8 Feet Veranda	11.5
3	All Types of Ladies & Gents Readymade Garments	128	9-12	128	384	512	12 x 36 + 8 Feet Veranda	11.5
4	All Household Cloths (Curtains, Blanket Cover and coats wool cloth and Various Cloth Not covered any ware in above 1,2,3)	128	13-16	128	384	512	12 x 36 + 8 Feet Veranda	11.5
5	Plastic goods of all kind including plastic Furniture Market	128	17-20	128	384	512	12 x 36 + 8 Feet Veranda	11.5
6	Wholesale paper duplex board and printing material market and Stationary Market	128	21-24	128	384	512	12 x 36 + 8 Feet Veranda	11.5
7	Herbal goods wholesale Market	128	25-28	128	384	512	12 x 36 + 8 Feet Veranda	11.5
8	Chemical and flavour Market	128	29-32	128	384	512	12 x 36 + 8 Feet Veranda	11.5
9	Wholesale medicine market and surgical goods market	128	33-36	128	384	512	12 x 36 + 8 Feet Veranda	11.5
10	Hardware goods Wholesale Market	128	37-40	128	384	512	12 x 36 + 8 Feet Veranda	11.5

11	Electric and electronic goods Wholesale Market (TV, Freeze, Mobile, Mobile Accessories, AC, Cooler etc.)	128	41-44	128	384	512	12 x 36 + 8 Feet Veranda	11.5
12	Automobile parts wholesale Market	128	45-48	128	384	512	12 x 36 + 8 Feet Veranda	11.5
13	Wholesale Furniture and Fixature market and Furniture Material Markets	128	49-52	128	384	512	12 x 36 + 8 Feet Veranda	11.5
14	Wholesale building material and sanitary goods market (Tiles, Plumber etc.)	128	53-56	128	384	512	12 x 36 + 8 Feet Veranda	11.5
15	Grain market, Dairy and Food Products, Dry Fruit Market etc. related to Food like; Tea, Sugar etc.	128	57-60	128	384	512	12 x 36 + 8 Feet Veranda	11.5
16	Utensils and Crockery Market	128	61-64	128	384	512	13 x 36 + 8 Feet Veranda	11.5
17	Home Decoration Market	64	65-66	64	192	256	14 x 36 + 8 Feet Veranda	11.5
18	Crackers Market	64	67-68	64	192	256	15 x 36 + 8 Feet Veranda	11.5
19	Leather and Shoes, Purse and all leathers Market	64	69-70	64	192	256	16 x 36 + 8 Feet Veranda	11.5
20	Wooden Furniture Market	64	71-72	64	192	256	17 x 36 + 8 Feet Veranda	11.5
21	Export & Import of Fruit and Vegetables Market	64	73-74	64	192	256	18 x 36 + 8 Feet Veranda	11.5
Total		2368				9472		

LIST-2 Area of Markets

Sr. No.	Area Name
1	Bus Stand and Ram Bagh
2	Chitra Talkies and Hall Bazar
3	Hall Bazar
4	Katra Jaimal Singh
5	Farid Chowk
6	Karmo Deori
7	Talli Sahib
8	Shastri Market
9	Guru Bazar
10	Katra Ahluwalia
11	Lachhmansar
12	Majith Mandi
13	Taran Taran Road
14	Focal Point
15	GT Road upto Tanda
16	Gate Hakima Chabhal Road
17	Chawal Mandi
18	Dana Mandi Dhab
19	Dhab Khatikan
20	Sheran Vala Gate
21	IDH Market

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LIST -3 Lists of Services:

Part-A common for all Participants (Wholesaler and Industry and Transport),

Part-B special services each category of participant.

Part-A Service: General Facility

1. Community Building facility consist of: Definition- The facilities available within the community centre.

- 1.1 Booking of shops and delivery.
- 1.2 Community Canteen.
- 1.3 Community Lockers.
- 1.4 Community Night Halts.
- 1.5 Community commercial Banks.
- 1.6 Community Conference room.
- 1.7 Community training Centre for staff and workers.
- 1.8 Community restaurant.
- 1.9 Community washroom including bathing facility.
- 1.10 Community Fire Brigade
- 1.11 Community Bus Facility
- 1.12 Community E-Rickshaw.
- 1.13 Community Architect office.
- 1.14 Community Human Resource department.
- 1.15 Community liaison office.
- 1.16 Community Arbitration Centre
- 1.17 Websites search for all shops, contact number of concern person.
- 1.18 Software developers.
- 1.19 Advocate services.
- 1.20 Chartered Accountant services including company secretary services.
- 1.21 Community Architect services.
- 1.22 Community Interior decorators.
- 1.23 Employment Office for recruitment of workers.
- 1.24 Maintenance Office, Electrician, plumber and Mason and labour, Painter, carpenter.
- 1.25 Incubators of starters.
- 1.26 Advertisement signs and glow sign making company office.
- 1.27 Food court, Night Halt, Washroom, Bathing 24X7 open.
- 1.28 Induction Training for all the employees and the participants.
- 1.29 Quality Assurance services.
- 1.30 Testing Lab for Cloth, Metal and other components.
- 1.31 Purchase Facility.
- 1.32 Sale Facility.
- 1.33 Import helps facility
- 1.34 Export helps facility.
- 1.35 Emergency Hospital 24X7 open
- 1.36 Monthly Health check-up.

2. Common Facility out of community centre: Definition: These are the facility provided by the corporate which are not within the premises of community building.

- 2.1 Road and Parking.
- 2.2 Additional area of parking.
- 2.3 Commercial Bank Complex and ATM.
- 2.4 Common Warehouse and Personal Warehouse.

- 2.5 Loading and Unloading area for goods.
- 2.6 Fork lifter for goods.
- 2.7 Transportation
- 2.8 Courier services.
- 2.9 Procurement of transportation.
- 2.10 Compressed packing of bails.

3. E-Facility: Definition: It is related to internet provider and other IT related infrastructure like; cameras, computers, software programmed etc.

- 3.1 Management of Warehouse by Software including placement and dispatch of goods.
- 3.2 Optical fiber internet to all shops.
- 3.3 Accountant facility with software.
- 3.4 Stock management facility with software.
- 3.5 Gallery in facebook and whatsapp.
- 3.6 Software application for finding location, dustbin, washrooms and community building.
- 3.7 PBX System available on phones and as handset.
- 3.8 Coding of your stock.
- 3.9 Sale bill by coding or RF ID sale bill.

4. Hygiene: Definition: It is related to greenery facility under taken by the corporate.

- 4.1 Community washroom accessible within 200 feet maximum i.e. after 20 shops only for wholesale market blocks.
- 4.2 Cleaning of veranda and shop front glass only for wholesale market blocks.
- 4.3 Cleaning of roads and lifting of wastages.
- 4.4 Sewage treatment plant.
- 4.5 Water supply.
- 4.6 Wastage collection from dustbin and road.
- 4.7 Disposal of wastages by incinerator.
- 4.8 Cleaning by water shower of fire brigade.
- 4.9 Corporate Facilities: Definition: The arrangement of the facility on the corporate land generated by corporate only which will not be given to third party.
- 4.10 Club ground for extracurricular activity.
- 4.11 Zoo
- 4.12 Amusement Park.
- 4.13 Exhibition Ground.
- 4.14 Rehri Market.
- 4.15 Electricity Sub-station 66000 Volts to 11000 Volts.
- 4.16 Security from outside.
- 4.17 Publicity of Park area and shops.

5. Registered as Suppliers: Definition: To build the park these persons are required to make the supplies to built infrastructures by corporate. Similarly the other participant who requires these services will have ready reference of registered supplier as their names are published on the website.

- 5.1 Building material suppliers
- 5.2 Electricity goods suppliers.
- 5.3 Office furniture suppliers.
- 5.4 Contractor of construction.
- 5.5 IT equipment suppliers.
- 5.6 Hardware suppliers.
- 5.7 Sanitary goods suppliers.
- 5.8 Generator suppliers.

PART-B Special Services

For industry:

1. Community centre provides the following services through its Liaison Officer.
 - 1.1 The interacting offices of invest Punjab for getting incentives for industry
 - 1.2 Interacting with SIDBI for taking bank loan for machinery.
 - 1.3 Liaising with labour department, provident fund and ESI department.
 - 1.4 Liaising with pollution department
 - 1.5 Liaising with factory Act.
 - 1.6 Liaising with GST.
2. Registration with Deputy Director of Foreign Trade for IEC Code (Import Export Code) and Licenses.
3. Export Promotion Council Registration.
4. Common STP & ETP
5. Maintenance of STP & ETP of all industrial units for captive consumption of water.
6. Execute all the exemptions and incentives of invest Punjab, Central government and income tax rate settlements.
 - 6.1 Exemptions from Building Cess.
 - 6.2 Exemption from CLU charges.
 - 6.3 Exemption from Water extraction charges.
 - 6.4 Exemption from establishment charges.
 - 6.5 Incentive of income tax for new units.

For Wholesaler:

1. Community washroom accessible within 300 feet maximum i.e. after 23 shops only for wholesale market blocks.
2. Cleaning of veranda and shop front glass only for wholesale market blocks.
3. Maintenance services available on call.
4. Export Promotion Council Registration.
5. DGFT (Director of Foreign Trade) Registration
6. Exploring the area of export for wholesaler.
7. Foreign customer meeting area and arranging the sample of their requirement.
8. Preference to wholesaler participant in exhibition ground for stalls.
9. Arranging for import of goods from China and other country.
10. The participants wholesalers to enter into exhibition area at 3 floors and in community centre are free and accompanied outsider as a guest is chargeable. Unknown guests are not permitted.

For Investor:

1. Free one time trip to Hill station in India for three days for one person with a multiple of Rs. 35 Lakhs. For example: Investment of 35x5 lakhs means 5 persons
2. Gift on investment.

For Service Providers:

1. Service provider for technical services like; Architect, Engineers, Chartered Accountant, Company Secretary, Liaison officers will be given a free space for their sales persons in the community centre for six month.

For Small Shops and Rehris:

1. Bank Finance for Rehris, E-Rickshaw and small shops.
2. Design of Rehris and shops free of cost from interior designer.
3. Subsidised Uniforms.

E-Facility in Rishab Park





**Works Starts on January 2023.
Planning and approval
Period October 2022 to
January 2023**

Togetherness is Strength



Togetherness is Strength

RUIP
रुईप वृष्टिप

**Rishab Unique
INDUSTRIAL PARK**

Legal Name: Kaler Biopharmachem Pvt. Ltd.

Phone:
+91-9056759256
+91-9056759257
+91-9056759258
+91-9056759259
+91-9056759260

Sohian Khurd, National Highway-54, Amritsar - 143501, INDIA,
(NL: 31°41'24" EL: 74°58'21")

HDFC Bank A/c 50200057615098

www.rishabpark.com

