

Preface of Industry:

RUIP (रुईप) (रुईप) (Rishab Unique Industrial Park) is established by Kaler Biopharmachem Pvt. Ltd. by Mr. Deepak Bansal Managing 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 can have 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.

The current industry is established in different area near city. The PUDA has made the map by showing certain areas as industrial area. Some real state traders are building up roads and cutting plots for industry. When one single new industry was established, other people purchase the surrounding area looking at them. There is no approval as such by industry and after words nobody take care of road and sewerage and cleaning and disposal of wastages. No other facilities are around the area. The industries with their own efforts collect all the required things from different areas of the market within city and out of city and from different sates and import. No one is helping them to grow.

Rishab Unique Industrial Park (RUIP) (रुईप) (रुईप) has come up as an industrial and commercial area assuring your prosperity in the area by providing various services and life time care of roads and community center to provide various services listed on the website. Park is powered by information technology to achieve the goal of industry. The cost of land is not high and the access to area is not far off.

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.

1. Design and area for industry:

- 1.1 156 Acre of Land is kept for industry in different category of industry.
- 1.2 The area of industry is allocated as per their requirement of length and breadth and category of industry as per environment.
- 1.3 The blocks will be made as per area requirement and category of industry.
- 1.4 Area for greenery is 7 feet in the center of the road.
- 1.5 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.

2. Cost and source of funds for Industry:

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

3. Payment terms of Industrial Land:

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

4. For Rent seekers:

- 4.1 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.
- 4.2 The rent seeker will be informed the name of person who are financing.

5. 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.

6. Please select the relevant heading of the website.

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

8. Works Starts on January 2023. Planning and approval period August 2022 to January 2023.

This offer of industry is open for relationship officer and industry and investor.

Agreement for sale of land for industry:

1. The buyer of industrial land has to enter an agreement which explains the terms of land usages and usage of facilities offered and the occupier's responsibilities.

2. The buyer after taking the possession of land can sell the land but he is to approach the community center and the prospective buyer will enter in to the agreement before the land is transfer to him. The terms of next buyer shall be governed as per agreement terms.

Terms of Agreement:

1. The terms of agreement for original buyers.
 - 1.1 The buyer will established the industry within three years of taking the possession of land.
 - 1.2 The buyer will use the land for the purpose for which it is obtained.
 - 1.3 The buyer will established the industry and before construction he is to get the approval of map from community center office of the park.
 - 1.3.1 The approval of the map will be given by taking into consideration all the water discharge point of STP and ETP.
 - 1.3.2 The buyer will enter into a separate agreement, wherein he assures that the STP & ETP will be installed at the cost of industry as per guidelines of pollution board.
 - 1.3.3 The occupier of the factory will pay the person or persons of the community center who will take care of ETP & STP. The occupiers do not have option to refuse the services of the community. However, he can request for change of care taker of STP & ETP.
 - 1.3.4 The water taken from the community is chargeable @ Rs. 0.0125/ liter.
 - 1.3.5 The return water treated from the factory will be also accepted by the community @ Rs. 0.0125/ liter.
 - 1.3.6 The STP & ETP will be designed by the community and is to be accepted by the industry.
 - 1.3.7 The STP & ETP water after processing will be tried to be utilized in the factory. The extra water will be given to the community by paying charges as per 1.3.5.
 - 1.3.8 The factory can also have own tube-well.
 - 1.4 Disposal of wastages:
 - 1.4.1 The wastages will be segregated by the industry which they can sell and which they cannot sell.
 - 1.4.2 The wastages which industry can sell, the community has no right to take it.
 - 1.4.3 The wastages which industry do not required by them shall be collected by the community STP & ETP and disposal of wastages area office.
 - 1.4.4 The office of STP & ETP and disposal of wastages will charge @Rs. 0.5/kg. which is revisable from time to time.
 - 1.4.5 The STP & ETP and disposal wastages office will handle all the wastages and work at the cost of all using this facility.
 - 1.4.6 The cleaning of area is the responsibility of the above said office.
 - 1.5 Maintenance of common facilities, roads and non-chargeable facilities in the community center are chargeable proportionately from all the occupants of the park.
 - 1.5.1 Clarification of non-chargeable facilities:
 - 1.5.1.1 Fire Brigade
 - 1.5.1.2 Emergency Hospital
 - 1.5.1.3 Security Office
 - 1.5.1.4 Plantation
 - 1.5.1.5 Any other.
2. The terms of agreement for next buyer of industry:

- 2.1 The next buyer has to take the permission from community center before entering into agreement to buy the property of other factory owner.
- 2.2 The terms of working in this area shall be explained before agreement of purchase and got signed and implemented after the possession of the area.
- 2.3 The due charges if any by selling party shall be paid and clearance certificate of charges should be taken before the sale of land.
- 2.4 The charges of other facilities undertaken by party number 1 are also applicable to next buyer.