RIICO
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Rajasthan Petro Zone

Petroleum, Chemicals and Petrochemicals Investment Region (PCPIR)
Barmer, Rajasthan

Industrial Sunrise in the desert

RPZ
RAJASTHAN PETRO ZONE
Petroleum, Chemicals & Petrochemicals
Investment Region (PCPIR)

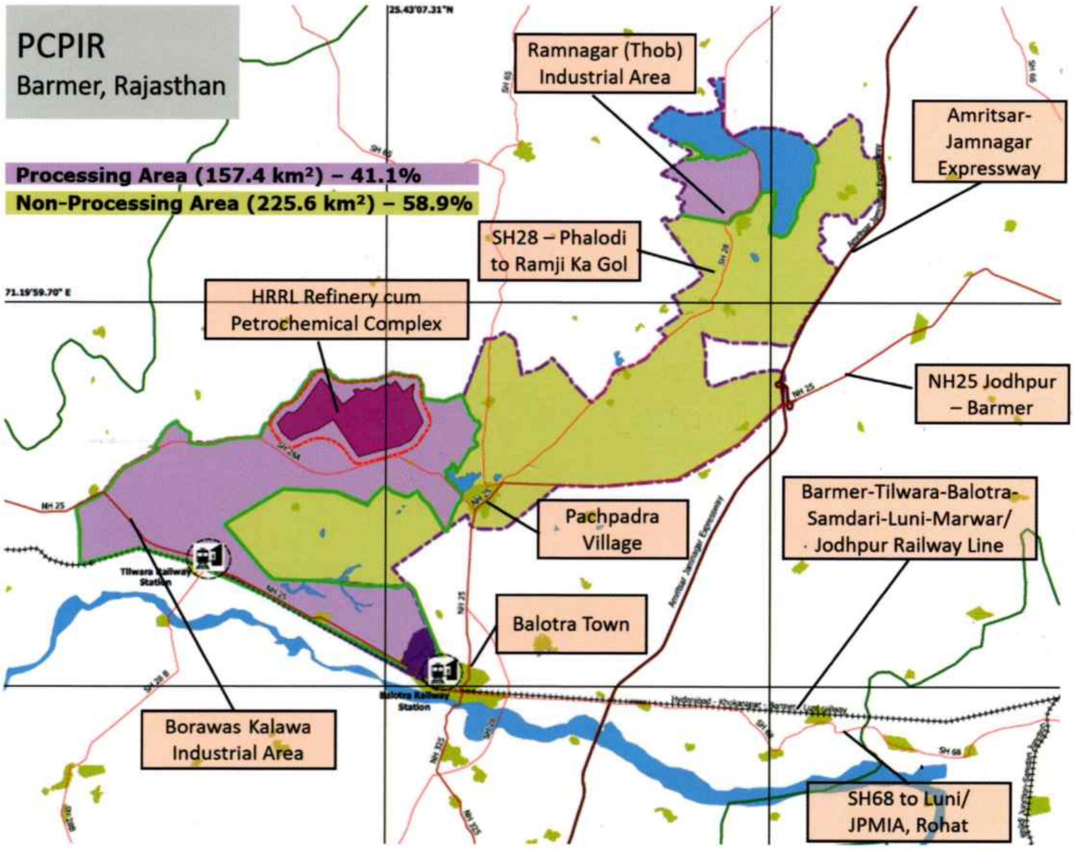
Rajasthan Petro Zone – PCPIR at Barmer, Rajasthan

Rajasthan is the largest producer of Crude Oil (onshore drilling) in the country. A 9 MMTPA Petroleum Refinery cum Petrochemical Complex is under construction by HPCL Rajasthan Refinery Limited (HRRL) at Pachpadra in Barmer district. HRRL is expected to commence production by end of 2023.

A wide range of petrochemical products, including Polyethylene, Polypropylene, Butadiene, Benzene and Toluene will be available from the Refinery cum Petrochemical Complex for further value addition through wide range of downstream industries.

Rajasthan State Industrial Development and Investment Corporation Limited (RIICO), the sole agency of the Government of Rajasthan engaged in development of industrial infrastructure in Rajasthan, has moved ahead to develop a Petroleum, Chemicals and Petrochemicals Investment Region (PCPIR), to be known as Rajasthan Petro Zone, in Barmer district of Rajasthan, primarily for setting up of downstream industries based on produce of Refinery cum Petrochemical Complex in its nearest vicinity. RIICO's application for PCPIR is under active consideration of GoI.

Rajasthan PCPIR is proposed over 383 Sq. Km. area, comprising 157.4 Sq. Km. Processing Area and 225.6 Sq. Km. Non-Processing Area.

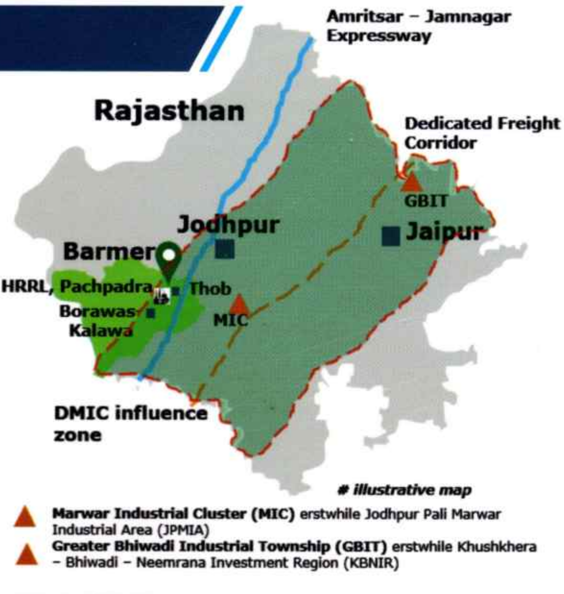


RIICO industrial areas in PCPIR

As part of the Processing Area of PCPIR, RIICO has initiated steps to develop industrial areas in the PCPIR.

- Borawas Kalawa Industrial Area - allotment commenced.
- Ramnagar (Thob) Industrial Area is under development.

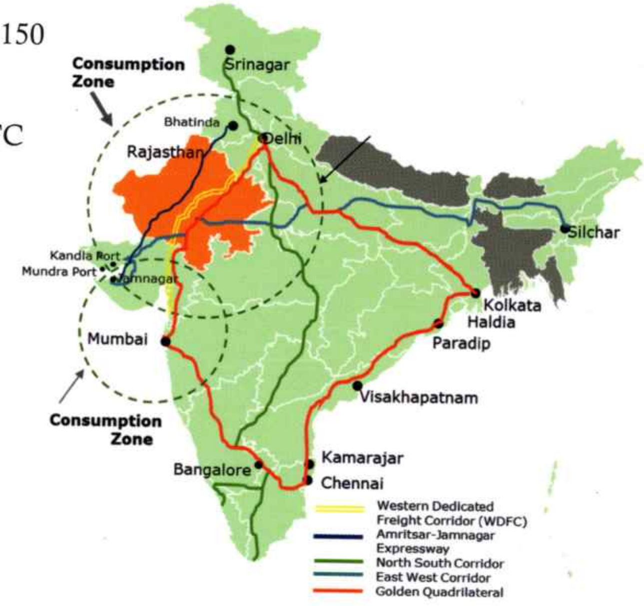
Further land parcels are being identified for developing more industrial areas in PCPIR.



PCPIR - Location advantage and access to markets

- Rajasthan, the largest state in the country, is situated between the key consumption markets of Northern and Western India.

- Delhi Mumbai Industrial Corridor (DMIC) influence area lies 150 km on both sides of the Western Dedicated Freight Corridor (WDFC) that connects Dadri in Uttar Pradesh to Jawaharlal Nehru Port, Navi Mumbai, Maharashtra. Nearly 38% of WDFC passes through Rajasthan and over 58% of state's area falls in influence area of DMIC. PCPIR is located within the influence area of DMIC. Industries in PCPIR will have easy and fast connectivity to ports such as Pipapav, Dahej, JNPT, etc., besides reaping benefits due to enhanced industrialization & urbanization in the DMIC influence area.



- Tilwara & Balotra Jn. railway stations, adjoining PCPIR provide easy access to WDFC.

- Samdari – Bhildi – Gandhidham railway line running parallel to WDFC provides easy and fast access to Kandla & Mundra ports on western coast.

- PCPIR has good road and rail connectivity to upcoming Marwar Industrial Cluster (MIC), an industrial hub being developed as a DMIC node at Rohat, Pali.

- Nearness to upcoming six-lane Amritsar- Jamnagar Expressway will provide high speed connectivity of industries in PCPIR to refineries in North India (Bhatinda) and Western India (Jamnagar). This Expressway will be access controlled with access point at Pataun Kalan on NH 25 adjoining PCPIR.

- Adjoining NH25 (Jodhpur-Barmer) connects Refinery cum Petrochemical Complex to Barmer on one side and Jodhpur on other side.

- Rajasthan has 2nd largest rail network and 3rd largest network of National Highways in the country. 8 Economic Corridors also pass through the state. Rajasthan is well connected with major cities in the country through Air/Rail/Road.

- Jodhpur, Pali & Barmer are emerging markets in the vicinity of PCPIR due to enhanced economic and trade activities in DMIC and Refinery cum Petrochemical Complex and increasing urbanization.

Water arrangement for PCPIR

Government of Rajasthan has allocated 55 MLD water from Indira Gandhi Nahar Pariyojna (IGNP) exclusively for PCPIR.

Downstream industries based on feedstock availability

Potential opportunity exists for setting up of industries based on feedstock available from Refinery cum Petrochemical Complex (RPC) in PCPIR. An illustrative is as under:

Feedstock available from RPC	Products (Downstream industries)
Polypropylene (*1053 KTPA)	Packaging films, Food packaging, Heat seal films, Car bumpers, Dashboard, Cladding for automotive sector, Raffia bags, Plastic pipes, Water cans, Bottles, Molded luggage, IV fluid bottles, Household items, Thermoware, Furniture.
Polyethylene (*976 KTPA)	**LLDPE** Packing films, High performance films, Agricultural films, Water storage tanks, Storage bins, Rigid bottles, Container lids, Toys. **HDPE** Raffia bags, Packing films, Water storage tanks, Housewares, Storage bins, Nets, Toys, Crates, Safety helmets, Pipes, Bags, Telecom ducts, Lamination films.
Butadiene (*150 KTPA)	Synthetic rubber industry – Styrene Butadiene Rubber (SBR), Nitrile Butadiene Rubber (NBR), Neoprene, Polybutadiene Rubber (PBR), Styrene Butadiene Latex (SBL); Engineering plastics – Acrylonitrile Butadiene Styrene (ABS), Nylon feedstock.
Benzene (*137 KTPA)	Polystyrene, Polycarbonates, Nylon 6, Nylon 6-6, Epoxy Resins, Linear Alkyl Benzene (LAB), Phenolic Resin, Styrene, Cumene, Acetone, Aniline, Nitrobenzene, Intermediate chemical for multiple products.
Toluene (*107 KTPA)	Paints, Paint thinners, Printing ink, Adhesives, Leather tanners, Disinfectants, Toluene diisocynate, Foams in polyurethane industry, Trinitrotoluene.
Other Products	Lube blending, Chlor-alkali, Dye and dye intermediates, Polyvinyl Chloride, Agrochemicals, Fertilizers, Masterbatches, Sulphuric Acid.
Other Industrial units	Cement, Ceramic, Building materials, Engineering and support services.

**As per present estimates received from HRRL.*

Other investment opportunities in PCPIR

PCPIR will also offer multiple opportunities of investment for development of commercial, institutional, educational and social infrastructure.

Borawas Kalawa industrial area

- 1st industrial area in PCPIR-allotment commenced.
- 1st phase - 93 plots have been planned on 32 hectare land.
- 2nd phase on 211 hectare land and 3rd phase on 472 hectare land to follow.

LOCATION ADVANTAGE

- Refinery cum Petrochemical Complex - 15 km.
- Railway stations –
  - Tilwara is adjoining.
  - Balotra Junction - 12km.
- Located on Jodhpur-Barmer NH25.
- Access node of Amritsar-Jamnagar Expressway - 40 km.

Borawas Kalawa Industrial Area Schedule of industrial plots (Dimension in Meter)							
Type	Size	Area (sqm.)	Plot (Nos.)	Set Backs			
				Front	Side I	Side II	Rear
A	80 x 125	10,000	2	6.00	4.50	4.50	4.50
B	80 x 100	8,000	3	6.00	4.50	4.50	4.50
E1	40 x 75	3,000	14	6.00	3.00	3.00	3.00
F	30 x 65	2,000	11	5.00	3.00	3.00	3.00
G	30 x 50	1,500	27	5.00	3.00	–	2.50
G1	25 x 40	1,000	30	3.00	3.00	–	1.20
H	20 x 35	700	6	3.00	3.00	–	1.20
TOTAL NO. OF PLOTS			93				

Ramnagar (Thob) industrial area

RIICO has 447 hectare land in village Ramnagar (Thob), Barmer district. Ramnagar (Thob) will be the 2nd industrial area in PCPIR. The allotment of plot in first phase of this industrial area is expected to commence in 2022.

LOCATION ADVANTAGE

- Refinery cum Petrochemical Complex - 32 km.
- Borawas Kalawa industrial area - 54 km.
- Balotra Jn. railway station - 38 km.
- On the main State Highway 28 linking to Jodhpur-Barmer NH25.
- Access point of the upcoming Amrtisar-Jamnagar Expressway-20 km.

Ramnagar (Thob) Industrial Area Schedule of industrial plots (Dimension in Meter)							
Type	Size	Area (sqm.)	Plot (Nos.)	Set Backs			
				Front	Side I	Side II	Rear
SP	80 x 140	11,200	2	7.50	4.50	4.50	4.50
B	80 x 100	8,000	12	6.00	4.50	4.50	4.50
D	50 x 100	5,000	3	6.00	4.50	4.50	4.50
E1	40 x 75	3,000	4	5.00	3.00	3.00	3.00
F	30 x 65	2,000	31	5.00	3.00	3.00	3.00
G	30 x 50	1,500	6	5.00	3.00	-	2.50
G1	25 x 40	1,000	6	3.00	3.00	-	1.20
H	20 x 35	700	20	3.00	3.00	-	1.20
H1	20 x 25	500	5	3.00	3.00	-	1.20
TOTAL NO. OF PLOTS			89				

Policy advantage

- Best in class incentives for manufacturing and services enterprises under Rajasthan Investment Promotion Scheme 2019 (RIPS 2019).
- Benefits in general for eligible manufacturing enterprises under RIPS 2019:
    - Investment Subsidy of 75% of State tax due and deposited, for 7 years.
    - Employment Generation Subsidy in the form of reimbursement of 50% of employers contribution towards employees EPF and ESI, for 7 years (75% in certain cases) with certain T&C.
    - Exemption from payment of 100% of Electricity Duty for 7 years.
    - Exemption from payment of 100% of Land Tax for 7 years.
    - Exemption from payment of 100% of Market Fee (Mandi Fee) for 7 years.
    - Exemption from payment of 100% of Stamp Duty.
    - Exemption from payment of 100% of conversion charges payable for change of land use and conversion of land.
- Chemical, Petrochemical and Petroleum Ancillary sectors have been identified as thrust manufacturing sectors in RIPS 2019 leading to additional incentives as under-
    - Enterprises making an investment equal to or above Rs. 10 crore in Chemical Sector or Petrochemical Sector or Petroleum Ancillary shall be granted the following benefits:
        - 5% interest subsidy on term loan taken by enterprise from Financial Institutions or State Financial Institutions or Banks recognized by RBI, for making an investment in plant & machinery, for a period of 5 years subject to a maximum of rupees 25 lakh per year; or
        - Capital subsidy equivalent to 25% of investment made on the plant and machinery, subject to a maximum of Rs. 50 lakh.
- Barmer Revenue District (excluding Municipal Areas as notified under Rajasthan Municipalities Act, 2009) has been notified under Most Backward and Backward Areas* under RIPS 2019, and an eligible enterprise, other than a cement manufacturing enterprise, making investment in Most Backward and Backward Areas shall be granted the following additional benefits, in addition to the other benefits in RIPS 2019:
    - Applicable Investment Subsidy for an additional 3 years, subject to the maximum of 10 years.
    - Applicable Employment Generation Subsidy for an additional 3 years, subject to the maximum of 10 years.
    - Applicable exemption from payment of Electricity Duty for an additional 3 years, subject to the maximum of 10 years.
    - 1% additional interest subsidy, if an enterprise is eligible for interest subsidy under RIPS 2019.

    * Borawas Kalawa and Ramnagar (Thob) industrial areas of RIICO fall under Most Backward and Backward Areas.
- Provision of customized package for enterprises investing more than Rs. 100 crore (more than Rs. 750 crore for cement manufacturing enterprises) and providing direct employment to more than 200 persons.
- Chemical & Petrochemical Policy to be announced shortly.

Please refer RIPS 2019 document for details

Scan the QR code to view the complete
RIPS 2019 document

About RIICO

Rajasthan State Industrial Development and Investment Corporation Ltd. (RIICO) is a premier agency of the Government of Rajasthan that has played an important role in the industrial development of the state. RIICO develops industrial areas across Rajasthan and provides financial assistance to projects in Rajasthan.

104,000
Acres of Land

50,000+
Acres of Developed Land

370
Industrial Areas

42,000+
Units in Production in RIICO Industrial Areas

3
Special Economic Zones

Sector Specific Parks

Allotment of land by RIICO

RIICO allots land in its industrial areas through an online E- Auction bidding process.

- Register on RIICO website www.riico.co.in and sso.rajasthan.gov.in
- Online deposit through RIICO Payment Gateway.
  - Participation fee Rs. 1000/- + GST for each plot.
  - Earnest Money Deposit (EMD).
- Details of plots to be e-auctioned (plot number, area of plot, 360 degree view of plot, EMD for each plot, EMD start and end date, bid start and end date, terms and conditions and procedure for participating) are placed on www.riico.co.in in E-auction menu bar.
- Payment option:
  - 25% of the total land premium amount is to be deposited before allotment.
  - Remaining 75% of the total land premium amount is to be deposited in 11 quarterly instalments (interest bearing – presently interest is @ 9% p.a.)
  - Option to make payment of remaining 75% of the total land premium amount within 120 days from the date of issue of allotment letter without interest is also available.

RIICO's scheme for financing of industrial land allotted in RIICO industrial areas

- Minimum loan amount of Rs. 100 lakh subject to maximum of 75% of bare cost of land.
- Repayment in 5 years (including moratorium up to one year).
- Interest @ 11% p.a. Rebate of 2% is also allowed if repayment of principal and interest is made timely on quarterly basis, making effective rate 9% p.a.
- No processing or service charges.
- No prepayment premium if loan is repaid before scheduled period.

Project financing by RIICO

RIICO provides term loan assistance to projects in Rajasthan.