

KCIP project offers ideal conditions to genuine industrialists

IQBAL MIRZA

KARACHI: While the local industrialists are planning to shift their industrial units from Karachi, the National Industrial Parks Development & Management Company (NIP) has sold over Rs 1000 million (payment received Rs 440 million and payment receivable Rs 567 million) worth of industrial plots to genuine entrepreneurs in its state-of-the-art project, Korangi Creek Industrial Park (KCIP).

According to details available here on Tuesday, out of 103 acres of saleable land available in this project, 49 acres have already been sold out, indicating that investors are ready to invest in Karachi, provided their investments are guaranteed safety, a congenial law and order situation and uninterrupted electricity through NIP's captive power plant is ensured.

Needless to mention, the exorbitant land rates are one of the main hurdles in the promotion of small and medium size industries in the country. The spiralling prices are due to the 'speculators' whose only aim is to rap a windfall by creating an artificial demand.

The NIP has taken care of this menace with the terms and conditions of sale of land, which bind every buyer to build the industry as per defined timeline, failing which the plot would be cancelled and sold to the next prospective buyer in the queue.

The mission assigned to the Company, established as a public-private partnership, is to create an environment that allows the customers to grow and flourish in the global market. Its objectives include supporting rapid industrialisation in the country by developing new industrial parks and rehabilitating those that might be attracting industrialists for setting up their business in the industrial parks, promoting interaction between the industrialists and the government to create an overall conducive industrial environment, providing a platform and act as a catalyst for industries to increase productivity and promote creation of jobs in all the provinces of the country.

The most important aspect of any industrial estate or zone in the developed world is meeting the environment

standards to ensure pollution-free surroundings to the inhabitants of the adjoining areas. It is highly encouraging to note that the Company has taken all measures to ensure a clean environment for the people living within and outside the park. These measures include construction of an effluent treatment plant, storm water drainage system, and solid waste management.

The KCIP project has been designed by Jurong, of Singapore, renowned internationally for its expertise and wide experience in this field, whereas Nespak has been given the responsibility for subsequent architectural design, engineering services and supervision of the project.

The park has zones, namely 'high density' and 'low density' zones. The 'high density' zone will cater to industrial high-rise complex including zones for gems and jewellery and information technology, while the 'low density' zone would cater to industrial sectors including garments, food processing, printing/packaging and light engineering. The Company will establish its own estate management for the mainte-

nance of the park its utilities, environment and commercial buildings with a view to satisfying customers' requirements to sustain the investment goals of estate owners and occupants.

The common features that would be provided in this park to the businessmen include industry clusters with basic business themes, one window operation for all infrastructure facilities, basic utilities such as gas, water and electricity, facilities like commercial complex, cafeteria, medical care, technical and vocational programs for specific industries, for all stakeholders of the park.

The KCIP project, strategically located on 250 acres, is the first of its kind in the country and is envisioned to create a self-contained industrial community, entailing a comprehensive master plan geared around the idea of strategically clustering specific industries, perimeter wall with controlled entry and exit, well designed road network, 48 mw captive power plant and provision of essential utilities including water, natural gas and telecommunication. Prospective clusters for the park are

light engineering, food processing, consumer and pharmaceutical products, printing and packaging, value-added textiles/leather, information technology and gems and jewellery. Amenities such as effluent treatment plant, internal transportation, green areas, community space, vocational training centre and commercial centre for support services to the industry are also included in the project design to provide a complete infrastructure solution to industrialists.

To ensure transparency and to discourage speculative interests, the Company has designed a comprehensive sales policy with the objective of attracting only genuine industrial entrepreneurs. The features of this project, coupled with provision of one-stop-service, aim to create a hassle-free environment for both local and foreign industrial investors. It is envisioned that this milestone project will create significant job opportunities for skilled and semi-skilled workers and contribute to GOP growth of the country leading to economic prosperity and poverty alleviation.