

**PROJECT REPORT**

**FOR**

**RUBBER PARK**

**AT**

**BODHJUNGNAGAR, TRIPURA STATE**

**JOINTLY PROMOTED BY**

**RUBBER BOARD  
AND GOVERNMENT OF TRIPURA  
(TRIPURA INDUSTRIAL DEVELOPMENT  
CORPORATION LTD, TRIPURA)**



**PREPARED BY**

**TECHNICAL CONSULTANCY DIVISION  
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KOTTAYAM, KERALA  
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# EXECUTIVE SUMMARY

## TITLE OF THE STUDY

### PROJECT REPORT FOR RUBBER PARK AT BODHJUNGNAGAR, TRIPURA (W)

The Govt. of Tripura is planning to develop a Rubber Park for growth of rubber based industries in the state of Tripura. There is a positive growth in the area of rubber plantation and in production of natural rubber but industrial infrastructure for setting up of rubber based industries was not adequate. This has led to lower demand and wide price fluctuation of this agricultural commodity. Moreover cost of transportation of rubber produced in the state to other parts of the country is too expensive. In view of the above Govt. of Tripura is planning to establish this Rubber Park for development of the rubber industrial sector in the state. The Park will help in increasing consumption of the natural rubber produced in the state, facilitate value addition, offer export potential to neighbouring Bangladesh and generate employment.

The project will be initiated by Govt. of Tripura through Tripura Industrial Development Corporation Ltd (TIDC), a wholly owned undertaking of Government of Tripura. About 50 acres of land will be acquired for the purpose and all the essential facilities will be developed and will be distributed to the independent rubber industrial units. The land is located at Bodhjungle which is 12 Km from Agartala and 22 kms from Agartala Airport. Similar rubber park is being developed in Kerala and Tamilnadu, where major portion of rubber is grown. Of 50 acres, 35 acres of developed land will be distributed to start industrial units and 15 acres will be earmarked for establishing essential infrastructure facilities. The total estimated outlay for the project is Rs. 700.00 Lakhs

Rubber Park at Tripura will be third of its kind in the country. The other two Irampuram near Cochin in Kerala and Chembakaramanputhooor in Tamilnadu in different states of completion.

The major advantages of setting up the exclusive rubber industrial estate are :-

- I. Testing and Quality Certification System
- II. Better Environmental Planning
- III. Reduction in cost for infrastructure facilities

The number of registered units of rubber related activities in Tripura as on year 2000 are as follows:

Sl. No.	Type of rubber Industry	Consumption of Rubber( in MT )
1	Adhesive	50
2	Rubber Bands	2
3	Tread Rubber	6
4	Cycle Tyre & tube	20
5	Miscellaneous	2
	Total	80

Target Industries in Rubber Park at Bodhjungnagar :

Based on detailed analysis of different rubber based industries and on the evaluation of feedback from promoting entrepreneurs, the likely competitive advantages that may be realized by units bylocating at the Rubber Park are :

- Availability of infrastructure facilities like Power, water , suitable land etc. Quality Control, Testing & Certification of products
- Raw material ware house (rubber, chemicals & consumables ) Effluent treatment Plant
- Speedy Licensing & Clearances Technical Assistance
- Market Information and
- Assistance for promotion of tiny industries by Centralised mixing unit and standard design factory buildings.

A total of 19 product groups has been identified in different scales as potential products. Of this only 4 groups have been identified in latex based industries and balance 15 products are from dry rubber goods :

Sl. No.	Product Group	Domestic Market			Export
		Large	Medium	Small	Large
A.	Latex Based Industries:				√
i.	Surgical & examination Gloves		√	√	
ii.	Household & Industrial gloves		√		
iii.	Fibre Foam				
iv.	Dipped goods like rubber bands, finger stalls, balloons etc. in a unit			√	
B	Dry Rubber Products				
i.	Cycle Tyres & Tubes	√	√		√
ii.	Two wheeler tyres & tubes	√			
iii.	Tread rubber		√	√	√
iv.	Moulded auto components		√	√	
v	Industrial rubber components		√	√	
vi	Patches & retreading materials		√		
vii	Hawaii Chappals		√	√	
viii	Moulded Footwear	√			√
ix	Coloured rubber products		√	√	
x	Mats		√		√
xi	Transmission belts	√			√
xii	Sports Goods			√	
xiii	Rubber Beadings		√	√	
xiv	Hoses & Tubings		√		
xv	Miscellaneous items like erasers, tyre flaps, roller etc.		√	√	

Promoters :

The project will be promoted by a proposed Joint Venture Company to be formed jointly by TIDC and Rubber Board. The project is [proposed to be financed under Assistance to

States for Infrastructure Development for Export (ASIDE) Scheme of Govt. of India. The means of Finance are proposed as follows:

A. Equity Capital (20%)	Rs. 140.00 Lakhs
I. Rubber Board (51%)	Rs. 71.40 Lakhs
II. TIDC (49%)	Rs. 68.60 Lakhs
B. Assistance under ASIDE (80%)	Rs. 560.00 Lakhs
<b>TOTAL (A) +(B)</b>	<b>Rs. 700.00 Lakhs</b>

**Pricing Policy:**

35 acres out of 50 acres proposed will be allotted to the units while 15 acres will be kept for centralized facilities and roads etc. The allotment of land is on lease rent basis and the one time allotment fee (premium) will be as follows :

Year	% Occupancy	Rs. In Lakhs / acre
2005-2006	20	5.00
2006-2007	20	5.50
2007-2008	30	6.00
2008-2009	30	6.50

It is planned that plots of 0.5 acres and multiples will be provided in the park depending on the requirement. The project is expected to be completed within 2 years.

**Cost of the project:**

	Particulars	Rs. In Lakhs
A	Cost of Land 50 acres	100.00
B	Land development Cost	120.00
C	Building & civil work	190.00
D.	Electrical works	72.00
E	Water supply system	35.00
F	Equipment for Centralized Facility	50.00
G	Contingency 10% of Fixed Cost	56.70
H	Preliminary & preoperative expenses	76.30
	<b>Total</b>	<b>700.00</b>

The allocation of the land is projected for the following categories as :

Category	Investment (Rs. In Lakhs)	Area required (in acres)	Total area (in acres)	No. of Units
I	Less than 50	0.5	14	28
II	50 to 100	1.0	10.5	10
III	Above 100	2.5	10.5	4
IV	Less than 10	50 sq.m	NA	10
	<b>TOTAL</b>		<b>35</b>	<b>52</b>