

# Investing in the Future of Afghanistan

The Industrial Parks Development Authority under the Afghanistan High Commission for Investment is pleased to offer modern, strategically located, well-managed, regulated and attractive Industrial Parks.

**Reliable electric power**

**Clean land title (Qabala)**

**Site security**

**Water and sewage system**

**Paved roads**

**Professional management**



## A Tool For Business

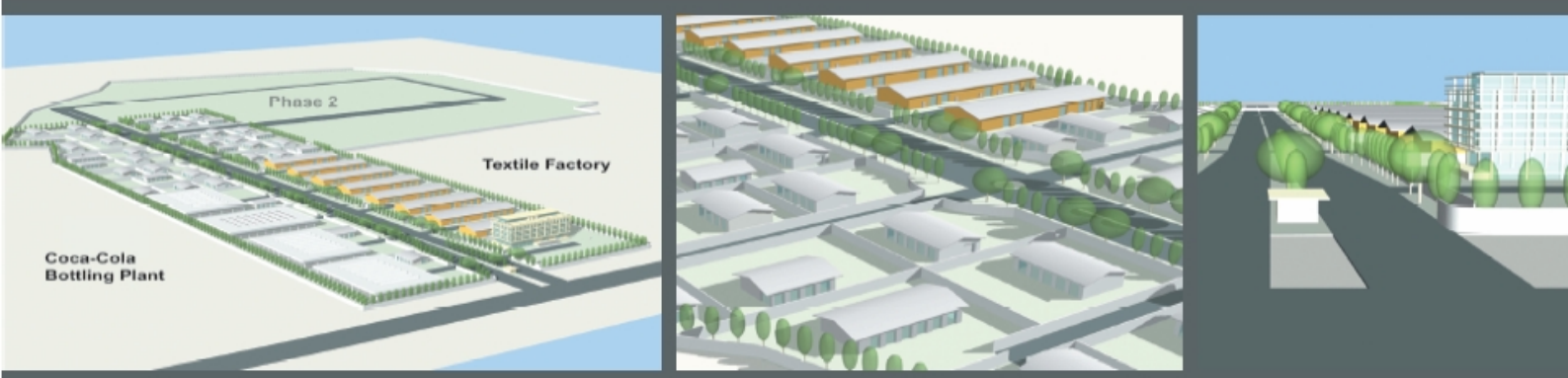
Industrial parks serve as an important tool for business growth and are integral to the economic growth strategy for Afghanistan. A well designed and serviced industrial park facilitates private investors interest and stimulates new job growth. By leasing or buying land in a park investors can enter a new market with reduced financial risk and expedited approvals related to site acquisition, zoning and permitting.

**Industrial Parks Development Authority**  
AISA Building Kabul, Afghanistan  
Phone: 210-3404 #7 Fax: 210-3402  
Email: [info@aisa.org.af](mailto:info@aisa.org.af) Web: [www.aisa.org.af/ipda](http://www.aisa.org.af/ipda)



# Bagرامي Industrial Park

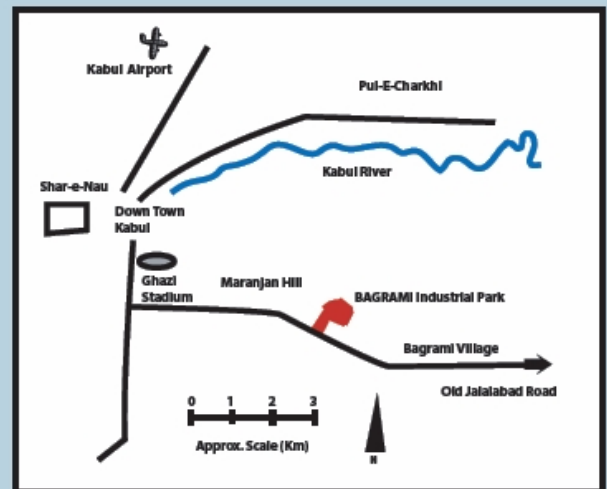
Kabul's Premier Industrial Location



*Fully serviced industrial plots designed for the modern business*

## Features

- Reliable electric power**
- Clean land title (Qabala)**
- Site security**
- Water and sewage system**
- Paved roads**
- Professional management**



## Plots for Sale or Lease

*Contact:*

**Industrial Parks Development Authority**  
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# Bagrami Industrial Park Fact Sheet



**Industrial Parks Development Authority**  
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## Location

Located 7 km north of downtown Kabul, and about 12 km from the airport.  
Total site area is 24 hectares  
- Phase I: 9 hectares (under construction)  
- Phase II: 15 hectares (in design phase)  
Adjacent to the Coca Cola plant and the former Bagrami Textile mill.

## Features

Reliable electric power  
Clean land title (Qabala)  
Site security  
Water and sewage system  
Paved roads  
Professional management

## Infrastructure

Paved road with curbing stones and concrete side drains  
Water and sewer distribution system  
Electric power distribution system  
Full perimeter wall with access control

## Development Schedule

Site Grading start: June 2004  
Infrastructure start: August 2004  
Completion: December 2004

## Plot Sizes

Plot sizes range from 4,500 m<sup>2</sup> for large uses to 1,000 m<sup>2</sup> for smaller companies.  
Plots available for commercial builders to offer shell industrial space to small companies who may not be able to buy their own land.

## Potential Industries

Light manufacturing, plastic fabricators, textiles, pharmaceuticals, food products and beverages, etc.

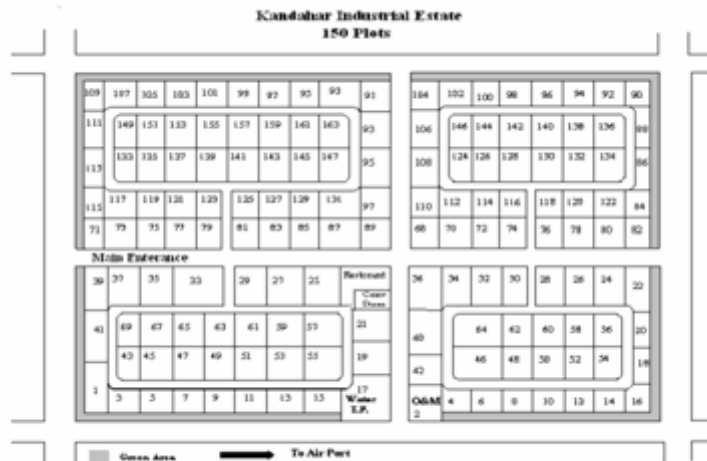
## Anchor Users

Coca Cola with a 22,000 m<sup>2</sup> production facility to be built over 2 phases



# INDUSTRIAL PARKS DEVELOPMENT AUTHORITY - IPDA

<b>Kandahar Industrial Park Specification and Fact Sheet</b>	
<b>Location</b>	<p>Located 15 km east of downtown Kandahar on the airport road.</p> <p>Total site area is 15 hectares</p>
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ <b>Reliable electric power supply</b></li> <li>✓ <b>Clean land title (Qabala)</b></li> <li>✓ <b>Site security</b></li> <li>✓ <b>Paved roads</b></li> <li>✓ <b>Central water and sewage system</b></li> <li>✓ <b>Professional management</b></li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Paved roads with curbing stones and concrete side drains</li> <li>• Water and sewer distribution system</li> <li>• Electric power distribution system</li> <li>• Full perimeter wall with access control</li> </ul>
<b>Development Schedule</b>	<ul style="list-style-type: none"> <li>• Site survey: July 04</li> <li>• Grading: August 04</li> <li>• Perimeter wall construction: September 04</li> <li>• Power, water and sewer improvements: October/November 04</li> <li>• Road paving: December/January</li> <li>• Completion: February 05</li> </ul>
<b>Plot Sizes</b>	<ul style="list-style-type: none"> <li>• Plot sizes will range from 2,500 m<sup>2</sup> for large uses to 1,000 m<sup>2</sup> for smaller companies.</li> </ul>
<b>Potential Industries</b>	<ul style="list-style-type: none"> <li>• light manufacturing, plastic fabricators, textiles, pharmaceuticals, food products and beverages, etc.</li> </ul>



## Kandahar Industrial Estate 150 Plots

109	107	105	103	101	99	97	95	93	91
111	149 151 153 155 157 159 161 163							93	
113	133 135 137 139 141 143 145 147							95	
115	117	119	121	123	125	127	129	131	97
71	73	75	77	79	81	83	85	87	89

104	102	100	98	96	94	92	90
106	146 144 142 140 138 136						88
108	124 126 128 130 132 134						86
110	112	114	116	118	120	122	84
68	70	72	74	76	78	80	82

**Main Entrance**

39	37	35	33	29	27	25	Restorant	
41	69 67 65 63 61 59 57						Conv Store	21
	43 45 47 49 51 53 55							19
1	3	5	7	9	11	13	15	17 Water I.P.

36	34	32	30	28	26	24	22
40	64 62 60 58 56					20	
42	46 48 50 52 54					18	
O&M 2	4	6	8	10	12	14	16



Green Area

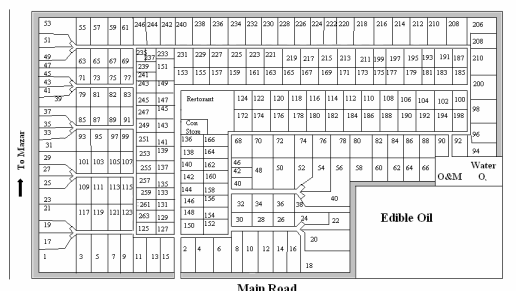


To Air Port

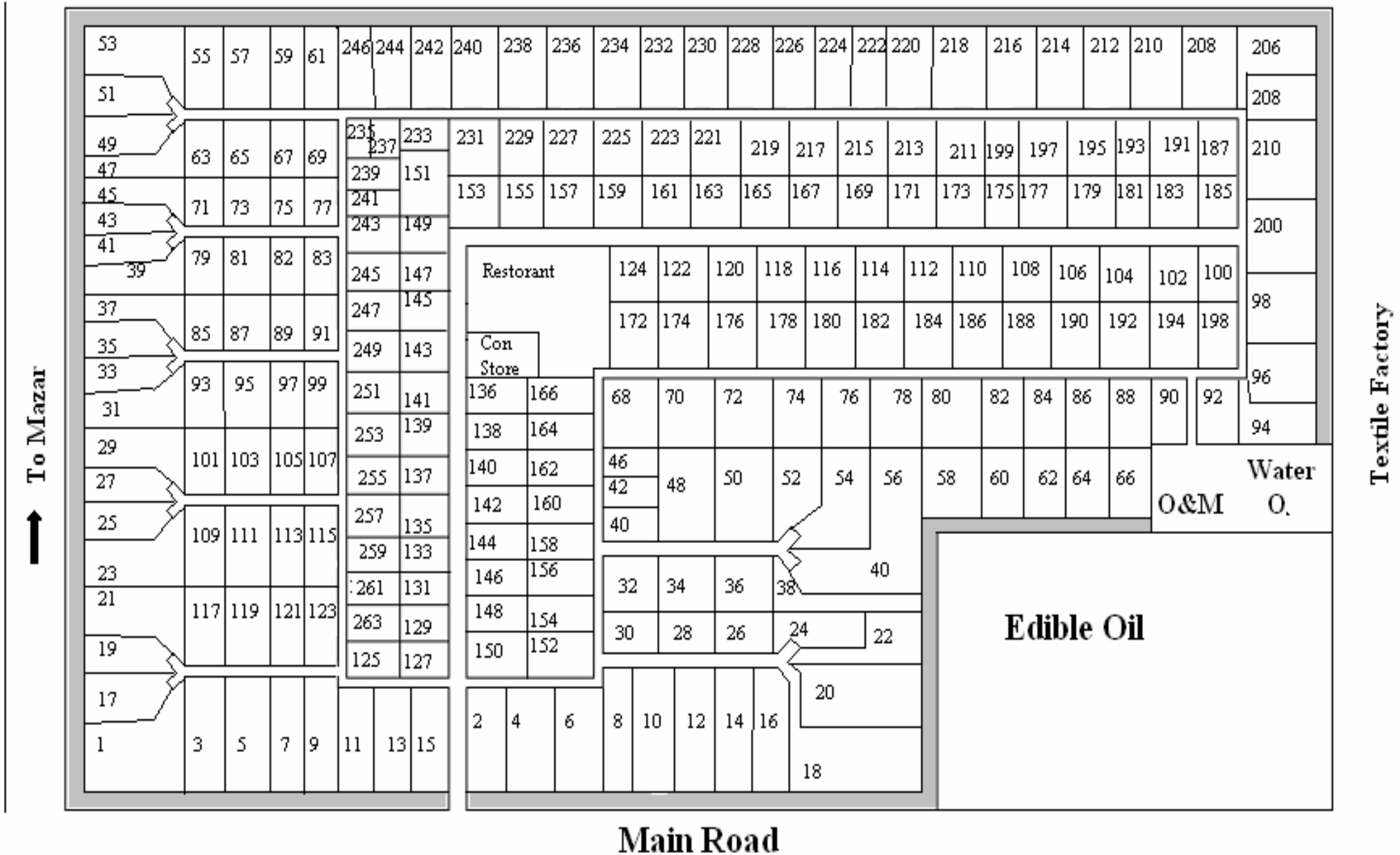
# INDUSTRIAL PARKS DEVELOPMENT AUTHORITY - IPDA


<b>Mazar-i-Sharif Industrial Park Specification and Fact Sheet</b>	
<b>Location</b>	<p>Located 7 km north of downtown Mazar-i-Sharif, and about 12-15 km from the airport</p> <p>Site is 36 ha (89 acres) including 10 ha plot for ADB funded edible oil processing plant.</p> <p>The Park is adjacent to a textile factory (owned by a joint venture of French and a Russian companies) employing about 200 people.</p>
<b>Features</b>	<ul style="list-style-type: none"> <li>✓ <b>Reliable electric power supply</b></li> <li>✓ <b>Clean land title (Qabala)</b></li> <li>✓ <b>24 hour site security</b></li> <li>✓ <b>Water and sewer service available</b></li> <li>✓ <b>Paved roads</b></li> <li>✓ <b>Professional management</b></li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Paved roads with curbing stones and concrete side drains</li> <li>• Water and sewer distribution system</li> <li>• Electric power distribution system</li> </ul>
<b>Development Schedule</b>	<ul style="list-style-type: none"> <li>• Site survey: June 04</li> <li>• Grading: July 04</li> <li>• Perimeter wall construction: August 04</li> <li>• Power, water and sewer improvements: September/October 04</li> <li>• Road paving: November/December 04</li> <li>• Completion: January 05</li> </ul>
<b>No of Plots</b>	<ul style="list-style-type: none"> <li>• Up to 280 plots depending to user requirements</li> </ul>
<b>Industries</b>	<ul style="list-style-type: none"> <li>• Light industry, textile producers, and food processors</li> </ul>
<b>Anchor User</b>	<ul style="list-style-type: none"> <li>• Edible Oil Factory of 8-10 ha--a joint venture between an Afghan investor and DeSmet (Belgian company).</li> </ul>

Mazar Industrial Estate 26 Ha. 280 Plots



# Mazar Industrial Estate 26 Ha. 280 Plots



 Green Area



**INDUSTRIAL PARKS DEVELOPMENT AUTHORITY - IPDA**

**EXPRESSION OF INTEREST FOR LEASING OR PURCHASE OF PLOTS  
Bagrami Industrial Estate**

**Processing Fee Afs 500**

**Contact Information**

Business Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Contact Person \_\_\_\_\_

Business Telephone# \_\_\_\_\_ Cell Phone # \_\_\_\_\_

Company Ownership: Partnership \_\_\_\_\_ Sole Proprietorship \_\_\_\_\_ Corporation \_\_\_\_\_  
Limited Liability Company \_\_\_\_\_ Foreign person or company \_\_\_\_\_ Other \_\_\_\_\_

Name of Corporation, Partnership, etc. if different from Business Name \_\_\_\_\_

**Existing Business Details**

Location of current business \_\_\_\_\_

Products \_\_\_\_\_

Number of Employees \_\_\_\_\_ Total Annual Turnover \_\_\_\_\_

Current space: Leased \_\_\_\_\_ **or** Owned \_\_\_\_\_

Number of years in business \_\_\_\_\_

Business References: Please provide at least two credit references from businesses, which have provided labor, materials, or services to your business, including name, address, and phone number:

\_\_\_\_\_  
\_\_\_\_\_

AISA Registration # \_\_\_\_\_ (if available)

**Proposed Business**

Size of proposed production facility \_\_\_\_\_ m2

Plot size required \_\_\_\_\_ m2

Number of employees at proposed facility \_\_\_\_\_

**INDUSTRIAL PARKS DEVELOPMENT AUTHORITY - IPDA**

Provide a projection of total turnover and expenses at proposed facility for the first 12 months of operation.

Total projected Turnover \_\_\_\_\_  
Total projected Expenses \_\_\_\_\_  
Net projected Income \_\_\_\_\_

Proposed Investment: Building \_\_\_\_\_ Equipment \_\_\_\_\_

**Certification**

I hereby certify the information contained in this application is accurate and complete to the best of my knowledge and belief. If I have intentionally falsified any of this information or omitted information necessary to prevent statements from being misleading, I understand that the request will be denied.

I authorize AISA and IPDA to obtain verification of all sources named to verify credit, income, and employment, and to obtain a credit report. The information may be reviewed by the High Commission for Investments to approve or deny the request. Otherwise the information furnished will be held in strict confidence.

**Registration Fee:** I understand that a non-refundable processing fee of Afs 500 is required.

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Company Representative**

\_\_\_\_\_  
**Print name**

\_\_\_\_\_  
**Title or Position with Company**

**For Further Information or Assistance  
Contact**

**Aziza Habib**

**Afghan Investment Support Agency**

**Phone 210-3404 # 47**

**Email: [info@aisa.org.af](mailto:info@aisa.org.af)**

**INVESTOR SELECTION PROCEDURE**

**I. EXPRESSION OF INTEREST STAGE**

The Expression of Interest stage of the process is designed to make it easy for companies to show their interest in leasing or buying industrial plots. The process is open to all local and international companies.

Expressions of interest will be reviewed based on the following criteria

1. Compatibility With Industrial Estate: assessment of industrial classification or manufacturing activity based on requirements of the industrial estate in question.
2. Preliminary Appraisal of Company.

Stability of Company: years in business, quality of business references, organization

Type of Product: consistency with objectives of Industrial Estate, environmental impacts, and significance for the national economy (market competition, import substitution, export potential)

3. Job Creation Potential
4. Investment Amount Proposed
5. Space Requirements.

**II. APPLICATION STAGE AND INVESTOR SELECTION**

Following the Stage One review the companies will be ranked and a short-list prepared. The short-listed companies will be invited to prepare and submit a formal application to lease or purchase a plot. The applications will be evaluated based on the following criteria:

1. Adequacy of business plan
2. Willingness/ability to pay the prospective land price or building space rent
3. Job creation by qualification levels, over the initial five years
4. Procurement status of production machinery
5. Documented evidence of financing arrangements and availability of funds

At this Stage, the number of investors will be ranked and the selected number of companies will exceed by 25% the number of prospective plots or building spaces that are available. This will ensure that enough replacement candidates are available in case selected investors decide not to proceed with the process.

**III. NEGOTIATION OF SALE OR LEASE AGREEMENT**

Negotiations of the lease or sale agreement will begin immediately following completion of Stage II. The companies will use this period of time to complete their project design and prepare tender documents.

The final recommendation along with design and tender documents will be submitted to the High Commission for Investment for approval.

Once Commission approval is obtained the finally selected entrepreneurs can make their final financial arrangements and begin procurement of the plant, building works and other plot or building site improvements with full confidence that the required plots or building sites are available.