About Invest India
Invest India is the National Investment Promotion and Facilitation Agency of the Government of India mandated to facilitate investments in India. Besides investor targeting and facilitation, Invest India runs effective programs for resolving issues and grievances of existing investors through its after-care programs.

A 150+ member team provides sector- and state-specific investment opportunities, advises investors on regulatory procedures and clearances, and hand-holds investors through the entire investment process. Invest India teams comprise of highly educated and experienced professionals, with prior experience of working with foreign multinationals across areas such as investment banking, consulting, corporate strategy, taxation and law.

Headquartered at New Delhi, Invest India coordinates with all Indian stakeholders such as central ministries, state governments, Indian missions across the globe, regulatory bodies, industry chambers, etc. In addition, Invest India has forged partnerships with a large number of foreign stakeholders such as foreign missions and trade offices in India, investment promotion agencies for key FDI source countries, export promotion councils and bilateral chambers. The firm has a strong working relationships with all Indian states and union territories, where it works to build capacity, formulation of regional plans for investment facilitation and industrial cluster development.

Invest India, set up in 2009, is a non-profit venture under the Department for Promotion of Industry and Internal Trade, Ministry of Commerce and Industry, Government of India. Currently, it manages key national missions and initiatives such as Make in India, Startup India, Project Monitoring Group, Accelerating Growth of New India’s Innovations (AGNi), India Investment Grid (IIG) and Industrial Information System (IIS).

About JLL India
JLL is India’s premier and largest professional services firm specializing in real estate. With an audited revenue of Rs.1,144 crores for FY 2018-19, the Firm is growing from strength to strength in India for the past two decades. JLL India has an extensive presence across 15 major cities (Mumbai, Delhi NCR, Bengaluru, Pune, Chennai, Hyderabad, Kolkata, Ahmedabad, Kochi and Coimbatore) and over 130 for B & H markets with a cumulative strength of 12,200 professionals.

The Firm provides investors, developers, local corporates and multinational companies with a comprehensive range of services. This includes leasing, landed markets, research & advisory, transaction management, project development, facility management and property & asset management. These services cover various asset classes such as commercial, residential, industrial, retail, warehousing and logistics, hospitality, healthcare, senior living, data centre and education.

JLL India won the Five Star Award for ‘‘Top Property Consultancy’’ at the International Property Awards Asia Pacific 2018-19. The Firm was also recognised amongst the ‘Top 300 Best Places to Work in India’ three years in a row (2017, 2018 and 2019) in the annual survey conducted by Great Place to Work® and The Economic Times. JLL India has also been acknowledged as ‘‘Property Consultant of the Decade’’ at the 18th CII-BCCIA Asian Real Estate Awards 2019. For further information, please visit jll.in

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About Ahmedabad
Ahmedabad is the cultural and industrial hub of Central Gujarat, the state capital of India. The city is famous for its rich cultural heritage, stunning architecture, and vibrant textile industry. With a rapidly growing economy, Ahmedabad is known for its business-friendly environment and strong infrastructure. It is home to several large corporate offices, including those of many multinational companies. Ahmedabad ranks among India’s top 15 cities in terms of business potential and is considered one of the fastest growing cities in the country. The city’s strategic location near Mumbai and Surat, its well-developed transport network, and a skilled workforce make it an attractive destination for investors and businesses.

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Mane Aanand, Sunita Bajpai, Tejpal Kumar, Deepak Agarwal & all the industry experts who shared their valuable insights on the various aspects of the sector.

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May 2020
Mahatma Mandir, Convention and Exhibition Center, Gandhinagar
Ahmedabad – India’s first heritage city declared by UNESCO – has been an industrial base for sectors such as chemicals, textiles, pharmaceuticals and agro & food processing industries. Sanand – Mandal – Becharaji industrial belt is fast emerging as a major automotive manufacturing cluster, driven by investments by Japanese companies.

**STATE SNAPSHOT**

- **GSDP Growth (FY18): 11.2%**
- **Logistic Performance Index (2019): 1st Rank**
- **HDI Rank (2018): 8th Rank**
- **No. of Factories in State (FY 18): 26,586; 2nd Rank**
- **1st Rank INR 16,156 Bn IEMs Implemented (Jan’14 - Dec’19)**
- **State’s contribution to India’s Exports (FY 19): 17.2%**
- **30% of processed food & dairy exports from India**
- **40% of chemicals exports**
- **35% of cotton produced in India (Largest Producer)**
- **62% of India’s petrochemical production**
- **65% of demin fabric production in the country**
- **25% of country’s textile manufacturing output**

**Gujarat contributes:**

- 36% of 1,500 km Western Dedicated Freight Corridor (WDFC) is through Gujarat (565 km) with 6 nodes including Ahmedabad – Dholera node

**Business Opportunities**

- State with longest coastline: 1,600 kms
- Highest number of operational ports and commercial cargo ports: 44, handling ~2/5th of total port cargo in India
- 1st Rank in cargo throughput amongst all Indian ports
- Private Industrial Park Development Scheme, 2015: First state to promote & encourage private industrial parks development through incentives

**Scan QR code to access key weblinks:**

- Gujarat Industries Department
- Gujarat Industrial Development Corporation (GIDC)
- Industrial Extension Bureau (INDEXTb)
WHY AHMEDABAD?

Ahmedabad contributes:

- **6%** market share of Indian automobile sector
- **10%** of India's pharmaceuticals market

The **largest city of Gujarat** (6.4 mn population) has an estimated **GDP of USD 68 billion**

The city constitutes **21.5% of total industries** in the state and employees **18% of workers** of the state

Headquarters of big corporates such as Zydus- Cadilla, Torrent Pharmaceuticals, Nirma Group of Industries, Adani Group, Anvind and Dishman Pharmaceuticals & Chemicals

Large-scale Greenfield industrial cities

- **Dholera Special Investment Region (DSIR):**
  - Greenfield Industrial City - 100 km from Ahmedabad
  - Largest node on the Delhi – Mumbai Industrial Corridor (DMIC) - 920 sq.km.
  - Focus Sectors: Defence and Aerospace, Automotive, Capital Goods

- **Mandal Becharaji Special Investment Region (MBSIR):**
  - Expected to emerge as India’s largest auto-hub once all expansion plans are completed
  - Currently over 0.5 million cars produced every year
  - Suzuki Motors and Honda Motorcycle & Scooter are the main Auto OEMs

- **Gujarat International Finance Tec – City (GIFT):**
  - India’s only International Financial Services Center (IFSC) trying to compete with financial centres like Singapore, Hong Kong and Dubai
  - India’s first operational smart city with 886 acres of land with 62 Mn. Sq.ft. of built up area
  - Strategically located near Ahmedabad Airport (12 km), Gandhinagar (12 km) & Ahmedabad (25 km)

SECTOR SNAPSHOT

**Auto & Ancillaries**
- Well-developed auto clusters – Sanand, Mandal-Becharaji with major players like Tata Motors, Suzuki Motors, Honda Motorcycle & Scooter, etc.

**Pharma & Lifesciences**
- Products: APIs, Formulations, Biological Products, Contract Manufacturing.

**Textiles & Apparel**
- 3 Textile SEZs in Ahmedabad with investment of ~INR 5 billion

**Japanese Industrial Township, Japanese Industrial Zone & Auto Value Chain Park**
- 1/3rd of state’s pharma units across 1500 ha
- ATTRA – India’s largest textile research & First textile testing lab

**Prominent industrial areas for greenfield and secondary transactions**

<table>
<thead>
<tr>
<th>Industrial Park</th>
<th>Total Area (Acres)</th>
<th>Major Occupiers</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>GIDC Sanand Industrial Estate</td>
<td>5,080</td>
<td>CIL, Novelis-Petchemicals, Tata Motors, Ford, Bosch, Magna, Valeo, Ascend Trans.</td>
<td>Focus sectors: Engineering, Automobiles &amp; ancillary units, Engineering plastics, Semiconductors, Electronics, Medical Devices.</td>
</tr>
<tr>
<td>Japanese Industrial Township, Sanand (Khos)</td>
<td>1,750</td>
<td>Upcoming</td>
<td>An ecosystem of core manufacturing, allied industries &amp; supporting facilities for Auto &amp; ancillaries, Engineering &amp; Pharmaceuticals sectors.</td>
</tr>
<tr>
<td>Mandal - Becharaji SIR</td>
<td>25,205</td>
<td>Suzuki Motors, Honda Motorcycle &amp; Scooter</td>
<td>Completed Suzuki Motors has already operationalized two car manufacturing plants with 0.5 Mn. capacity. Honda has established world largest scooter plant with 1.2 Mn. annual capacity.</td>
</tr>
<tr>
<td>Japanese Industrial Estate, Mandal</td>
<td>304</td>
<td>Technoindia Autopark, Toyo Corp, Murakami Corp, Roki Minda Company</td>
<td>Gujarat’s first country-specific industrial estate delineated for Japanese companies focusing on Auto &amp; ancillaries, &amp; Engineering sectors with options of ready built facilities for immediate operations.</td>
</tr>
<tr>
<td>Shilwara SIR</td>
<td>22,734</td>
<td>Upcoming</td>
<td>Greenfield Industrial City with focus sectors in Defense, aviation, general manufacturing, etc.</td>
</tr>
<tr>
<td>Pharme (Zydus) Industrial Park</td>
<td>270</td>
<td>Thermo Fisher Scientific, Intas Pharmaceuticals, Cadila Pharmaceuticals</td>
<td>Gujarat’s first pharmaceutical SEZ.</td>
</tr>
<tr>
<td>Ahmedabad Apparel Park</td>
<td>94</td>
<td>Artex Apparel, Tarasaf International</td>
<td>Focus at value addition to textile manufacturing.</td>
</tr>
</tbody>
</table>

The major industrial corridors can be identified along Changodar – Bhayala road, Aslali – Kheda and Sanand – Becharaji. The land rates in these corridors range between INR 2,400 to INR 8,650 per sqm. The rates mentioned are indicative and may vary on other parameters as well.
Ahmedabad offers a right mix of socio-economic and political environment and has the infrastructure and skill base to pull investors, especially Sanand which has emerged with an equally good ecosystem for FMCG goods production. Recognising this very potential, we have invested to build this state-of-the-art facility at Sanand and continue to be part of the city’s industrial growth story.

- Marico India

Colgate India is extremely proud to be a part of ‘Vibrant Gujarat’ with its infrastructure facilities, skilled labour and the policies with respect to ease of doing business. We have made a large investment in this vibrant state by setting up a best in-class toothpaste manufacturing plant in the year 2014 at Sanand facility, not only for Indian consumers but also for Exports.

- Colgate India