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 connects India’s investors through the entire investment process. Invest India’s team comprises of highly educated and experienced professionals, with prior experience of working with foreign multinationals across areas such as investment banking, consulting, corporate strategy, and tax.

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 investor countries, export industry associations, and bilateral chambers. The firm has a strong working relationship 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, Start-up India, Project Monitoring Group, Accelerating Growth of New India’s Innovations (AGNIi), India Investment Grid (IIG) and Industrial Information System (IIS).

Invest India is the National Investment Promotion and Facilitation Agency of the Government of India. Invest India is India’s premier and largest professional services firm specializing in real estate. With an audited revenue of ₹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, Kolkata, Coimbatore) and over 130 Tier II & III cities with a cumulative footprint of over 12,000 professionals.

The Firm provides investors, developers, local corporates and multinational companies with a comprehensive range of services. This includes housing, land deals, research & advisory, transaction management, project development, facility management and property & asset management. These services cover various asset classes such as commercial, retail, industrial, mixed-use, warehousing and logistics, hospitality, healthcare, senior living, data centers and education.

JLL India won the Five Star Award for Best Property Consultancy at the International Property Awards Asia Pacific 2018-19. The Firm was also recognised amongst the ‘Top 100 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. It has also been acknowledged as ‘Property Consultant of the Decade’ at the 10th CNBC-Awaaz Real Estate Awards 2015. For further information, please visit jll.in.

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Mumbai - Aurangabad
Maharashtra’s New Industrial Belt

Acknowledgement: Mary Arvind, Sanita Roychowdhury, Deepa Upadhyay & all the industry experts who shared their valuable insights on the various aspects of the sector.

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**Mumbai** is the financial, commercial and entertainment capital of India. **Aurangabad** is surrounded by the industrial areas of Chikhalthana, Shendra & Waluj MIDC and has been a growing industrial node of Marathwada region.

### STATE SNAPSHOT

- **GSDP Growth** (FY 18): 7.5%
- **HDI Rank** (2018): 5th Rank
- **Logistics Performance Index of State**: 3rd Rank
- **No. of Factories in State** (FY 18): 26,393; 3rd Rank
- **Note**: Excludes Union Territories

**Maharashtra contributes:**

- 35% of India’s out of automobile by value
- 20% of India’s software exports
- 17% of India’s chemicals production
- 20% of India’s pharmaceutical output

- **Highest FDI inflow** (30% of all FDI during 2000-19)
- **Hosts**: 2 major ports & 53 minor ports
- **Capacity expansion to 10 million TEUs by 2022**
- **Mumbai - Pune Expressway**: Facilitates ease of access to JNPT from various cities in Maharashtra, including Pune
- **JNPT (Jawahararl Nehru Port)**: Largest container port in India, facilitates 40% of Indian container volumes

**Note**: Excludes Union Territories
**WHY MUMBAI-AURANGABAD**

**Mumbai contributes**

- 12th Wealthiest global city
- 70% Capital transactions in India
- 5% of India’s GDP
- 20% of India’s warehousing activity located near Mumbai

5 SEZs in Aurangabad

- Industrial Cluster for Automotive, Pharma, Aluminium, Renewable Energy developed
- Mumbai is India’s first wi-fi enabled city with the country’s largest public wi-fi service

**Mumbai Trans Harbour Link** (under construction): connecting Mumbai with satellite city Navi Mumbai; Longest sea bridge in India once completed

**Financial Capital of India: Mumbai**

- Headquarters to *India’s 2 biggest stock exchanges*: National Stock Exchange and Bombay Stock Exchange
- Headquarters to most Indian state-owned and commercial banks
- Headquarters to *financial & monetary regulatory authorities* of India (Securities Exchange Board of India and Reserve Bank of India)

**Mumbai Nagpur Super Communication Expressway**

- Connecting JNPT in Mumbai & MIHAN in Nagpur
- Popularly known as the *Maharashtra Samruddhi Mahamarg*; presently under construction
- 710 kms stretch spread over 10 districts and 352 villages

**Shendra Bidkin Industrial Area (SBIA)**

- Area: 84.17 sq.km.
- Large scale industrial cluster proposed under Delhi Mumbai Industrial Corridor (DMIC)

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**SECTOR SNAPSHOT**

<table>
<thead>
<tr>
<th>Auto &amp; Ancillaries</th>
<th>Pharma &amp; Lifeciences</th>
<th>Consumer Durables</th>
<th>Textiles</th>
<th>IT/ ITeS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aurangabad emerging as second Auto Hub of the state after Pune</td>
<td>State with highest number of US FDA approved plants</td>
<td>Brownfield EMIs at Navi Mumbai and Aurangabad</td>
<td>Skoda, Bajaj Auto, Goodyear Tyres, Hero Chassis Systems, Perkins</td>
<td>Videocon, Siemens, Liebherr Appliances</td>
</tr>
<tr>
<td></td>
<td>Ajanta Pharma, Johnson &amp; Johnson, Wockhardt, Lupin Pharmaceuticals</td>
<td></td>
<td></td>
<td>Mumbai headquarters notable companies like TCS, Infotech, Mastek &amp; Oracle Finserv</td>
</tr>
<tr>
<td></td>
<td>Skoda, Bajaj Auto, Goodyear Tyres, Hero Chassis Systems, Perkins</td>
<td></td>
<td></td>
<td>IIT Mumbai is India’s premier engineering college</td>
</tr>
</tbody>
</table>

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>JNPT SEZ</td>
<td>884</td>
<td>Upcoming. It is in advanced stages of land acquisition &amp; allotment. Part of India’s effort to spur port-led industrialization</td>
<td>Multi product SEZ with focus on Pharma, Logistics, Electrical and Electronics, Automobile and Auto Components, Food processing, among others.</td>
</tr>
<tr>
<td>Chikhalthana MIDC</td>
<td>1,566</td>
<td>Wockhardt Research Center, Lupin, Ajanta Pharma</td>
<td>Prime industrial area in Aurangabad. Focus Sectors: Pharmaceutical &amp; Engineering.</td>
</tr>
<tr>
<td>Shendra MIDC</td>
<td>1,118</td>
<td>Audi, Skoda, Volkswagen, Wockhardt, BoschON, Perkins Engines, Siemens, Hero Chassis Systems, Hindalco Almex</td>
<td>Focus Sectors: Engineering, Electronics.</td>
</tr>
<tr>
<td>Wockhardt Infrastructure Development Ltd. SEZ, Shendra</td>
<td>107</td>
<td>Upcoming</td>
<td>Proposed Pharmaceutical &amp; Bio-pharmaceutical manufacturing and research facility.</td>
</tr>
<tr>
<td>Aurangabad Industrial City (AURIC)</td>
<td>10,000</td>
<td>Hyosung, Perkins</td>
<td>Greenfield Industrial Smart City as part of DMIC. Massive potential to attract large units.</td>
</tr>
</tbody>
</table>

The major industrial clusters can be identified in Mumbai as Bhiwandi and JNPT vicinity, and in Aurangabad as Waluj, Chikhaltana and Shendre. The land rates in these corridors range between INR 2,400 to INR 13,600 per sqm. The rates mentioned are indicative and may vary on other parameters as well.