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 works closely with 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, sectoral 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 2001, 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 (AGNi), India Investment Grid (IIG) and Industrial Information System (IIS).

The firm is one of the most awarded Investment Promotion Agency in the world, and has won the Best Invest Award Project Assignments in 10 countries (2016, 2017 and 2018) at the Annual Investment Meeting (AIM) organized by the Ministry of Economy, UAE. Invest India also won the prestigious The UNCTAD Award 2018 for promoting investment in sustainable development, the UNCTAD Investment Promotion Award 2016 for excellence in promoting investment in large foreign investment projects targeting and facilitation, Invest India runs effective programs for resolving issues and grievances of existing investors through its after-care programs.

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specialises in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a fortune 500 company with annual revenue of $12 billion, operations in over 80 countries and a global workforce of over 90,000 as of December 31, 2018. JLL is the brand name and a registered trademark of Jones Lang LaSalle Incorporated.

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About JLL India

JLL India is India’s premier and largest professional services firm specializing in real estate. With an audited revenue of 13,146 crores for FY 2018-19, the Firm is growing at strength to size 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 tier II & III markets with a cumulative footprint of over 170 million square feet.

The Firm provides investment, development, 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, industrial, retail, warehousing and logistics, hospitality, healthcare, senior living, data center and education.

JLL India won the Five Star Award for Total 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.co.in

For Business Enquiries, please contact:

Yogesh Shevade
Head - Industrial Services
JLL India
yogesh.shevade@ap.jll.com
+91 96197 11280

Sanjiv Padia
Senior Manager
InveST India
sanjiv.padia@investindia.org.in

Amita Das
Assistant Manager
Industrial Services, JLL India
amita.das@ap.jll.com

Charmy Shah
Executive - Industrial Services
JLL India
Charmy.shah@ap.jll.com

Strategic Inputs

Dushyant Thakor
Vice President
Invest India
dushyant.thakor@investindia.org.in

Chandranath Dey
Head- Industry Operations, BD & Consulting, JLL India
chandranath.dey@jll.com
Special Thanks to Debashis Dutta and Sujash Bera for their guidance

Acknowledgements: Maneet Arora, Subina Rajp, Tejus Kumar, Deepa Upadhyay & all the industry experts who shared their valuable insights on the various aspects of the sector.

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May 2020

Shaniwar Wada, Pune
Pune attracts about 20% of the entire industrial investment in the country. It is an established automobile hub, durable goods manufacturing hub and an IT hub with several Indian and foreign industry majors. It is often referred to as ‘Oxford of the East’ for its education and research sector with 4 universities, more than 200 colleges and ubiquitous research facilities.
**WHY PUNE?**

**Pune contributes**

- **2nd Largest** city of Maharashtra, contributing 1/5th of State’s GDP.
- **3rd largest** contributor to India’s IT exports.
- **Engineering R&D hub:** Volkswagen, Mercedes Benz, JCB, John Deere, Force Motors, Tata Motors, Bajaj Auto, Mahindra etc.
- **Emerging Startup Hub:** ~5,000 active startups with 2% of India’s tech startups based out of Pune.
- **High concentration of** German, American, Korean and Chinese manufacturers.
- **Ranked #1:** Indian cities in Mercer’s Quality of Living Index, 2018.

**Home to major automobile OEMs** that include Tata Motors, Mahindra, Bajaj Auto, Force Motors, Jeep, Jaguar, Daimler, Chrysler, Mercedes-Benz, Fiat, Volkswagen etc.

**The most developed auto ecosystem of India:** continuously developing since 1960s.

**Pune – IT/ITeS hub**

**Hinjewadi IT Park:** USD 9 Billion project by MIDC spread across 2,800 acres of land. It is home to over 800 IT companies.

**Various companies** such as HSBC Global Technology, IBM, Siemens, EDS, I-Flex, Infosys, Cognizant, Wipro, KPIT, TCS, IBM, Symantec & Zensar, etc., and BPOs such as Concentrix, Aegis have established IT offices in Pune.

**SECTOR SNAPSHOT**

**Auto & Ancillaries**

- Automotive Research Association of India
- Pune, Nashik, Aurangabad & Mumbai/ Thane form the state’s pharma quadrilateral activities.

**Pharma & Biotech**

- Pune, Nashik, Aurangabad & Mumbai/ Thane form the state’s pharma quadrilateral activities.

**Capital and Durable Goods**

- Brownfield EMC Cluster to be set up in Ranjangaon & Kherd
- Are well-established consumer durable hubs.

**Food Processing Sector**

- Ample availability of dairy, horticulture and fruits.

**Industrial Parks and Logistics**

- Several local and international players — such as Indospace, Embassy, ESP, KSH, Global, Karamadani — have footprints of 50-100 acres in industrial areas of Pune.

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**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>Chakan Industrial Area (Indospace Industrial Park, Chakan: All Phases – 8,500 acres)</td>
<td>8,500</td>
<td>Bajaj Auto, Mercedes Benz, Volkswagen, Mahindra &amp; Mahindra, Husky, Schindler, Huntman, Tata Auto, Philips, GE, Bridgewater, Hyundai Constructions, Thyssenkrupp, Faurecia, Racavi, Boshan Power, Korex, Saint Gobain, Bosch, INCO, Mahindra Defence, Naval Systems, Force Motors, Sany</td>
<td>One of the most sought after industrial area of India. It has both MWC leasehold and resale freehold properties and has emerged as a major automotive hub. Developed in 5 phases. Phase 5 is under acquisition.</td>
</tr>
<tr>
<td>Hinjewadi Industrial Area</td>
<td>3,025</td>
<td>Thermax, Bajaj Auto, Mahindra &amp; Mahindra, Tata Motors, Jaguar Land Rover, Premiers, Finlex, Lucas Auto, Gravita Cotton, Telco, Force Motors</td>
<td>Oldest automobile industrial area in India located within the extended city limits of Pune. Concentration of consumer durables and electronics manufacturing, and high automobiles.</td>
</tr>
<tr>
<td>Talegaon Industrial Area</td>
<td>1,430</td>
<td>Schaeffler, Husco Hydraulic, General Motors, Cosmo, POSCO, ITT, Emerson, JCB, sas-Forglass</td>
<td>Fast-developing industrial area adjacent to Chakan. First 2 phases were launched in 2018 and are already leased out.</td>
</tr>
<tr>
<td>Khed City</td>
<td>4,200</td>
<td>Hyosung, Mars, JSW Steel</td>
<td>A private park – JV between Bharat Forge (75%) and MDC (25%).</td>
</tr>
<tr>
<td>Kurkumbh MIDC</td>
<td>1,169</td>
<td>Herkel, Cipla, Jain Laboratories, Reliance</td>
<td>Predominantly, bio-pharma &amp; biotechnology industrial area.</td>
</tr>
<tr>
<td>Nerjewadi Industrial Area</td>
<td>4</td>
<td>Honeywell, Emerson, Foxit, Siemens, Tata Auto Components, Genova Biopharmaceuticals, Herkel Adhesives.</td>
<td>Previously mixed sector industrial area. Now evolved into a major IT and Biotech center.</td>
</tr>
<tr>
<td>Serum Bio-pharma Park</td>
<td>57</td>
<td>Serum Institute of India</td>
<td>India’s first biotech special economic zone. Focus Sectors: Pharmaceuticals &amp; biotechnology.</td>
</tr>
</tbody>
</table>

**Emerging Sectors**

- Notable presence: Amul Dairy, Gits Food, Werfikield Products, Mars, Ferrero Rocher, Pravin Masale, Panarama Brands, etc.

The major industrial corridors can be identified along Nagar Road, Hinjewadi, PCMC Bhosari and Chakan Talegaon. The land rates in these corridors range between INR 4,000 to INR 12,500 per sqm. The rates mentioned are indicative and may vary on other parameters as well.
The city is well connected to other parts of the country by rail, road and closer to the port and has a lot of talent (Resources) and a good eco system for Tier 2 and Tier 3 supplier base. Weather is good and the cosmopolitan culture make this city a good place for foreigners to stay. The government also supports with Industry friendly policies.