Great Places for Manufacturing in India

World-class Destinations for Multinationals

Volume 1

May 2020
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*Glossary*  
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As businesses worldwide gear up for the “new normal” post COVID-19, India has been steadfastly and proactively cementing its position as a resilient economy with swift action-oriented decision-making. It has emerged as a forerunner for business continuity plans, with its inventory of low risk and asset light models like ready-built industrial infrastructure and build-to-suit offering higher capex savings, new tax incentives offering increased profitability, and a domestic market comprising 18% of world population.

A Stable and Predictable Business Environment

India’s unprecedented rise in the World Bank’s Ease of Doing Business Rankings 2020 to #63 (2019 - #77, 2014 - #142) is testament to its persistence, drive, and effort to become the world’s business destination of choice. Unparalleled legislative and procedural reforms have been implemented in the last 5 years. This will only gather further pace in the coming months as both central and state governments gear up to stimulate the economy and improve their attractiveness for investments across sectors.

Most states have created single window mechanisms to grant permissions within stipulated time and have set service level agreements to grant permissions within 30 days, with provisions for deemed approval in cases of deviation. Information about industrial parks with plot-level details is being provided through GIS platforms. Dedicated relationship managers are being appointed to hand-hold investors through the entire project lifecycle.

India has one of the most attractive corporate income tax rates for manufacturing and services investments. A special window for manufacturing investments is open till 31 March 2023 with an attractive corporate income tax rate of 17.16%, lowest among BRICS. Government of India has signed 300 Advance Pricing Agreements with MNCs to give them assurance on tax structure.

India — The Engine for Global Manufacturing

Last five years accounted for over half of the FDI received by India since the liberalization era of early 90s, propelling India to top 3 greenfield FDI destinations. Interestingly, these investments came in diverse sectors ranging from highly sophisticated areas such as R&D centres and development centers for engineering, consumer internet, biotechnology, and pharmaceuticals to resource intensive industries such as food processing, chemicals & petrochemicals. India also attracted large scale investments in labor intensive manufacturing processes of electronics, textiles, and footwear industries.

Poised to become the world’s third-largest consumer market within the next decade, India can safely be categorized as a growth engine for the foreseeable future.

About the Report and Invest India

As a part of its “Doing Business in India Guide” series, Invest India regularly collates information kits in response to various investor queries. These are across various elements of investor interest such as taxation, incorporation of business and business guidelines, government policies, visa guidelines, sector and state specific information packs etc.

Great Places for Manufacturing in India is the latest information kit, wherein facts, figures, and investor activity have been captured for various industrial ecosystems that exist in India. This is the first in the planned series, which shall be subsequently expanded to include other established and emerging industrial clusters of India. Thematic collations of clusters such as industrial hubs in coastal economic areas, hubs in north-eastern states and hubs for high-priority sectors are going to be included in future editions.

This series is an effort to provide deeper clarity and insights to investors on doing business in India, and address common investor queries on understanding various capabilities, players, and strengths of the Indian manufacturing landscape.

The report is organized into 3 sections. The first section gives a business, macro-economic and demographic overview of India. It also introduces the manufacturing ecosystem of India, highlighting investor facilitation mechanisms and pan-India location analyses for select high-priority sectors.

The second section is the compendium of the profiles of 10 established manufacturing powerhouses of India, with glimpses into their existing industrial ecosystem, prominent industrial parks and unique strengths. The third and final section acquaints the investor with the dual-tiered incentive structure and introduces key stakeholders in India’s investment landscape.

As India propels ahead on its pro-reform and pro-investment journey, we welcome you to board the ship and be a part of its unparalleled and exciting growth story. Every tomorrow of India is better than today, and India is rolling out the red carpet to welcome investors to its shores.

Invest India will be your trusted partner at every step throughout your investment journey in India and shall ensure that every query is responded to by sectoral, functional and location experts.

Deepak Bagla
MD and CEO, Invest India
India is an emerging economy with a young population. The nation has witnessed a 257% growth in GDP between 2004-05 and 2018-19. As the 6th largest consumer market globally and with 49% workforce participation, India ranked amongst the top 10 recipients of overseas investments in 2019, attracting $49 billion in inflows. This was a 16% increase from the previous year. Over the next decade, we see India becoming the global hub for manufacturing through its strong fundamentals lending well to continued growth.

Rooted in its traditional and spiritual ethos, India presents a unique ecosystem of massive size, diversity of resources and improved business-friendly policies. The dynamic market economy has risen 78 positions in the ‘Ease of Doing Business’ rankings since 2013. The nation also strives to balance rapid growth with its sustainable development ambition.

Destination of choice
India continues to make a mark on the world map as a manufacturing destination and is home to several major global manufacturers from diverse sectors. Certain geographic clusters have emerged as epicentres for industrial activity, which are highlighted by the underlying drivers.

In this report, we have covered suitable locations for industrial activity, based on sectoral requirements and preferences. This is done basis a comparative presentation of the incentives offered by an extensive repository of industrial locations and exploring the major industrial and industry enabling projects, both at the central and federal level. Detailed USPs of each of these industrial hotspots have been presented to help investors understand the benefits of each location, and leverage them while exploring options and opportunities to set up business in India.

COVID-19 and opportunities post-pandemic
The year 2020 presents challenges as uncertainty grips the world with the outbreak of COVID-19. While the world continues recovering gradually, industries world over are revisiting their global supply chain and reworking alternative business continuity plan. While there has been a growing emergence of Southeast Asian countries (especially MITIV) as the preferred choice, India has three distinct advantages in this regard:

- The recent reduction of corporate taxes for setting up of new industries (lowest among the MITIV countries)
- Host to Global In-house Centres (GICs) and Global Centre of Excellence (GCoEs) for several manufacturing companies that provide for more robust ecosystem and R&D
- The added attraction of a large domestic market along with prospects of a manufacturing export hub.

India at the pedestal of a new industrial growth
India stands at the pedestal of a new growth curve of rapid industrialisation, driven by technological prowess and inventive disruptions. It today hosts the world’s third largest start-up ecosystem and a digital revolution that is powered and driven by government initiatives percolating to every level of the nation’s growth story.

Through this report, we explore why Make in India is a great proposition. What is the India Advantage and where should you be in India to ride its growth story.

Happy reading!

Ramesh Nair
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We would like to acknowledge the expert opinion and feedback given by executives of various multi-national companies through their occupier testimonials that enrich the report with insights on experience of operating out of the various industrial locations in India. Our special thanks to Hyosung Corporation, Hengli Corporation, Vivo Mobiles, Haier India, Foxconn International, BMW India, Mondelez International, Bharat Biotech, Novartis, Marico India, Colgate India, UNO Minda, Johnson Mathey, Rolls Royce India, GSK Pharmaceuticals and Ajanta Pharma for their testimonials.

We acknowledge the assistance of all the industry experts who shared their valuable insights on various aspects of the sector and manufacturing ecosystem, including private industrial developers and consulting agencies.
Advantage India

Exploring the economic opportunities in the land of the Great Banyan Tree
The **Bodhi Tree** or **Bodhi Fig Tree** ("tree of awakening") is a large and ancient sacred fig tree (*Ficus religiosa*), located in Bodh Gaya, Bihar, India, under which Siddhartha Gautama, the spiritual teacher who became known as the **Buddha**, is said to have attained enlightenment or Bodhi.
1. EMERGING GLOBAL ECONOMY

Major Growing Economy

GDP of India has expanded by 2.57 times from 2004-05 to 2018-19

Ranks 43rd in Global Competitiveness

Source: IMD World Competitiveness Rankings

Growing Large Economy:

India sustained its position as one of the fastest growing large economies in the world. India is expected to break into the world’s largest 3 economies by the next decade.

Robust Investment Performance:

PE – VC (Private Equity – Venture Capital) investments into India have touched an all-time high within the first 8 months of 2019 with USD 36.7 bn, thereby breaking the previous record of USD 35.8 bn received in the entire year of 2018.
India is strategically located where it meets the emerging
**African Nations, the Middle East, ASEAN countries and East Asian economies** of China, Japan and South Korea

2. REGIONAL HUB OF DISTRIBUTION

--------- Indian Ocean Maritime Trade Route

**Air Connectivity Advantage**
Within 4 – 8 hrs flying radius of EMEA and Asia
Logistics & Maritime Advantage

Strategically Located at the Center of one of the most Active Maritime Trade Routes

Large coastline of 7500+ kms

200+ Major and Minor Ports

Multiple Bilateral or Regional Trade Agreements in force with major economies of the world

4 Cities have EXIM potential

Ahmedabad
Mumbai
Kolkata
Chennai

12 Hours Port Distribution
3. LARGE CONSUMPTION BASE

World's 6th Largest Consumer Market

31% Urban population

18% Share of Global Population
(India’s population: 1.3 bn)

Source: World Bank

Reaching the length and breadth of the country

8 Cities
Reach 90% of India’s population in **12 Hours**

Source: JLL Industrial Research on Network Analysis Tools

* 12 Hrs. of Transportation time considering existing road network of India with reasonable travel speed depending upon the type of road (higher achievable avg. speed (40 km/h) on NH and Expressways while lower avg. speed (30 km/h) on SH and other district roads).
4. INFRASTRUCTURE BOOST

- **USD 1.4 tn Investment in Infrastructure** over the next 5 years
- **Reduce Logistic Cost** to 10% of GDP from 14% presently
- **Infrastructure Investment** Equivalent to total GDP of Indonesia and Thailand combined (2018)
World’s 2nd Largest Network of Roads.
Aggressive pace of road construction at 30 kms a day of highways in FY 19.

Bharatmala Pariyojana – Pan-India umbrella programme for optimizing passenger and freight movement and bridging critical infrastructure gaps in roads;
34,800 kms under Phase I to be implemented till FY22.

Logistics Efficiency Enhancement Program (LEEP) – 35 Multi-Modal Logistics Parks being developed.

Industrial Corridors – Corridors for industrial activity with planned greenfield industrial investment nodes. First industrial corridor is under implementation (Delhi - Mumbai Industrial Corridor).

4th Largest Rail Network in the world by size and the largest by passenger traffic.

Dedicated Freight Corridor Project – High speed and high capacity rail corridors dedicated for freight movement.
2 corridors are under construction, 3 have been announced and 1 is in planning stage.

Sagarmala Programme - Accelerate Port-Led Logistics and Infrastructure through greenfield ports, modernizing existing ports, developing 14 Coastal Economic Zones and enhanced coastal connectivity via all modes of transport.
MEGA INFRASTRUCTURE PROJECTS

PORTS:
- Number of port: 12 major + 205 minor
- Cargo Handled: 699 million MT (Major port), 1,229 million MT (All port)

ROADWAYS:
- Length: 5,594 thousand km
- National Highway: 142 thousand km

RAILWAYS:
- Track Km: 123 thousand km
- Cargo handled: 1,221 million MT

BHARATMALA:
- USD $100 billion Programme initiated in 2017
  - 3,200 km Dedicated Freight Corridor (Western and Eastern) which was initiated around 2010 is partially in operation in 2019
  - 6,776 km DFC is proposed in 2016 to connect East-West, North-South, East Coast and South-West part of the country
## 5. POLICY INTERVENTION

### Competitive Corporate Tax Rate: 17.16% (for new manufacturing units operational by 2023)

### Dividend Distribution Tax abolished in 2020.

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Malaysia</th>
<th>India</th>
<th>Thailand</th>
<th>Indonesia</th>
<th>Vietnam</th>
<th>India’s Rank in MITI-V</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporate Tax for New Manufacturing Industries</td>
<td>24%</td>
<td>17.16%</td>
<td>20%</td>
<td>25%</td>
<td>20%</td>
<td>1</td>
</tr>
<tr>
<td>Ease of Protecting Minority Investors, Index</td>
<td>81.7</td>
<td>80</td>
<td>75</td>
<td>63.3</td>
<td>55</td>
<td>2</td>
</tr>
<tr>
<td>Budget Transparency, Open Budget Data Score</td>
<td>50</td>
<td>80.8</td>
<td>57.7</td>
<td>53.8</td>
<td>65.4</td>
<td>1</td>
</tr>
<tr>
<td>Ease of Getting Credit Index</td>
<td>75</td>
<td>80</td>
<td>70</td>
<td>70</td>
<td>75</td>
<td>1</td>
</tr>
<tr>
<td>Companies Embracing Disruptive Ideas*</td>
<td>69.9</td>
<td>59.5</td>
<td>50</td>
<td>55.1</td>
<td>44.7</td>
<td>2</td>
</tr>
</tbody>
</table>

Source: Global Innovation Index 2019, Instead and WIPO; Global Competitiveness Report 2018, WEF.

### One Country One Tax through GST

**Simplified and Consolidated Taxes:** Goods & Services Tax (GST), is a single tax on the supply of goods and services, starting from the manufacturer to the consumer that reduced the administrative complications, and simplified the indirect tax system by removal of cascading taxes. **It has made India as a unified common market.**
6. SMOOTH GOVERNANCE

Improved EoDB:

India has improved its EoDB Ranking from 142 (in 2015) to 63 (in 2019). Ranks in which India improves significantly are:

- Starting Business: from 158 to 137
- Dealing with Construction Permit: from 184 to 27
- Getting Electricity: from 137 to 22
- Getting Credit: from 36 to 25
- Trading Across Border: from 126 to 80

Reduced Time to Start Business:

For various procedural reforms, investor may save their implementation time in various stages, which inter alia includes:

- Starting a business: 28.4 days to 18 days
- Procedure time to Start business: 158 days to 137 days
- Time for obtaining construction permits: 185.9 days to 106 days
- Time for Electricity connection: 105.7 days to 53 days

IEMs Implemented


Top 10 Improvers in EoDB Rankings:

India is the only country in the world to rank among the top 10 improvers for the third consecutive year, as per the latest Ease of Doing Business rankings released in 2019.

Improved Ease of Business & Growing Investment Inflows

Foreign Direct Investments India, 2013-19 (US$ Bn)

More than half of all FDI has come in last 5 years

World Bank’s Doing Business Rankings 2013-19

79 Positions Jump

Improvements Since 2014

Barring Petroleum (Crude and other products), India’s raw material imports are significantly less, indicating a **Strong Indigenous Availability of Primary Raw Material** for manufacturing and **Lower Cost** incurred.

**Natural Resources:**
Large reserve for iron ore, manganese, mica, bauxite, rare earth elements, titanium ore, chromite, natural gas, diamonds, petroleum, limestone, arable land.

- **Largest Copper reserves** in the world
- **7th largest reserve of Manganese Ore**
- **Largest reserves** of Thorium
- **3rd largest reserves** in the world of Iron Ore
- **4th largest reserves** of Coal
- **4th largest reserves in the world** of Zinc
- **5th largest reserves** of Bauxite
Agricultural Resources:

India is a major producer of agricultural products and has huge opportunity in Food Processing sector.

**Largest** producer of Milk

**Largest** producer of Fruits & Vegetables

2nd largest producer of Pulses

25% of world’s Cotton production
8. YOUNG LABOUR FORCE

Skilled and available Labour

49.8 % Labour Force Participation Rate in 2018

Large young population & workforce

(85% of Population Below 55 years)

Highest Science and Engineering Graduates:

India boasts of one of the largest education systems in the world, comprising of approx. 8mn students enrolled in Science, Technology & Engineering.
Young and Growing Workforce:
With a median age of 29 in 2020, India entered the 37-year Period of Demographic Dividend in 2018. India’s working-age population is anticipated to expand to almost 1/5th of the Global Labour Force within the next 10 years.
Over 600 million Internet Users in India. 44x increase in data consumption during 2015-19.

India is home to the world’s 3rd Largest Startup Ecosystem, having added over 1,300 tech startups in 2019.

Number of Indian Unicorns could increase to 95-105 by 2025*.

*Source: NASSCOM

Readying for Industry 4.0: The government has been propagating radical digitisation to impel economic inclusiveness and social transformation, through many initiatives like Digital India, Make in India and Skill India. India is now readying for an era of increased digitisation, heralding the advent of Industry 4.0, powered by new age technologies such as the Internet of Things, Artificial Intelligence, and Robotics.

3rd Largest Tech Startup Hub; after US and China

Future R&D Powerhouse of the World:
Host to over 40% the world’s Global In-house Centers (GICs) are located in India and is the 7th largest patent filing office in the world as per WIPO.
India has pledged to climate change at the
Paris Agreement

33% to 35% below 2005 emissions intensity of GDP by 2030

Renewable energy share, 40% of cumulative power generation by 2030

Shifting from conventional technology in auto sector to Electric Vehicles through FAME II Policy

Special impetus to Renewable Energy
India - an alternative Business Continuity Plan destination

India stands at the pedestal of a new growth curve of rapid industrialisation. In the COVID-19 pandemic scenario, India has projected a more resilient and diversified economy to fight the crisis and projected as a major attractive destination.

As multinationals rethink their sourcing plans and re-organize supply chains, India is one of the most viable locations for Business Continuity Plans (BCP).

India, on account of its large domestic market and low cost production base, is well-positioned to host new investments in a range of sectors such as Textiles & Apparels, Electronics & Consumer Appliances, Pharmaceuticals, Medical Devices, Automobiles & Components, Capital Goods, Electrical Machinery, Footwear & Leather products, Chemicals & Petrochemicals, Food Processing, Plastic Products, Telecom Equipment, etc.

India’s distinct advantages:

- The recent reduction of corporate taxes for setting up of new industries (lowest among the MITI-V countries)
- Host to Global In-house Centres (GICs) and Global Centre of Excellence (GCoEs) for several manufacturing companies that provide for more robust ecosystem and R&D*
- **GICs in India** now number **about 1,100**, employing more than **800,000 individuals** and generating approximately $23 billion in revenue.**
- Very large domestic market - as big as 18% of world population along with prospects of a manufacturing export hub to the rest on 82%.

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* NASSCOM Report
** GIC REPORT 2018, Peepal
Indian industrial real estate market has undergone a remarkable transformation since 2017:

- Attracting USD $10 billion of foreign capital and several professionally managed companies.
- New innovative models for accelerated market entry for foreign players with asset light and low risk options.

New Innovations — Low Risk and Asset Light Models

**Ready Built Factories:**

India currently has an inventory of approx. 22 mn Sq Ft* of ready built industrial space ready to be occupied in 6 to 8 weeks (including rent-free fit-out period) in all major manufacturing clusters.

Institutional industrial built space by developers spread across country is well poised to cater to manufacturing needs apart from host of other regional players.

**High-end Specifications**

- Pre-constructed / Ready infrastructure: Standard specifications include – Min. 13 metres height, Min. 6 tons per sq metres floor strength, Plinth height of 1.2 metres above ground, provision for mounting cranes, etc.
- Built-to-Suit: Plinth Ready and ground-up construction and delivery as per tenant requirements within 6 – 9 months

**Higher CAPEX Savings**

Rented factories for lease tenure of 9 years and above (Monthly rent payable) can reduce the spend on land and building significantly, thus reducing capital investment in the short term. This reduces pressure on parent entity to infuse large initial equity tranches in Indian subsidiaries. Conversion of CAPEX (land & building) to OPEX (rent) allows usage of several debt channels for financing India operations.

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**Key Institutional Industrial Developers**

Allcargo, Apeejay, Ascendas Firstspace, Embassy Industrial Parks, ESR, Hiranandani, Indospace, Jalan, KSH, Logos, Mahindra World City, Welspun One

*Grade A & Grade B spaces in top 8 cities: NCR Delhi, Ahmedabad, Kolkata, Mumbai, Pune, Hyderabad, Bengaluru & Chennai
Ultra-fast Approvals:

- Most state governments are offering all approvals to start factory establishments within 30 days. Ready built factories are already pre-approved for new investments.
- Non-polluting industries categorized as White Industries relaxed from several permissions.
- All states offer permissions through online platforms with proper tracking mechanisms.

Increased Profitability through Tax Incentives:

- Three-year special window to book lowest Corporate Tax of 17.16% for new manufacturing units operationalizing before 31 March 2023 among MITI-V countries.
- Attractive incentives to boost capital expenditure, increase production, employment creation and encourage exports.
- Exemption/Deferment of Customs Duties under several schemes such as Special Economic Zones and Bonded Manufacturing.

Fast Improving Business Environment:

- Indian is 7th largest country by area and 2nd largest by population. Only 4 countries in ASEAN are bigger than India’s largest state in size.
- India has repealed over 1,000 regulations in the last 5 years to reduce compliance burden on investors.
- Large scale infrastructural investments directed towards intra-country connectivity and as industry enablers.
- Multitude of FTAs with several countries or group of countries.
- Only a handful country in the world offer a bigger canvas than India.
India: Destination of choice for several multi-national companies already

India is home to several large multi-national manufacturing companies and even hosts dedicated Investment Zones from companies from select countries creating a familiar ecosystem.

Manufacturing Companies by Country of Origin

Note: This is not an exhaustive list, but select key existing manufacturing units in the country.
Pan-India Location Analysis
Top established and emerging destinations for manufacturing sectors
Certain sectors in India have emerged as hotbeds for FDI in the last few years. The manufacturing activity in these sectors is located not only across established traditional manufacturing hubs but is also spreading to some new and upcoming industrial areas, which are joining the list of manufacturing hotspots for the sector.
**INDIA: THE EMERGING MANUFACTURING POWERHOUSE**

**Manufacturing Seedbed:** India is among the top 10 countries with the highest industrial output

**Continuous Pro-Investor Reforms:** India has jumped 79 ranks in The World Bank’s “Ease of Doing Business” rankings during the period 2015-2020

(2015: Rank 142, 2020: Rank 63)

## TOP SECTORS BY FDI INFLOW

**FY 2015-19**

<table>
<thead>
<tr>
<th>Sector</th>
<th>FDI USD $ bn (% of total)</th>
<th>FDI Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Computer Hardware &amp; Software</td>
<td>24.4 (12.06%)</td>
<td>100% under Automatic Route</td>
</tr>
<tr>
<td>Telecommunications</td>
<td>18.7 (9.22%)</td>
<td>49% under Automatic Route; Government route beyond 49%</td>
</tr>
<tr>
<td>Construction (Infrastructure)</td>
<td>12.2 (6.04%)</td>
<td>100% under Automatic Route for construction development and industrial parks</td>
</tr>
<tr>
<td>Automobile</td>
<td>11.6 (5.72%)</td>
<td>100% under Automatic Route</td>
</tr>
<tr>
<td>Chemicals (other than Fertilizers)</td>
<td>6.9 (3.42%)</td>
<td>100% under Automatic Route (except certain hazardous chemicals)</td>
</tr>
<tr>
<td>Power</td>
<td>5.4 (2.68%)</td>
<td>100% FDI under Automatic Route for generation from all sources (except atomic energy), transmission and distribution of electric energy and Power Trading 49% under Automatic Route in Power Exchanges</td>
</tr>
<tr>
<td>Hotel &amp; Tourism</td>
<td>5.2 (2.59%)</td>
<td>100% under Automatic Route for tourism construction projects, including the development of hotels, resorts, and recreational facilities</td>
</tr>
<tr>
<td>Non-conventional Energy</td>
<td>4.8 (2.38%)</td>
<td>100% under Automatic Route for renewable energy generation and distribution projects</td>
</tr>
<tr>
<td>Electrical Equipment</td>
<td>4.7 (2.33%)</td>
<td>100% under Automatic Route for electrical machinery</td>
</tr>
<tr>
<td>Drugs &amp; Pharmaceuticals</td>
<td>4.4 (2.17%)</td>
<td>100% under Automatic Route – Greenfield 74% under Automatic Route – Brownfield; Government Route beyond 74%</td>
</tr>
</tbody>
</table>

Excludes Services, Trading and Information and Broadcasting

Automatic Route: Under the Automatic Route, the foreign investor or the Indian company does not require any prior approval from the Reserve Bank or Government of India

Government Route: In this route, there is no investment without the prior approval of the Government of India.
OTHER NOTEWORTHY SECTORS

**Electronics sector**, a major driver of the Digital India Mission, is a thrust area of the Government, as India looks to substitute imports by domestic production and strengthen its share of global ESDM manufacturing. This is reflected in the growing FDI flows in the sector.

100% FDI under Automatic Route except Defence electronics (49% under Automatic Route; Government route beyond 49%)

**Engineering and Capital Goods**

Engineering exports comprise 36% of India’s manufacturing-led exports and 25% of India’s merchandise exports. The capital goods sector constitutes 12% of overall manufacturing in India.

100% FDI under Automatic Route for Capital Goods
India Map with all 44 industrial zones identified in the survey

- Amritsar – Jalandhar – Ludhiana
- Sonipat – Panipat
- Noida – Greater Noida – Yamuna Expressway
- Jaipur
- Ahmedabad – Kandla – Mundra
- Vadodara – Bharuch
- Surat – Hazira – Vapi – Aurangabad
- Mumbai
- Hubli – Dharwad
- Anantpur
- Bengaluru
- Kochi – Trivandrum
- Thoothukudi
- Noida – Yamuna Expressway
- Lucknow – Kanpur
- Durg – Bhilai
- Asansol – Durgapur
- Haldia – Tajpur
- Ranchi
- Kolkata
- Paradip
- Visakhapatnam
- Vapi
- Aurangabad
- Durg – Bhilai
- Indore
- Bhopal
- Nagpur
- Jaigad
- Visakhapatnam
- Tirupati – Sricity
- Chennai
- Coimbatore – Salem – Tirupur
- Kochi – Trivandrum
- Thoothukudi
- Nh 48 (Manesar – Neemrana)
- Rudrapur – Dehradun – Haridwar – Kashipur – Pantnagar
- Nh 48 (Manesar – Neemrana)
- Solan – Baddi

Industrial Location

Industrial belt/cluster
### CHEMICALS & PETROCHEMICALS

**Market Size (FY18): USD $165 bn**
- Expected to be $304 bn by 2025 (CAGR: 9%)
- Total Production (FY18): 47.882 MMT
(Alkali chemicals: 69%)

### Policy Support:
- **PCPIRs:** 4 all over India
- **Plastic Parks:** 10 all over India
- **Central Institute of Plastics Engineering & Technology (CIPET):** 36 all over India, 5 more upcoming

<table>
<thead>
<tr>
<th>Region, State</th>
<th>PCPIR??*</th>
<th>Major Occupiers</th>
<th>Port / Dry Port Connectivity</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dahej, Gujarat</strong></td>
<td>Yes. Most successful PCPIR project</td>
<td>ONGC Petro additions Limited (OPaL)</td>
<td>Gujarat Maritime Board Old Port*</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Marine Shipbuilding Park*</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Captive Jetties</td>
<td></td>
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<td>Reliance Liquid Fuel Jetty*</td>
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<td>Birla Copper Bulk Cargo Jetty*</td>
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<td>Private Ports</td>
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<td></td>
<td>Adani Port*</td>
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<td></td>
<td>GCPTCL Liquid Chemical Terminal*</td>
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<td>Petronet’s LNG port*</td>
<td></td>
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<tr>
<td><strong>Patalgang, Rasayani (Maharashtra)</strong></td>
<td>No</td>
<td>Patalganga Manufacturing Division (PMD) of Reliance Industries Ltd. (RIL)</td>
<td>Mumbai Port (major port)*</td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>NPT (major port)*</td>
<td></td>
</tr>
<tr>
<td><strong>Cuddalore, Tamil Nadu</strong></td>
<td>Yes (PCPIR identified), but established chemicals cluster outside PCPIR</td>
<td>Chennai Petroleum Corporation Ltd. (CPCL) refineries at Chennai and Nagapattinam</td>
<td>Chennai Port (major port)</td>
<td>Established Hub for sectors including chemicals, petrochemicals, pharmaceuticals and textiles, among others.</td>
</tr>
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<td>Ennore Port (major port)</td>
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<td>Kattupalli Port Cuddalore Port*</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Presence of players such as Tanfac Industries, Asian Paints, Bayer MaterialScience, Chemplast in Cuddalore, and players such as Saint Gobain, Asahi in Sriperumbudur near Chennai.</td>
</tr>
<tr>
<td><strong>Vizag-Kakinada, Andhra Pradesh</strong></td>
<td>Yes</td>
<td>Hindustan Petroleum Corporation Ltd. (HPCL) led consortium with Total, Oil India, Saudi Aramco and Gas Authority of India Ltd. (GAIL); existing Visakhra Refinery (undergoing expansion)</td>
<td>Vishakhapatnam Port (major port)*</td>
<td>AP PCPIR covers 6 existing SEZs</td>
</tr>
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<td>Gangavaram Port*</td>
<td>Deep Sea Discharge Facilities available</td>
</tr>
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<td></td>
<td>Kakinada Port*</td>
<td>Situated of Krishna-Godavari basin, a rich reservoir oil</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Krishnaapatnam Port; GMR is developing a greenfield captive port at Kakinada</td>
<td>and gas reserves.</td>
</tr>
<tr>
<td><strong>Paradip, Odisha</strong></td>
<td>Yes</td>
<td>Indian Oil Corporation Ltd. (IOCL)</td>
<td>Paradip Port (major port)*</td>
<td>Exclusive Plastics Park at Paradip Gopalpur industrial area &amp; SEZ in vicinity.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Dhamra Port</td>
<td></td>
</tr>
</tbody>
</table>

**PCPIR** or **Petroleum, Chemicals and Petrochemicals Investment Regions** is a specifically delineated investment region with an area of minimum 250 sq. km. planned for the establishment of manufacturing facilities for domestic and export led production, along with associated services and infrastructure. Each PCPIR would have a refinery/petrochemical feedstock company as an anchor tenant.
## Pan-India Location Analysis

### AUTOMOBILE & AUTOMOBILE COMPONENTS

#### Policy Support: To make India an EV Hub

FAME (Faster Adoption and Manufacture of (Hybrid and) Electric Vehicles) Scheme
National Electric Mobility Mission Plan 2020

---

#### Market Size (FY19):

- 26.27 mn vehicles sold; 30.92 mn produced
- Automobile Mission Plan 2016-26: USD $ 300 bn industry by 2026 (world’s 3rd largest by volume)

---

#### SECTOR SNAPSHOT

- 4.9% Share of exports
- 7.5% Share of GDP
- 1st Largest manufacturer of tractors, 2-wheelers & 3-wheelers in world
- 4th Largest car manufacturer; 2nd largest bus manufacturer globally

---

#### Region, State | Major Occupiers | Port / Dry Port Connectivity | Highway Connectivity | Remarks
---|---|---|---|---

**Pune-Aurangabad, Maharashtra**

- Fiat, GM, Volkswagen, Mercedes-Benz, Tata Motors, Bajaj Auto, JLR, Mahindra & Mahindra, Skoda Auto, Goodyear Tyres, Balkrishna Tyres, Duro Valves, Force Motors, JCB, Sany, John Deere, Continental, Minda, Canaro

- Mumbai Port (major port); NPT (major port)
- ICD Dighi*

- NH48 (Delhi-Chennai)
- NH65 (Pune-Machlipatnam)
- Proposed Samruddhi Corridor

- Maharashtra accounts for ~35% of India’s output of automobiles by value.

---

**Chennai-Sriperumbudur-Oragadam, Tamil Nadu and SriCity, Andhra Pradesh**

- Hyundai Motor, Schwing Stetter, Daimler Commercial Vehicles, Renault-Nissan, Yamaha Motors, Bharat Benz, Eicher, Ashok Leyland, BMW, Royal Enfield, Isuzu, Kornatsu, Ford, TAFE, CEAT Tyres

- Chennai Port (major port)*
- Ennore Port (major port)*
- Kollamapally Port*
- Krishnapanam Port

- NH48 (Delhi-Chennai)
- NH32 (Chennai-Nagapattinam)
- NH16 (Kolkata-Chennai)

- Part of Chennai and surrounding areas, which are popularly nicknamed “Detroit of India”, due to the large presence of auto industry.

---

**Manesar-Faridabad-Gurugram, Haryana**

- Maruti Suzuki, Honda Motorcycle and Scooter, Suzuki Powertrain, Suzuki Motorcycle, Hero Motors, Mitsubishi Electric Automotive, Harley Davidson, Yamaha Motors, JCB, Ecorts Tractors, Minda

- ICD Gurugram (Gurhi Hanarau)*
- ICD Faridabad (ACTL)*
- ICD Rewari*
- ICD Patli*
- ICD Ballabgarh*

- NH48 (Delhi-Chennai)
- RMP Expresway

- Home to the first and largest plant of India’s largest automobile manufacturer – Maruti Suzuki.

---

**Sanand-Mandal-Becharaji, Gujarat**

- Tata Motors, Ford Motors, Suzuki Motors, Honda Motorcycle and Scooter

- Kandla Port (major port)
- Mundra Port
- Hazira Port
- ICD Sanand (Thar Dry Port)*
- ICD Khodiyar*

- Connected through SH to NH8-A (Mandvi-Ahmedabad in Gujarat)

- ~102 sq. kms. of MBSIR (Mandal Becharaji Special Investment Region) being developed as an industrial hub, including a Japanese zone.

---

**Bengaluru-Bidadi, Karnataka and Hosur, Tamil Nadu**

- Toyota Kirloskar, Mahindra Reva Electric, TVS Motors, Ashok Leyland, Continental

- Chennai Port (major port)
- Ennore Port (major port)
- New Mangalore port (major port)
- ICD Whitefield*
- ICD Hosur*

- NH48 (Delhi-Chennai)
- NH44 (Srinagar-Kanyakumari)
- NH948 (Coimbatore-Bengaluru)
- NH648 (Dobhaspet, Karnataka to Hosur, Tamil Nadu)

- Karnataka is the first state in India to roll out an Electric Vehicle and Energy Storage policy.

- It is also the R&D hub of India with 400+ R&D institutes.

---

**Pithampur, near Indore, Madhya Pradesh** is an auto cluster with the presence of players such as VE (Volvo-Eicher) Commercial Vehicles, Man Tucke, Mahindra 3 wheelers, Force Motors, Bridgestone Tyres, Caparo India, Liugong, Pinnacle Auto, JBL etc.

KIA Motors established its first factory in India at Anantapur – Gudipalli, Andra Pradesh in 2019. KIA Motor’s supplier base is also establishing its base in this vicinity.

Haridwar – Pantnagar, Uttarakhand is home to world’s largest integrated 2-wheeler plant by Hero Motocorp. Tata Motors, Ashok Leyland, Bajaj and Mahindra are other notable players.
DRUGS & PHARMACEUTICALS

**Market Size (FY18): USD $36.7 bn**

Expected to be $55 bn by 2020

20% share of global supply volume of generic medicines

**Policy Support:**
Cluster Development Programme: 6 pharma parks in the pipeline

### Region, State

<table>
<thead>
<tr>
<th>Region, State</th>
<th>Major Occupiers</th>
<th>Port / Dry Port Connectivity</th>
<th>Highway Connectivity</th>
<th>Airport Connectivity</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hyderabad- Medak, Telangana</td>
<td>Novartis, GSK, Aemetic, Biological E, Du Pont, Aurubindo Pharma, Ashland, Insul Pharma (Chemo), Mylan, TCI, Laurus Labs, Adama, Dr. Reddy’s Laboratories, USP, Bharat Biotech, Piramal</td>
<td>Vishakapatnam Port (major port); Gangavaram Port; Kakinada Port; Krishnapatnam Port; ICD Sanathnagar*</td>
<td>NH44 (Sirajganj-Kanyakumari); NH765 (Hyderabad to Thirupallur, Andhra Pradesh); NH3 (Pune-Mahipatnam); NH163 (Hyderabad to Bhimavaram, Chennai); NH161AA (Bhongir-Sangareddy in Telangana)</td>
<td>Hyderabad International Airport</td>
<td>Hyderabad contributes 40% of the total Indian bulk drug production and 50% of the bulk drug exports. Genome Valley in Hyderabad is the first and second pharma city. Established scientific cluster dedicated to life sciences in India. Pharma City being planned.</td>
</tr>
<tr>
<td>Bengaluru, Karnataka</td>
<td>AstraZeneca, GSK, Biocoon, Cipla, Mylan, Himayala Drug Company, Kentwell, NovoGynem, Merck</td>
<td>Chennai Port (major port); Ennore Port (major port)</td>
<td>NH48 (Delhi-Bengaluru-Chennai)</td>
<td>Bengaluru International Airport</td>
<td>R&amp;D Hub of India with 400+ R&amp;D institutes, and 35 Clinical Research Organisations and 12 Adverse Drug Reaction Reporting Centres. Karnataka contributes ~12% of India’s pharmaceutical exports and ~10% of India’s pharmaceutical revenues.</td>
</tr>
<tr>
<td>Ahmedabad-Halol-Vadodara, Gujarat</td>
<td>Zydus Cadila, Sun Pharma, Torrent Pharma, Glenmark, Aemetic, Dishman Group, Clariant Lifesciences, Intas Biopharmaceuticals</td>
<td>Kandla Port (major port)</td>
<td>NH48 (Delhi-Ahmedabad-Chennai); NH228 (Ahmedabad-Osmanabad in Maharashtra)</td>
<td>Vadodara and Surat domestic Airports, Ahmedabad International Airport</td>
<td>40% of machinery for India’s pharma sector is manufactured in Gujarat. 60% of WHO complaint manufacturing units of ~1,200 units in India.</td>
</tr>
<tr>
<td>Baddi, Solan district, Himachal Pradesh</td>
<td>Ranbaxy, Dr. Reddy’s Labs, Abbott, Pfizer, Glenmark, Morepen Labs, Unitech Labs, Torrent Pharma, Alliance World India, Cipla, Zydus Cadila, Aemetic, Wokhardt</td>
<td>ICD Baddi*</td>
<td>NH105 (Pinjore, Haryana to Swarghat, Himachal Pradesh)</td>
<td>Shimla Airport, Chandigarh International Airport</td>
<td>Himachal Pradesh meets more than 1/3rd demand of demand for pharmaceuticals in Asia. Established dedicated to life sciences in India.</td>
</tr>
<tr>
<td>Goa (Union Territory)</td>
<td>Pfizer, Abbott, Glenmark, Unichem Labs, Zydus Cadila</td>
<td>Marmagao Port (major port)*</td>
<td>NH66 (Panvel, Maharashtra to Cape Comorin, Tamil Nadu)</td>
<td>Goa International Airport</td>
<td>Goa contributes ~10% of India’s pharmaceutical output. The Goa pharmaceuticals industry is growing at a rate of 16% annually.</td>
</tr>
<tr>
<td>Haridwar, Pantnagar, Dehradun, Uttarakhand</td>
<td>Jubilant Life sciences, India Glycoils Ltd, Coralin Laboratories, Sharon Biomedicine Ltd</td>
<td>ICD Panthagar</td>
<td>NH58, NH 109, NH 72</td>
<td>Panthagpur Airport; Jolly Grant Dehradun Airport</td>
<td>More than 300 Pharmaceutical units. Pharma exports from the State were worth USD 100+ Mn during 2017-18 majorly to USA, Russia and Australia. Proposed Medical device park in Haridwar.</td>
</tr>
</tbody>
</table>

### SECTOR SNAPSHOT

- **4.4%** Share of exports 2018-19
- **1st** Largest vaccine producer, largest provider of generic medicines globally
- **3rd** Largest pharma industry by volume in world

- **3,000+** Pharma companies with 10,500+ manufacturing facilities

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*Indicates Marked Points of Interest such as Baddi, Solan, Himachal Pradesh, Ahmedabad, Halol, Vadodara, Gujarat, Baddi-Solan, Himachal Pradesh, Baddi-Solan.*
## ELECTRONICS & CONSUMER APPLIANCES

### Market Size (FY18): $65 bn (production)
Expected to be $400 bn by 2025 (CAGR: 32%)
Consumer Electronics & Appliance Industry in India: 5th largest by 2020

### Policy Support:
Electronic Manufacturing Clusters Scheme
National Policy of Electronics 2019, to support the achievement of $400bn turnover by 2025
Phased Manufacturing Program

<table>
<thead>
<tr>
<th>Region, State</th>
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<th>Port / Dry Port Connectivity</th>
<th>Highway Connectivity</th>
<th>Airport Connectivity</th>
<th>Remarks</th>
</tr>
</thead>
</table>
| NOIDA-Greater NOIDA-Yamuna Expressway, Uttar Pradesh | Vivo, Haier, Oppo, Samsung, LG, Xiaomi, Lava International, Karbonn Mobiles, GTN, Labanbo Electronics, Million Club Manufacturing, Intex Technologies, Dixon Technologies (Padmini, Bingo Mobiles Tech, Holitech Technology) | ICD Dadri* ICD Loni* ICD Khurja* ICD Modinagar* | NOIDA-Greater NOIDA Expressway FNG Expressway NH44 (Srinagar-Kanyakumari) Multiple NH in vicinity to Delhi | Delhi International Airport, Upcoming Jewar International Airport | Biggest mobile phone and accessory manufacturing hub of India – 2/3rds of India’s mobile phones manufacturing in NOIDA-Greater NOIDA.
Samsung factory in NOIDA: world’s largest mobile manufacturing facility.
Significant investments by Chinese, Korean and Japanese investors. |
| Chennai-Srirperumbudur, Tamil Nadu and Sri City-Tirupati, Andhra Pradesh | Foxconn (including Sony), Elektronik, Nokia, Xiaomi, Samsung, Bluestar, Lenovo, Motorola, Dell, Lava, Karbonn Mobiles, Dixon technologies, Gelon, TCL electronics | Chennai Port (major port) Ennore Port (major port) Kattupalli Port* Krishnapatnam Port | NH48 (Delhi-Chennai) NH52 (Chennai-Nagapattinam) NH16 (Kolkata-Chennai) NH71 (Madanapalle-Naidupeta in Andhra Pradesh) in vicinity of Sri City | Tirupati Airport (granted international upgrade), Chennai International Airport | Sri Venkateswara Mobile and Electronics Manufacturing Hub and EMC-II are dedicated industrial areas for electronics in Tirupati.
Significant hub for manufacturing of consumer appliances. |
| Pune (Chakan, Ranjangaon)-Aurangabad, Maharashtra | LG, Jabil, Philips, Whirlpool, Bosch, Videocon, Bharat Electronics, Conair, Haier, Honeywell | Mumbai Port (major port); JNPT (major port) ICD Dighi* | NH48 (Delhi-Chennai) NH65 (Pune-Mahipatnam) Proposed Sannudushi Corridor | Mumbai International Airport Pune International Airport | Noteworthy hub for manufacturing of consumer electronics with several international brands of Refrigerators, Air conditioners, Washing machines being manufactured. |
| Ahmedabad-Sanand, Gujarat | Bluestar, Hitachi, Voltbek (JV of Voltas and Arcelek), Bosch | Kandla Port (major port) Mundra Port Hazira Port ICD Sanand (Thar Dry Port)* ICD Khodiyar* | NH48 (Delhi-Chennai) NH628 (Ahmedabad-Dandi in Gujarat) NH947 (Sarkhej-Okha in Gujarat) | Ahmedabad International Airport | Ahmedabad and Gandhinagar have been notified as EMCs.
Pranati (60 kms from Ahmedabad) to have 2 semiconductor wafer fabrication manufacturing facilities by Hindustan.
Semiconductor Manufacturing Corporation, along with ST Microelectronics and Sil有期. |

2 Electronic Manufacturing Clusters have been approved at E-City and Maheshwaram at Hyderabad, Telangana

### SECTOR SNAPSHOT

- **3.9%** Share of exports 2018-19
- **2nd** Largest mobile handset manufacturing nation
- **20** Greenfield EMCs approved till FY19
- **201** Applications approved under M-SIPS FY19
Mumbai - Aurangabad
Maharashtra’s New Industrial Belt
**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.
Maharashtra contributes:

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

**STATE SNAPSHOT**

**GSDP Growth** (FY 18): **7.5%**

**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
- **17%** of India’s chemicals production
- **20%** of India’s software exports
- **20%** of India’s pharmaceutical output

**HDI Rank** (2018): **5th Rank**

**2nd Rank; INR 2,495 Bn** IEMs Implemented (Jan’14 – Dec’19)

**State’s contribution to India’s Exports** (FY 19): **22.3%**

**Highest FDI inflow** (30% of all FDI during 2000-19)

**Mumbai - Pune Expressway:**
Facilitates ease of access to **JNPT** from various cities in Maharashtra, including Pune

**Hosts 2 major ports** & 53 minor ports

Capacity expansion to **10 million TEUs** by 2022

**JNPT** (Jawaharlal Nehru Port):
Largest container port in India, facilitates **40%** of Indian container volumes
**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 **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)
### 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>684</td>
<td>Upcoming. It is in advanced stages of land auction &amp; allotment. Part of India’s effort to spur port-led industrialization. Multi-product SEZ with focus on Pharma, Logistics, Electrical and Electronics, Automobile and Auto Components, Food processing, among others.</td>
<td></td>
</tr>
<tr>
<td>Aurangabad Industrial City (AURIC)</td>
<td>10,000</td>
<td>Hyosung, Perkins. Greenfield Industrial Smart City as part of DMIC. Massive potential to attract large units.</td>
<td></td>
</tr>
</tbody>
</table>

The major industrial clusters can be identified in Mumbai as Bhiwandi and JNPT vicinity, and in Aurangabad as Waluj, Chikhalthana and Shendra. 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.
Pune
A unique culmination of IT and Manufacturing
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.
Maharashtra contributes:

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

GSDP Growth (FY 18): 7.5%

Logistic Performance Index (2019): 3rd Rank

HDI Rank (2018): 5th Rank

No. of Factories in State (FY 18): 26,393; 3rd Rank

State’s contribution to India’s Exports (FY 19): 22.3%

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 (Jawaharlal Nehru Port): Largest container port in India, facilitates 40% of Indian container volumes
WHY PUNE?

Pune contributes

2nd Largest city of Maharashtra, contributing 1/5th of State’s GDP

Engineering R&D hub:
- Volkswagen, Mercedes Benz, JCB, John Deere, Force Motors, Tata Motors, Bajaj Auto, Mahindra etc.

High concentration of German, American, Korean and Chinese manufacturers

3rd largest contributor to India’s IT exports

Emerging Startup Hub:
- ~3,200 active startups with 2% of India’s tech startups based out of Pune

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

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
### 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 - 185 acres)</td>
<td>8,500</td>
<td>Bajaj Auto, Mercedes Benz, Volkswagen, Mahindra &amp; Mahindra, Mubea, Scindler, Huntsman, Tetra Pak, Phillips, GE, Bridgestone, Hyundai Constructions, Thyssenkrupp, Faurecia, Racold, Bhushan Power, Korea, Saint Gobain, Bosch, Huf India, Mahindra Defence Naval Systems, Force Motors, Sany</td>
<td>One of the most sought after industrial area of India. It has both MIDC leasehold and resale freehold properties and has emerged as a major automobile hub. Developed in 5 phases. Phase 5 is under acquisition.</td>
</tr>
<tr>
<td>Pimpri Chinchwad Industrial Area</td>
<td>3,025</td>
<td>Thermax, Bajaj Auto, Mahindra &amp; Mahindra, Tata Motors, Jaguar Land Rover, Premiere, Finolex, Lumax Auto, Greaves Cotton, Telco, Force Motors</td>
<td>Oldest automobile industrial area in India located within extended city limits of Pune. Concentration of consumer durables and electronics manufacturing, apart from automobiles.</td>
</tr>
<tr>
<td>Talegaon Industrial Area</td>
<td>1,430</td>
<td>Schaefer, Husco Hydraulics, Genral Motors, Cosma, POSCO, ITC, Emerson, JCB, ushi Fibreglass</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 MIDC (25%).</td>
</tr>
<tr>
<td>Kurkumbh MDC</td>
<td>1,169</td>
<td>Henkel, Cipla, Jsons Laboratories, Reliance</td>
<td>Predominantly, bio-pharma &amp; life sciences industrial area</td>
</tr>
<tr>
<td>Hinjewadi Industrial Area</td>
<td>NA</td>
<td>Honeywell, Emerson Auto, Varroc Lightings, Tata Auto Components, Genova Biopharmaceuticals, Henkel 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 (SEZ)</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>

The major industrial corridors can be identified along Nagar Road, Hinjewadi, PIMC Bhosari and Chakan Talegaon. The land rates in these corridors range between INR 4,900 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.

- Hengl Corporation
NH48
Gurugram-Bhiwadi-Neemrana Corridor
India’s Oldest Auto Cluster
Erstwhile NH08, now NH48 is the main highway connecting Delhi NCR with Mumbai. Several industrial clusters (Gurugram, Manesar, Bhiwadi, Bawal, Neemrana and Ghiloth) have developed along the highway (especially in the vicinity of NCR) that connects the Northern hinterland to Jawaharlal Nehru Port, Navi Mumbai. Today, it has become the conceptual spine of the DMIC along with WDFC and is one of the fastest growing industrial belts in North India.
## STATE SNAPSHOT - HARYANA

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSDP Growth (FY 18)</td>
<td>7.9%</td>
</tr>
<tr>
<td>HDI Rank (2018)</td>
<td>3rd Rank</td>
</tr>
<tr>
<td>Logistic Performance Index (2019)</td>
<td>3rd Rank</td>
</tr>
<tr>
<td>No. of Factories in State (FY 18)</td>
<td>8,891; 11th Rank</td>
</tr>
<tr>
<td>State’s contribution to India’s Exports (FY 19)</td>
<td>4.9%</td>
</tr>
</tbody>
</table>

### National Capital Region (NCR)
- 2 districts of Rajasthan, 14 districts of Haryana, NCT of Delhi & 8 districts of Uttar Pradesh

- Rajasthan is the state with highest solar potential of 142 GW
- Entire Haryana state falls in the influence zone of 2 industrial corridors: Delhi Mumbai Industrial Corridor (DMIC) & Amritsar Kolkata Industrial Corridor (AKIC)
- Haryana is the first state to have implemented its own State Wide Area Network (SWAN):

### Digital Inclusion

## STATE SNAPSHOT - RAJASTHAN

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSDP Growth (2016-17)</td>
<td>5.5% 23rd Rank</td>
</tr>
<tr>
<td>HDI Rank (2018)</td>
<td>13th Rank</td>
</tr>
<tr>
<td>Logistic Performance Index (2019)</td>
<td>4th Rank</td>
</tr>
<tr>
<td>No. of Factories in State (FY 18)</td>
<td>9,212; 10th Rank</td>
</tr>
<tr>
<td>State’s contribution to India’s Exports (FY 19)</td>
<td>1.8%</td>
</tr>
</tbody>
</table>

Note: Excludes Union Territories
**WHY NH48**

**Haryana contributes**
- **20%** India’s Largest Automobile OEMs
- **3rd** Largest exporter of software
- **50%** of Passenger Cars manufacturing in India
- **60%** Motorcycles manufacturing in India

**Rajasthan contributes**
- >100 Auto component manufacturing unit.
- **2nd** Largest mineral producing state, sole producer of lead & zinc
- **1st** Largest producer of blended fabric & wool
- **1st** Only state with all raw materials for ceramics & glass industry – silica, feldspar, ball clay, etc.

- 2 out of 8 manufacturing cities in Phase 1 of DMIC are on NH48.
- **NH48:** busiest highway of the country with 57% of freight on trucks
- Narnaul Multi Modal Logistics Park (MMLP): North India’s largest MMLP & a major container transhipment hub for the Inland Container Depots (ICDs)

- **Western Peripheral Expressway** — 135.6 km, 6-lane access-controlled expressway connects multiple arterial national highways NH-1, NH-10, NH-48 in a semi-circular arc formation. Fully operational since 2018 resulting in massive logistical efficiency in the region

**Haryana’s business capital – Gurugram, is home to more than half of the Fortune 500 companies.**

**Manesar-Bawal Investment Region (402 sq.km.)**
- One of the largest auto hubs in India (hosts Maruti Suzuki, Harley Davidson, Honda Motorcycle and Scooter India (HMSI))
- Global City Project in Gurugram (Proposed DMIC Node)
- Integrated Multi-model Logistics Hub (MLH) in Narnaul
- International Center for Automotive Technology (ICAT) has been set up at Manesar as a part of National Automotive Testing of R&D Infrastructure Project (NATRIP)

**Japanese Industrial Township (JIT), Neemrana**
- **1st operational JIT** in India
- Hosts 55+ Japanese companies. Eg: Daikin, Hitachi Chemicals, NIDEC, Kehin
- Collaborative effort of Government of Rajasthan and JETRO (Japan External Trade Organization)
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>Udyog Vihar, Gurugram</td>
<td>1,125</td>
<td>Maruti Suzuki, Micromax, Sun Pharmaceutical, Euronics India</td>
<td>Industrial estate having more than 1,200 industrial &amp; commercial units &amp; is developed in 6 phases.</td>
</tr>
<tr>
<td>IMT Bawal</td>
<td>1200</td>
<td>Harley Davidson, Minda Furukawa Electric, Haco Group, POSCO, Musashi Auto Parts</td>
<td>Focus Sectors: Auto &amp; Ancillaries, Engineering.</td>
</tr>
<tr>
<td>IMT Manesar</td>
<td>2,087</td>
<td>Maruti Suzuki, Baxter, Honda, Livpure</td>
<td></td>
</tr>
<tr>
<td>Export Promotional Industrial Park (EPIP), Neemrana</td>
<td>107</td>
<td>Over 150 export – oriented units</td>
<td>Largest Export-Park in Northern India with export oriented manufacturing facilities for Gems and Jewellery, Electronics, Garment, Handicrafts, Engineering, Leather goods &amp; IT Park.</td>
</tr>
<tr>
<td>RIICO Industrial Park, Neemrana (Phase 1 &amp; 2)</td>
<td>650 + 315</td>
<td>Havells, Alchem, Parle, SEL Textiles, HeroMotor Corp</td>
<td>Focus Sectors: Auto &amp; Ancillaries, Pharmaceuticals, Electronics.</td>
</tr>
<tr>
<td>Japanese Industrial Zone, RIICO Neemrana</td>
<td>1,167</td>
<td>Daikin, Nissin Brakes, Mikuni India, Kokoku Intech, Taiyo India, Nippon, NIDEC</td>
<td>MoU between RIICO &amp; JETRO: Encourage Japanese investments through streamlined license process.</td>
</tr>
<tr>
<td>RIICO Industrial Park, Ghioloth</td>
<td>1,700</td>
<td>Havells, Indus Pharma, Urotek Industries, Glocera, Lloyd</td>
<td>Focus Sectors: Glass &amp; Ceramic industries, General Industries.</td>
</tr>
<tr>
<td>RIICO Industrial Park, Karoli</td>
<td>527</td>
<td>Kalyani Technoforge, Groz Engineering Tools, Bhagwati Products, Capstone Polyweave</td>
<td>Auto Zone, EMC zone and General zone.</td>
</tr>
</tbody>
</table>

The major industrial corridors can be identified along NH48 as Gurugram, Bhiwadi, Neemrana, Ghioloth, Manesar and Bawal. The land rates in these corridors range between INR 3,500 to INR 20,480 per sqm. The rates mentioned are indicative and may vary on other parameters as well.
**Western Dedicated Freight Corridor**

**Kundli Manesar Palwal Expressway**

**NH 48**

**Delhi Mumbai Industrial Corridor**

Manesar, Bahadur and Neemrana came across as a natural choice as these were upcoming industrial regions with proximity to Delhi. These industrial corridors are adjacent to the national highway and provide excellent connectivity across India. Presence of leading automotive OEMs, our key customers, in this region cemented our decision further.

India is about to see a significant change in its emissions strategy, from Bharat Stage IV to Bharat Stage V standards. This will require heavy-duty vehicle & additional demand for Johnson Matthey’s catalysts. We’ve been very pleased with our existing experience in Haryana: support from government, availability of skilled workers, & excellent infrastructure. We wanted the new plant to be near Manesar, close to major automotive customers.

—Mr. Nirmal Minda, Chairman & MD, L&N Minda

—Har Nishith Sahai, Commercial Director, Johnson Matthey
Noida-Greater Noida-Yamuna Expressway
India’s Electronics Manufacturing Corridor
Noida-Greater Noida-Yamuna Expressway was conceptualized and is being developed as a suburb to India’s national capital Delhi since 1970s. It has witnessed immense interest from IT/ITeS and electronics hardware manufacturing firms. So far, Noida’s development and positioning has been secondary to millennium city Gurugram. Noida-Greater Noida is likely to turn tables over the next decade on the strength of its excellent connectivity — 2 National Highways (NH-24, NH-58), Eastern Peripheral Expressway and expansion of Noida Metro. It is located at the intersection of the Western and Eastern Dedicated Freight Corridors (DFCs) and is also the gateway to the Delhi Mumbai Industrial Corridor (DMIC). Jewar Airport will be the largest airport in India. This region will be India’s electronics manufacturing hub and home to largest foreign direct investments cases.
## STATE SNAPSHOT

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>GSDP Growth (FY 18):</td>
<td>7.0%</td>
</tr>
<tr>
<td>Logistic Performance Index (2019):</td>
<td>9th Rank</td>
</tr>
<tr>
<td>HDI Rank (2018):</td>
<td>18th Rank</td>
</tr>
<tr>
<td>No. of Factories in State (FY 18):</td>
<td>15,830; 5th Rank</td>
</tr>
<tr>
<td>State’s contribution to India’s Exports (FY 19):</td>
<td>4.8%</td>
</tr>
<tr>
<td>1st producer of foodgrains in India (FY 18):</td>
<td>18.5% of total</td>
</tr>
<tr>
<td>15% of India’s population Biggest consumption &amp; labor pool (~200 Mn):</td>
<td></td>
</tr>
<tr>
<td>1st number of micro, small and medium enterprises in India:</td>
<td>14.2% of total</td>
</tr>
<tr>
<td>2nd largest producer of leather products in India:</td>
<td></td>
</tr>
<tr>
<td>UP Electronics Manufacturing Policy, 2017: State’s vision to be the Electronics Manufacturing Hub of India</td>
<td></td>
</tr>
<tr>
<td>One District, One Product: 57 Districts in UP will be encouraged to develop product-specific clusters to encourage higher value addition and employment creation</td>
<td></td>
</tr>
<tr>
<td>Government of India’s Phase Manufacturing Program (PMP) and Electronic Manufacturing Clusters (EMCs):</td>
<td></td>
</tr>
<tr>
<td>• Noida, Greater Noida and Yamuna Expressway are declared EMCs</td>
<td></td>
</tr>
<tr>
<td>• UP biggest beneficiary of PMP, as it attracted majority of the component suppliers of Samsung, OPPO, Vivo and Xiaomi</td>
<td></td>
</tr>
</tbody>
</table>

Note: Excludes Union Territories
WHY NOIDA–GREATER NOIDA?

Noida–Greater Noida contributes:

- 40% of India’s total mobile manufacturing
- 55% of India’s mobile component manufacturers
- 40% of India’s total mobile manufacturing
- 55% of India’s mobile component manufacturers

**Biggest agglomeration of Chinese factories in India**

Several South Korean and Japanese OEMs and ancillaries present in electronics and auto sector

- Large number of units in garmenting, metal fabrication, rubber & plastic parts are present

**Eastern Peripheral Expressway**

- 135 Kms 6-lane access-controlled expressway has improved connectivity of Noida-Greater Noida-Yamuna Expressway region with the busiest national highway of India NH-48.
- It connects in an arterial format NH58, NH24, NH91 and NH2, and is fully operational since 2016

Largest electronics cluster in India with multiple anchor tenants such as Samsung, OPPO, Vivo, LG, Haier, Dixon, Delphi, Denso

**Jewar International Airport**

Second international airport in Delhi National Capital Region: Likely to change the fortunes of the region’s realty and spur industrial activity

- Planned to be the biggest aerotropolis in India
- Conceptualized over 5,000 hectares and equipped to handle 70 Mn Pax
- Phase I: 1,334 hectares. Swiss firm Zurich won development contract. It is expected to be operational by 2023
**SECTOR SNAPSHOT**

### Electronics Manufacturing (ESDM)
Largest electronics manufacturing zone of India
- 94 large mobile phones & components manufacturing facilities. ~2,900 medium and small electronics units
- **Samsung, LG, Haier, Appliances, OPPO, Vivo, Dixon, Delphi, Hipad, Transission**

### Auto & Auto Ancillaries
- 4 major OEMs manufacturing cars, tractors and two-wheelers
- ~30 ancillary units supplying auto components established in the catchment
- **Honda Cars, Yamaha, Hero Motors, New Holland Tractors, Mahle, Caparo Engineering, Subros, JBM**

### IT/ITes
Presence of large IT & E-commerce companies in Noida: PayTM, Adobe India, Oracle India, Wipro, HCL Technologies

### Food Processing Sector
Noida & Greater Noida will also attract industries like Food Processing targeting the huge consumption market of Delhi and nearby suburbs such as Gurugram, Ghaziabad, Faridabad

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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>Noida Special Economic Zone</td>
<td>310</td>
<td>Moserbear, PC Jewellers, Orient, Tech Mahindra, NTT Data</td>
<td>Established in 1985, hosts over 250 units employing 40,000 employees mainly in Gems &amp; Jewellery, Engineering and Software development sector.</td>
</tr>
<tr>
<td>Noida – Industrial plots at Sectors 57–68 (except Sector 66)</td>
<td>-</td>
<td>Hipad, XIHI Technology, Sunwoda, FROG Cellsat, Eastcompeace, Cheryang Electronics, Xiaolin Electronic, TMB Battery, Light-on, NTL Electronics</td>
<td>No vacant plots but heavy sub-leasing activity since 2015 when Chinese and Korean suppliers of electronics components started entering Indian market.</td>
</tr>
<tr>
<td>Surajpur Industrial Area (Phase A, B, C, V)</td>
<td>2,541</td>
<td>Honda Cars India, Yamaha, JBM Auto, Moserbear, Motherson Sumi, Mahle, Denso, Delphi</td>
<td>UPSIDC industrial parks. Focus Sector: Auto &amp; Ancillaries.</td>
</tr>
<tr>
<td>EPIP Greater Noida</td>
<td>211</td>
<td>Remso Control Technology, Ashoka Machine Tools</td>
<td>Encourages the export of various commodities and services.</td>
</tr>
<tr>
<td>Integrated Industrial Township Greater Noida Limited (ITGNL)</td>
<td>747.5</td>
<td>Haier (anchor investor), Forme Trading</td>
<td>Being developed as an integrated industrial township under DMIC.</td>
</tr>
<tr>
<td>World Trade Center (WTC), Greater Noida</td>
<td>42</td>
<td>Vivo (Rented Factory)</td>
<td>Vivo has leased 800,000 Sq Ft at WTC Noida for its production facilities since 2015.</td>
</tr>
<tr>
<td>Greater Noida – Ecotech VI, VII, VIII</td>
<td>-</td>
<td>OPPO Mobiles, OPPO-TEEMA JV, Intex Technologies</td>
<td>Ecotech VII (110 acres) was leased to OPPO and 100 acres at Ecotech VI leased to JV of OPPO and TEEMA in 2016.</td>
</tr>
<tr>
<td>Greater Noida – Ecotech X, XI, XII</td>
<td>-</td>
<td>Anrnick Electronics, SAMKWANG</td>
<td>Electronics component units are key occupiers.</td>
</tr>
</tbody>
</table>

Land rates in Greater NOIDA and Yamuna Expressway vary between INR 4,000-11,000 per sq m. Rentals vary between INR 22-23 per sq.ft per month.
Bengaluru
India’s Silicon Valley
Bengaluru often referred to as the Silicon Valley of India, is also an established headquarters to some of the largest public sector heavy engineering industries.

Over the last few decades, the city has marched ahead by leaps and bounds to emerge as a leader in a plethora of sectors, backed by a robust IT, R&D and startup ecosystem, its highly skilled workforce and amiable weather are two standout features.
Karnataka contributes:

- **GSDP Growth (FY 18): 10.1%**
- **Logistic Performance Index (2019): 3rd Rank**
- **HDI Rank (2018): 7th Rank**
- **No. of Factories in State (FY 18): 13,518; 7th Rank**
- **3rd Rank; INR 742 Bn IEMs Implemented (Jan’14 – Dec’19)**
- **State’s contribution to India’s Exports (FY19): 4th Rank, 12.7%**

3,500+ IT/ITES companies

20% of national garment production

1/3rd of biotech exports from India

Headquarters to some of the largest Public Sector Undertakings of India

- Hindustan Aeronautics Limited (HAL)
- National Aerospace Laboratories (NAL)
- Indian Space Research Organisation (ISRO)
- Bharat Earth Movers Limited (BEML)

Pioneer State in policy for niche segments

- Startup Policy
- AVGC Policy and Digital Media City
- Electric Vehicle and Energy Storage Policy
- Dedicated Aerospace Policy
Bengaluru contributes

70% of India’s chip designers work in Bengaluru

60% of India’s machine tools production in terms of value

30% of all IT startups in India

Startup capital of India: 3rd highest number of startups in the world & among the top 15 startup ecosystems in the world

Established vendor ecosystem: 2,000+ SMEs focused on component manufacturing, tooling and testing equipment and assembling

Home to 535 of IoT startups out of ~970 in India

Largest number of R&D centers in India: home to 400+ MNCs with global R&D centers

4th largest technological hub in the world & largest in Asia

Home to global R&D centers such as Texas Instruments, Mercedes Benz, Rolls Royce, Airbus, Boeing, ABB, Dell, GE, SAP, Adobe, Cisco, Honeywell etc.

Robust R&D & academic environment

Common instrumentation facilities: IBAB, Ganit Lab, CoE-IoT, Centre for Human Genetics, Centre for Nano Science & Engineering, IIIT-B, Semi conductor measurement, analysis & reliability test lab, Central Manufacturing Technology Institute (applied R&D), Bengaluru Bioinnovation Centre, CCAMP

Knowledge and Skills Hub: 1,700+ public and private ITIs, 200+ engineering colleges, 400+ R&D institutes, 200+ polytechnics, 20+ universities, 325 Skill Development Centres
## Prominent industrial areas for greenfield and secondary transactions

<table>
<thead>
<tr>
<th>Industrial Park</th>
<th>Total Area (Acre)</th>
<th>Major Occupiers</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narasapura - Kolar</td>
<td>701</td>
<td>Mahindra Aerospace, Honda, Scania, Wistron</td>
<td>Dedicated area for Automobile &amp; General Industries which include, Power, ESDM, etc. GSK has its largest greenfield tablet manufacturing facility.</td>
</tr>
<tr>
<td>Vemagal</td>
<td>666</td>
<td>GSK, TATA Power, Mitsubishi Electric</td>
<td>Multi-product industrial park.</td>
</tr>
<tr>
<td>Harohally (Phase I, II, III)</td>
<td>2,380</td>
<td>Upcoming</td>
<td>IT/BT Precision &amp; Electronic Industries, Garments &amp; Food Processing/Chemicals, &amp; Other General Industries (Machine parts, Automobile industry, etc.).</td>
</tr>
<tr>
<td>Vasantha Narasapura (Phase I, II, III)</td>
<td>3,665</td>
<td>Wipro, Kirloskar Electrical</td>
<td>India’s 1st integrated machine tool industry park.</td>
</tr>
<tr>
<td>Tumakuru Machine Tool Park</td>
<td>530</td>
<td>Upcoming</td>
<td>Industrial cluster to facilitate OEMs and ancillary units with exclusive township-cum-industrial zone.</td>
</tr>
<tr>
<td>Japanese Industrial Park</td>
<td>520</td>
<td>Upcoming</td>
<td>Part of Hardware Park, to be established by CDC &amp; will be accommodating 100 companies from Taiwan.</td>
</tr>
<tr>
<td>Taiwanese Park, Devanhalli</td>
<td>160</td>
<td>Upcoming</td>
<td>To be developed as model industrial layout through private sector participation.</td>
</tr>
<tr>
<td>Sira Phase I</td>
<td>815</td>
<td>Upcoming</td>
<td>Earmarked Zone for Aerospace Component Industries, IT Industries, Defence Industries.</td>
</tr>
<tr>
<td>Bengaluru Aerospace Park</td>
<td>732</td>
<td>Wipro, Tyco, Shell, Theysenkrup, Starrag India</td>
<td>In collaboration with US Aerospace Supplier Development Mission to India in order to introduce American companies to Indian joint venture groups.</td>
</tr>
<tr>
<td>Bengaluru Aerospace SEZ</td>
<td>252</td>
<td>Aerospace Common Finishing Facility, Dynamatic Technologies Limited, Centum Electronics</td>
<td>Hard Ware Park, IT/BT Park &amp; General Industrial Area</td>
</tr>
<tr>
<td>Bengaluru Hardware Park</td>
<td>849</td>
<td>Readink Technologies, OLEO India</td>
<td>Industrial area for automobiles, Heavy Engineering &amp; FMCG.</td>
</tr>
<tr>
<td>Bidadi (Phase I, II)</td>
<td>1,498</td>
<td>Toyota, Bosch, Britannia, Coca Cola</td>
<td>Major presence of HAL, NAL, Talegaon Aerospace, AirWorks Engineering, ThyssenKrup, etc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Tech Support Offices of Boeing, Dynamic Technologies, Airbus, QuEST Global, Collins Aerospace</td>
</tr>
</tbody>
</table>
The entrepreneurial spirit in Bengaluru is bolstered by several programmes and government initiatives. The city is home to thousands of start-ups looking to create digital solutions to support various sectors. Our R2 Data Labs housed in Bengaluru acts as an acceleration hub for data innovation, manufacturing and operational efficiencies.

We are very excited to begin test batch production at our largest manufacturing facility in India in Vemgal, Kolar district, Karnataka. We have invested more than INR 1000 crores to build this state-of-the-art facility, which at its full utilisation, has the capacity to produce 9 billion tablets and capsules. Karnataka offers a right mix of socio-economic and political environment and has the infrastructure and skill base to pull investors.

- A. Vaidheesh, MD, GSK Pharmaceuticals Ltd
Chennai
Detroit of India
Chennai is the largest industrial and commercial center of South India. From Madras to Chennai, this city has historically embraced diversified industries. The city is a hub for the manufacturing of automobiles and auto components, engineering, textiles and garments, leather products, software and IT-enabled services.
## Tamil Nadu contributes:

1. **GSDP Growth (FY18):** 7.7%
2. **HDI Rank (2018):** 4<sup>th</sup> Rank
3. **Logistic Performance Index (2019):** 5<sup>th</sup> Rank
4. **No. of Factories in State (FY 18):** 37,787; 1<sup>st</sup> Rank
5. **State’s contribution to India’s Exports (FY19):** 3<sup>rd</sup> Rank, 11.5%
6. **2<sup>nd</sup> highest contributor to India’s renewable energy capacity**
7. **4<sup>th</sup> largest software exporter from India**
8. **21% of the total auto exports from India**
9. **1<sup>st</sup> apparel production and 2<sup>nd</sup> in textile production in India (Coimbatore & Tiruppur are key clusters)**
10. **5<sup>th</sup> largest producer of pharmaceutical production in India**
11. **15% India’s electronic hardware production**
12. **2<sup>nd</sup> Highest exporter of engineering products in FY18**
13. **1<sup>st</sup> largest tyre manufacturer in India**

- Second largest coastline in India with 1,076 km (after Gujarat)
- Only state with 3 major ports out of 12 ports in India. It has 17 non-major ports
WHY CHENNAI?

Chennai contributes

30% of India’s 4-wheeler automobile industry

33% of India’s auto parts production

16% of India’s electronics hardware production (computers, electronics & optical products manufacturing)

- Annual installed capacity of 1.46 Mn automobile units
- Offshore Engineering hub: Research Institutes such as IIT, National Institute of Ocean Technology, C-WET, Indian Maritime University, etc.
- Engineering centres of Vestas, Siemens Gamesa, Suzlon, Ingersoll Rand, Petrofac, Mott McDonald, TechnipFNC, McDermott, etc.

Chennai – Gateway to the World

- Port Infrastructure: Only city to have 3 modern container ports (Chennai, Ennore, Kattupalli)
- Combined handling capacity of 5.7 Mn TEUs (largest for any city in India)
- Chennai Port: 2nd largest container port in India after JNPT, Mumbai
- Closest point in India to major manufacturing ecosystems such as China, Korea, Taiwan, Japan & ASEAN
The major industrial corridors can be identified along as Irrungutukttai-Sriperumbudur, Ponneri-Peiyapalam, Oragadam-Marai Malai Nagar & Cholavaram-Madhavaram-Ennore. The land rates in these corridors range between INR 2,960 to INR 27,200 per sqm. The rates mentioned are indicative and may vary on other parameters as well.

Other private Industrial Park include Indospace, Embassy & Hiranandani at multiple locations viz.: Oragadam, Sriperumbudur, Polivakkam, Puduvoyal, etc. which have large area under development and existing occupants.

Prominent industrial areas for greenfield and secondary transactions

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<tr>
<td>Mahindra World City</td>
<td>1,525</td>
<td>BMW, B Braun, Nera Electronics, TTK Group, TVS Group, Linea Fashions, Nexteer, NTN, Renau Nissan</td>
<td>First operational greenfield SEZ in India comprising IT, Auto &amp; Apparel SEZs. Most successful integrated industrial township in India.</td>
</tr>
<tr>
<td>Ascendas One Hub</td>
<td>1,250</td>
<td>Ajinomoto, Takasago, Maruchan Ajinomoto, Hitachi Automotive</td>
<td>Integrated Industrial township for auto &amp; general machinery, one of 12 Japanese Industrial Townships in India.</td>
</tr>
<tr>
<td>SIPCOT Oragadam Industrial Growth Centre</td>
<td>2,727</td>
<td>Royal Enfield, Muthersen Sumi, Apollo tyres, Nokia, Komatsu, Bosch, Renau Nissan, Pasco ICPC, Daimler, Bridgestone, GK DriveLine, Valeo, Seoyun E-HWA Automotive, Subros</td>
<td>Major concentration of automotive &amp; auto ancillary units in Chennai. Several private parks with ready built infrastructure have sprung near this zone.</td>
</tr>
<tr>
<td>SIPCOT Valla : Vadagal</td>
<td>1,503</td>
<td>Roki Minda, Yamaha, Sekisu DLJM Moulding, Koyama Precision, Royal Enfield, Valeo Lighting,</td>
<td>Automotive &amp; auto ancillary cluster.</td>
</tr>
<tr>
<td>SIPCOT Aeropace Valley</td>
<td>345</td>
<td>Upcoming</td>
<td>Integrated manufacturing SEZ with exclusive zone for Aerospace components &amp; defense production and aircraft MRO. Identified as one of the two Defence Industrial Production Corridor by GoI.</td>
</tr>
<tr>
<td>Pillaiappulam &amp; R&amp;B Industrial Park</td>
<td>847</td>
<td>CMR Toyota, FCC Clutch, MEI Foundny, Royal Tyres, United Industries Plastic, Uno Minda, Yura, JBM, JK Tyes</td>
<td>Automotive &amp; auto ancillary cluster.</td>
</tr>
<tr>
<td>SIPCOT Irungatukottai</td>
<td>1,811</td>
<td>Hyundai, Tata Bluscopes, AIS Auto Glass, Schwing Setter, Hwaksin Automotive, Polyhouse</td>
<td>Automotive &amp; auto ancillary cluster: Hyundai is the major occupier along with ~15 component suppliers.</td>
</tr>
<tr>
<td>SIPCOT Hitech SEZ</td>
<td>572</td>
<td>Dell, Motorola, Samsung, Foxconn</td>
<td>Focus greenfield industrial area for Electronics Manufacturing.</td>
</tr>
<tr>
<td>Madras Export Processing Zone (MEPZ)</td>
<td>265</td>
<td>Venture Power System, Indian Terrain Fashions, Godrej &amp; Bryce</td>
<td>One of the seven export processing zones in India set up by the central government.</td>
</tr>
<tr>
<td>Guvamipiddi Industrial Complex &amp; EPIP</td>
<td>1,478</td>
<td>Western Thomson, Green Spring Bio Pharma, Manchu Toughened Glass, Mabel Engineers</td>
<td>Heavy Engineering, Power, Chemicals.</td>
</tr>
<tr>
<td>Mahindra Origins, Puduvoyal</td>
<td>700</td>
<td>Nicco, Yanmar</td>
<td>Private Industrial Park for engineering, food processing, automotive, logistics and aerospace developed with Sumitomo Corporation. Designated Japanese Industrial Township.</td>
</tr>
<tr>
<td>Thervoykandigal Ind. Park</td>
<td>1,127</td>
<td>Michelin, Grupo Antolin</td>
<td>Auto ancillary, Power, Heavy Engineering.</td>
</tr>
</tbody>
</table>

The major industrial corridors can be identified along as Irrungutukttai-Sriperumbudur, Ponneri-Peiyapalam, Oragadam-Maizai Malai Nagar & Cholavaram-Madavaram-Ennore. The land rates in these corridors range between INR 2,960 to INR 27,200 per sqm. The rates mentioned are indicative and may vary on other parameters as well.

Medical Technology: HLL Medipark being developed as a medical technology manufacturing cluster, in 330 acres of land in Chengalpattu

Life Sciences & Biotechnology: TIDCO Centre for Life Sciences (TICEL)
Biotechnology Park I: First biotechnology incubation park in Tamil Nadu

Aerospace & Defence:
One of two India’s dedicated defence corridors (Chennai, Hosur, Salem, Coimbatore, Trichy-Coimbattore). Other is in Uttar Pradesh
We started our operations in Chennai in 2007 and invested INR 12.5 Bn in the operations of the plant in the past 12 years. Tamil Nadu has very good accessibility, logistics and infrastructure. It has the right mindset in the political environment with right policies, which are business friendly. And, the most important factor for any enterprise of our size is people, and we do find very skilled and qualified people here. So, the decision was clear for us to start our operations here.

- Dr. Jochen Stallkamp
Managing Director, BMW

Tamil Nadu is uniquely positioned because the state is amongst the highest manufacturing contribution to GDP of India at 21%. Further, the skill level in engineering and related industries is quite sublime in the state. Skill India Program is very close to our heart and we are investing heavily in skilling India.

- Mr. Josh Foulger
Country Head and MD, Foxconn International Holding
Andhra Pradesh contributes:

- **GSDP Growth Rate (FY18):** 11.3%
- **Logistic Performance Index (2019):** 5th Rank
- **No. of Factories in State (FY18):** 16,296; 4th Rank
- **HDI Rank (2018):** 10th Rank
- **4th Rank; INR 675 Bn IEMs Implemented (Jan’14 – Dec’19)**
- **State’s contribution to India’s Exports:** 6th Rank, 2.8% (FY19)

Andhra Pradesh contributes:

- **>200 Pharmaceutical units**
- **20% electronic manufacturers in India**
- **2nd largest source of calcite & limestone in India**
- **34% Export value of marine exports from India**

- **29 operational SEZs** across diversified sectors including textiles & apparels, food processing, pharma, multi-products, IT SEZs
- First state in India to have enacted the **Industrial Single Window Clearance**
- **Large coastline** of 974 km
- **Krishnapatnam Port** is one the fastest growing port of India, and is a node on the Chennai – Bengaluru Industrial Corridor

State Snapshot

Tirupati-Chennai-Nellore

The Tri-city Industrial Corridor

**STATE SNAPSHOT**

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Scan QR code to access key weblinks

Department of Industries, Government of Andhra Pradesh
Andhra Pradesh Industrial Infrastructure Corporation (APIIC)
Andhra Pradesh Economic Development Board (APEDB)
Why Tri-city Hub?

Tri-City Hub (Tirupati-Chennai-Nellore)

- Tirupati-Chennai-Nellore is known as the tri-city industrial growth corridor
- This region falls under the influence zone of two industrial corridors – Chennai-Bengaluru Industrial Corridor (CBIC) & Vishakhapatnam-Chennai Industrial Corridor (VCIC)
- Tirupati is now emerging as an Electronics Cluster by developing Electronics Manufacturing Clusters right next to the newly developed airport terminal

Sri City

- Largest industrial park in South India, and is home to ~200 companies from 27 countries
- Attracted total investments of ~USD 4 billion
- Located on Andhra Pradesh - Tamil Nadu border. Thrives on Chennai’s industrial ecosystem and port capacity

Naidupeta Cluster

- Proposed Naidupeta Cluster comprises of Naidupeta MPSEZ, IP-Naidupeta and IP-Attivaram
- It comes under the VCIC within the Yerpedu-Srikalahasti Node
- Naidupeta Cluster is where the state wants to attract Pharma Companies
Favourable business environment, fantastic facilities, infrastructure, access to great talented people, strong workforce, and most importantly the Government support of Andhra Pradesh, really led us to Sri City. That is the reason why we are trying to build something special here in Sri City.

- Daniel Myers  
Executive Vice President, Integrated Supply Chain, Mondelēz International
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>Sri City (Includes Indospace Park: 30 acres)</td>
<td>7,500</td>
<td>Kellogg’s, Isuzu, Mondelez, Pepsi, Alstom, Kobelco, Foxconn, Danieli</td>
<td>It includes a multi-product SEZ, a DTZ, an FTWZ, a Logistics &amp; Warehousing Cluster &amp; an Electronics Manufacturing Cluster.</td>
</tr>
<tr>
<td>APIIC Industrial Park, Mambattu</td>
<td>380</td>
<td>Bharat Forge, Indus Coffee, Apache Footwear</td>
<td>Multi-product Industrial Park. Apache Footwear exports Adidas brand and employs 10,000+ people.</td>
</tr>
<tr>
<td>Sri Venkateswara Mobile &amp; Electronics Hub (EMC-I), Tirupati</td>
<td>120</td>
<td>Celkon, Karbonn</td>
<td>India’s first Electronics Manufacturing Cluster: Dedicated mobile handset &amp; electronics manufacturing facility.</td>
</tr>
<tr>
<td>Electronic Manufacturing Cluster II, Tirupati</td>
<td>501</td>
<td>Dixon Technologies, Munoth Industries</td>
<td>Located near EMC-I &amp; adjacent to Tirupati International Airport.</td>
</tr>
<tr>
<td>TCL Industrial Park, Tirupati</td>
<td>153</td>
<td>TCL and its components suppliers</td>
<td>World’s third largest TV panel manufacturing Chinese firm TCL’s first industrial plant in India.</td>
</tr>
<tr>
<td>Naidupeta Industrial Park</td>
<td>1,244</td>
<td>Hindustan National Glass &amp; Industries, SKI Carbon Black, Loyal Textiles, BASF India, Chemsynth Laboratories</td>
<td>Focus sectors: Textiles &amp; Apparel, Pharmaceuticals, Chemicals.</td>
</tr>
</tbody>
</table>

The major industrial clusters can be identified as Sri City, Tirupati and Naidupeta, and their adjoining areas. The land rates in these corridors range between INR 1,750 to INR 2,550 per sqm. The rates mentioned are indicative and may vary on other parameters as well.
Hyderabad
Fostering new innovations in manufacturing sector
Hyderabad has emerged as the second silicon valley of India and is often referred to as Cyberabad. The region is a significant contributor to the IT, pharma, bio-tech, medical devices, aerospace, defence and ESDM sectors.
Telangana State Industrial Project Approval and Self-Certification System (TS-iPASS)

Speedy processing of applications for various clearances for setting up of industries at a single point
- Definitive timeframe (ranging from 1 - 30 days)
- Penalties on government officers for any delays in granting approvals

Policy & Institutional Support – Proactive government

- Telangana ICT Policy, 2016
- Telangana Electronics Policy, 2016
- Telangana Innovation Policy, 2016
- Exclusive Data Center policy (first in India)
- IMAGE Policy, 2016 (Animation & Gaming)
- IoT Policy 2017
- Block-chain Policy (draft stage) (first in India)
- Drone Policy 2019 (first in India)
- of India, and is a node on the Chennai – Bengaluru Industrial Corridor
WHY HYDERABAD?

Central Location: A key to access large hinterland

- 1/3rd of global vaccine production
- 2/5th of domestic pharma production
- 16% of India’s software exports
- 1/5th of national defence production
- 53 IT SEZs
  Largest cluster of IT SEZs in the country

Hyderabad is giving stiff competition to Bengaluru in the absorption rate of Grade A commercial office space for R&D centers and IT companies.

Apple, Amazon, Facebook, Microsoft, Uber, Google (ongoing), Qualcomm (ongoing) – largest campus outside the US

Skilled labor pool:

- 18 ITIs (vocational training centers) in the Hyderabad Metropolitan Region (HMR) and its vicinity.

Source: Dept. of Employment & Training, Govt. of Telangana
### SECTOR SNAPSHOT

#### Pharma & Lifesciences
- **Genome Valley** (Genome Valley 2.0 planned)
- India’s first and largest R&D and biotech cluster. Includes life sciences focused incubators and multi-tenanted lab space

#### Aerospace & Defence
- Adibhatla Aerospace SEZ & GMR Aerospace Park
- India’s only multi-product SEZ near an airport, along with domestic tariff area

#### Hardware & ESDM
- NIMZ & Fab City – E-City
- Dedicated manufacturing zones for ESDM

#### IT & ITeS
- Established and expanding cluster around HiTEC City and Gachibowli

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

<table>
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<th>Industrial Park</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Kakatiya Mega Textile Park</td>
<td>1,190</td>
<td>Upcoming</td>
<td>Biggest textile park in India. Envisioned for an integrated value chain concept of “fibre to fabric” facility. Korean company Youngone is the anchor investor.</td>
</tr>
<tr>
<td>Hyderabad Pharmacity</td>
<td>19,333</td>
<td>Upcoming</td>
<td>Proposed integrated development with objective is to set up the entire value chain of the pharmaceutical industry.</td>
</tr>
<tr>
<td>EMC ECity</td>
<td>603</td>
<td>Upcoming</td>
<td>Greenfield electronics manufacturing cluster.</td>
</tr>
<tr>
<td>EMC Maheshwararam</td>
<td>302</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IKP Knowledge Park</td>
<td>200</td>
<td>Laurus, USP, Du Pont, Adama, Escientia Biopharma, Sai Life Sciences, Biological E</td>
<td>Part of Genome Valley, India’s first organized R&amp;D cluster. Ready-to-use multi-tenanted modular wet labs and land for customised R&amp;D facilities.</td>
</tr>
<tr>
<td>MN Park</td>
<td>400</td>
<td>TCI-Tokyo Chemicals, Mylan, Novartis, GSK, Aemibic</td>
<td>India’s first Industrial Park to offer turnkey fully fitted lab &amp; office spaces.</td>
</tr>
<tr>
<td>Medical Devices Park, Sultanpur</td>
<td>250</td>
<td>Apollo Hospitals, Cyient, Sahajanand Medical Technologies</td>
<td>Private Industrial Park for engineering, food processing, automotive, logistics and aerospace developed with Sumitomo Corporation.</td>
</tr>
<tr>
<td>GMR Aerospace Park</td>
<td>5,500</td>
<td>Citron, Cyient, Safran</td>
<td>Automobiles, Electronics and Float Glass.</td>
</tr>
<tr>
<td>Adibhatla Aerospace SEZ</td>
<td>337.8</td>
<td>TATA Advanced Systems Limited, JV units with Lockheed Martin, Sikorsky &amp; GE</td>
<td>Focus greenfield industrial area for ESDM.</td>
</tr>
<tr>
<td>Zaheerabad NIMZ**</td>
<td>12,635</td>
<td>Upcoming</td>
<td>Automotive &amp; auto ancillary cluster.</td>
</tr>
</tbody>
</table>

---

#### Emerging Sectors
- **T-HUB**: India’s largest technology incubator, it is a first-of-its-kind PPP, incorporated in 2015. 457 start-ups incubated till Jan 2019
- **T-Works**: India’s largest prototyping center for ESDM hardware and mechanical start-ups; launched in 2019
- **B-HUB (Biotech Hub)**: Announced in 2018, a scaled up manufacturing facility for biopharma R&D companies, with a turnkey incubator

- **Pharma City (upcoming)** - World’s largest integrated industrial cluster for pharmaceuticals
- **Bharat Biotech** – World’s first company to file a Zika virus vaccine candidate patent

#### Niche focus: High-skill and superior technology manufacturing sectors:
- Drone technology
- Nano-sciences
- Artificial intelligence
- Self-driven car technology

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*The major industrial clusters can be identified as Kompally – Medchal, Shamshabad, Cherlapally – Uppal – Nagole and Patancheru - Balanagar. The land rates in these corridors range between INR 3,700 to INR 19,800 per sqm. The rates mentioned are indicative and may vary on other parameters as well.*
modernising infrastructure for the modernising of firms driven by a fast start-up incubator. 

The city is close to the centre of India & easily accessible. The city has eminent scientific institutions such as Center for Cellular & Molecular Biology, Indian Institute of Chemical Technology, Jawaharlal Nehru Technological University, Osmania University, Central University of Hyderabad, three other vaccine manufacturing companies, HUB for Bulk Drugs & highly ranked pharmaceutical formulation & filling companies & cosmopolitan capital city.

Hyderabad continues to be an attractive location when looking at several key criteria including access to a highly educated science and digital talent pool with extensive pharmaceutical experience, a mature global services delivery centre and cost effectiveness. Hyderabad has a strong innovation ecosystem with T-Hub being India’s largest start-up incubator. The city is the bedrock for technology driven firms through a fast modernising infrastructure and availability of talent.

- Dr. G.P.J.A. Harshavardhan, Director, Bharat Biotech International Ltd.

- Sanjay Mundleshwar, Country President, Novartis
Ahmedabad
India’s Emerging Auto Hub
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.
Gujarat contributes:

- **30%** of processed **food & dairy** exports from India
- **35%** of **cotton** produced in India (Largest Producer)
- **65%** of **demin** fabric production in the country
- **40%** of chemicals exports
- **62%** of India’s **petrochemical** production
- **25%** of country’s textile manufacturing output

**Business Opportunities**

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

**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
WHY AHMEDABAD?

Ahmedabad contributes:

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

Ahmedabad is the **largest city of Gujarat** (6.4 mn population) with 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, Arvind 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
1/3rd of state’s pharma units across 1500 ha

#### Japanese Industrial Township, Japanese Industrial Zone & Auto Value Chain Park
1/3rd of state’s pharma units across 1500 ha

#### ATIRA – 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>
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</tr>
</thead>
<tbody>
<tr>
<td>GIDC Sanand Industrial Estate</td>
<td>5,080</td>
<td>CIL, Nova Petrochemicals, Tata Motors, Ford, Bosch, Magna, Valeo, Ascent Yarns</td>
<td>Focus sectors: Engineering, Automobiles &amp; ancillary units, Engineering plastics, Semiconductors, Electronics, Medical Devices.</td>
</tr>
<tr>
<td>Japanese Industrial Township, Sanand III (Khoraj)</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’s largest scooter plant with 1.2 Mn. annual capacity.</td>
</tr>
<tr>
<td>Japanese Industrial Estate, Mandal</td>
<td>304</td>
<td>Technotrends Autopark, Topre Corp, Murakami Corp, Roki Minda Company</td>
<td>Gujarat’s first country specific industrial estate delineated for Japanese companies focussing on Auto &amp; ancillaries, Engineering sectors with options of ready built facilities for immediate operations.</td>
</tr>
<tr>
<td>Dholera 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>Pharmez (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, Tarasafe International</td>
<td>Focused at value addition to textile manufacturing. To be converted into a product specific SEZ later.</td>
</tr>
<tr>
<td>Vraj Integrated Textile Park</td>
<td>125</td>
<td>Upcoming</td>
<td>Greenfield Textile SEZ with proposed further expansion.</td>
</tr>
<tr>
<td>Origins by Mahindra World City</td>
<td>340</td>
<td>Upcoming</td>
<td>Plug &amp; play infrastructure with focus on Engineering, Automotive, Pharmaceutical &amp; Medical Device, Plastic &amp; Packaging, Textile and Food Processing etc.</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 it's 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
Vadodara
Bharuch-Ankleshwar Cluster
Country’s Power Engineering and Chemicals Cluster
Vadodara is Gujarat’s third largest city with an urban population of 1.8 million. The city is also an educational hub and has a vibrant manufacturing landscape spanning across sectors like Power Transmission & Machine tools, Pharmaceuticals, Chemicals, Biotechnology, Engineering, Auto and Defence.
## STATE SNAPSHOT

<table>
<thead>
<tr>
<th><strong>GSDP Growth</strong> (FY 18): 11.2%</th>
<th><strong>1st Rank:</strong> INR 16,156 Bn IEMs Implemented (Jan’14 – Dec’19)</th>
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<td><strong>Logistics Performance Index (2019): 1st Rank</strong></td>
<td><strong>No. of Factories in State (FY 18): 26,586; 2nd Rank</strong></td>
</tr>
<tr>
<td><strong>HDI Rank, 2018: 8th Rank</strong></td>
<td><strong>State’s contribution to India’s Exports (FY 19): 17.2%</strong></td>
</tr>
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</table>

**GUJARAT CONTRIBUTES:**

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<th>30% of processed food &amp; dairy exports from India</th>
<th>51% of licensed medical device companies in India</th>
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<td>35% of cotton produced in India (Largest Producer)</td>
<td>62% of India’s petrochemical production</td>
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**BUSINESS OPPORTUNITIES**

| 36% of 1,500 km Western Dedicated Freight Corridor (WDFC) is through Gujarat (565 km) with 6 nodes including Vadodara - Ankleshwar node |
WHY VADODARA

Vadodara contributes

- **35%** of India’s power transmission & distribution equipment manufacturers
- **28%** of state’s manufacturing sector

**Home to Indian Oil Corporation’s second largest refinery** in India; presently undergoing expansion to increase capacity to 18 MMTPA to become India’s largest refinery (by 2023)

India’s first railway university - **National Rail & Transportation Institute** (NRTI) with multi-disciplinary techno-commercial curriculum

**Home to large scale public sector** enterprises such as Gujarat Alkalies & Chemicals Limited (GACL), Gujarat State Fertilizers and Chemicals (GSFC), Gujarat Industries Power Company Ltd. (GIPCL), Indian Oil Corporation (IOCL), Oil and Natural Gas Corporation (ONGC).

**Halol-Savli SIR**
- Halol-Savli Special Investment Region (SIR) with an area of 123 sq.km.
- **Potential Sectors:** Engineering, Auto & Ancillary, Engineering Plastics and Electrical & Electronics Industries
- Existing major units in the region: CEAT, HNG, Kemrock, Sun Pharma, DuPont, Bombardier

**Dahej - Petroleum, Chemicals and Petrochemicals Investment Region (PCPIR)**
- India’s most active and successful PCPIR zone
- Specifically delineated investment region of 450 sq.km. area focusing on Petroleum, Chemicals & Petrochemical Industries
- Dahej Port is connected to Vadodara (108 km) via 4-lane expressway & includes a liquid chemical, LNG, a Dry Bulk Cargo Terminal and a Ro-Ro service
- OPaL’s unit at Dahej is the largest petrochemical plant in India, developed at an investment of USD 4.6 Billion
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<td>Saykha Industrial Estate</td>
<td>5,078</td>
<td>Upcoming</td>
<td>Focus sectors are: Chemicals, engineering &amp; textiles.</td>
</tr>
<tr>
<td>Dahej Industrial Estate - Phase 1, 2 &amp; 3</td>
<td>22,500 (9,410 + 9,440 + 3,650)</td>
<td>Reliance, Petronet LNG, Thermax, OPAL, Sterling, Hitachi Zosen, BASF</td>
<td>Major concentration of chemical &amp; petrochemical companies as it is part of Dahej PCPIR.</td>
</tr>
<tr>
<td>Payal Industrial Park (Arete)</td>
<td>5,000</td>
<td>Upcoming</td>
<td>Part of Dahej PCPIR near Bharuch, and is the largest privately held business park in India.</td>
</tr>
<tr>
<td>Savli Industrial Estate</td>
<td>770</td>
<td>Bombay Biotech, Sheffield Technoplast, Schaeffler India</td>
<td>Focus sectors are: biotechnology, agri-biotech, engineering, plastics, export-oriented units.</td>
</tr>
<tr>
<td>Savli Biotech Park (SEZ)</td>
<td>700</td>
<td>Zytex Biotech, Aristo Biotech &amp; Lifesciences, Centurion Laboratories</td>
<td>Endeavour to address the biotech industry’s need for specialized infrastructure and encourage new biotech enterprises.</td>
</tr>
<tr>
<td>Halol Industrial Estate</td>
<td>1,483</td>
<td>MG Motors, Siemens Gamesa, CEAT, Windar Renewables</td>
<td>Focus sectors: Engineering, Automobiles &amp; ancillary units, Electronics.</td>
</tr>
<tr>
<td>Makarpura Industrial Estate</td>
<td>1,200</td>
<td>GE Renewable, Bombardier Transportation</td>
<td>One of the oldest industrial area in the city and located along NH 48.</td>
</tr>
<tr>
<td>Bharuch Industrial Estate</td>
<td>211</td>
<td>GNFC, Reliance Chemicals, Pepsico,</td>
<td>Formidable industrial base in sectors like chemicals &amp; petrochemicals, textiles, drugs &amp; pharmaceuticals.</td>
</tr>
<tr>
<td>Ankleshwar Industrial Estate</td>
<td>3985</td>
<td>BASF, Rallis India, Zydus Cadila, Apex Health Care, Wockhardt, ONGC</td>
<td>Largest GIDC estate with presence of 2000+ industries including ~1500 chemical industries.</td>
</tr>
</tbody>
</table>

The major industrial clusters can be identified as Savli, Makarpura, Halol, Dahej, Bharuch and Ankleshwar. The land rates in these corridors range between INR 1,600 to INR 6,400 per sqm. The rates mentioned are indicative and may vary on other parameters as well.
Ajanta Pharma has come to Gujarat attracted by the conducive business climate. To meet the requirements of the USA market, and also WHO-approved programs and emerging markets, Ajanta Pharma has set up a plant at Dahej in Gujarat for manufacturing tablets, capsules, powders & jellies.

- Yogesh Agrawal, Managing Director, Ajanta Pharma Limited
Incentives
Snapshot
Structure and Types
India has a 2-tier incentives structure for industries: Central Government incentives and State Government incentives.

Central Government incentivizes only a select industries and a few areas for balanced regional development.

Different states in India are at different stages of their development journey, providing incentive through state industrial policy and sectoral policies with an aim to reduce cost of manufacturing and enhance ease of doing business.
### Incentive Structures in India

<table>
<thead>
<tr>
<th>Activity/Category</th>
<th>Central Government</th>
<th>State Governments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Manufacturing Sector</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Income Tax Act 1961</strong></td>
<td>• 4 year window of lower Corporate Income Tax (17.16%) for new manufacturing units till 31 March 2023</td>
<td>State Industrial Policies and Specific Sectoral Policies</td>
</tr>
<tr>
<td></td>
<td>• Deemed foreign territory. Direct Tax, Indirect Tax and non-fiscal benefits</td>
<td>• Incentivises capital expenditure and reduces operating expenditure</td>
</tr>
<tr>
<td></td>
<td>• Units must be Net Foreign Exchange earner over a period of 5 years</td>
<td>• Quantum varies by investment size, employment generation, location</td>
</tr>
<tr>
<td><strong>Custom-Bonded Manufacturing</strong></td>
<td>• Deferred duty on capital goods and raw materials</td>
<td></td>
</tr>
<tr>
<td><strong>Services Sector</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Income Tax Act 1961</strong></td>
<td>• Income tax reduced to 25.17% for new services companies</td>
<td>State Industrial Policies and Specific Sectoral Policies</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Special Economic Zones</strong></td>
<td>• IT/ITES sector is the biggest beneficiary of SEZ policy in India</td>
<td></td>
</tr>
<tr>
<td><strong>Start-ups</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Income Tax Act 1961</strong></td>
<td>• 100% deduction of profits and gains derived from any 3 consecutive years out of 7 years from year of incorporation of ‘eligible start-up’</td>
<td>State Start-up Policies</td>
</tr>
<tr>
<td></td>
<td>• Preference in public procurement</td>
<td></td>
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<tr>
<td><strong>Imports</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Import Policy</strong> is published by Directorate General of Foreign Trade (DGFT)</td>
<td>• Imports of finished goods is not incentivised</td>
<td>State Governments</td>
</tr>
<tr>
<td></td>
<td>• Import duty for inputs/raw material is adjusted from time-to-time as per industry requirements</td>
<td>Foreign Trade Policy Schemes</td>
</tr>
<tr>
<td><strong>Foreign Trade Policy Schemes</strong></td>
<td>• Project Import Scheme: Relaxes duties for import of specific capital goods</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Advanced Authorization Scheme: Exempts duties for import of inputs for export consignments</td>
<td></td>
</tr>
<tr>
<td><strong>Exports</strong></td>
<td>Export Policy is published by DGFT, Exports of most commodities/goods and services is encouraged.</td>
<td></td>
</tr>
<tr>
<td><strong>Foreign Trade Policy Schemes</strong></td>
<td>• RoDTEP: Scheme for remission of duties or taxes on export product</td>
<td>State Governments</td>
</tr>
</tbody>
</table>
CORPORATE INCOME TAX

Reduced to 25.17% from 34.94% in September 2019, for existing units not availing incentives under Income Tax Act 1961.

Units in SEZ or companies availing incentives (deduction, depreciation, capex-linked incentives) will continue to pay corporate income tax at base rate of 25% & 30%.

A 4-year window for new manufacturing units incorporated after 1 Oct 2019 and operational before 31 March 2023 to avail benefit of 17.16% Corporate Income Tax.

LOCATION-SPECIFIC

Additional deduction @15% on new machinery installed in notified backward areas of Andhra Pradesh, Bihar, Telangana & West Bengal

ACTIVITY-BASED

150% deduction on in-house Research & Development till 31 March 2020 (100% thereafter)

INDUSTRY-SPECIFIC

Schemes to promote Capex in a sector by line ministries of central government. Not as elaborate as offered by States.
SPECIAL ECONOMIC ZONES (SEZ)

- Governed by SEZ Act 2005 and SEZ Rules
- SEZ could be sector-specific or multi-product
- SEZ must be Net Foreign Exchange Earners. Allowed to sell to domestic market after payment of customs duty (BCD+SWS+IGST)
- Direct Tax Benefits: Corporate Income Tax exemption on export profits (Expires: 31 Mar 2020)
  - 100% for the first 5 years of operations
  - 50% for 5 years thereafter
  - 50% of ploughed back profits for another 5 years
  - Minimum Alternate Tax (MAT) must be paid by SEZ units. In September 2019, MAT reduced to 15% from 18.5% earlier
  - Dividend Distribution Tax abolished in Feb 2020
- Indirect Tax Benefits
  - Exemption from Custom Duty on Capital Goods, Raw Material and other Fixtures
  - Exemption from GST
  - Exemption from Stamp duty and Registration fees on lease of land / mortgage deed.
  - Exemption from Electricity Duty
- Non-Fiscal Benefits
  - Single Window Clearance

FREE TRADE WAREHOUSING ZONE (FTWZ)

- Governed by SEZ Act 2005 and SEZ Rules. Predominately for EXIM trade & storage
- Duty deferment on imported goods
- Permits trade transactions in foreign currency
- Trading hub for Indian/Overseas entity without any registration
- Trade compliances post cargo arrivals
- Faster custom clearances
- Storage, Packaging, labelling permitted

CUSTOM-BONDED MANUFACTURING

- Governed by Section 65 of Customs Act, 1962
- Circular 38/2018 dated 18 October 2018 elucidates manufacturing in a bonded warehouse
- Deferred customs duty on capital goods till clearance
- Deferred customs duty on imported inputs and raw materials
  - On DTA clearance, customs duty to be paid on imported raw materials used for manufacturing
  - No duties if finished goods are exported
- Any property can be converted to bonded warehouse after customs approval
- Unlike SEZ, no requirement to be Net Foreign Exchange Earner
  - 100% output can be sold in DTA

DOMESTIC TARIFF AREA (DTA)

- Industrial zones that are non-SEZ, non-FTWZ or Non-Custom-Bonded are termed as DTA
- Companies targeting domestic market should located units in DTA. Such parks are captured in cluster profiles in the report.
- DTA units can also export and avail benefits under Foreign Trade Policy
- Sale from DTA to SEZ is classified as deemed exports
Major States Contributing ~80% of Industry Output

**FOOD PRODUCTS & BEVERAGES**
- UP, 12%
- MH, 12%
- TN, 8%
- AP, 7%
- WB, 6%
- GJ, 12%
- KN, 8%
- RJ, 4%
- DD, 2%
- Others 17%

**TEXTILES, APPAREL & LEATHER**
- TN, 23%
- GJ, 13%
- MH, 8%
- Others 18%
- UP, 4%
- KN, 4%
- MP, 3%
- Others

**CHEMICALS, RUBBER & PLASTIC PRODUCTS**
- GJ, 26%
- MH, 17%
- TN, 7%
- Others 22%
- UP, 5%
- RJ, 5%
- WB, 3%
- UK, 5%
- KN, 3%
- AP, 2%

**PHARMACEUTICALS, MEDICINAL CHEMICALS**
- MH, 17%
- GJ, 14%
- TS, 14%
- Others 16%
- UP, 7%
- SK, 5%
- UK, 5%
- Others

**Industrialization Barometer**

**Top 5 States by GVA (2016-17):**
- Maharashtra, Tamil Nadu, Gujarat, Uttar Pradesh, Karnataka
  - 52% of total GSDP
  - 51% of all factories in India
  - 57% of aggregate GVA
  - Mature policy framework
  - Established manufacturing clusters: strong industrial ecosystem and vendor base

**Emerging Manufacturing Hotspots:**
- Haryana, Uttarakhand, Rajasthan, Telangana, Madhya Pradesh, West Bengal, Andhra Pradesh, Himachal Pradesh, Odisha, Punjab, Jharkhand
  - 36% of total GSDP
  - 37% of all factories in India
  - 33% of aggregate GVA
  - Attracting manufacturing investments through proactive policies and attractive incentives
  - Undertaking industrial infrastructure upgradations
**Hilly States – Tax Exemptions Till 2027:**

North-Eastern States (Assam, Sikkim, Arunachal Pradesh, Mizoram, Manipur, Meghalaya, Nagaland)

Himalayan States (Uttarakhand, Himachal Pradesh, Jammu & Kashmir)

- Boosting industrialization in hilly regions
- Cheaper credit access and interest incentives, among other benefits, which are over and above existing incentives
- Central Government initiative

**Schemes:**

- North East Industrial Development Scheme 2017
- Industrial Development Scheme for Himachal Pradesh and Uttarakhand 2017
- Industrial Development Scheme for Jammu & Kashmir 2017

**Incentives Snapshot**

- **UP, 35%**
  - **TN, 13%**
  - **Others 18%**
  - **MH, 12%**
  - **AP, 7%**
  - **KN, 10%**
  - **UK, 6%**

- **MH, 22%**
  - **Others 16%**
  - **GJ, 14%**
  - **TN, 20%**
  - **KN, 11%**
  - **HR, 7%**
  - **PB, 5%**

- **TN, 25%**
  - **HR, 20%**
  - **Others 20%**
  - **MH, 21%**
  - **KN, 8%**
  - **UK, 7%**

Source: ASI for Factory Sector 2016-17
# State Incentives Snapshot

State Grid for a manufacturing investment of INR 100 million and above – Top 15 States by GSDP 2016-17

<table>
<thead>
<tr>
<th>Nature of Incentives</th>
<th>Maharashtra</th>
<th>Tamil Nadu</th>
<th>Gujarat</th>
<th>Uttar Pradesh</th>
<th>Karnataka</th>
<th>West Bengal</th>
<th>Rajasthan</th>
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</thead>
<tbody>
<tr>
<td>Stamp Duty Concession</td>
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<tr>
<td>Land Benefits*</td>
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<tr>
<td>Power Tariff Subsidy</td>
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<tr>
<td>Electricity Duty Benefit</td>
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<tr>
<td>Interest Subsidy</td>
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<tr>
<td>SGST related</td>
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</tr>
</tbody>
</table>

Some Sector (Manufacturing, IT-related) Specific Policies

- Aerospace & Defence
- Cloud computing
- Fintech
- EV
- Aerospace & Defence
- Agro Business
- Biotechnology
- Electronics
- Garments & Apparel
- Specific sectors in textile value chain
- Wind
- IT
- Civil Aviation
- Electronics
- IT
- Solar
- Handloom, Powerloom Silk
- Textile Garmenting
- Food Processing
- Bio Energy
- Defence
- ESDM
- Aerospace
- EV & Energy Storage
- AVGC
- Biotechnology
- IT (4 policy)
- Agribusiness & Food Processing
- Solar
- Design
- IT & Electronics
- Startup
- MSME
- Textile
- Fisheries
- Renewable Energy
- Solar Energy
- IT
- Agro-Processing
- Bio Energy
- Defence
- ESDM
- Aerospace
- EV & Energy Storage
- AVGC
- Biotechnology
- IT (4 policy)
- Agribusiness & Food Processing
- Solar
- Design
- IT & Electronics
- Startup
- MSME
- Textile
- Fisheries
- Renewable Energy
- Solar Energy
- IT
- Agro-Processing

Industrial Policy Link

- Industrial Policy 2019, Maharashtra
- Industrial Policy 2014, Tamil Nadu
- Industrial Policy 2015, Gujarat
- Industrial Investment and Employment Promotion Policy 2017, Uttar Pradesh
- Industrial Policy 2014, Karnataka
- Industrial Policy 2014
- Investment and Industrial Policy 2013
- Rajasthan Investment Promotion Scheme 2019

Scan QR code to download state industrial and incentive policies.

This is an indicative snapshot of the Industrial policy of the State only. It is recommended to study the detailed industrial policy and sectoral policies to gain a comprehensive understanding of all incentives.

*Indicates land-related benefits such as Preferential Allotment, Conversion Fee Subsidy, Land Rates Subsidy, Registration Charges Subsidy, EXC Subsidy, etc.
### State Incentives Snapshot

State Grid for a manufacturing investment of INR 100 million and above – Top 15 States by GSDP 2016-17

<table>
<thead>
<tr>
<th>Nature of Incentives</th>
<th>Andhra Pradesh</th>
<th>Telangana State</th>
<th>Kerala</th>
<th>Madhya Pradesh</th>
<th>Haryana</th>
<th>Punjab</th>
<th>Odisha</th>
<th>Bihar</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stamp Duty Concession</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Specific sectors</td>
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</tr>
<tr>
<td>Land Benefits*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Specific sectors</td>
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</tr>
<tr>
<td>Power Tariff Subsidy</td>
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<td></td>
<td>Specific sectors</td>
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<tr>
<td>Electricity Duty Benefit</td>
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<td></td>
<td>Specific sectors</td>
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<tr>
<td>Capital Subsidy</td>
<td>Specific clean sectors</td>
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<tr>
<td>Interest Subsidy</td>
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<td></td>
<td>Specific sectors</td>
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</tr>
<tr>
<td>SGST related</td>
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<td></td>
<td></td>
<td>Specific sectors</td>
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</tr>
</tbody>
</table>

**Some Sector (Manufacturing, IT-related): Specific Policies**

- Solar
- Textiles
- Petro
- Wind
- Electronics
- Auto & auto components
- Aerospace & Defence
- Biotechnology
- Food Processing
- IT
- EV
- Solar
- IT and ESDM
- Food Processing
- Renewable energy
- Defence Production
- Textiles
- Pharmaceuticals
- IT and ESDM
- Solar Power
- Agri business and FP
- Cyber Security
- E-vehicle, NRGE Equipment, Energy Storage Devices, Medical Equipment, Industry 4.0
- based manufacturing enterprises
- Textiles, Footwear and Accessories, Agri & Food Processing Industries, Electronics, Aerospace and Defence, Biotechnology, Pharmaceutical, Biomass / Agro-waste processing, Bicycle and Bicycle components/parts
- Alloy Steel, IT and ITES, Life Sciences Media and Entertainment, Logistics
- Apparel
- Renewable Energy
- Aerospace & Defence
- Pharmaceuticals
- Food Processing
- ICT
- Biotechnology
- IT and ESDM
- Textile, Apparel and Leather
- Renewable Energy
- Industrial Policy 2015, Odisha
- Industrial and Business Development Policy 2017, Punjab
- Industrial Policy 2015, Telangana
- Industrial Development Policy 2015, Andhra Pradesh
- Industrial and Commercial Policy 2018, Kerala
- Industrial Promotion Policy 2014 (amended 2018), Madhya Pradesh
- Enterprise Promotion Policy 2015, Haryana
- Industrial and Business Development Policy 2017, Punjab
- Industrial Policy 2015, Odisha
- Industrial Investment Promotion Policy 2016, Bihar

*This is an indicative snapshot of the industrial policy of the State only. It is recommended to study the detailed industrial policy and sectoral policies to gain a comprehensive understanding of all incentives.

*Does not include incentives specific to the Indian demographics. For instance, incentives for SC/ST/OBC.

*Indicates land-related benefits such as Preferential Allotment, Conversion Fee Subsidy, Land Rates Subsidy, Registration Charges Subsidy, EDC Subsidy etc.

Scan QR code to download state industrial and incentive policies.
Grounding Investments in India
Key Stakeholders and Investor Checklist
Central and State Governments of India are committed to welcoming investments and have dedicated mechanisms, authorities and agencies to facilitate the investor at each stage of the investment grounding process and accelerate their market entry into India.

Investor Facilitation Mechanisms

Key Central Government Stakeholders

Indian Missions:
- Government of India has 162 missions across the world.
- The trade and investment division at Indian Missions is responsible for investment promotion and facilitation.
- Indian Missions hold seminars and investor interactions at regular intervals for dissemination of investment opportunities in India.

Key Ministries for Business Matters

Trade: Ministry of Commerce & Industry; Department for Promotion of Industry and Internal Trade manages important national missions such as Make in India, Start-up India
Taxation: Ministry of Finance
Visa: Ministry of External Affairs & Ministry of Home Affairs
Incorporation & Corporate Governance: Ministry of Corporate Affairs
Human Resources: Ministry of Skill Development & Entrepreneurship
Foreign Exchange: Reserve Bank of India

Line Ministries
- Over 30 ministries are responsible for policy formulation and development of aligned sectors.
- Several ministries at central level offer attractive fiscal incentive packages such as Ministry of Food Processing, Ministry of Electronics & Information Technology etc.
- Some ministries also give grants for development of sector-specific industrial facilities, such as Plastic Parks by Ministry of Chemicals & Fertilizers, and Textile Parks by Ministry of Textiles.

Indian Missions Overseas can serve as the first point of contact for investors who are looking to enter the Indian market. Investors can coordinate with various Central Ministries on a need basis. All organisations have dedicated websites which provide information pertaining to their function, structure and mode of contact.
Key State Government Stakeholders

Department of Industries & Commerce:
- Department of Industries & Commerce is the most important as it is responsible for industrial policy formulation and implementation at the state level.
- This department also decides incentive packages through formal mechanisms described in the industrial or sectoral policies.

State Industrial Development Corporations (State IDCs):
- State IDCs are the entities responsible for land acquisition, development, promotion and maintenance of industrial infrastructure in their respective states.
- Every state in India has an IDC.

Investment Promotion Agencies (IPAs):
- Several states in India have formed dedicated Investment Promotion Agencies (IPAs) for investment promotion and facilitation.
- In states which don’t have IPAs, IDCs act as the first point of contact for investors.

Investor should think about contacting either the IPA or IDC for their initial assessment work. These agencies can later help the investor connect with all relevant departments and agencies at state level.

All these organizations maintain separate websites which have useful information for market surveys and drawing project execution timelines.
INVESTOR CHECKLIST

Important Approvals for Investors in India

ESTABLISHMENT TO COMMISSIONING

Steps

Pre-Establishment Approvals

- Formation of entities – Private Ltd. / Public Ltd. / LLP / LO / BO / PO / OPC
- IEM / Udyog Aadhar
- GST Registration
- Allotment of Land / Land Conversion
- Property Registration
- Environment, Forest and Wildlife Clearances
- Building Plan Approval
- NOC from Fire Department
- Water and Sewerage Connection
- Electricity Connection
- Natural Gas Connection
- Consent to Establish (Pollution Department)
- Import Export License
- Sectoral Permissions / Licenses, for instance:
  - CDSCO – Drugs & Cosmetics
  - Excise – Alcohol for Human Consumption
  - FSSAI – Food & Beverages
  - PESO – Petroleum & Gas

Pre-Operation Approvals

- Building Occupancy Certificate
- Factory Licenses, Factories Act 1948
- Registration under The Shops & Establishment Act
- License for contractors under The Contracts Labour
- Registration of Boilers
- Consent to Operate (Pollution Department)
- Registration under Packaged Commodities Rules
- Application for fiscal incentives
- Application for EPFO (for 20 or more employees) and ESI (for 10 or more employees)

Key Stakeholders

Pre-Establishment Approvals

Central Ministries – Allied Offices (MCA, MSME, DGFT, DPIIT etc.)
Investment Promotion Agencies (IPAs)
State IDCs and Single Window Portals
Regulatory Authorities (RBI, BIS, DRI, DGFT etc.)

Pre-Operation Approvals

Central Ministries – Allied Offices (DPIIT, EPFO, ESIC etc.)
Investment Promotion Agencies (IPAs)
State IDCs and Single Window Portals
Municipal Authorities
### KEY STAKEHOLDERS FOR INVESTOR FACILITATION

#### State-wise List and Links

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<th>State Industries &amp; Commerce Department</th>
<th>State Industrial Development Corporation</th>
<th>State Investment Promotion Agency</th>
<th>Investment Promotion Summits</th>
<th>Single Window Portal</th>
</tr>
</thead>
<tbody>
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<td><strong>Southern States</strong></td>
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<tr>
<td>Tamil Nadu</td>
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<td>SIPCOT</td>
<td>Guidance Tamil Nadu</td>
<td>Global Investor Meet</td>
<td>Easybusiness.tn.gov.in</td>
</tr>
<tr>
<td>Andhra Pradesh</td>
<td><a href="https://www.apindustries.gov.in/APIndus/Default.aspx">https://www.apindustries.gov.in/APIndus/Default.aspx</a></td>
<td>APIC</td>
<td>Andhra Pradesh Economic Development Board (APEDBB)</td>
<td>Sunrise Andhra Pradesh</td>
<td>Department of Industries</td>
</tr>
<tr>
<td>Telangana</td>
<td><a href="http://www.industries.telangana.gov.in/Home.aspx">http://www.industries.telangana.gov.in/Home.aspx</a></td>
<td>TSIIC</td>
<td>Investor Facilitation Cell (Commissioner of Industries)</td>
<td>–</td>
<td>Telangana State Industrial Project Approval and Self-Certification System (TS-iPASS)</td>
</tr>
<tr>
<td><strong>Western States</strong></td>
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<td>Goa</td>
<td><a href="http://goa%E7%8B%84t.gov.in/">http://goa狄t.gov.in/</a></td>
<td>Goa IDC</td>
<td>Goa Investment Promotion and Facilitation Board</td>
<td>Vivaent Goa</td>
<td>Goa Investment Promotion and Facilitation Board</td>
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<tr>
<td>Rajasthan</td>
<td><a href="http://industries.rajasthan.gov.in/content/industries/doi.html">http://industries.rajasthan.gov.in/content/industries/doi.html</a></td>
<td>RICO</td>
<td>Bureau of Investment Promotion Rajasthan</td>
<td>Resurgent Rajasthan</td>
<td>Single Window Clearance System</td>
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<tr>
<td><strong>Central States</strong></td>
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<td>Madhya Pradesh</td>
<td><a href="http://www.mpindustry.gov.in/">http://www.mpindustry.gov.in/</a></td>
<td>MPSIDC</td>
<td>–</td>
<td>Global Investor Summit</td>
<td>MP Invest</td>
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<tr>
<td>Chhattisgarh</td>
<td><a href="https://industries.cg.gov.in/">https://industries.cg.gov.in/</a></td>
<td>CSIDC</td>
<td>CSIDC</td>
<td>CHIPS</td>
<td>State Investment Promotion Board (SIPB)</td>
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Note: Union Territories are excluded.
# KEY STAKEHOLDERS FOR INVESTOR FACILITATION

**State-wise List and Links**

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<th>States</th>
<th>State Industries &amp; Commerce Department</th>
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<td>Punjab, Chandigarh</td>
<td><a href="http://www.pbindustries.gov.in">www.pbindustries.gov.in</a></td>
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<td>Uttarakhand, Dehradun</td>
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<td>SIDCUL</td>
<td>Investment Promotion &amp; Facilitation Cell</td>
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<td>Rising Himachal: Global Investors Meet</td>
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<td>Advantage Jharkhand</td>
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<td>SIDICO</td>
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<td><a href="http://aruntrade.gov.in/">http://aruntrade.gov.in/</a></td>
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<td><a href="http://industries.tripura.gov.in/">http://industries.tripura.gov.in/</a></td>
<td>TIDC</td>
<td>Tripura State Investment Promotion Board</td>
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<td><a href="http://industry.nagaland.gov.in/">http://industry.nagaland.gov.in/</a></td>
<td>NIDC</td>
<td>Investment &amp; Development Authority of Nagaland (IIDAN)</td>
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<td>Mizoram, Aizawl</td>
<td><a href="https://industries.mizoram.gov.in/">https://industries.mizoram.gov.in/</a></td>
<td>ZIDCO</td>
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<td>Meghalaya, Shillong</td>
<td><a href="http://megindustry.gov.in/">http://megindustry.gov.in/</a></td>
<td>Meghalaya Industrial Development Corporation</td>
<td>Meghalaya Investment Promotion Board</td>
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Note: Union Territories are excluded
### Glossary

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<td>ASEAN</td>
<td>Association of Southeast Asian Nations</td>
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<tr>
<td>AVGC</td>
<td>Animation, Visual effects, Gaming and Comics (AVGC)</td>
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<tr>
<td>BCD</td>
<td>Basic Custom Duty</td>
</tr>
<tr>
<td>BIS</td>
<td>Bureau of Indian Standards</td>
</tr>
<tr>
<td>BO</td>
<td>Branch Office</td>
</tr>
<tr>
<td>BT</td>
<td>Bio-Tech</td>
</tr>
<tr>
<td>CDSCO</td>
<td>The Central Drugs Standard Control Organization is the national regulatory body for Indian pharmaceuticals and medical devices, and serves parallel function to the European Medicines Agency of the European Union, the PMDA of Japan, the Food and Drug Administration of the United States and the Medicines and Healthcare products Regulatory Agency of the United Kingdom.</td>
</tr>
<tr>
<td>CoE</td>
<td>Center of Excellence</td>
</tr>
<tr>
<td>CVRDE</td>
<td>Combat Vehicles Research and Development Establishment</td>
</tr>
<tr>
<td>DGFT</td>
<td>Directorate General of Foreign Trade</td>
</tr>
<tr>
<td>DMIC</td>
<td>Delhi Mumbai Industrial Cluster</td>
</tr>
<tr>
<td>DPIIT</td>
<td>Department for Promotion of Industry &amp; Internal Trade</td>
</tr>
<tr>
<td>DRI</td>
<td>Directorate of Revenue Intelligence</td>
</tr>
<tr>
<td>DTZ/ DTA</td>
<td>Domestic Tariff Zone/ Domestic Tariff Area</td>
</tr>
<tr>
<td>EMC</td>
<td>Electronic Manufacturing Cluster</td>
</tr>
<tr>
<td>EMEA</td>
<td>Europe-Middle East-Africa</td>
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<tr>
<td>EoDB</td>
<td>Ease of Doing Business. The Ease of Doing Business (EoDB) index is a ranking system established by the World Bank Group.</td>
</tr>
<tr>
<td>EPFO</td>
<td>Employees’ Provident Fund Organization. EPFO assists the Central Board in administering a compulsory contributory Provident Fund Scheme, a Pension Scheme and an Insurance Scheme for the workforce engaged in the organized sector in India</td>
</tr>
<tr>
<td>ESDM</td>
<td>Electronics System Design &amp; Manufacturing</td>
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**Glossary**

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<tr>
<th>Acronym</th>
<th>Definition</th>
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<td>ESIC</td>
<td>Employees' State Insurance Corporation. Employees' State Insurance is a self-financing social security and health insurance scheme for Indian workers.</td>
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<tr>
<td>EXIM</td>
<td>Export &amp; Import</td>
</tr>
<tr>
<td>FAME II Policy</td>
<td>The Faster Adoption and Manufacturing of (Hybrid &amp; Electric Vehicles (FAME) India was launched in 2015 under National Electric Mobility Mission (NEMM). It aims at promoting eco-friendly vehicles in the country. The Heavy Industries Ministry is administering the scheme.</td>
</tr>
<tr>
<td>FDA approved</td>
<td>The Food and Drug Administration (FDA) is a federal agency of the United States Department of Health and Human Services. FDA approved means that the agency has determined that the &quot;benefits of the product outweigh the known risks for the intended use.&quot; Manufacturers must submit a premarket approval (PMA) application and the results of clinical testing in order to get approval.</td>
</tr>
<tr>
<td>FEMA</td>
<td>The Foreign Exchange Management Act (FEMA), 1999 is an Act of the Parliament of India &quot;to consolidate and amend the law relating to foreign exchange with the objective of facilitating external trade and payments and for promoting the orderly development and maintenance of foreign exchange market in India&quot;</td>
</tr>
<tr>
<td>FMCG</td>
<td>Fast Moving Consumer Goods</td>
</tr>
<tr>
<td>FSSAI</td>
<td>Food Safety and Standards Authority of India (FSSAI) is an autonomous body established under the Ministry of Health &amp; Family Welfare, Government of India. The FSSAI has been established under the Food Safety and Standards Act, 2006 that is a consolidating statute related to food safety and regulation in India.</td>
</tr>
<tr>
<td>FTWZ</td>
<td>Free Trade Warehousing Zones</td>
</tr>
<tr>
<td>GDP</td>
<td>Gross Domestic Product is the monetary value of all finished goods and services made within a country during a specific period</td>
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<tr>
<td>GSDP</td>
<td>Gross State Domestic Product is defined as a measure, in monetary terms, of the volume of all goods and services produced within the boundaries of the State during a given period of time, accounted without duplication.</td>
</tr>
<tr>
<td>GVA</td>
<td>Gross Value Added is the measure of the value of goods and services produced in an area, industry or sector of an economy</td>
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<tr>
<td>HDI</td>
<td>Human Development Index is a summary measure of average achievement in key dimensions of human development: a long and healthy life, being knowledgeable and have a decent standard of living. The HDI is the geometric mean of normalized indices for each of the three dimensions.</td>
</tr>
<tr>
<td>ICD</td>
<td>Inland Container Depot</td>
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<tr>
<td>ICT</td>
<td>Information &amp; Communication Technology</td>
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<tr>
<td><strong>IDC</strong>: Industrial Development Corporation</td>
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<td><strong>IEM</strong>: Industrial Entrepreneurs Memorandum. An IEM is an application for acknowledgment of application for setting up industrial unit.</td>
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<td><strong>IGST</strong>: Integrated Goods &amp; Services Tax</td>
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<tr>
<td><strong>INR</strong>: Indian National Rupee</td>
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<tr>
<td><strong>IoT</strong>: Internet of Things</td>
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<tr>
<td><strong>IPA</strong>: Industrial Park Area</td>
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<tr>
<td><strong>IT &amp; ITeS</strong>: Information Technology &amp; Information Technology Enabled Services</td>
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<tr>
<td>Labour Force Participation: Labour force participation rate is defined as the section of working population in the age group of 18-64 in the economy currently employed or seeking employment.</td>
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<td><strong>LLP</strong>: Limited Liability Partnership. A limited liability partnership (LLP) is a partnership in which some or all partners (depending on the jurisdiction) have limited liabilities.</td>
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<tr>
<td><strong>LNG</strong>: Liquefied Natural Gas</td>
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<tr>
<td><strong>LO</strong>: Liaison Officer</td>
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<tr>
<td><strong>MCA</strong>: Ministry of Corporate Affairs</td>
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<tr>
<td><strong>MIHAN</strong>: Multi-modal International Cargo Hub and Airport at Nagpur</td>
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<tr>
<td><strong>MNCs</strong>: Multi-National Companies</td>
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<tr>
<td><strong>MPSEZ</strong>: Multi-Product SEZ</td>
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<tr>
<td><strong>MSME</strong>: Micro, Small &amp; Medium Enterprises</td>
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<td><strong>NATRIP</strong>: National Automotive Testing and R&amp;D Infrastructure Project (NATRIP),</td>
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<td><strong>NOC</strong>: No Objection Certificate</td>
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<td>Description</td>
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<tr>
<td>OFC</td>
<td>Optical Fiber Cables</td>
</tr>
<tr>
<td>OPC</td>
<td>One Person Company. “One Person Company” means a company, which has only one person as a member.</td>
</tr>
<tr>
<td>PE</td>
<td>Private Equity</td>
</tr>
<tr>
<td>PESO</td>
<td>Petroleum And Explosives Safety Organisation (PESO) is a department formed by Government of India under Department for the Promotion of Industry and Internal Trade under Ministry of Commerce and Industry, to administer Explosives Act 1884, Explosive Substance Act, Petroleum Act 1934, Inflammable substance Act 1952 and Environment Protection Act 1986 to control import, export, transport, storage and usage of explosive materials, flammable materials, pressure vessels, cryogenic vessels, design and installation of all necessary and relevant infrastructure, etc.</td>
</tr>
<tr>
<td>PO</td>
<td>Project Office</td>
</tr>
<tr>
<td>R&amp;D</td>
<td>Research &amp; Development</td>
</tr>
<tr>
<td>RBI</td>
<td>Reserve Bank of India</td>
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<tr>
<td>SEZ</td>
<td>Special Economic Zone is an area with quality infrastructure complemented by an attractive fiscal package, both at the Centre and at the State level, with the minimum possible regulations for generation of additional economic activity, promotion of exports of goods and services, investment from domestic and foreign sources and creation of employment opportunities.</td>
</tr>
<tr>
<td>SWS</td>
<td>Social Welfare Surcharge</td>
</tr>
<tr>
<td>TEUs</td>
<td>Twenty-Foot Equivalent Unit is an inexact unit of cargo capacity often used to describe the capacity of container ships and container terminals.</td>
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<td>VC</td>
<td>Venture Capital</td>
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<td>VCIC</td>
<td>Vishakhapatnam Chennai Industrial Corridor</td>
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<td>WDFC</td>
<td>Western Dedicated Freight Corridor</td>
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Methodology

This report is a compilation of facts, qualitative trends and analysis of information collected through surveys and interactions with multiple stakeholders active in the industrial ecosystem of India. Competitive locations were identified through trends analysis of enquiries by existing and potential investors pan-India, and interviews with supply-side entities dealing in development and promotion of industrial destinations in India.

An evaluation of identified locations was undertaken on multiple aspects such as business environment, human resources, infrastructure availability, social factors, and manufacturing ecosystem. Detailed feedback was collected from relevant departments of identified state governments such as Industries Department, Industrial Development Corporations and the Investment Promotion Agencies to understand the key industrial trends in the State, along with the highlights of recent industrial activity, focus areas, developmental vision, key initiatives etc. Additionally, critical evaluation of locations was carried out basis investor experiences and feedback of various multi-nationals operational in these locations.
Source

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3. Number of Factories, Reserve Bank of India (2018): rbi.org.in
4. hdi.globaldatalab.org/areadata/shdi/
8. Department for Promotion of Industry and Internal Trade (2019): eodb.dipp.gov.in
10. Statistical Summary by Indian Railways (2018)
11. Dedicated Freight Corridor Corporation of India Ltd. (DFCCIL), Ministry of Railways
12. PIB, Ministry of Civil Aviation (2016)
15. Invest India: investindia.gov.in
16. Ministry of Commerce & Industry, Department of Commerce: sezindia.nic.in
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20. PIB, Ministry of Road Transport & Highways (2017)
22. Global Innovation Index (2019), WIPO
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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 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, 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 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).

The firm is one of the most awarded Investment Promotion Agency in the world, and has won the Best Investment Project Award three years in a row (2016, 2017 and 2018) at the Annual Investment Meeting (AIM) organized by the Ministry of Economy, UAE. Invest India also won the prestigious TheUNCTAD Award 2018 for promoting investment in sustainable development, the UNCTAD Investment Promotion Award 2016 for excellence in partnering for investment promotion, and the Investment Award 2016 from the Indian Ocean Rim Association, among others.

Please learn more about Invest India at https://www.investindia.gov.in/

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About JLL India

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The Firm provides investors, developers, local corporates and multinational companies with a comprehensive range of services. This includes leasing, capital 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, warehouse and logistics, hospitality, healthcare, senior living, data centre 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. Further information, please visit jll.co.in