INFINITE OPPORTUNITIES UNLIMITED POSSIBILITIES

IITVUL | INTEGRATED INDUSTRIAL TOWNSHIP
VIKRAM UDYOOGPURI
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India is one of the most attractive investment destinations globally, which is reflected in India’s position and improvement across global benchmarks.

- **4th Most attractive investment destination globally**
  - PwC Global CEO Survey

- **5th Largest Economy in the World**
  - 2019 rankings, IMF

- **4th on Global retail development index 2019**
  - A.T. Kearney’s 2019 Global Retail Development Index

- **15% One of the lowest corporate tax rates**
  - For new manufacturing companies

- **2nd on Global Findex 2017**
  - World Bank

- **3rd Largest start-up ecosystem**
  - Startup India, DPIIT, Hurun Global Unicorn List 2019

- **22% Reduced Corporate Tax Rate for existing companies**

- **4th Largest consumer market by 2030**
  - World Economic Forum, Challenges and Opportunities Emerge as India Becomes Third-Largest Consumer Market by 2030, World Economic Forum
India is amongst the top 10 improvers globally on World Bank’s Doing Business Rankings for the 3rd consecutive year running

India now is by far the best performer in South Asia in resolving insolvency and does better than the average for OECD high-income economies

How India climbed 79 spots in the last 5 years:

<table>
<thead>
<tr>
<th>Process</th>
<th>Single form for company formation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Time</td>
<td>Fast track approval for construction permits</td>
</tr>
<tr>
<td>Trade</td>
<td>‘Indian Customs Single Window Project’ implemented</td>
</tr>
<tr>
<td>Legal</td>
<td>Commercial Courts and Appellate Division of High Courts established</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>India’s Rank</th>
<th>142</th>
<th>130</th>
<th>130</th>
<th>100</th>
<th>77</th>
<th>63</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>2014</td>
<td>2015</td>
<td>2016</td>
<td>2017</td>
<td>2018</td>
<td>2019</td>
</tr>
</tbody>
</table>

India performs much better on several parameters against key competing economies

<table>
<thead>
<tr>
<th>Country</th>
<th>Overall</th>
<th>Getting Credit</th>
<th>Trading Across Borders</th>
<th>Resolving Insolvency</th>
<th>Getting Electricity</th>
</tr>
</thead>
<tbody>
<tr>
<td>India</td>
<td>63</td>
<td>25</td>
<td>68</td>
<td>52</td>
<td>22</td>
</tr>
<tr>
<td>Vietnam</td>
<td>70</td>
<td>25</td>
<td>104</td>
<td>122</td>
<td>27</td>
</tr>
<tr>
<td>Brazil</td>
<td>124</td>
<td>104</td>
<td>108</td>
<td>77</td>
<td>98</td>
</tr>
<tr>
<td>Mexico</td>
<td>60</td>
<td>11</td>
<td>69</td>
<td>33</td>
<td>106</td>
</tr>
<tr>
<td>Indonesia</td>
<td>73</td>
<td>48</td>
<td>116</td>
<td>38</td>
<td>33</td>
</tr>
</tbody>
</table>

– World Bank
Investments in development industrial and logistic corridors are envisioned to achieve the economic growth for India led by support of institutions like NICDC

32 Projects in 4 Phases under 11 Corridors forming part of National Infrastructure Pipeline
(Total project cost of approximately INR 1,15,377 crore)

Phase 1 of development for National Industrial Corridor Program

- Dholera Special Investment Region (DSIR) (22.5 sq. kms), (Gujarat, DMIC)
- Shendra Bidkin Industrial Area (SBIA) (18.55 sq. kms), (Maharashtra, DMIC)
- Integrated Industrial Township – Greater Noida (IIT-GN), (747.5 acres), (Uttar Pradesh, DMIC)
- Integrated Industrial Township – Vikram Udyogpuri (IIT-VU), (1,100 acres), (Madhya Pradesh, DMIC)
Investments in development industrial and logistic corridors are envisioned to achieve the economic growth for India led by support of institutions like NICDC

India is home to one of the most simplified tax regime in the world
GST system (one nation one tax) has minimized any physical interventions and has simplified compliance for smaller business including promotion of e-invoicing.

<table>
<thead>
<tr>
<th>Reduciton in compliance costs due to the unification of Indirect taxes</th>
<th>Unified tax-regime for both goods and services</th>
<th>No cascading of taxes</th>
</tr>
</thead>
</table>

Corporate tax rationalization to 22% for existing companies and 15% for new investors makes return on Investments made in India attractive

<table>
<thead>
<tr>
<th>Country</th>
<th>Reduced tax rate for existing companies</th>
<th>Reduced tax rate for new manufacturing companies</th>
</tr>
</thead>
<tbody>
<tr>
<td>India*</td>
<td>22%</td>
<td>15%</td>
</tr>
<tr>
<td>Singapore</td>
<td>17%</td>
<td>20%</td>
</tr>
<tr>
<td>Vietnam</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Thailand</td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td>Malaysia</td>
<td>24%</td>
<td></td>
</tr>
<tr>
<td>Indonesia</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>China</td>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

India*
India has a cost efficient environment for doing business supported by various investor friendly reforms

### Labour Rates
Range of Monthly Wages (in USD)

<table>
<thead>
<tr>
<th>Country</th>
<th>Range of Monthly Wages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brazil</td>
<td>183 - 341</td>
</tr>
<tr>
<td>China</td>
<td>158 - 258</td>
</tr>
<tr>
<td>India</td>
<td>60 - 258</td>
</tr>
<tr>
<td>Indonesia</td>
<td>116 - 285</td>
</tr>
<tr>
<td>Malaysia</td>
<td>277 - 275</td>
</tr>
<tr>
<td>Thailand</td>
<td>256 - 132</td>
</tr>
<tr>
<td>Vietnam</td>
<td>190</td>
</tr>
</tbody>
</table>

### Power Rates
Electricity charges, USD per kwh

<table>
<thead>
<tr>
<th>Country</th>
<th>Electricity charges</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brazil</td>
<td>0.13</td>
</tr>
<tr>
<td>China</td>
<td>0.1</td>
</tr>
<tr>
<td>India</td>
<td>0.11</td>
</tr>
<tr>
<td>Indonesia</td>
<td>0.07</td>
</tr>
<tr>
<td>Malaysia</td>
<td>0.12</td>
</tr>
<tr>
<td>Thailand</td>
<td>0.07</td>
</tr>
<tr>
<td>Vietnam</td>
<td>0.1</td>
</tr>
<tr>
<td>Bangladesh</td>
<td>0.1</td>
</tr>
</tbody>
</table>

### Increased efficiency and lower costs of logistics
Key initiatives to increase logistics efficiency & reduced costs of logistics:

- **Bharatmala**: Initiative to optimizing efficiency of freight and passenger movement across the country with development of highway across the country
- **Sagarmala**: Port-led development initiative to reduce logistics cost and increase efficiency by capitalizing on coastal shipping potential on India’s 7500 km coastline

Transpotters and logistics players have reported an increase in efficiency of around 35 – 20% in daily movement of goods.* Source: Mahindra Logistics CEO

### Availability of raw materials
- India with its significant natural resources will support in reduction of costs on account of reduction of raw material import costs.

### Custom procedure modification
- Radio tagging of goods, self certifications, tech. enabled movement scheduling have led to reduced times and cost for exports and imports.

### Availability of plug & play infrastructure
- All major industrial development initiatives under NICDC have now plug & play infrastructure available for companies to set up shop.
Vikram Udyogpuri; the investment destination in the heart of Madhya Pradesh
Vikram Udyogpuri benefits from being located in the central state of India with catchment area of 50% of India’s population

Located in central India, Madhya Pradesh is popularly known as the 'heart of India’ and is a beneficiary of mega infrastructure projects, with both North-South and East-West corridor crossing the State.

Madhya Pradesh offers excellent support infrastructure for industrial growth. The state has a robust rail network with 550 trains crossing daily, National Highway network of 5,000+ kms, 5 commercial airports operating 100+ flights and 6 inland container depots (ICDs).

Madhya Pradesh is a Leading producer of coal, manganese, dolomite, limestone, copper and glass sand. Also, Madhya Pradesh is the largest producer of agricultural products - soybean, pulses and garlic and ranks 2nd in floriculture production.

11% GSDP growth rate, YoY (2018-19)
USD 116 Bn. in GSDP (2018-19)
>1 lakh Engineers passing out each year
USD 1.4 Bn. of FDI attracted from 2000-2019 (includes Chhattisgarh)
Source: DPIIT FDI statistics
USD 173 Mn. of FDI attracted (Oct’ 19–Jun’ 20)
Source: DPIIT FDI statistics
Madhya Pradesh Industrial Policy 2014; propelling the state to achieve inclusive growth and bring economic prosperity

Thrust sectors

- Auto and Auto Components
- Textiles
- Healthcare, Pharmaceuticals, Biotechnology
- IT/ITES
- Renewable Energy
- Logistics & Warehousing
- Tourism
- Agro and Food Processing

Incentives for MSME and small industries with investment of <INR 10 Crores in plant & machinery

- 15% subsidy Subject to a ceiling of INR 15 lakh for Micro & Small scale industrial unit
- 5% interest subsidy with annual ceiling of INR 3-5 lakh for 7 years
- 100% electricity duty exemption for a period of 5-10 years

Incentives for large-scale industries with investment of >INR 10 Crores in plant & machinery

- Basic Investment Promotion Assistance for an investment in Plant & Machinery more than 10 crores shall vary between 10% to 40% depending on export, employment and production potential of the unit
- Entry tax exemption for 5-7 years for an investment made upto INR 500 Crores or above in plant & machinery

Incentives for Mega with investment of >INR 25-100 Crores (as per sectoral thresholds)

- Cabinet Committee on Investment Promotion (CCIP) under chief-minister to approve a customized package of incentives
The Vikram Udyogpuri Project at Ujjain was conceived as part of the DMIC Madhya Pradesh node. The site is located approximately 10km from Ujjain on NH18. The total site is 442 hectares.

The integrated industrial township will be a congregation of office spaces, residences, hotels, large & small format retail, hospitals, school parks, entertainment hubs and commercial & industrial developments.

Being located in Madhya Pradesh, Vikram Udyogpuri has high potential for industrial development.
Vikram Udyogpuri is envisaged to be a world class destination with efficient infrastructure opportunities for setting up of industries.

Vikram Udyogpuri integrated industrial township is planned across ~1100 acres of overall development. It is planned in a way that the Industrial Area or processing area comprises of 46% of overall development area and rest is supplemented by residential and utilities zones.
What sets apart Vikram Udyogpuri Industrial Township are the world class amenities and its strategic location w.r.t industrial ecosystem

Location Offering

| Flexibility to offer customized land parcel to suit investor need | Flexibility in land pricing and variety of payment options | Flexible lease term available based on investor requirement (5 years – 99 years) |
| Proposed industrial housing of various configuration | Potential to provide built to suit and ready built factory | Support provided in site preparation for industry to commence construction |
| Raw materials can be sourced locally |

Facilities

1. **External Infrastructure**
   - Information & Communication Technology (ICT) Enabled
   - Power sub-station
   - Bus stop
   - Solid waste disposal

2. **Internal Infrastructure**
   - Approach Roads
   - Water supply system
   - Power supply
   - Rain water Harvesting System
   - Storm Water Drainage
   - Sewage Treatment Plant
   - Common effluent treatment

3. **Environment & Safety**
   - Fire fighting system
   - Fire station
   - Green Belt Development
   - Security check points

4. **Business Services**
   - Online land allotment
   - First Come First Serve basis
   - Single window system
   - Skill development
What sets apart Vikram Udyogpuri Industrial Township are the world class amenities and its strategic location w.r.t industrial ecosystem

Plug & Play
Right from the start, the vision has been to have a ‘Plug & Play’ approach wherein all the land parcels are fully ICT enabled and completely built up infrastructure is offered right at plot level. This will be an underlying enabler in all spheres of the city and will integrate multiple essential disciplines, which will in turn facilitate ease of doing business and holistic living, along with a platform for efficient operations and administration.

Solid Waste Management
Solid waste management system for the industrial township would be an integrated system for collection, transportation, treatment, processing and final disposal.

Power Management
24/7 uninterrupted power supply provided. Smart grid, smart metering and monitoring have been deployed to minimize any loss.

Water And Waste Water System
Zero waste discharge by treating 100% of the waste water generated to tertiary standards for non-potable and industrial use. Smart metering and SCA have been implemented to minimize loss.
The work on all the amenities, facilities and other connectivity measures mentioned has already begun

Roads and Services for Integrated Industrial Township, Vikram Udyogpuri

Water Treatment Plant

Under-development and upcoming special features

- 1 MLD capacity Effluent Treatment Plant (Under construction)
- Construction of roads and development of logistics in the industrial park
- Opportunity for industrial infrastructure developers to partner with one of India’s most prestigious project
Ease of governance
- Single window system for facilitate all G2B (Govt. to business) interactions, reducing procedures and approvals required for setting up of business

Ease of doing business
- Ready list of permits as per the industry type
- Single point of contact for all business services
- Permits and approvals to be granted within a fixed timeframe

Competitive cost of doing business
- Land pricing is competitive in the region and offers multiple options for payment to support investors investment plan

Dedicated handholding
- Vikram Udyogpuri team offers dedicated support to investors for facilitation at each step of their investment cycle from first connect up to investment grounding and commercial operations

Fast track approvals
- Systems and measures are in place to provide all fast track approvals on all aspects that a business may require

Access to schemes and programs
- Vikram Udyogpuri understands the importance of fiscal support and offers facilitation to leverage various programs and schemes offered by state and central governments for investments

Vikram Udyogpuri Industrial Township also benefits from a range of services provided by the SPV and supported by NICDC
Sectors in Focus

- Automobiles and Auto-components
- Electronic System Design and Manufacturing (ESDM)
- Food Processing
- Pharmaceuticals and Biotechnology
- Textiles
India is the third-largest passenger-car market in Asia, behind China and Japan; and with a large population coupled with improving per capita incomes the adoption is likely to increase. Automobiles and auto-components contributes around **7.1% to India’s GDP** and **around 40% of the manufacturing contribution**.

Madhya Pradesh’s auto ancillary industry is significantly impacted by its central geographical location and good connectivity to automotive hubs in NCR and Maharashtra. The state’s well developed automotive cluster is now accommodating 30 auto component and ancillary units.

<table>
<thead>
<tr>
<th>Vikram Udyogpuri for Automobiles and Auto-components</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ecosystem Advantage</strong></td>
</tr>
<tr>
<td><strong>Ease of Doing Business</strong></td>
</tr>
<tr>
<td><strong>Logistics</strong></td>
</tr>
<tr>
<td><strong>Other Advantages</strong></td>
</tr>
</tbody>
</table>
With per capita disposable income and private consumption having doubled in the past 7 years, **India has emerged as one of the largest markets for electronic products in the world.** The electronics market valued at USD120 bn in 2018-19 is segmented as Mobile Phones (24%), Consumer Electronics (22%), Strategic Electronics (12%), Computer Hardware (7%), LEDs (2%) and Industrial Electronics (34%) comprising of Auto, Medical and other industrial electronic products.

**Madhya Pradesh**

<table>
<thead>
<tr>
<th>Vikram Udyogpuri for ESDM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ecosystem Advantage</strong></td>
</tr>
<tr>
<td>• Proximity to the Electronics manufacturing ecosystem (major electronics OEMs, Contract Manufacturers and Component manufacturers) in the state</td>
</tr>
<tr>
<td><strong>Ease of Doing Business</strong></td>
</tr>
<tr>
<td>• Investor friendly policies, permits and incentives (Madhya Pradesh IT, ITeS &amp; ESDM Investment Promotion Policy, 2016)</td>
</tr>
<tr>
<td>• Ready list of permissions to setup manufacturing</td>
</tr>
<tr>
<td><strong>Logistics</strong></td>
</tr>
<tr>
<td>• Centrally located, hence accessible to all markets</td>
</tr>
<tr>
<td>• Strategic location with seamless connectivity connecting Indore to JNPT, Jabalpur to Paradip, Indore to Kandla, Rewa to Haldia, and Jabalpur to Vishakhapatnam.</td>
</tr>
<tr>
<td><strong>Other Advantages</strong></td>
</tr>
<tr>
<td>• Uninterrupted power supply</td>
</tr>
<tr>
<td>• Large contiguous land parcels that cater to the requirement of OEMs and their ancillary units</td>
</tr>
</tbody>
</table>

**Madhya Pradesh is one of the states which has greatly placed importance in ESDM sector with strong emphasis on fiscal and EODB support to players setting up shop**
The Indian food and grocery market is the world’s 6th largest, with retail contributing 70% of the sales. The Indian food processing industry accounts for 32% of the country’s total food market, one of the largest industries in India and is ranked 5th in terms of production, consumption, export and expected growth.

It contributes around 8.80 and 8.39% of Gross Value Added (GVA) in Manufacturing and Agriculture respectively, 13% of India’s exports and 6% of total industrial investment. The Indian gourmet food market is currently valued at US$ 1.3 billion and is growing at a CAGR of 20%.

**Madhya Pradesh Food Processing Industry Snapshot**

Food processing is the fast growing sector in the state. The sector has an average of 32% share in the total industrial output of the state. 11 Agro-climatic Zones and 5 Crop Zones with Varying Land Use, Soil Types, Rainfall and Water Resources Distributed across the State.

### Vikram Udyogpuri for Food Processing

<table>
<thead>
<tr>
<th>Ecosystem Advantage</th>
<th>Ease of Doing Business</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enabling Infrastructure with 8 Mega Food Parks, 5 Agri-export Zones, and 45 Industrial Areas</td>
<td>Availability of existing permissions for the sector will ensure the ease of setting up and operating the business</td>
<td>Potable Water (WTP) and Recycling facilities (including STP and CETP), a critical requirement for Food Processing industry is already setup</td>
</tr>
</tbody>
</table>

Availability of 24x7 uninterrupted power supply would also be an advantage for the food processing players investing in Vikram Udyogpuri.

Key food processing hubs in Madhya Pradesh:
- Ujjain
- Khargone
- Chhindwara
- Mandla
- Mandasur
- Hoshangabad
- Bhind
- Vikram Udyogpuri
India is a prominent and rapidly growing presence in global pharmaceuticals. It is the largest provider of generic medicines globally, occupying a 20% share in global supply by volume, and also supplies 62% of global demand for vaccines. India ranks 3rd worldwide for production by volume and 10th by value. India is the only country with largest number of US-FDA compliant Pharma plants (more than 262 including APIs) outside of USA.

Madhya Pradesh is coming up as a major pharmaceutical sector powerhouse contributing significantly to Indian and global pharmaceutical industry. The state is host to more than 280 pharmaceutical units.
India’s textiles industry contributed 7% of the industry output in FY19. It contributed 2% to the GDP of India and employed more than 45 million people in FY19. The sector contributed 15% to India’s export earnings in FY19.

Madhya Pradesh is one of the major cotton producing states of India. In 2018-19, cotton production in the state reached 24 metric tons.

Exports of cotton yarn stood at US$ 224.72 million in 2019-20 and formed around 7% of the state’s total exports during the year.

During 2018-19, silk production in the state stood at 100 million metric tons.

Madhya Pradesh have various incentives and subsidies, depending upon various factors such as location of the unit, type of unit, sub-category and the employment generated. These incentives and support measures include:

- Interest Subsidy
- Capital Subsidy
- Skill development support
- Marketing support

**Vikram Udyogpuri for Textiles**

**Ecosystem Advantage**
- Approximately 65 large textile mills, thousands of looms and millions of spindles are operating in the state
- Indore, Ujjain, Dhar, Dewas, Khargone, Khandva, Burhanpur, Gwalior, Chhindwara, Jabalpur and Bhopal are major centres for textile industry
- Apparel designing centre at Indore

**Ease of Doing Business**
- 100% FDI in textile sector
- State and Central govt facilitating textile parks
- Special package for textile sector
- Encouragement to farmers, private players to grow silk
- Ready list of permissions for setting up industry in Vikram Udyogpuri