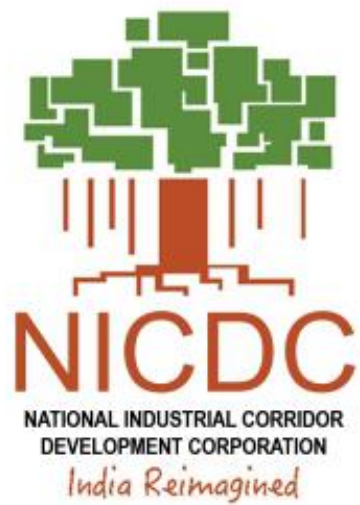




**INTEGRATED**  
INDUSTRIAL TOWNSHIP  
GREATER NOIDA

**Integrated Industrial Township  
Greater Noida Limited**



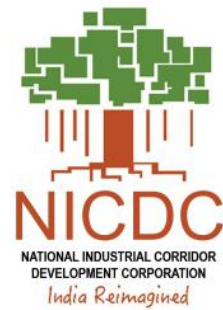
# Contents



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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

**4<sup>th</sup>**

**Most attractive investment destination globally**

PwC Global CEO Survey

**5<sup>th</sup>**

**Largest Economy in the World**

2019 rankings, IMF

**15%**

**One of the lowest corporate tax rates**

For new manufacturing companies

**2<sup>nd</sup>**

**on Global retail development index 2019**

A.T. Kearney's 2019 Global Retail Development Index

**3<sup>rd</sup>**

**Largest start-up ecosystem**

Startup India, DPIIT, Hurun Global Unicorn List 2019

**22%**

**Reduced Corporate Tax Rate for existing companies**

**4<sup>th</sup>**

**on Global Findex 2017**

World Bank

**3<sup>rd</sup>**

**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 3<sup>rd</sup> 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

– World Bank

How India climbed 79 spots in the last 5 years:



### Process

Single form for company formation



### Time

Fast track approval for construction permits



### Trade

'Indian Customs Single Window Project' implemented



### Legal

Commercial Courts and Appellate Division of High Courts established

India's Rank	142	130	130	100	77	<b>63</b>
Year	2014	2015	2016	2017	2018	2019

### India performs much better on several parameters against key competing economies

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

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)**

- Delhi-Mumbai Industrial Corridor (DMIC)
- Amritsar-Kolkata Industrial Corridor (AKIC)
- Chennai-Bengaluru Industrial Corridor (CBIC)
- Vizag-Chennai Industrial Corridor (VCIC)
- East Coast Economic Corridor (ECEC)
- Hyderabad- Nagpur Industrial Corridor (HNIC)
- Hyderabad- Warangal Industrial Corridor (HWIC)
- Hyderabad- Bengaluru Industrial Corridor (HBIC)
- Bengaluru Mumbai Industrial Corridor (BMIC)
- Extension of CBIC to Kochi via Coimbatore
- Delhi-Nagpur Industrial Corridor (DNIC)

# 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

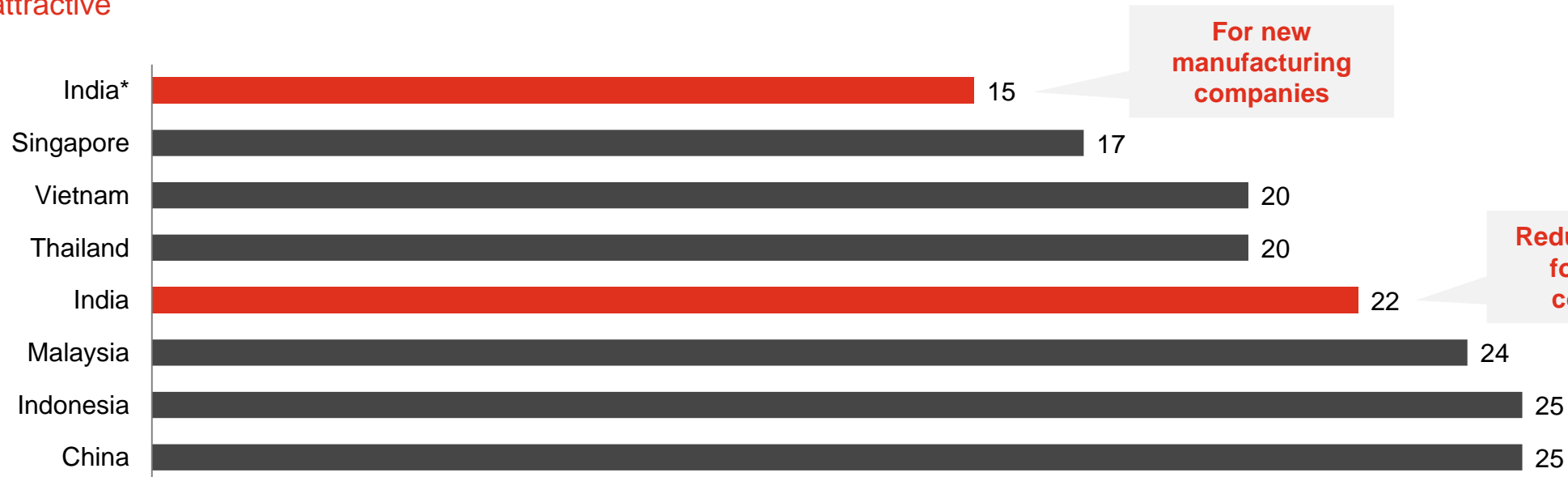
GST system (one nation one tax) has minimized any physical interventions and has simplified compliance for smaller business including promotion of e-invoicing.

**Reduction in compliance costs due to the unification of Indirect taxes**

**Unified tax-regime for both goods and services**

**No cascading of taxes**

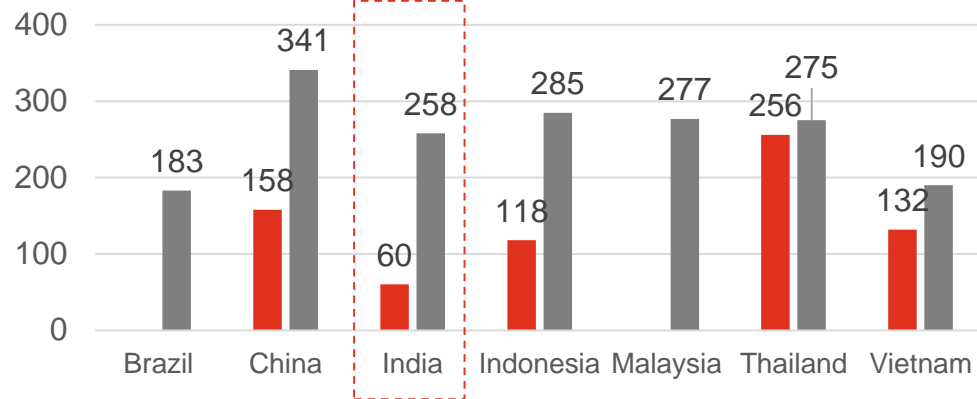
Corporate tax rationalization to 22% for existing companies and 15% for new investors makes return on Investments made in India attractive



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

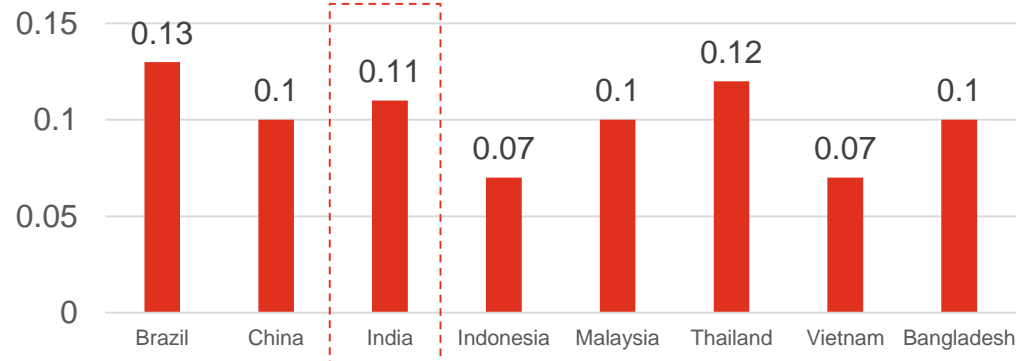
## Labour Rates

Range of Monthly Wages (in USD)



## Power Rates

Electricity charges, USD per kwh



## 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

Transporters 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

A close-up photograph of a credit card. The left side shows the gold-colored microchip with its intricate circuitry. The right side shows the embossed numbers on the card's surface. The background is a blurred, light-colored surface.

**IITGNL; the investment destination in National Capital Region**



# IITGNL benefits from being in the National Capital Region as well as benefiting from business friendly policies of Uttar Pradesh

Located in North- Eastern India Uttar Pradesh is one of the most business friendly destinations in India, ranked 2<sup>nd</sup> amongst all states in the Business Reform Action Plan 2019 Rankings. The state hosts a part of the National Capital Region (IITGNL is located in NCR), and falls under the influence area of key industrial corridors such as North-South and East-West (NS-EW) Corridor and several expressways and highways, conveniently connecting it with remote parts of the country.

UP has a strong logistics and connectivity infrastructure including airports (several domestic and international airports; with extremely close proximity to New Delhi International airport and upcoming Jewar International Airport in close proximity to IITGNL), logistic hubs (including Western & eastern DFCs in Dadri) and excellent road network and connectivity)

**3<sup>rd</sup>**

**highest contribution to India's  
GDP (2018-19) (by Nominal GSDP)**

Source: Ministry of Statistics &  
Programme Implementation

**17%**

**of overall FDI attracted (Oct' 19– Mar' 20) – Delhi  
(consisting of several areas of UP NCR)**

Source: DPIIT FDI statistics

**1%**

**of overall FDI attracted (Oct'  
19– Mar' 20) – Uttar Pradesh**

Source: DPIIT FDI statistics

# Uttar Pradesh has an all round focus on several sectors and areas to propel the state on its target to achieve a GSDP of USD 1 trillion by 2025

## Thrust sectors



Auto and Auto  
Components



Agro and Food  
Processing



Pharmaceuticals,  
biotechnology,  
medical &  
diagnostic devices



ESDM/ IT/ ITeS



Green Energy  
(Solar and Wind)



Electric  
Vehicles and  
Components



Aerospace &  
Defence

## Key policies to promote and support economic and industrial development of Uttar Pradesh

**Uttar Pradesh Investment and  
Employment Promotion Policy 2017**

**Uttar Pradesh Electric Vehicle  
Manufacturing and Mobility Policy 2019**

**Uttar Pradesh Dairy Policy 2018**

**Uttar Pradesh Defence and Aerospace  
Units and Employment Promotion Policy  
2018**

**Uttar Pradesh Electronics Manufacturing  
Policy 2017**

**Uttar Pradesh Civil Aviation Promotion  
Policy 2017**

**Uttar Pradesh Bio Energy Policy 2018**

**Uttar Pradesh Film Policy**

# IITGNL; the investment destination in National Capital Region

The Integrated Industrial Township at Greater Noida, being a flagship project for Delhi Mumbai Industrial Corridor has been designed with world class standards envisioned as a sustainable and smart community. The new-age community in the making draws a balance between functionality and aesthetics. Signature buildings and vibrant public realm are supported by smart infrastructure components to ensure a futuristic township.

A site of 302.63ha has been developed for the “Integrated Industrial Township (IIT)” under Dadri-Noida-Ghaziabad Investment Region of DMIC to facilitate large scale investments for the commercial and industrial development expected in DMIC region.



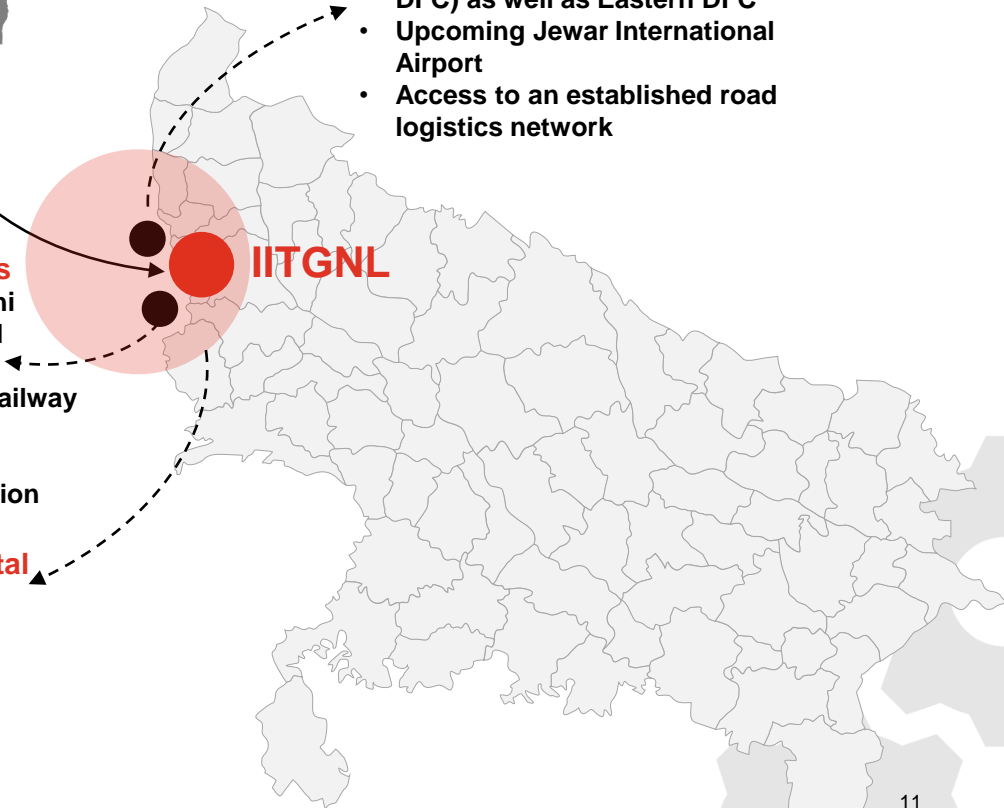
## Noida and Grater Noida Region

- Dadri Railway Junction (western DFC) as well as Eastern DFC
- Upcoming Jewar International Airport
- Access to an established road logistics network

## Delhi – 55 kms

- Indira Gandhi International Airport
- New Delhi Railway Station
- Nizamuddin Railway Station

## National Capital Region



## IITGNL Connectivity

### Airports

- Nearest International and Domestic Airport (Existing) – Indira Gandhi International Airport (55 kms)
- Upcoming International and Domestic Airport – Jewar International Airport (50 kms)

### Access to ports

- Multi-modal logistics hub Dadri, Western DFC connecting directly to JNPT Mumbai, Eastern DFC connecting to ports on east coast of the country

### Road Connectivity

- IITGNL is extremely well connected to all major cities, industrial and logistics hubs in the state and other surrounding states (including Haryana, Rajasthan, Madhya Pradesh, Punjab etc.)

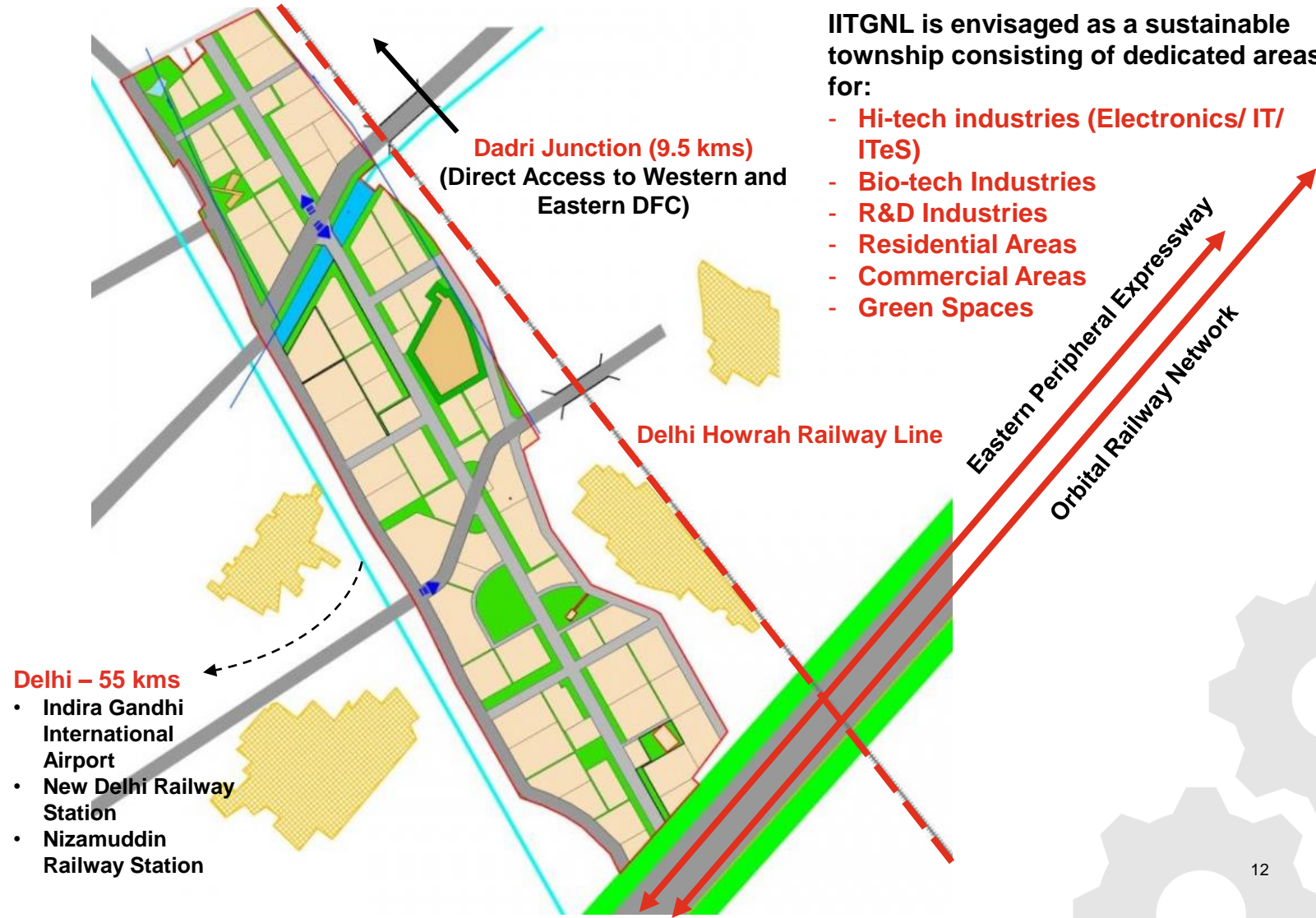
# IITGNL is envisaged to be a world class, globally competitive, sustainable, smart and safer integrated industrial township

The site is located at a road distance of 11 km from Pari Chowk, Greater Noida. The site abuts the Delhi-Howrah Railway line and Ajayabpur Railway station is situated near the eastern periphery of the site and proposed Eastern Peripheral Expressway is abutting southern boundary of the project site. The aerial distance of the Sikanderpur (South east) town and NH-91 (North East) are approximately 10km and 6km respectively.

The Dadri railway junction is also located approx. 9.5Km from the project site. As per the Greater Noida master plan, Sector Road of 80 m width on North and 60m wide Sector Road on the West side are proposed.

The proposed Integrated Industrial Township is approximately 35km from Noida City which is one of the significant industrial cities of the region and a major catchment for skilled human resources beneficial for this upcoming development.

The site is also in proximity to other major proposed landmark developments of the region such as the integrated transit facility at Boraki (approx. 4km) and the multi modal logistics hub near Dadri (approx. 6km) that is likely to improve both the passenger and logistics connectivity/movement to this industrial township.



# What sets apart IITGNL are the world class amenities and its strategic location in the NCR region

## 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

## Facilities

1

### External Infrastructure

- Power sub-station
- Bus stop
- Logistic terminal
- Solid waste disposal

2

### Internal Infrastructure

- Piped water supply
- Street lighting
- Un-interrupted power supply
- Water treatment plant
- Sewage treatment plant
- Common effluent treatment

3

### Environment & Safety

- Fire fighting system
- Disaster management protocols
- Air quality monitoring
- Healthcare facilities

4

### Business Services

- Online land allotment
- Single window system
- Skill development
- Facilities for development of a CBD core supported by residential and commercial developments

# What sets apart IITGNL are the world class amenities and its strategic location in the NCR region

## 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

Provisions are in place for 100% collection of solid waste and recycling of biodegradable solid waste to be treated for use as compost and to generate energy.

## 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.

## Home to Work

Residential Clusters are planned distantly (at three locations, viz at the junction of main entrance and 60 m sector road; whilst the other along western side of central spine road, adjoining the central park within the site, and at the north western corner of the site) to tap the location potential, enabling **'high pedestrian connectivity from home to work'**

The work on all the amenities, facilities and other connectivity measures mentioned has already begun



Under-construction low-rise hi-tech industries with developed peripheral road network



Other industries and developments

### Under-development and upcoming special features

- Dedicated residential and commercial zone for an integrated approach to sustainable planning
- Direct connectivity to key logistics hub in NCR (road, rail and air)
- Opportunity for industrial infrastructure developers to partner with one of India's most prestigious project

- CBD strategically located in the heart of the township caters primarily for industrial set-up housing Business Pavilion, star rated Hotels and Offices, including ample retail shops
- Smart City features for control and monitoring of the industrial township
- Industry specific clusters proposed for co-location of anchor and ancillary units

# IITGNL also benefits from a range of services provided by the SPV and supported by NICDC

## Ease of governance

- Single window system to 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 at IITGNL is most competitive in the region and offers multiple options for payment to support investors investment plan

## Dedicated handholding

- IITGNL 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

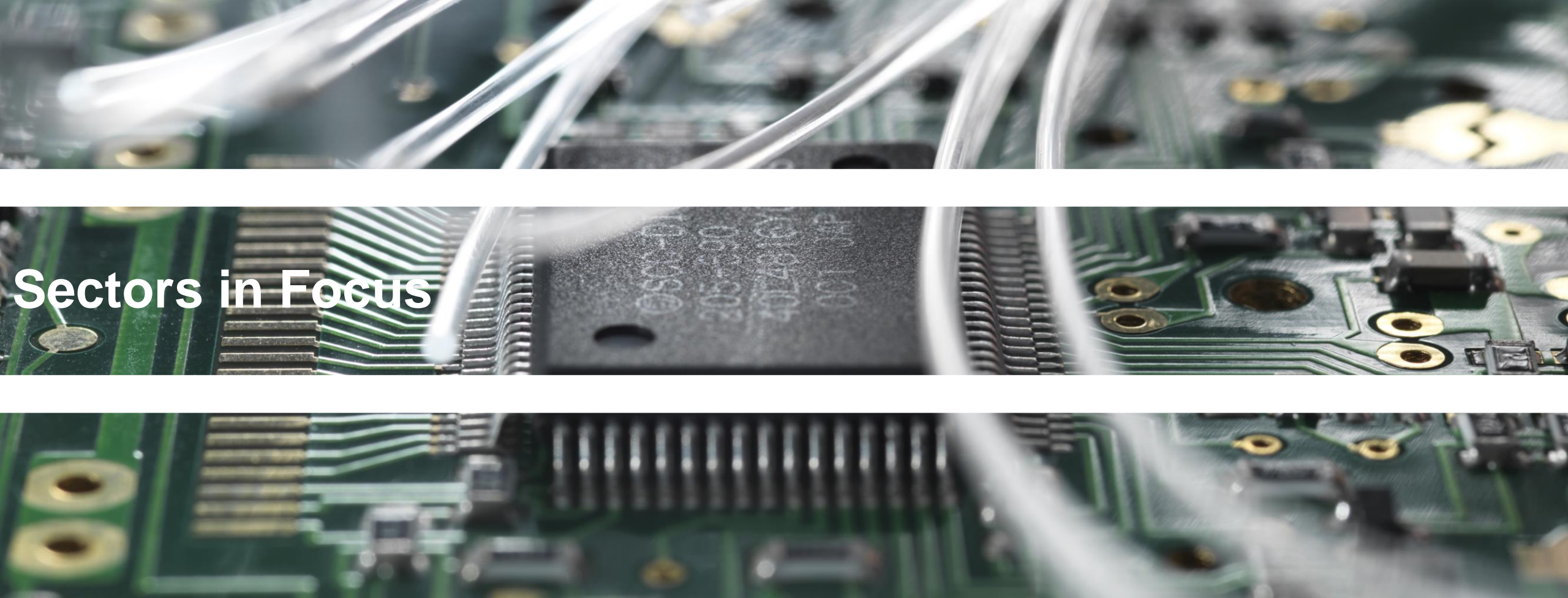
## Fast track approvals

- 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

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





## Sectors in Focus

**IT/ ITeS**

**Biotechnology and associated R&D**

# IT/ ITeS

## Uttar Pradesh IT/ ITeS Factsheet

- Uttar Pradesh, is one of the hosts the major hubs for IT/ ITeS including software and captive business process outsourcing
- Noida and Greater Noida are amongst the top IT/ ITeS hubs in the country
- The state clocks more than USD 4 billion in software exports on an annual basis
- Noida is host to most of the top IT/ ITeS players globally and has a high availability of skilled workforce of the sector
- UP, NCR region also has a high availability of college graduates for the sector

UP IT policy 2017, has 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:

Stamp Duty Exemption

Interest Cost Subvention

Skill development support

Electricity Duty Rebate

1

IT/ ITeS industry players investing in **IITGNL will benefit from being in proximity to established ecosystem in NCR**

2

Availability of existing permissions for the sector in **IITGNL will ensure the ease of setting up and operating the business.**

3

**High Availability of skilled workforce** the most important requirement for IT/ ITeS industry is already available in the region

4

Established distribution systems for **24x7 uninterrupted power supply** would also be an advantage for the IT/ ITeS players in IITGNL

# Biotechnology

**Uttar Pradesh Pharmaceuticals and Biotechnology sector is given a significant boost on account of Uttar Pradesh Pharmaceutical Industry Policy 2018**

The key support measures mentioned in the policy include:

SGST reimbursement

Skill Development/ Training Incentives

Electricity Duty Rebate

Environmental Protection

Subsidy for creating R&D infrastructure

Interest Cost Subvention

Stamp Duty Exemption

Clinical Trial Support

1

Biotechnology and associated R&D industry players investing in **IITGNL will benefit from being in proximity to established ecosystem in NCR**

2

Availability of existing permissions for the sector in **IITGNL will ensure the ease of setting up and operating the business.**

3

**Availability of necessary infrastructure** including dedicated water supply, solid & wet waste management systems will be essential for biotechnology & associated R&D units

4

Established distribution systems for **24x7 uninterrupted power supply** would also be an advantage for the IT/ ITeS players in IITGNL

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