

**INFINITE
OPPORTUNITIES
UNLIMITED
POSSIBILITIES**

IITVUL

**INTEGRATED INDUSTRIAL TOWNSHIP
VIKRAM UDYOGPURI**

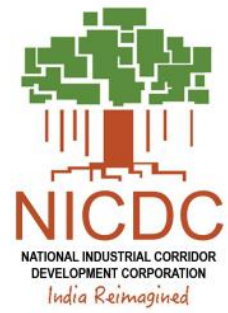
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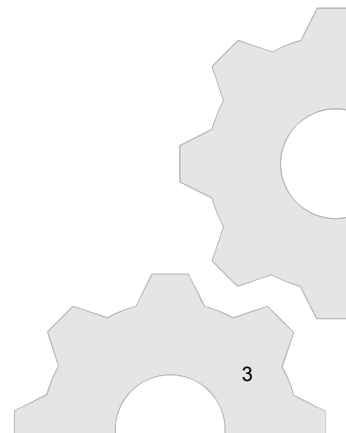
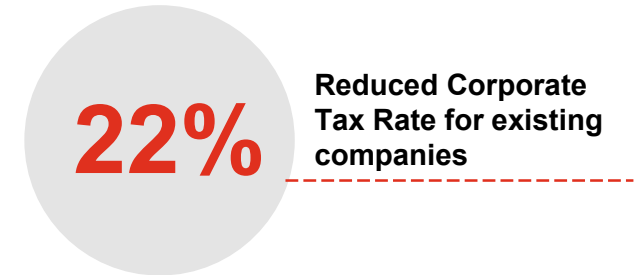
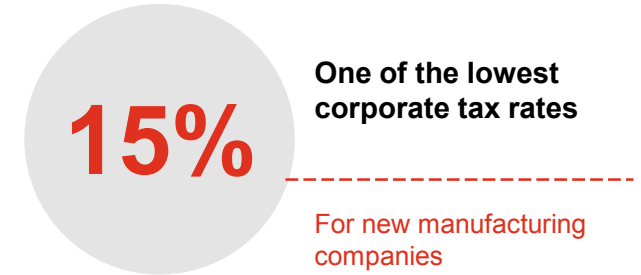
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India is one of the most attractive investment destinations globally, which is reflected in India's position and improvement across global benchmarks



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

– 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	63
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

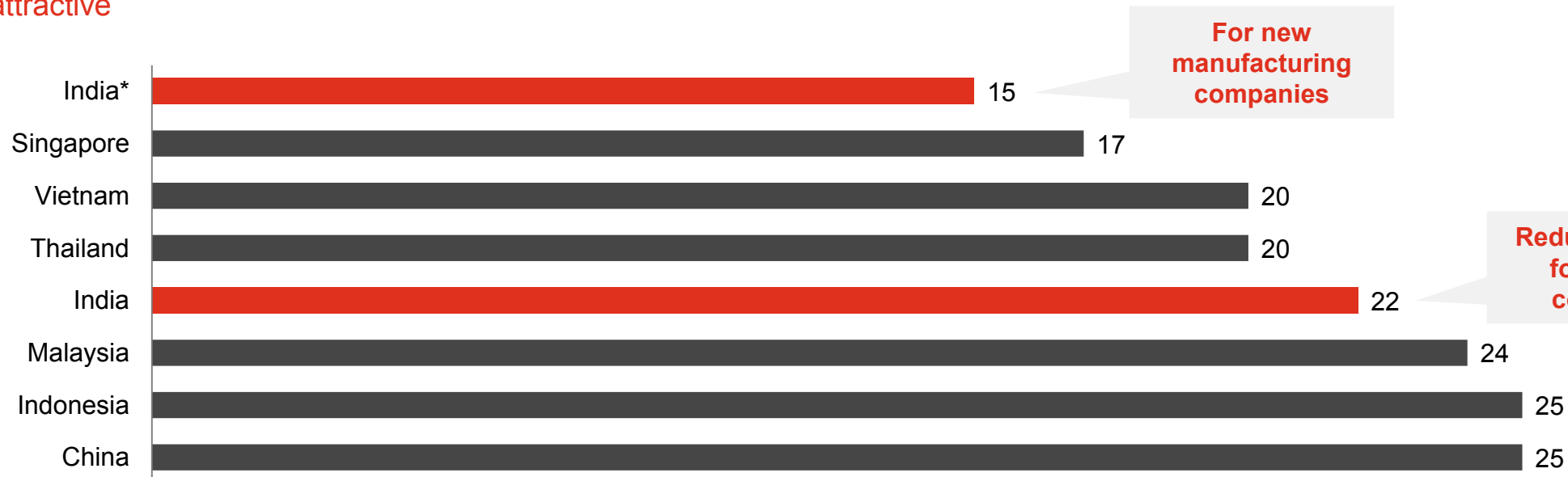
GST system (one nation one tax) has minimized any physical interventions and has simplified compliance for smaller business including promotion of e-invoicing.

Reduction in compliance costs due to the unification of Indirect taxes

Unified tax-regime for both goods and services

No cascading of taxes

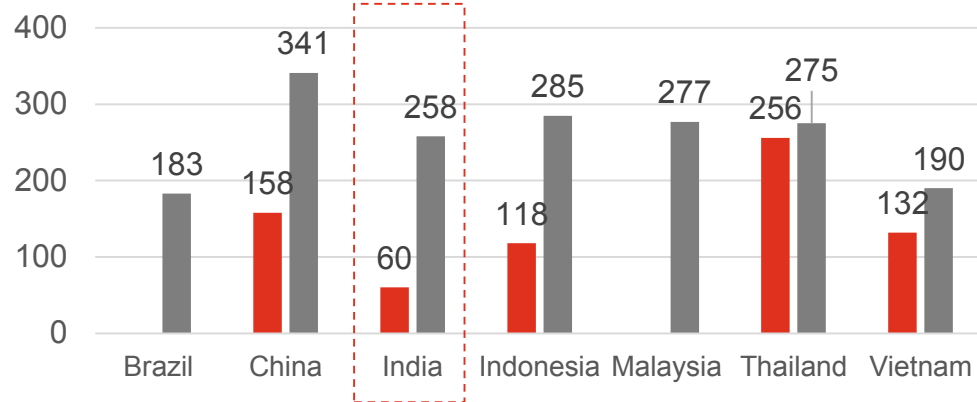
Corporate tax rationalization to 22% for existing companies and 15% for new investors makes return on Investments made in India attractive



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

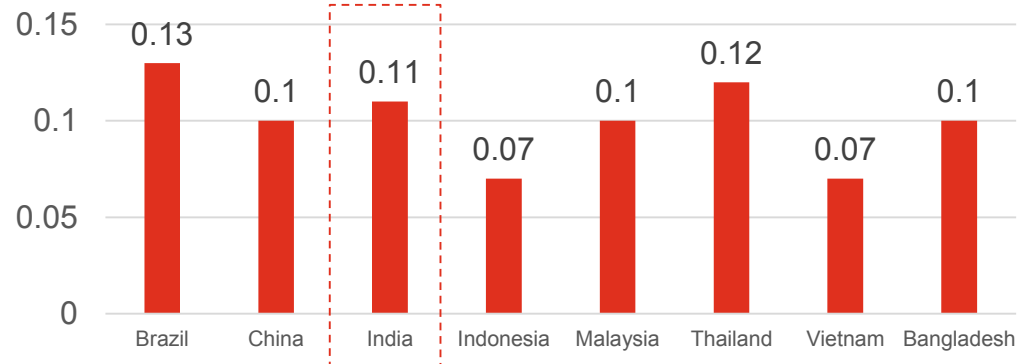
Labour Rates

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 SIM card and a credit card. The SIM card is on the left, showing its gold contacts and a small chip. The credit card is on the right, with embossed numbers and a logo. The background is a blurred, textured surface.

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)

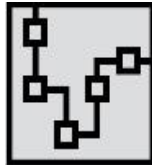
Source: DPIIT FDI statistics

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



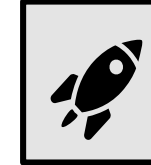
IT/ITEs



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)

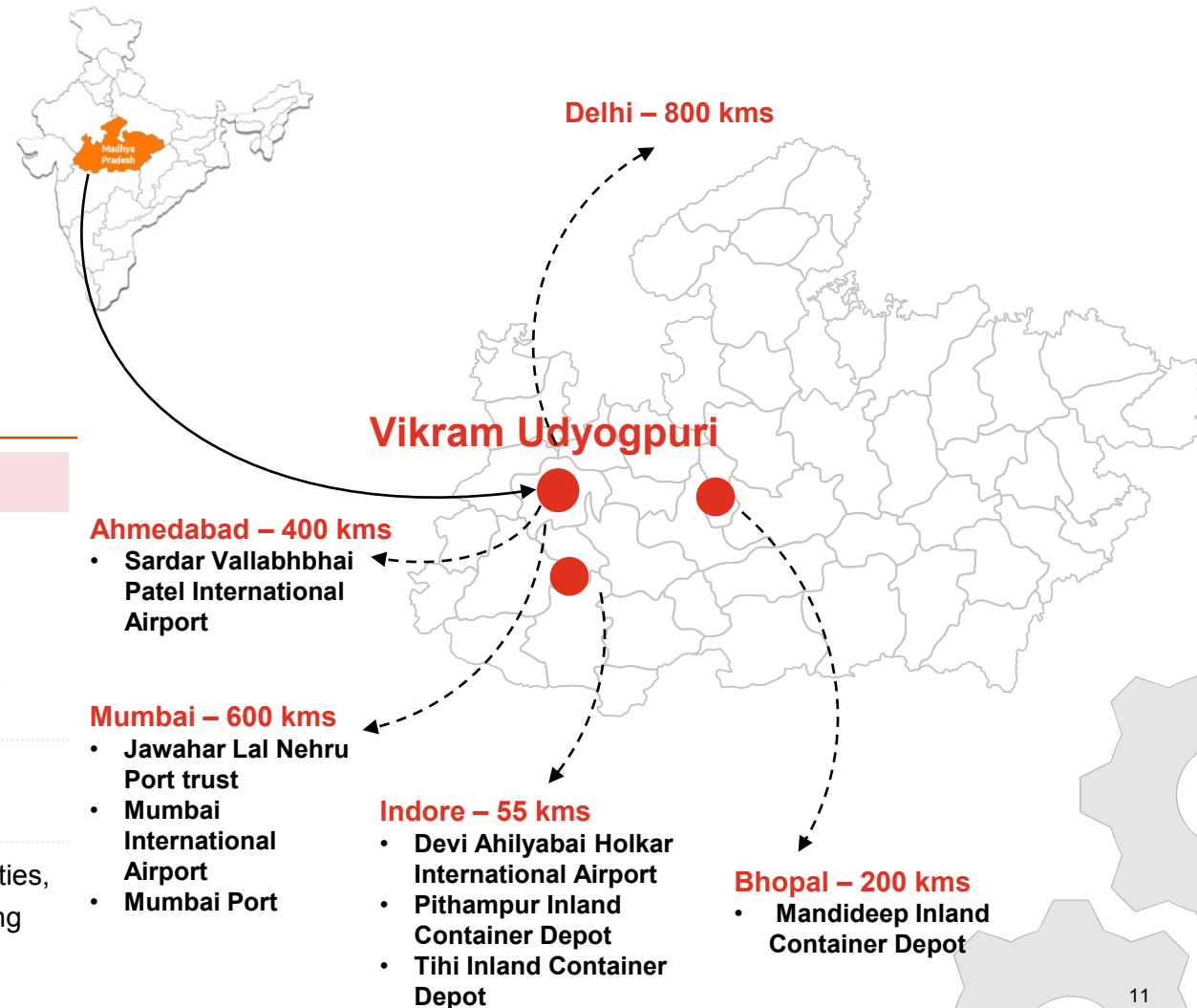
- Cabinet Committee on Investment Promotion (CCIP) under chief-minister to approve a customized package of incentives

Vikram Udyogpuri integrated industrial township is an early bird project to initiate industrial development in Madhya Pradesh under DMIC

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.

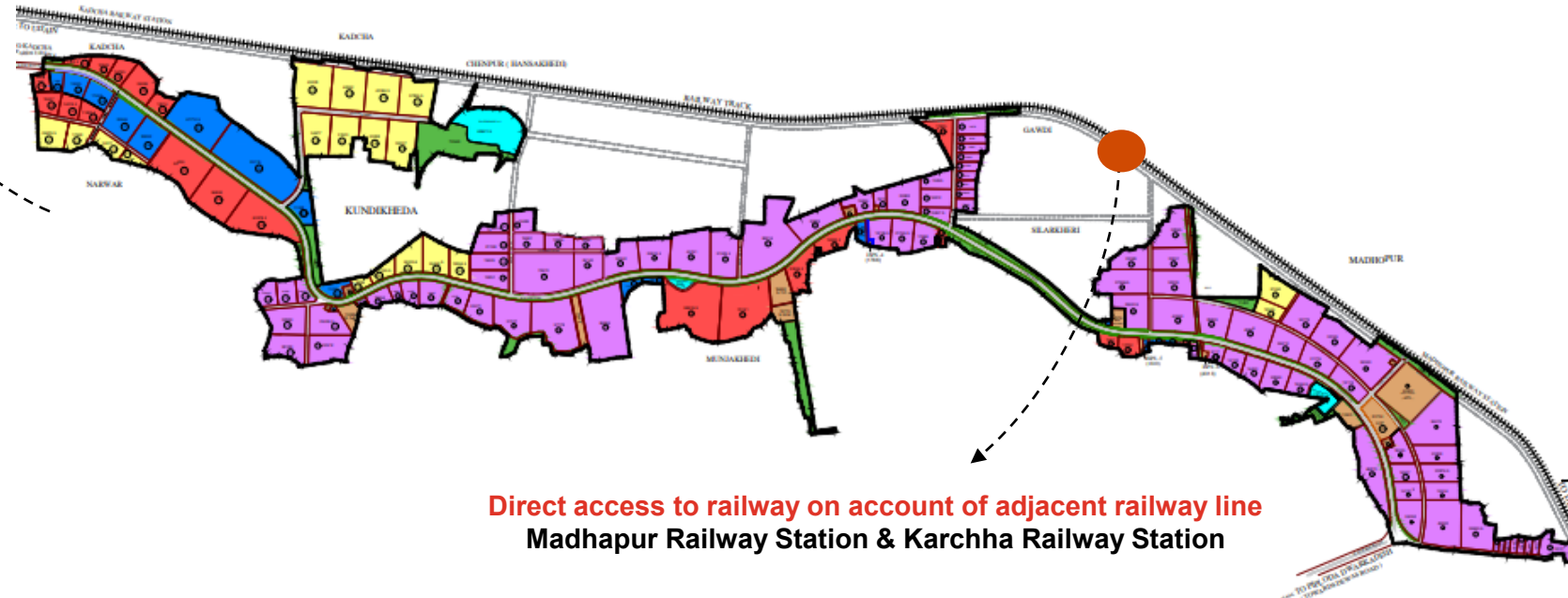
Being located in Madhya Pradesh, Vikram Udyogpuri has high potential for industrial development.



Vikram Udyogpuri Connectivity	
Airports	<ul style="list-style-type: none"> - Nearest International and Domestic Airport – Indore International Airport (55 kms) - Closest major international airports – Indore (55 kms); Ahmedabad (400 kms), Mumbai CSIA (700 kms), Delhi IGIA (700 kms)
Access to ports	<ul style="list-style-type: none"> - JNPT (600 kms) - Kandla Port (700 kms)
Road Connectivity	<ul style="list-style-type: none"> - Vikram Udyogpuri is extremely well connected to all major cities, industrial and logistics hubs in the state and other surrounding states (including Gujarat, Maharashtra, Rajasthan, UP etc.)

Vikram Udyogpuri is envisaged to be a world class destination with efficient infrastructure opportunities for setting up of industries

Ujjain



Indore City
Devi Ahilyabai Holkar
International Airport,
Indore (55 kms)

Direct access to railway on account of adjacent railway line
Madhapur Railway Station & Karchha Railway Station

INDUSTRIAL	
COMMERCIAL	
RESIDENTIAL	
PUBLIC SEMI-PUBLIC	
OPEN/GREEN	
PLOT BOUNDARY	
WATER BODY	
FACILITIES	

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 Raw materials can be sourced locally	Support provided in site preparation for industry to commence construction

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

Vikram Udyogpuri Industrial Township 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 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



Sectors in Focus

**Automobiles and
Auto-components**

**Electronic System
Design and
Manufacturing
(ESDM)**

Food Processing

**Pharmaceuticals
and Biotechnology**

Textiles

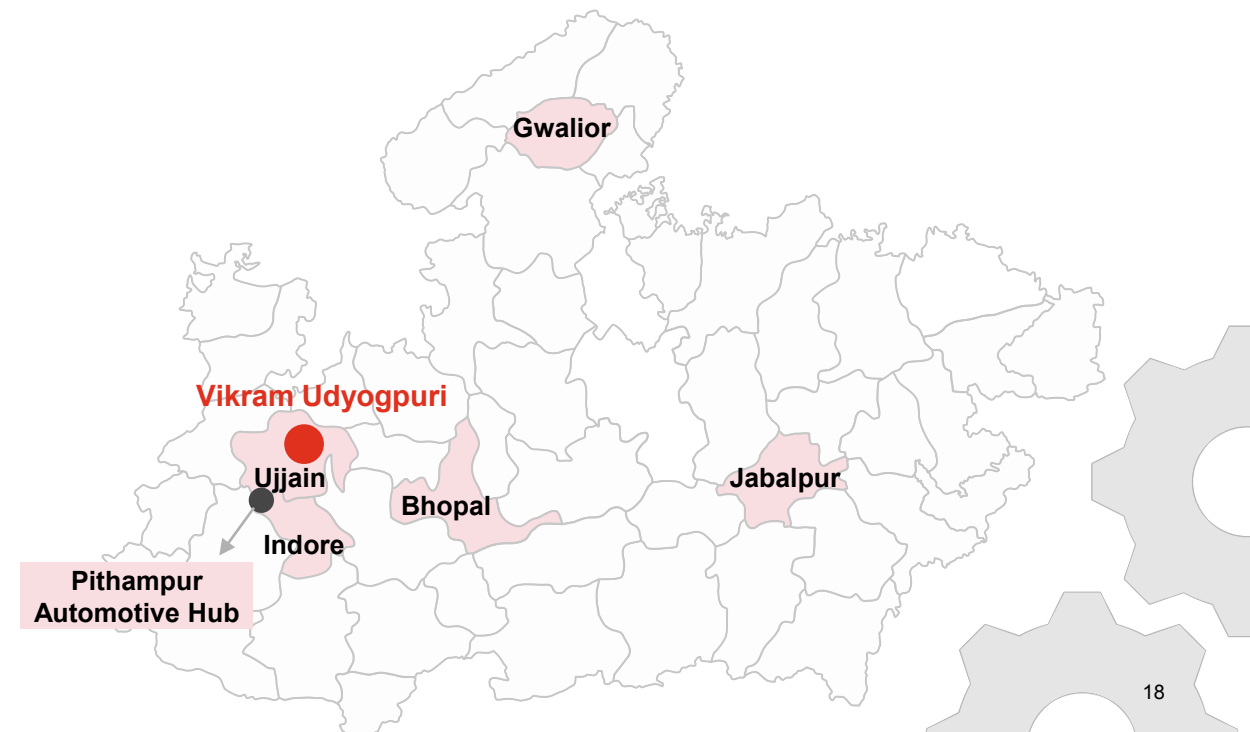
Automobiles and Auto-components

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.

Vikram Udyogpuri for Automobiles and Auto-components

Ecosystem Advantage	<ul style="list-style-type: none"> Proximity to the Auto manufacturing ecosystem in the state Indore, Pithampur Auto cluster are in close proximity. Strong manufacturing base in Jabalpur, Gwalior, Bhopal and Dewas (Near Ujjain)
Ease of Doing Business	<ul style="list-style-type: none"> Availability of existing permissions for the sector will ensure the ease of setting up and operating the business.
Logistics	<ul style="list-style-type: none"> Concor's Inland Container Depot (ICD) – ensures connectivity to all major ports on western coast of India
Other Advantages	<ul style="list-style-type: none"> Large contiguous land parcels that cater to the requirement of OEMs and their ancillary units Asia's largest testing track – National Automotive Test Tracks (NATRAX) near Pithampur Skill development institutes like Indo – German Tool Room and Symbiosis University of Applied Science



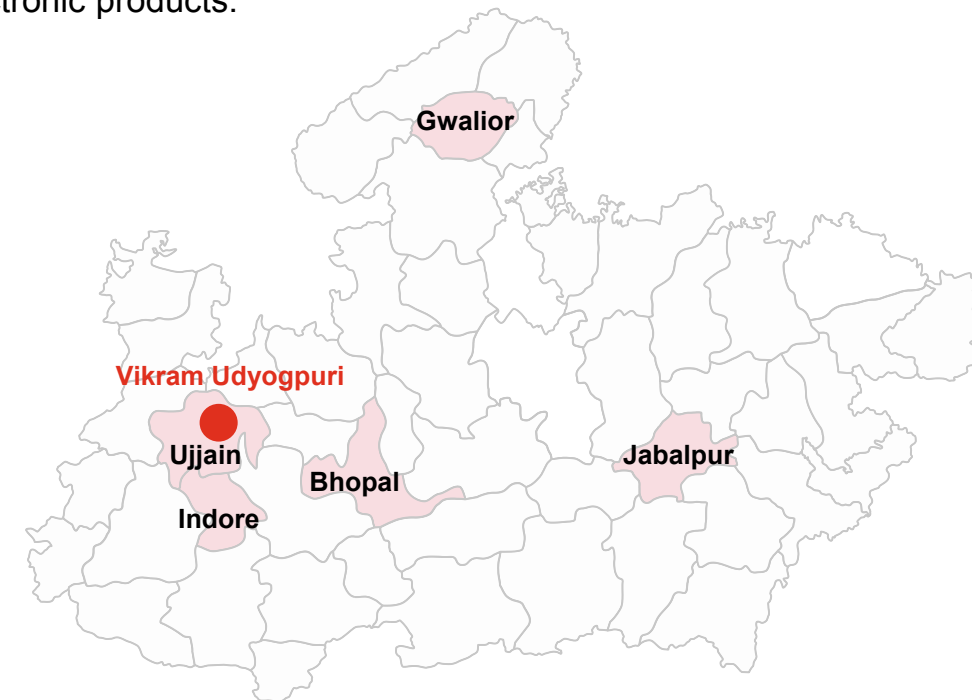
Electronic System Design and Manufacturing (ESDM)

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

Vikram Udyogpuri for ESDM

Ecosystem Advantage	<ul style="list-style-type: none"> Proximity to the Electronics manufacturing ecosystem (major electronics OEMs, Contract Manufacturers and Component manufacturers) in the state
Ease of Doing Business	<ul style="list-style-type: none"> Investor friendly policies, permits and incentives (Madhya Pradesh IT, ITeS & ESDM Investment Promotion Policy, 2016) Ready list of permissions to setup manufacturing
Logistics	<ul style="list-style-type: none"> Centrally located, hence accessible to all markets Strategic location with seamless connectivity connecting Indore to JNPT, Jabalpur to Paradip, Indore to Kandla, Rewa to Haldia, and Jabalpur to Vishakhapatnam.
Other Advantages	<ul style="list-style-type: none"> Uninterrupted power supply Large contiguous land parcels that cater to the requirement of OEMs and their ancillary units



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

Food Processing

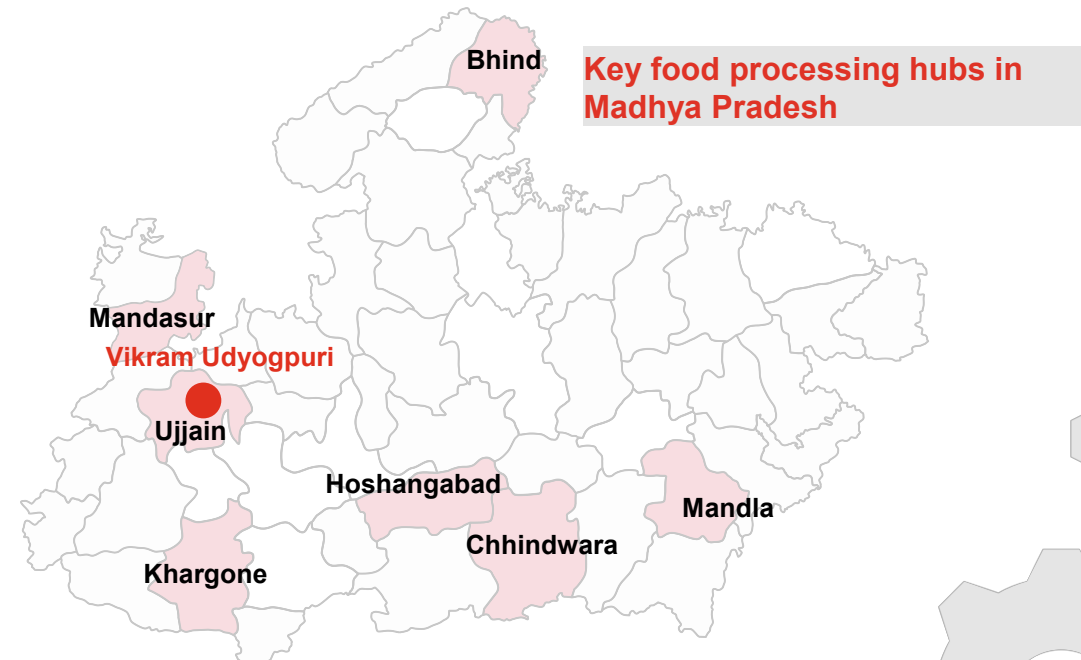
- The Indian food and grocery market is the world's 6th largest, with retail contributing 70% of the sales. The Indian food processing industry accounts for 32% of the country's total food market, one of the largest industries in India and is ranked 5th in terms of production, consumption, export and 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

Ecosystem Advantage	<ul style="list-style-type: none"> • Enabling Infrastructure with 8 Mega Food Parks, 5 Agri-export Zones, and 45 Industrial Areas • Proximity to private food parks
Ease of Doing Business	<ul style="list-style-type: none"> • Availability of existing permissions for the sector will ensure the ease of setting up and operating the business
Facilities	<ul style="list-style-type: none"> • Potable Water (WTP) and Recycling facilities (including STP and CETP), a critical requirement for Food Processing industry is already setup • Availability of 24x7 uninterrupted power supply would also be an advantage for the food processing players investing in Vikram Udyogpuri



Pharmaceuticals and Biotechnology

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.

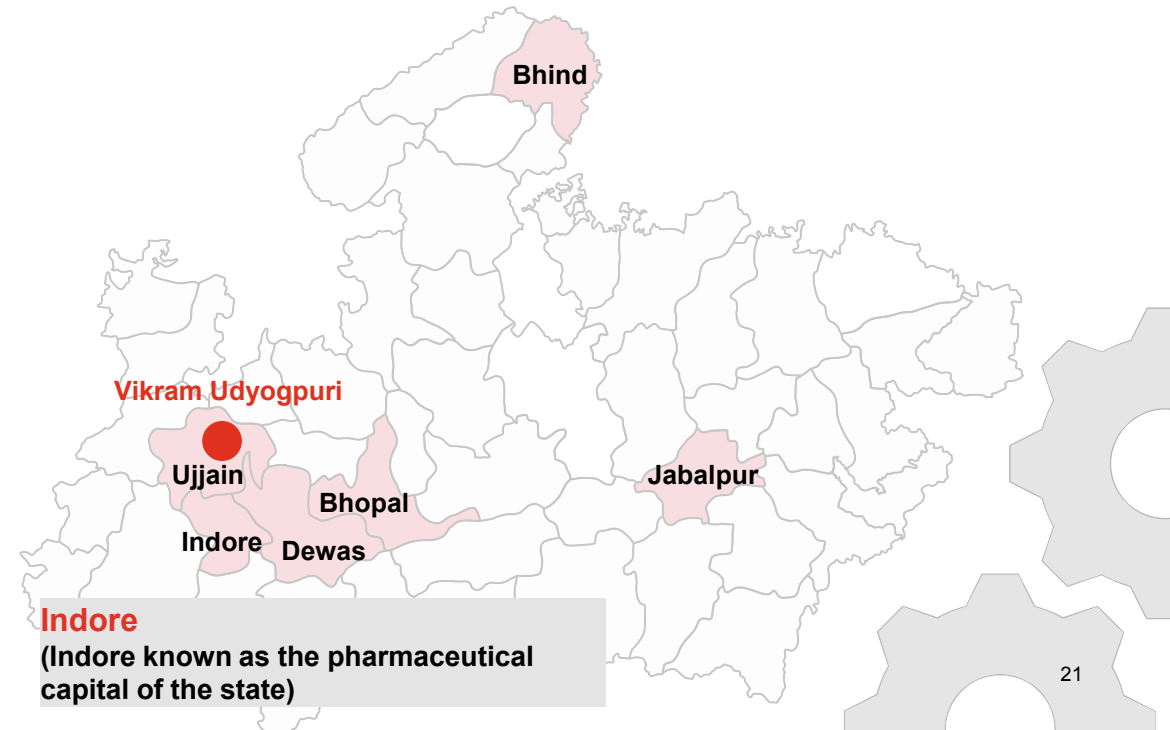
Madhya Pradesh is coming up as a major pharmaceutical sector powerhouse contributing significantly to Indian and global pharmaceutical industry. The state is host to more than 280 pharmaceutical units

Vikram Udyogpuri for Pharmaceutical and biotechnology industry

- Ecosystem Advantage**
- Proximity to established ecosystem in the state
 - Indore known as the pharmaceutical capital of the state
 - Presence of pharmaceutical ancillary units in Pithampur, Indore, Jabalpur, Dewas, Mandideep, Bhopal, Malanpur and Ujjain

- Ease of Doing Business**
- Single window system
 - Ease in granting/renewal of drug manufacturing and sales licenses

- Other Advantages**
- Availability of 24x7 uninterrupted power supply would also be an advantage for the pharma & biotech players investing in Vikram Udyogpuri
 - Ready list of permissions to setup manufacturing
 - Availability of Potable Water (WTP) and Recycling facilities (including STP and CETP) will be beneficial for the pharma and biotech players



Textiles

- 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:



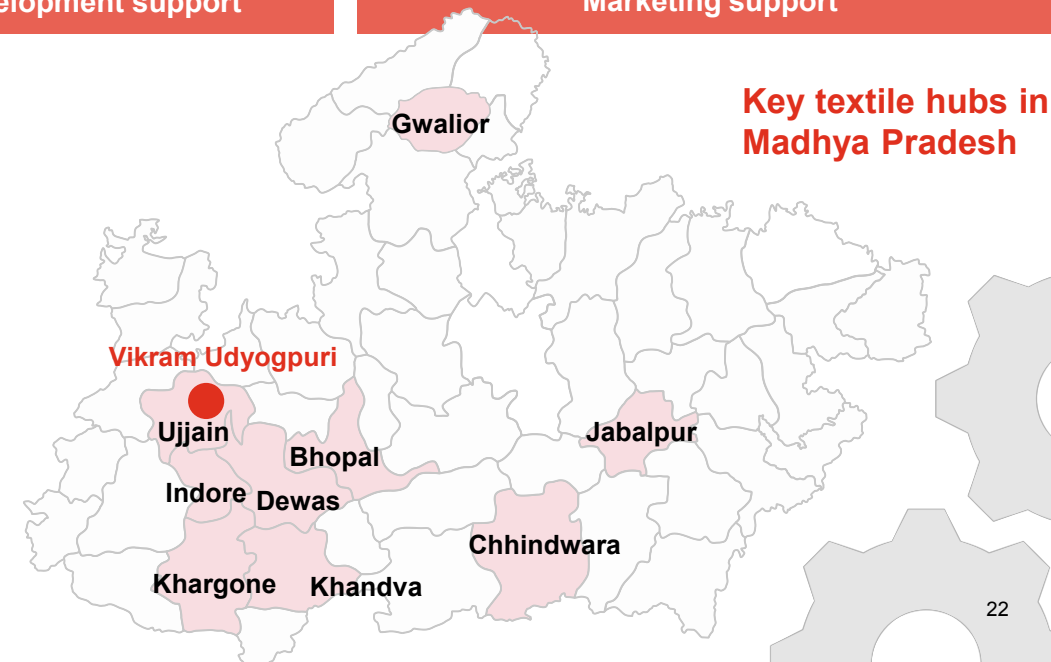
Vikram Udyogpuri for Textiles

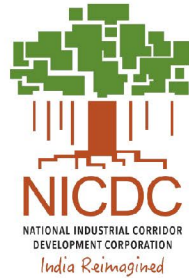
Ecosystem Advantage

- 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





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