



The **Golden** Address

SHENDRA BIDKIN INDUSTRIAL AREA
AURANGABAD



AURIC
Aurangabad Industrial City
a **DMIC** node

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Section 1:

India the global investment destination

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

15%	One of the lowest corporate tax rates <i>(for new manufacturing companies)</i> <i>Source: PwC Tax Summaries, 2023</i>	2nd	on Global Findex 2017 <i>Source: World Bank's Global Findex Database, 2017</i>	2nd	on Global retail development index 2021 <i>Source: A.T. Kearney's Index of Global Retail Development, 2019</i>
3rd	Largest consumer market by 2030 <i>Source: World Economic Forum article on Challenges and Opportunities Emerge as India Becomes Third-Largest Consumer Market by 2030, 2019</i>	1st	As a supplier of university graduates in the world <i>Source: Invest India, British Council</i>	22%	Reduced Corporate Tax Rate for existing companies <i>Source: PwC Tax Summaries, 2023</i>
3rd	on Global Unicorn List <i>Source: Hurun's Global Unicorn List 2021 and 2022</i>	3rd	rank under Emerging Startup Ecosystems <i>Source: Startup India, DPIIT, 2021</i>	3rd	Largest group of scientists and technicians in the world <i>Source: 101 Innovation and Initiatives, Indian National Elections 2019, Election Commission of India, Government of India, Press Release, India's Foreign Trade: March 2019</i>
5th	Most attractive investment destination globally <i>Source: PwC 26th Annual Global CEO Survey, 2023</i>	5th	Largest Economy in the World <i>Source: IMF dataset on GDP at current process, 2022</i>	7th	on FDI Rankings 2021 <i>Source: UNCTAD's World Investment Report, 2021</i>

Investors are supported by a favorable tax regime, with one of the lowest corporate tax rates for new manufacturing companies

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.

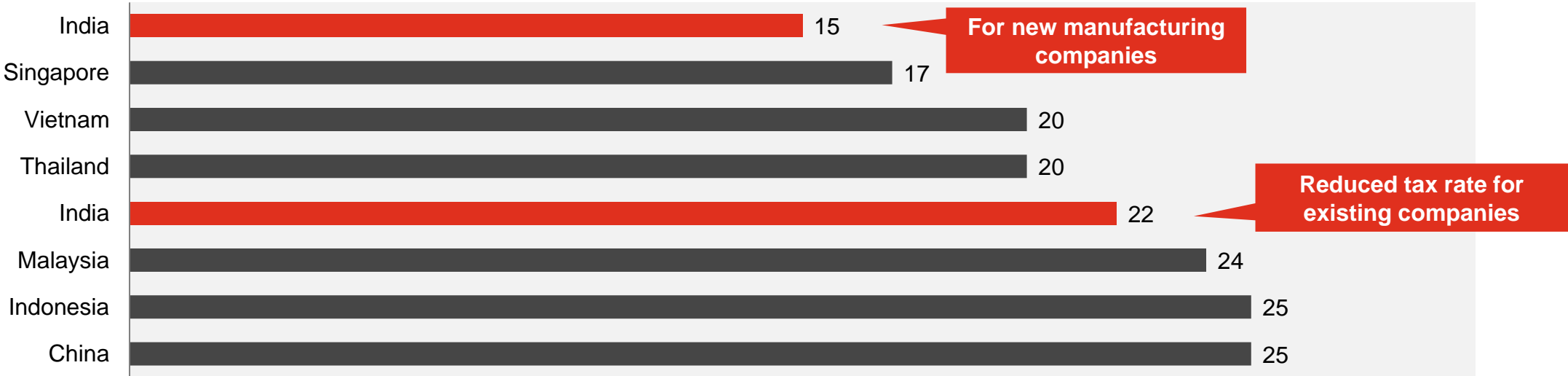
Reduction in compliance costs due to the unification of Indirect taxes

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

Corporate tax rates, 2023 (in %)

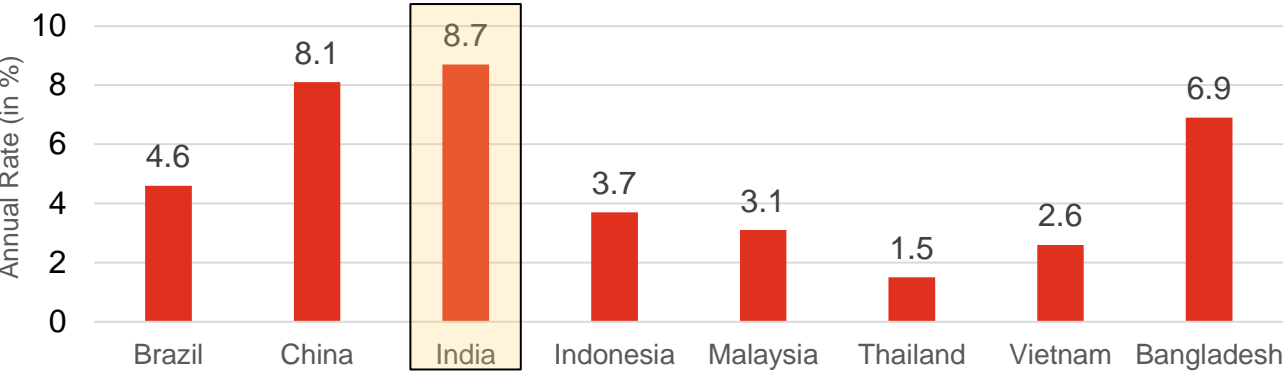


Corporate Tax Rate (in %)

Source: PwC Tax Summaries, 2023

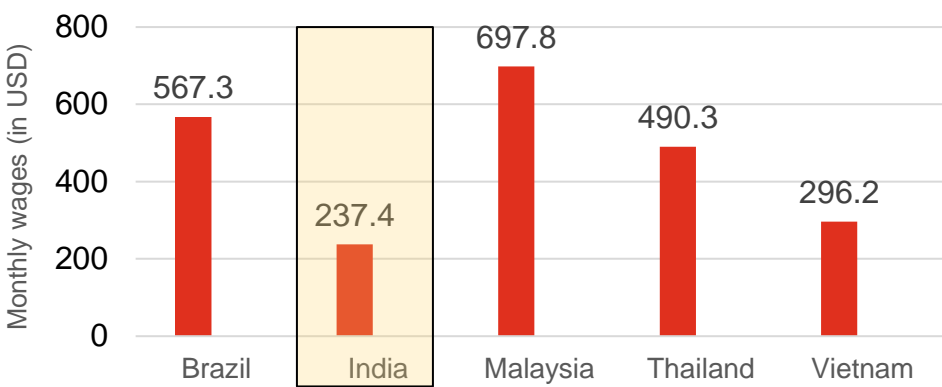
India has a cost-efficient environment for doing business supported by various investor friendly reforms

GDP Growth FY 2021



Source: World Bank’s national accounts data, 2021

Labour Rates FY 2021



Source: ILOSTAT, 2021

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
Source: Sagarmala website by Ministry of Ports, Shipping and waterways of GOI

*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 plug & play infrastructure

All development initiatives under NICDC have now plug & play infrastructure available for companies to set up manufacturing facilities.

Availability of raw materials

India has abundant natural resources, which helps in reduction of costs on account of decrease in import of raw materials.

Development of Industrial Corridor projects acts as a key driving force for economic growth in India

Industrial Corridors



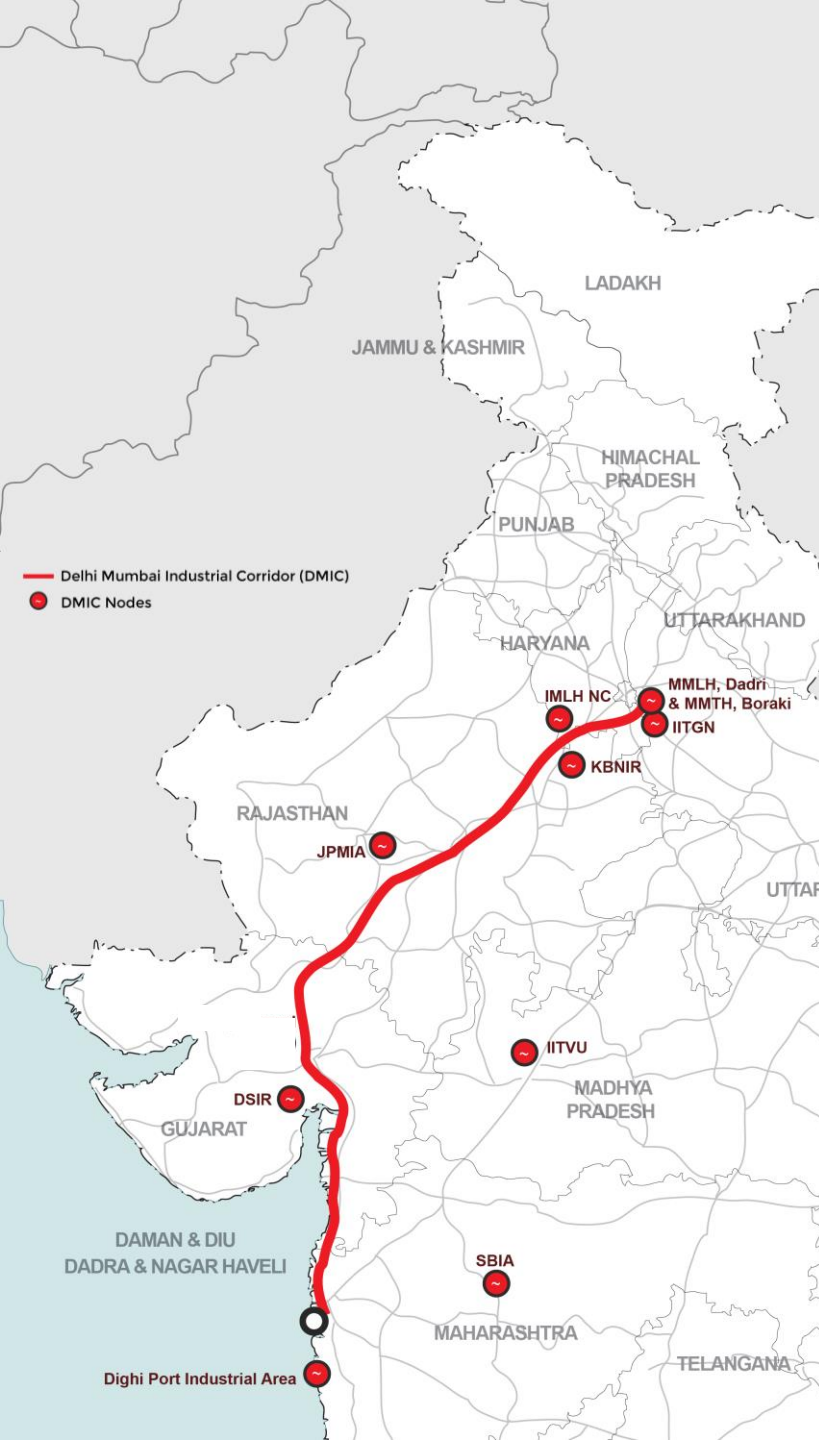
11 corridors

4 phases

forming part of the *National Infrastructure Pipeline*

Legend

- Delhi Mumbai Industrial Corridor (DMIC)
- Amritsar-Kolkata Industrial Corridor (AKIC)
- Chennai-Bengaluru Industrial Corridor (CBIC)
- Vizag-Chennai Industrial Corridor (VCIC)
- Odisha Economic Corridor (OEC)
- Delhi-Nagpur Industrial Corridor (DNIC)
- 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



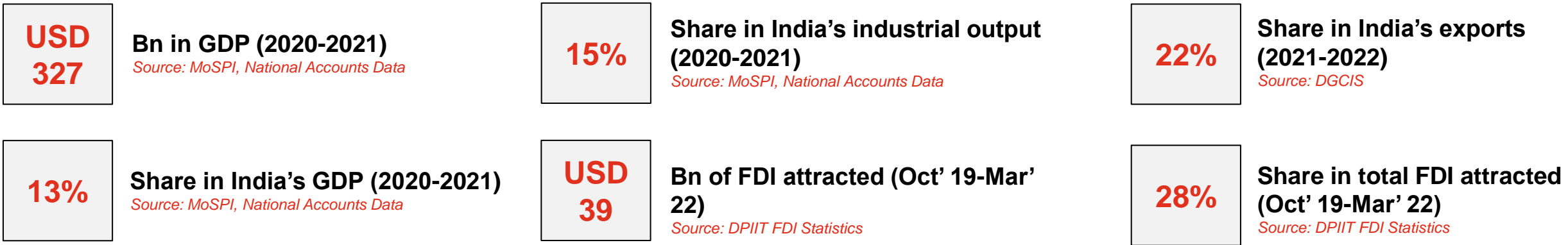
Nodes under the Delhi – Mumbai Industrial Corridor (DMIC)

- Dholera Special Investment Region, Gujarat
- **Shendra Bidkin Industrial Area, Maharashtra**
- Integrated Industrial Township - Greater Noida, Uttar Pradesh
- Integrated Industrial Township - Vikram Udyogpuri , Madhya Pradesh
- Integrated Multi-Modal Logistics Hub, Nangal Chaudhary, Haryana
- Multi Modal Logistics Hub & Multi Modal Transport Hub (MMLH & MMTH), Uttar Pradesh
- Dighi Port Industrial Area, Maharashtra
- Jodhpur Pali Marwar Industrial Area, Rajasthan
- Khushkhhera Bhiwadi Neemrana Industrial Area, Rajasthan

Section 2:

AURIC; the new investment destination in the heart of Maharashtra

AURIC benefits from being located in the state driving India’s manufacturing and commerce growth; Maharashtra



Located on the western coast of India, Maharashtra has led the way for industrialization and commerce in India, **contributing around 15% to the total industrial output.**

The state is home to **5 international airports** (including CSIA Mumbai, one of the busiest international airports in the world) which facilitate direct flight connectivity to across the world as well as all locations in the country.

Maharashtra’s **coastline of 720 kms and presence of 55 ports** facilitate about 22% of the total cargo transport in India. **Jawaharlal Nehru Port Trust (JNPT), the largest container port in the country**, is connected to 34 Container Freight Stations (CFS) and 46 Inland Container Depots (ICD).

Source: Maharashtra Industry, Trade and Investment Facilitation Cell

Maharashtra Industrial Policy 2019; propelling the state on the path to become the first USD 1 trillion economy in the country

Salient Features of the Policy

Incentives for MSME and small industries with fixed capital investment (FCI) of USD 6 Mn

- 100% exemption within investment period (2019-24) for acquiring land including assignment of lease of rights, sales certificate for term loan purposes
- Upto 100% exemption in electricity duty for export oriented or IT/ BT for seven years
- Power subsidy for 3 years from the date of commencement of commercial production
- Subsidy of SGST paid by the unit for first sale of eligible products billed and delivered to the same entity within Maharashtra

Incentives for large-scale industries with FCI of USD 1.2 Mn – USD 9.14 Mn & employment of 250-1000 (as per zone classifications)

- 100% exemption within investment period (2019-24) for acquiring land including assignment of lease of rights, sales certificate for term loan purposes
- Upto 100% exemption in electricity duty for export oriented or IT/ BT for seven years
- Subsidy of SGST paid by the unit for first sale of eligible products billed and delivered to the same entity within Maharashtra

Incentives for Mega & ultra-mega with FCI of USD 2.4 Mn – USD 48.8 Mn & employment of 350-4000 (as per zone classifications)

- High-powered committee (HPC) under chief-secretary to approve a customized package of incentives
- Allotment of land on priority bases to continue

Thrust Sectors

Electric Vehicles (manufacturing, infrastructure and servicing)

Aerospace & defence manufacturing

Industry 4.0 (AI, 3D printing, IOT, robotics, nanotechnology)

Textile manufacturing

Biotechnology, medical & diagnostic devices

Agro & food processing

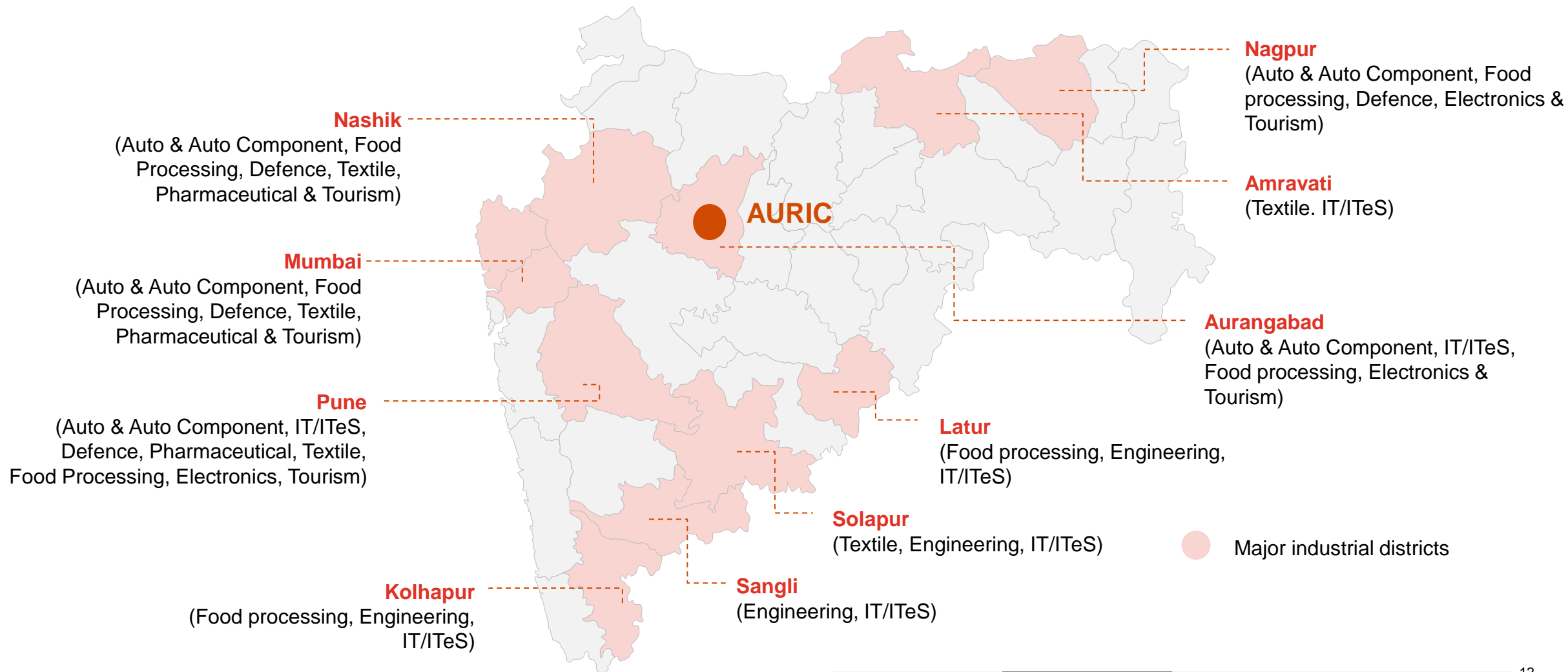
ESDM and semi-conductor fabrication

Green energy

Logistics & warehousing

Industries in AURIC would benefit from the manufacturing and industrial ecosystem in Maharashtra

Major industrial districts in Maharashtra







AURIC, the investment and industrial development destination in India’s most economically developed state

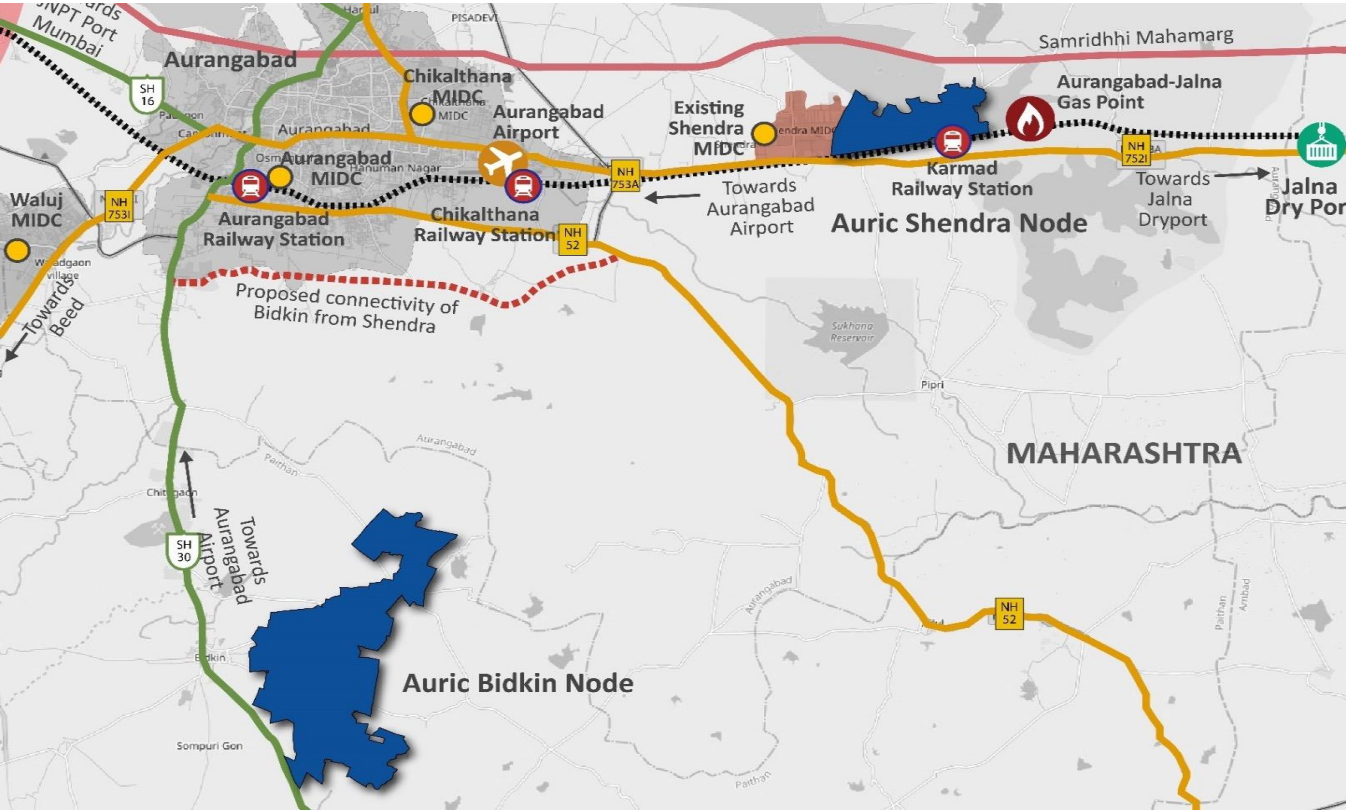
Aurangabad Industrial City (AURIC) is one of India’s first greenfield smart cities planned across an area of **4018 Ha** in Aurangabad district

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

AURIC Connectivity

		Shendra	Bidkin	
	Road	- Mumbai Nagpur Expressway	-1 km	-35 km
		- NH – 753 A	-1 km	-24 km
		- NH – 752 E	-24 km	-Adjacent
	Rail	- Aurangabad Station	-20 km	-23 km
		- Nashik Road Station	-205 km	-190 km
	Air	- Aurangabad Airport	-14 km	-33 km
		- Mumbai Airport	-355 km	-335 km
	Port	- Daulatabad Container Depot	-33 km	-37 km
		- Jalna Dry Port	-24 km	- 65 km

Connectivity map of AURIC

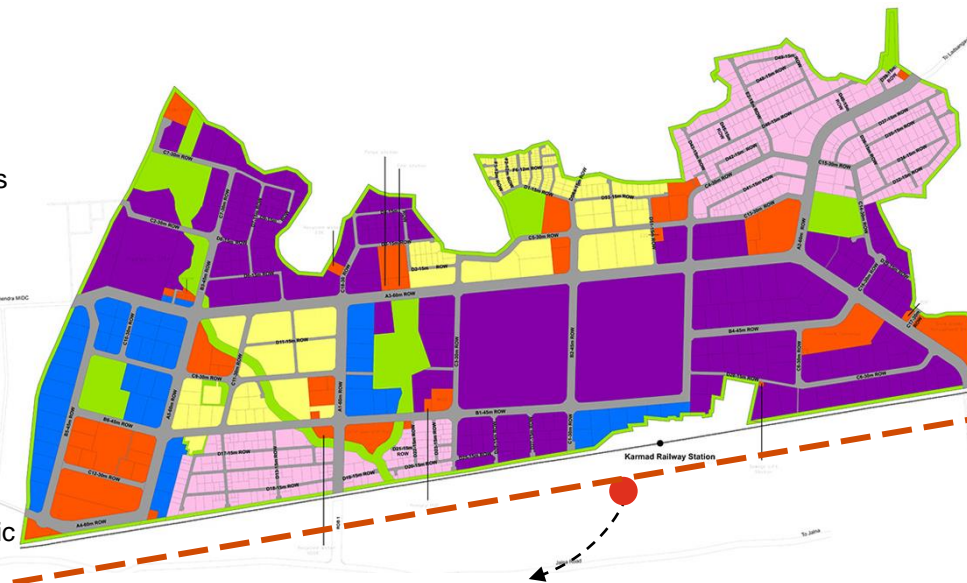
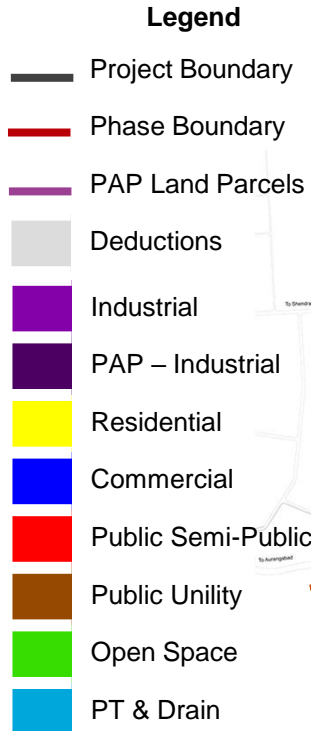


AURIC is envisaged to be a world class destination with efficient infrastructure opportunities for setting up of industries

AURIC is planned across **4018 Ha** of area, at two location namely **Shendra** and **Bidkin** along the **Delhi-Mumbai Industrial Corridor**

Master Plans of Shendra and Bidkin Industrial Areas

Shendra (851 Ha)



Direct access to railway on account of adjacent railway line
Karmad Railway Station

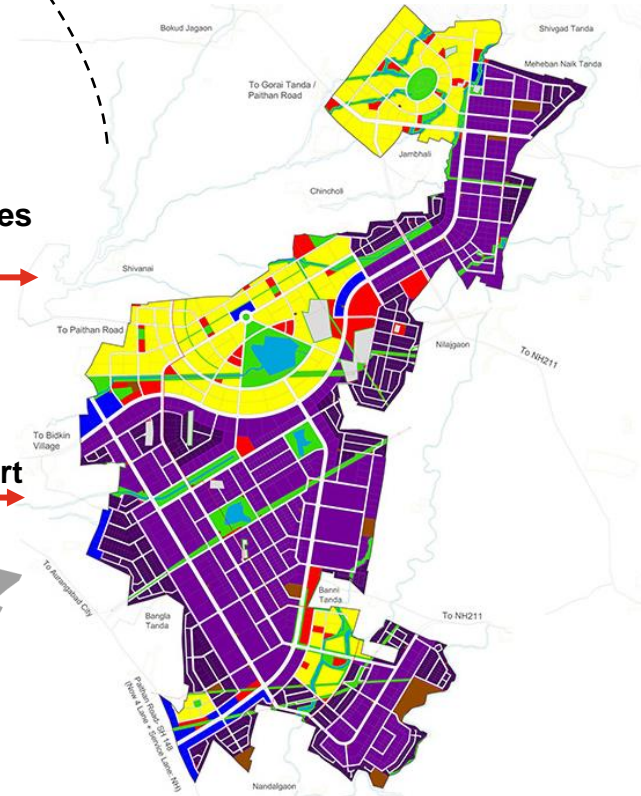
Aurangabad City
Aurangabad Airport

Distance between the two nodes

40 kms

Close proximity to Jalna Dry Port

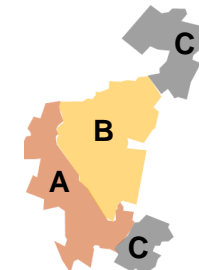
Bidkin 3179 Ha



Sector A: 1006.5 Ha

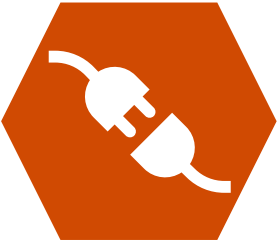
Sector B: 1296 Ha

Sector C: 876.5 Ha



What sets apart AURIC are the world class amenities and its strategic location w.r.t industrial ecosystem (1/2)

Salient features of AURIC Industrial City



**Plug & Play
Infrastructure**



**Uninterrupted
Power Supply**



**Potable & Recycled
Water Supply**



**Effluent
Treatment
Plants**



**Gas
Pipeline**



Telecom



**Multi Modal
Connectivity**



**Integrated City
Planning**



**Walk to Work
Planning**



**Environment
Clearance Obtained**



**Single Window
Clearance**



**E-Land
Management
System**



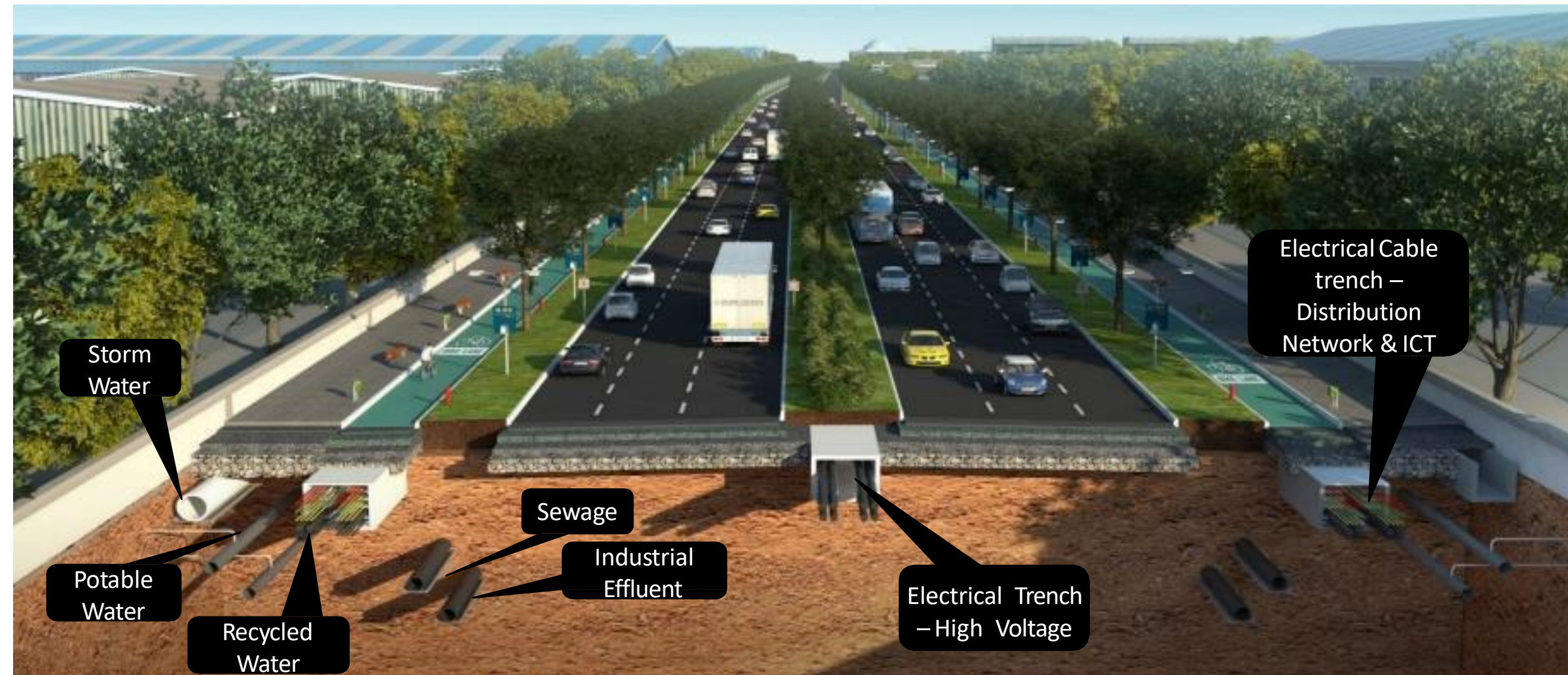
**Complete
Handholding**



**Quality of
Living**

What sets apart AURIC are the world class amenities and its strategic location w.r.t industrial ecosystem (2/2)

Common Infrastructure Facilities available at AURIC



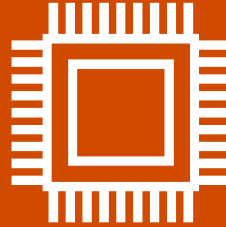
Section 3:

Sectors in focus

Sectors in focus



**Automobiles &
Auto-components**



IT/ ITeS



Food Processing



**Electronic system
design &
manufacturing**

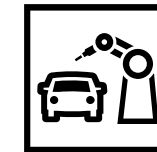


**Pharmaceuticals
& Biotechnology**



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.

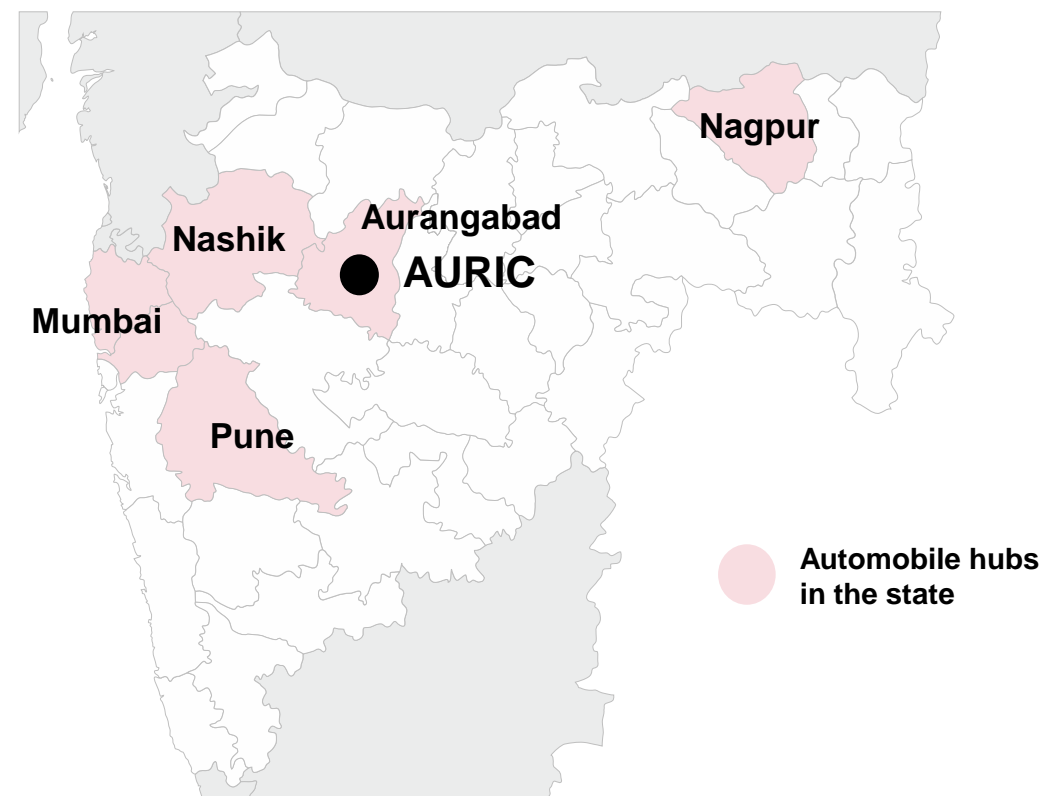
Automobiles and auto-components contributes **around 7.1% to India's GDP and around 40% of the manufacturing contribution.**

AURIC for Automobiles

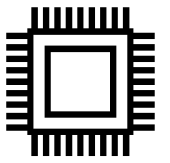
Close proximity and excellent connectivity to trade gateways will be an asset for OEMs and other ecosystem players in the growing share of India's exports in the global automobile industry.

- OEMs and component manufacturers investing in **AURIC will benefit from being in proximity to the Auto manufacturing ecosystem in the state**
- Availability of existing permissions for the sector in **AURIC will ensure the ease of setting up and operating the business.**
- **Large contiguous land parcels** that cater to the requirement of OEM manufacturers and their ancillary units
- Proposed **Logistics zones and multi modal connectivity** enable auto industry to stay connected with their suppliers and markets seamlessly
- Access to JNPT dry port will ensure seamless connectivity JNPT port.

Locations of automobile hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



Maharashtra is one of the leading states in the IT sector, accounting for more than **20% of the country's software exports**. Pune is among the top three cities in the country in terms of software exports. Aurangabad and Nagpur have also established themselves as major export hubs for software and related services.

Availability of skilled manpower and well-established eco-system (education and training) is crucial for the development of IT industry. Maharashtra has a conducive ecosystem, with presence of :



885

Engineering colleges



227

Business & Management Institutes

Prominent IT institutes in Maharashtra

- Indian Institute of Technology, Mumbai
- Visvesvaraya National Institute Of Technology, Nagpur
- Bhartiya Vidyapeeth College of Engineering, Pune
- Dr. DY Patil Institute of Technology, Pune

Advantage AURIC Salient Features of Maharashtra IT/ ITes policy 2015

Stamp Duty – waiver of 75% to 100% for setting up or expansion

Electricity Duty – exemptions for new IT / ITes units

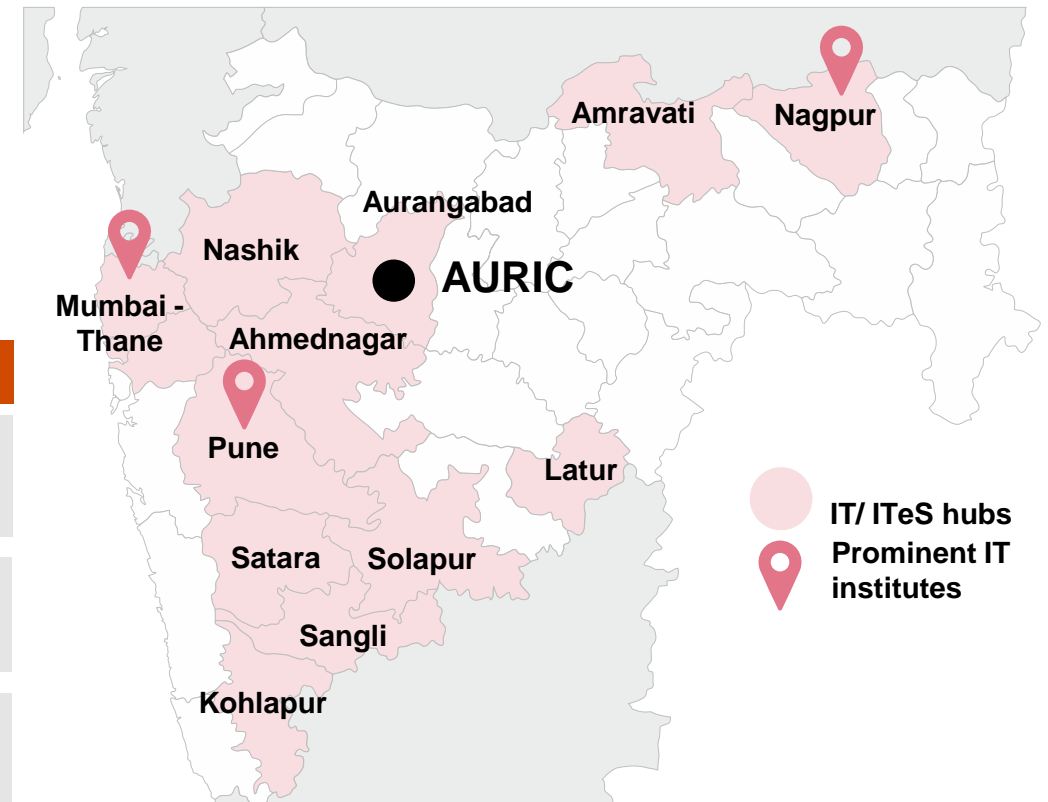
Property Tax – for units registered with Directorate of Industries, levied at par with residential rates

Property Tax – for units registered with Directorate of Industries, levied at par with residential rates

Power – supplied at industrial rates for units registered with Directorate of Industries.

Subsidy – Power tariff subsidy for 3 years @ INR 1 /1.2 cents per unit consumed for units registered with Directorate of Industries.

Locations of IT hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



More than
2,700
F&B industry
units

Maharashtra accounts for more
than **14%** of country's food
processing output

Engaging more
than **0.25 Mn**
people

Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

Advantage AURIC

Maharashtra Agro-Processing and Agri-Marketing Promotion Policy

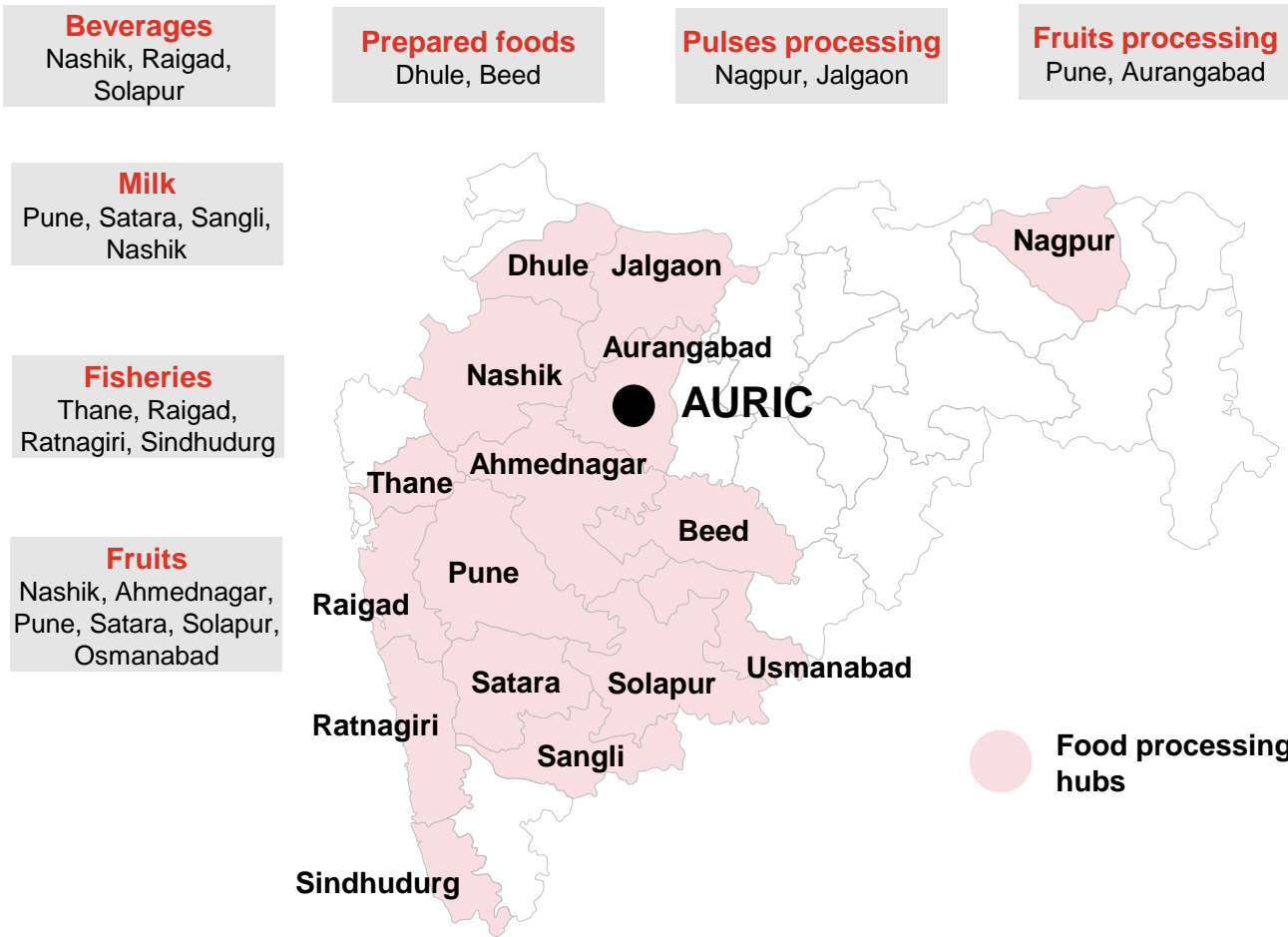
- Maharashtra has a Package Scheme of Incentives. The scheme covers cold storages and mechanized food/ agro processing industries in addition to other industries.
- It offers Financial Incentives linked to fixed capital, Industrial Promotion Subsidy (IPS), exemption from electricity duty, waiver of stamp duty, power tariff subsidy, capital subsidy to MSME for technology upgradation; quality certification; cleaner production etc.

AURIC for food processing industry

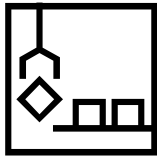
Ecosystem advantage	<ul style="list-style-type: none">• Proximity to established food processing ecosystem in the state (raw materials, supporting infrastructure)• 2 operational Mega Food Parks¹, 9 cold storage facilities in Aurangabad district²,
Location advantage	<ul style="list-style-type: none">• Potable water (WTP) and recycling facilities (CETP, STP)• 24x7 uninterrupted power supply

Source: ¹ Ministry of Food Processing Industries as on 01-04-2021, ² Agri Exchange, GOI Portal as on 09-03-2023

Locations of food processing hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



India has exported **USD 19.02 Bn** of generics

Source: Annual Report of Pharmexcil 2021-2022

Maharashtra accounts for more than **14%** of country's Pharma Industry

Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

Engaging more than **0.1 Mn** people

Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

The state is home to one of the **largest vaccine manufacturers** in the world, Serum Biotech Ltd.

Proximity to prominent Pharma and Biotech Educational Institute

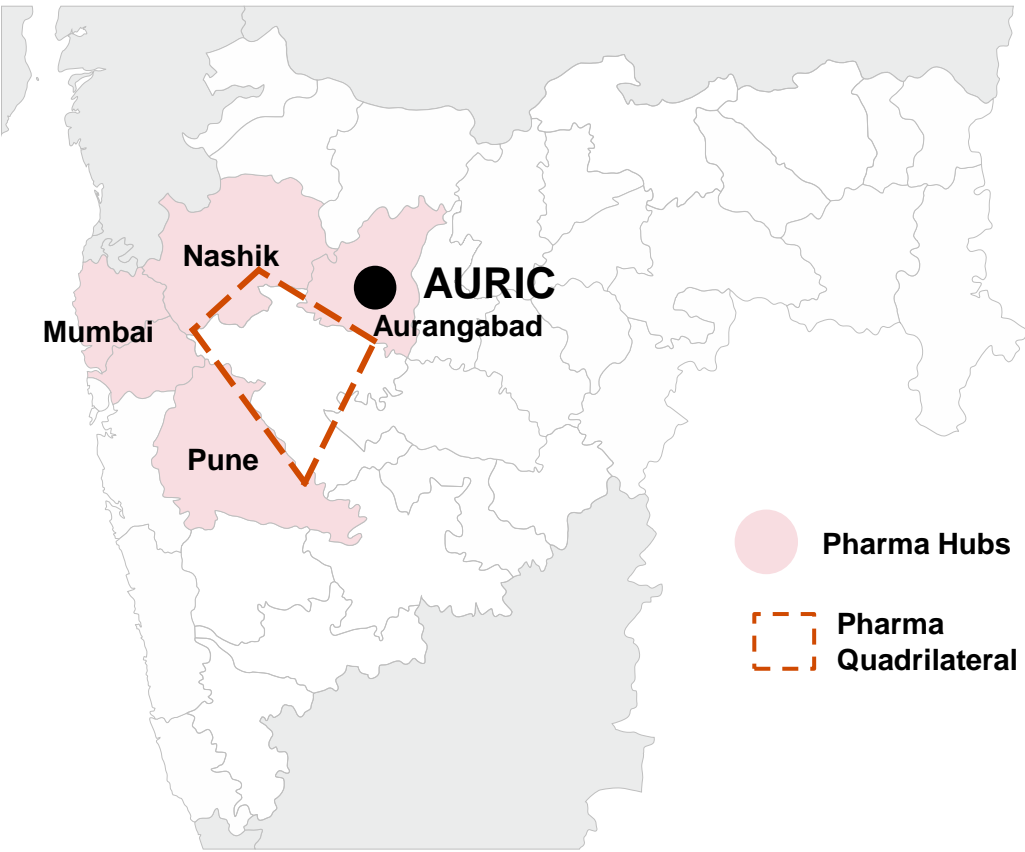
- Poona College of Pharmacy, Pune
- Bombay College Of Pharmacy, Mumbai
- R. C. Patel Institute Of Pharmaceutical Education & Research, Sirpur
- H.R.Patel Institute Of Pharmaceutical Education And Research, Shirpur
- Bharati Vidyapeeth College Of Pharmacy, Kolhapur

Source: Ranking of NIRF, Ministry of Education-GOI as on 09-03-2023

AURIC for pharmaceutical and biotechnology industry

Ecosystem advantage	<ul style="list-style-type: none">• Proximity to established ecosystem in the state• 20+ operational CETPs• 4 Common Hazardous Waste Treatment Plants
Ease of Doing Business	<ul style="list-style-type: none">• Availability of existing permissions for the sector in AURIC will ensure the ease of setting up and operating the business
Facilities	<ul style="list-style-type: none">• Availability of Potable Water (WTP) and Recycling facilities (including STP and CETP) will be beneficial for the pharma and biotech players• Availability of 24x7 uninterrupted power supply would also be an advantage for the pharma & biotech players investing in AURIC

Locations of Pharma hub in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



With per capita disposable income and private consumption having doubled between FY12 and FY21, India has emerged as one of the largest markets for electronic products in the world. In financial year 2021, the manufacturing output of the electronics sector in India has reached over USD 6.7 Bn in total. It is one of the fastest growing sector in India. (Source: Statista publication titled Manufacturing output of electronics sector in India FY 2015-2021)

Maharashtra accounts for more than **18%** of country's electronic manufacturer, and they combine produce **35%** of India's output.

Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

22% of country's consumer electronics is manufactured in Maharashtra.

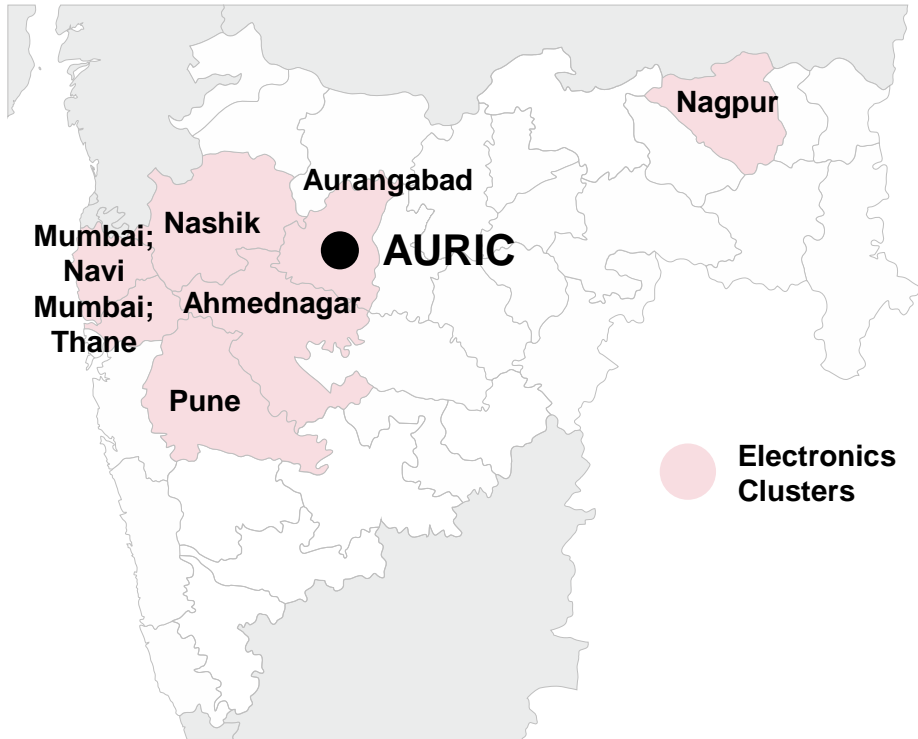
Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

Proximity to India's largest port
Mumbai Port and JNPT

AURIC for ESDM

- **Large contiguous land parcels** that cater to the requirement of OEMs and aligned component manufacturers
- Availability of existing permissions for the sector in **AURIC will ensure the ease of setting up and operating the business.**
- Availability of **24x7 uninterrupted power supply** would also be an advantage for the OEMs and aligned component manufacturers in AURIC
- **Close proximity to major electronics OEMs, Contract Manufacturers and Component manufacturers** will be of big advantage electronics players in AURIC.

Locations of Electronic clusters in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



Maharashtra has a robust and well-established ecosystem supporting the textile industry. The state is the largest producers of various fibers including cotton, silk, bamboo, etc. It accounts for about 65 Mn kg of **cotton production which is 25% of the country's total**. Contributes around **12% to the country's textile and apparels output, and 16% in the country's textile exports**

12% of country's apparel manufacturer are located in the state.
Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

2nd Largest employment enabler for the state of Maharashtra.
Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

24 Textile park in Amravati district
Source: Maharashtra Textile Policy 2018-23

State Textile University is being setup in Vidarbha region
Source: Maharashtra Textile Policy 2018-23

Advantage AURIC Salient Features of Maharashtra Textile Policy 2018-23

Capital – Subsidy of **USD 1 Mn** or 9% of project cost whichever is lower for setting up textile park

Subsidy – additional 10% on nonconventional yard such as bamboo, banana, hemp etc.

Power – Subsidy of **1.2 cents** per unit for cooperative spinning mills. HT line with more than 107 HP will be eligible for **2.4 cents** per unit.

Sustainable – additional 10% capital subsidy for vegetable dyeing as well as producing and using nonconventional and organic yarn.

Locations of Textile hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell

Section 4:

Land allotment Process

Details of industrial land availability at Shendra and Bidkin Industrial Areas

Summary of land allotment and availability

Project	No. of plots allotted	Allotted Area (in Ha)		Land Available (in Ha)	
		Industrial	Other use	Industrial	Other use
Shendra Industrial Area (SIA), Maharashtra	193	170.8	3.2	106.8	132.5
Bidkin Industrial Area (BIA), Maharashtra	3	56.6	-	272.3	179.9
Total	196	227.4	3.2	379.1	312.4

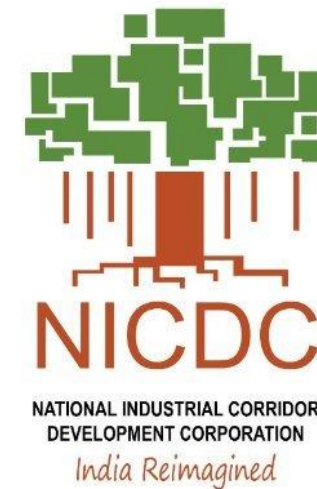
Other use: Residential & Commercial

Status of allotted land

	Shendra Industrial Area	Bidkin Industrial Area
Commercial production started	23	-
Construction works underway	53	-
Construction works yet to be started	117	3
	193	3
Industrial category allotment	141	3
Commercial category allotment	5	-
Residential category allotment	47	-
	193	3

Data as of March '23

NATIONAL INDUSTRIAL CORRIDOR DEVELOPMENT CORPORATION LIMITED



National Industrial Corridor Development Corporation Limited

8th floor, Tower-1, LIC Jeevan Bharti Building, Connaught Place New Delhi-110001

Tel No: 011-23317884. 011-23317885. 011-23317886. 011-23317887. 011-23317888

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