

# **Japan Industrial Townships (JITs) in India**

Department for Promotion of Industry & Internal Trade  
Ministry of Commerce and Industry  
India

# Table of Contents

- **Introduction**
- **JITs snapshot**
- **Status of JITs as on February 2024**
  - Rajasthan - Neemrana Industrial Park & Ghiloth Industrial Park
  - Andhra Pradesh - Sri City Industrial Park
  - Gujarat - Mandal Industrial Park & Sanand III (Khojra)
  - Tamil Nadu - Mahindra Industrial Park Chennai, OneHub Chennai Industrial Park & Sojitz Motherson Industrial Park
  - Haryana - Jhajjar (Reliance MET)
  - Karnataka - Tumkur Industrial Park
  - Maharashtra - Supa Industrial Park
  - Uttar Pradesh - Greater Noida Industrial Park

## Introduction

- In April 2015, Government of India and Government of Japan agreed to develop Japan Industrial Townships (JITs), one of the initiative of India-Japan Promotion Partnership announced by both the Prime Ministers in 2014.
- This presentation summarizes the efforts and achievements of JITs set up in eight states namely
  - Rajasthan
  - Andhra Pradesh
  - Gujarat
  - Tamil Nadu
  - Haryana
  - Karnataka
  - Maharashtra
  - Uttar Pradesh

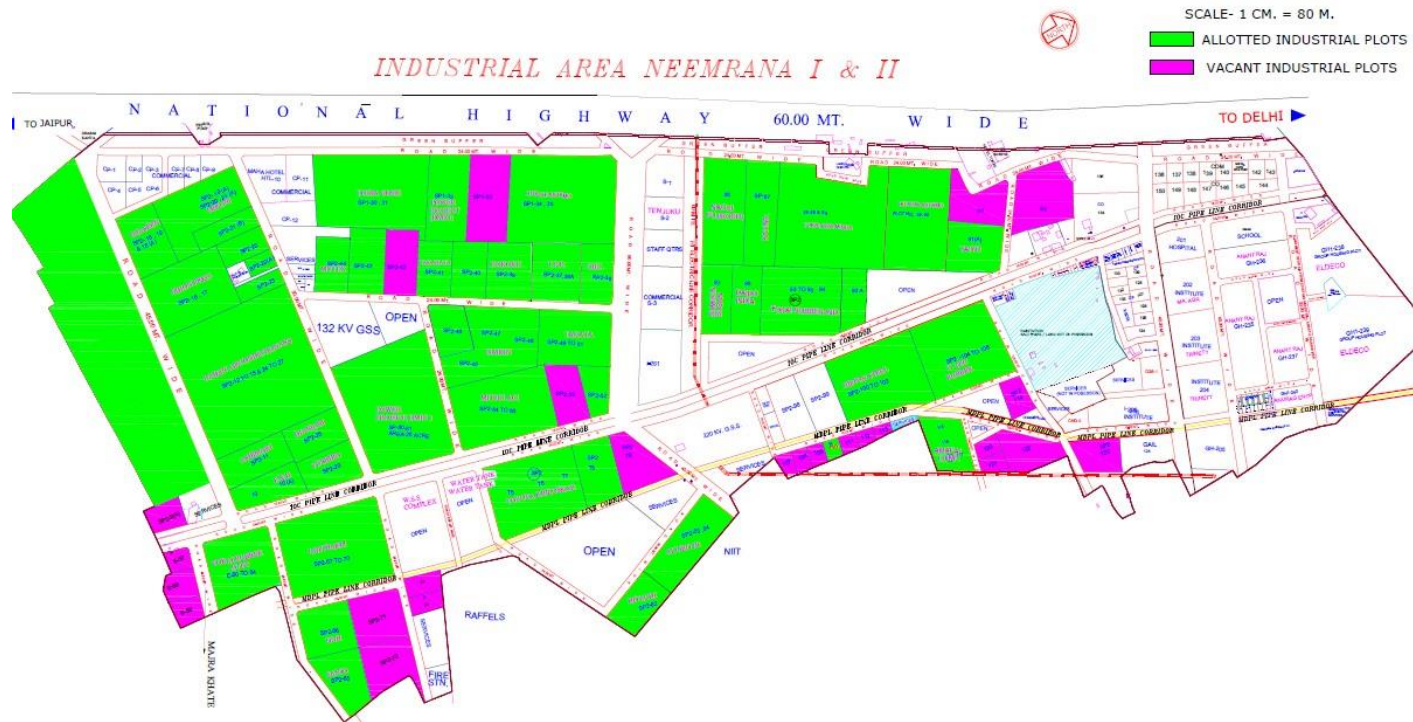
## Snapshot

State	JIT	# Japanese Companies
Rajasthan	Neemrana	49
Andhra Pradesh	Sri City	28
Gujarat	Mandal Industrial Park	13
Tamil Nadu	OneHub Chennai	6
Tamil Nadu	Origins	6
Haryana	Model Economic Township	6
Maharashtra	Supa Japanese Industrial Park	4
Karnataka	Tumkur Industrial Park	4
Tamil Nadu	Sojitz Motherson Industrial Park	0
Rajasthan	Ghiloath Industrial Park	0
Uttar Pradesh	IIT, Greater Noida	0
Total		116

# RAJASTHAN

Neemrana Industrial Park  
Ghiloth Industrial Park

# 1. Neemrana Industrial Park



## 3. Land Acquisition

Land has already been acquired.

## 4. Ease of Doing Business

### Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment etc.)

Single Window Clearance System (SWCS)

- <http://swcs.rajasthan.gov.in>
- Single point (online) interface between Investors and various Govt. agencies/Deptt.
- Time-bound clearances, for applications, payments, status tracking, approvals and issuance of Certificates.
- Investor Grievance Cell, to addresses issues relating to investor grievances in a time bound manner as filed online on the portal.
- Updated information relating to relevant Rules, Regulations, Govt. Orders and Policy initiatives and Schemes for guidance of investors.
- Presently 135 services of 16 Departments available for setting up a Business in Rajasthan



# JIT in Rajasthan (Neemrana Industrial Park)

## 5. Infrastructure

### Industrial Infrastructure Development in JIT

- 2/4/8 lane carpeted road.
- Storm water drainage.
- Water supply network.
- Underground cable for uninterrupted power supply.
- GBM towers of various mobile companies for proper connectivity
- LED streets lights

### Industrial Infrastructure Development around JIT

- Neemrana Industrial Area Phase-I and Phase-II, Export Promotion Industrial Park, Neemrana and Industrial Area Kolila Joga are situated around JIT.
- Multimodal Logistics Park at Kathuwasby CONCOR on 113.34 hectare land is functional and located at distance of 25-26 km from Industrial Area NIC(M) Neemrana (JIT)

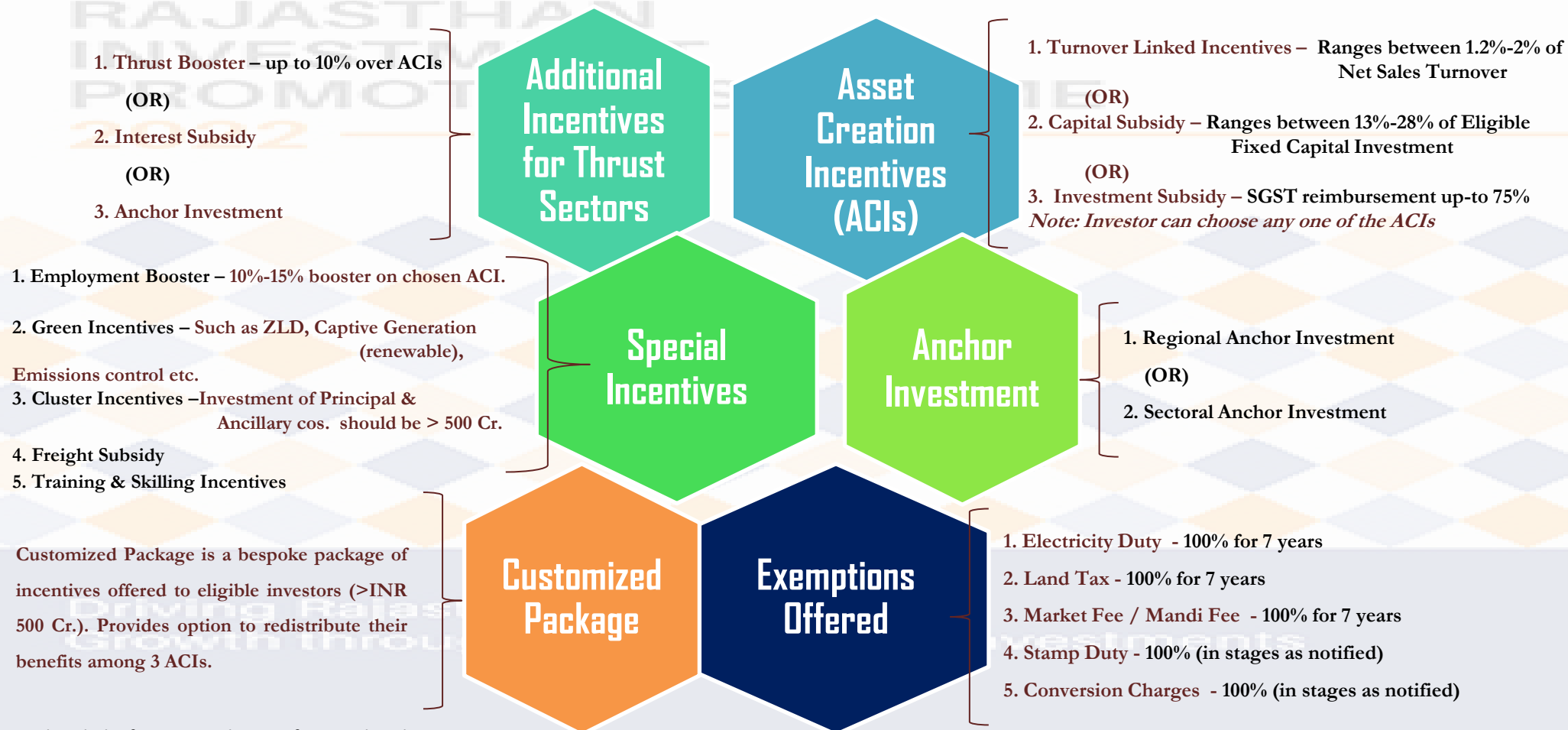
### Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- Number of Hospital areas are available in the vicinity of Neemrana Industrial zone
- Fire station area available at Neemrana Industrial area near Japanese Zone
- Schools/Universities are available in and around the Japanese Zone
- Various Banks and Hotels including Japanese Hotels, Restaurants, Shopping Malls are available in and around Japanese Zone
- Various Group Housing flats/villas/apartment areas are available

## 6. Fiscal Incentives

### INCENTIVES UNDER RIPS- 2022



**Note:** For detailed information please refer to policy document  
ACIs – Asset Creation Incentives

## THRUST SECTORS UNDER RIPS - 2022

### MANUFACTURING ENTERPRISES

Agri & Food Processing | Dairy | Textiles | Apparels | Handicraft | Leather, Footwear and Accessories | Gems & Jewellery | Automobile, Electric Vehicle (EV) & Auto Component | Petrochemicals & Petroleum Ancillary | Chemicals | Pharmaceuticals | Minerals | Ceramics | Glass | Biodegradable Plastic Substitutes | Electronics System Design and Manufacturing (ESDM) | Industrial Gases | Renewables | Defence.

### SERVICE ENTERPRISES

IT & ITeS | Hotels & Tourism | Fintech | Entertainment | Film City | Cold Chain in Pharma | Common Utility Center | Plug & Play Office Complex | Social Infrastructure | Infra for preservation for Agri Products.

### SUNRISE SECTORS

Green Hydrogen | New Age Battery – Technology | Data Centers | Medical Devices & Equipment | Industry 4.0 | Ethanol | Biotech | Rare Earth Elements.

**Note:** RIPS classifies sectors into **8 focus area** such as – Manufacturing | Services | Sunrise sectors | MSMEs | Startups | Logistics Parks Warehousing & Cold Chains | R&D, GCC & Test Labs | Renewable Energy Plants.

**Note:** Incentives mentioned in previous slide are w.r.t manufacturing, please refer RIPS-22 policy documents for rest of the sectors.

## 7. Other Remarks

### Features / Focused Initiatives / Future Plan etc.

- Locational proximity to the National Capital and State Capital
- Presence of Multimodal Logistic Park near Kathuwas Railway station through CONCOR
- Availability of land at relatively cheap rates, skilled & unskilled man power, uninterrupted power supply and presence of peaceful law & order situation as compared to nearby states
- Solar Power Plant of 6 MW in the area of 36 acre is functional in the JIT
- Skill development center, Japan Institute of Manufacturing (JIM) at Neemrana
- CNG filling station is available in the area
- PNG gas pipe lines and gas storage stations of Gas Authority of India Ltd. and Torrent Gas Ltd. are available in the area
- New Fire station has been constructed and is operational comprising of 02 no. of fire tender
- To further improve water supply, RIICO has constructed and commissioned 8 nos. of new tube wells in this Zone.
- **Japanese Zone Neemrana has been declared “No Power cut Zone”**

## 2. Ghiloth Industrial Park

# JIT in Rajasthan (Ghiloth Industrial Park)

## 1. Basic Information

**JIT** Japanese Investment  
Zone-II, Ghiloth

**State** Rajasthan

**Area for JIT** 533.56 acre

**Developed by** RIICO

**Marketing by** RIICO

### Schedule for Development, Sale, Use

Fully Developed and ready for allotment as per  
RIICO Disposal of Land Rules-1979.

**Number of Japanese Companies**  
(as of February 2024)

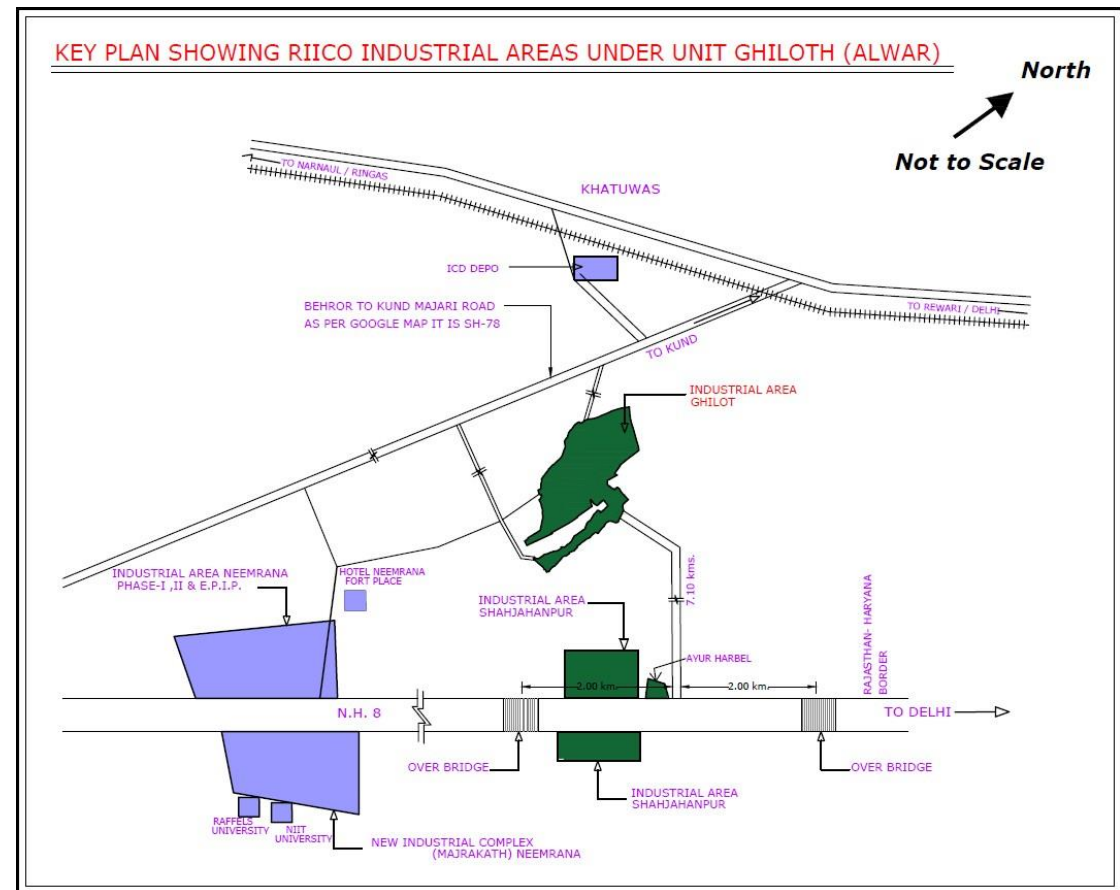
Nil

**Area already allotted**

Nil

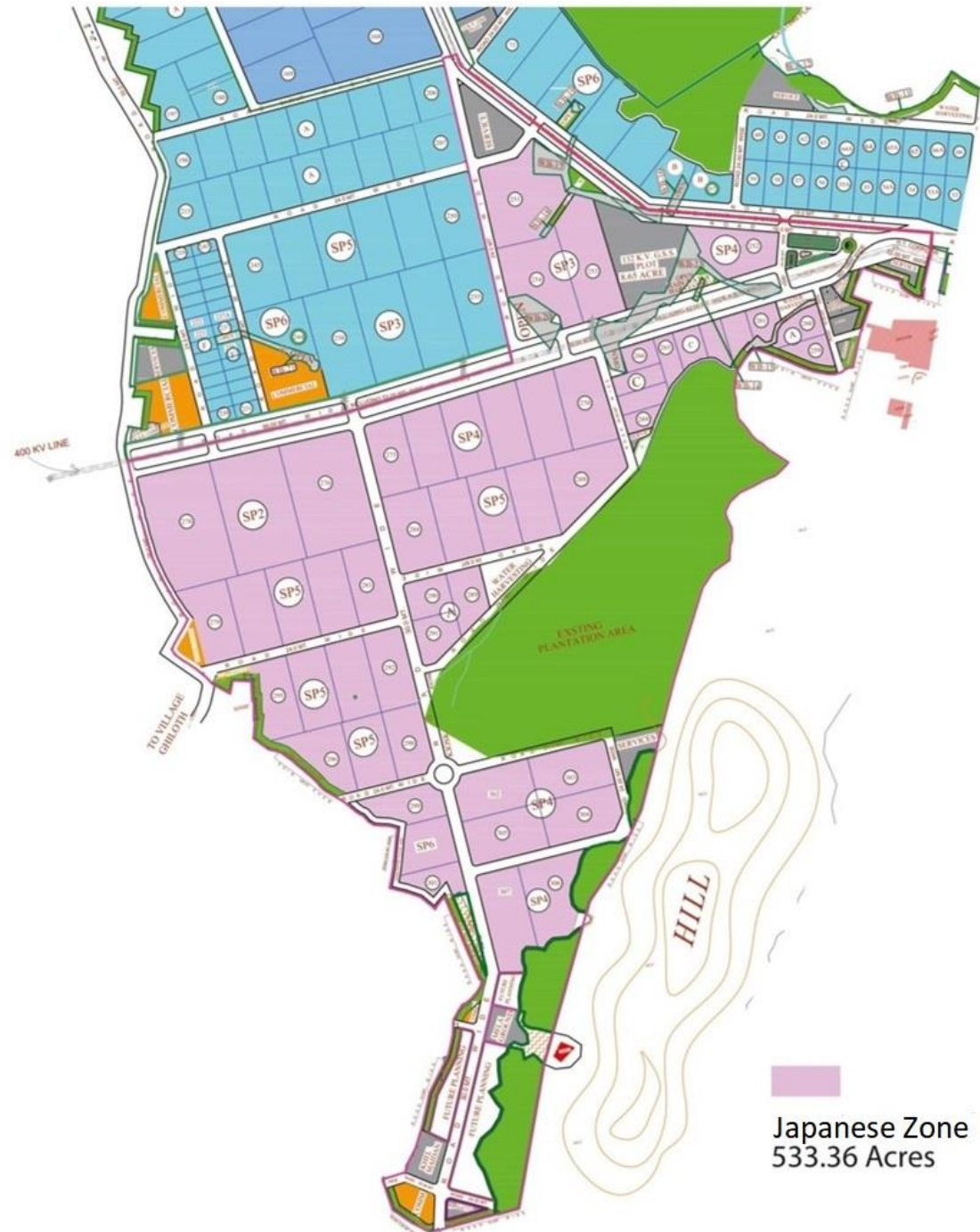
## 2. Map

### Location Map around JIT



## JIT in Rajasthan (Ghiloth Industrial Park)

## Layout Plan of Japanese zone at Ghiloth



Japanese Zone  
533.36 Acres

## 3. Land Acquisition

- RIICO has set up Industrial Area on 1847 acres of land at Ghiloth.
- Japanese investment zone-II at Ghiloth is planned on 533.56 acres of land

## 4. Ease of Doing Business

### Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment etc.)

- One Stop Facility -15 Departments under one roof to facilitate entrepreneurs
- Environment Clearance has been obtained from Ministry of Environment, Forest & Climate Change, New Delhi
- Land allotment on 99 years lease basis
- Building plan approvals for plot size upto 40000 sqm. is not required
- Various incentives available under Rajasthan Investment Promotion Scheme-2022



## 5. Infrastructure

### Industrial Infrastructure Development in JIT

- Plot demarcation
- Road Net work –24 meter/30 meter ROW
- Storm Water Drainage- RCC Drainage system
- Water Supply – Water supply through pipe lines connected with RCC SR/CWR .
- Power Supply – 24x7 power supply
- Street Lighting – LED Street lights on tubular poles
- Others – Green Belt, Land Scaping, Rain water harvesting structure
- GSS – 33/11KV GSS already operational, land reserved for 132 KV GSS

### Industrial Infrastructure Development around JIT

- Japanese Investment Zone, Neemrana
- Industrial area Neemrana-I, II
- EPIP Neemrana
- Industrial area Ghiloth
- Multi Model Logistic Park (MMLP), Kathuwas (Tehsil -Neemrana)

## 5. Infrastructure cont..

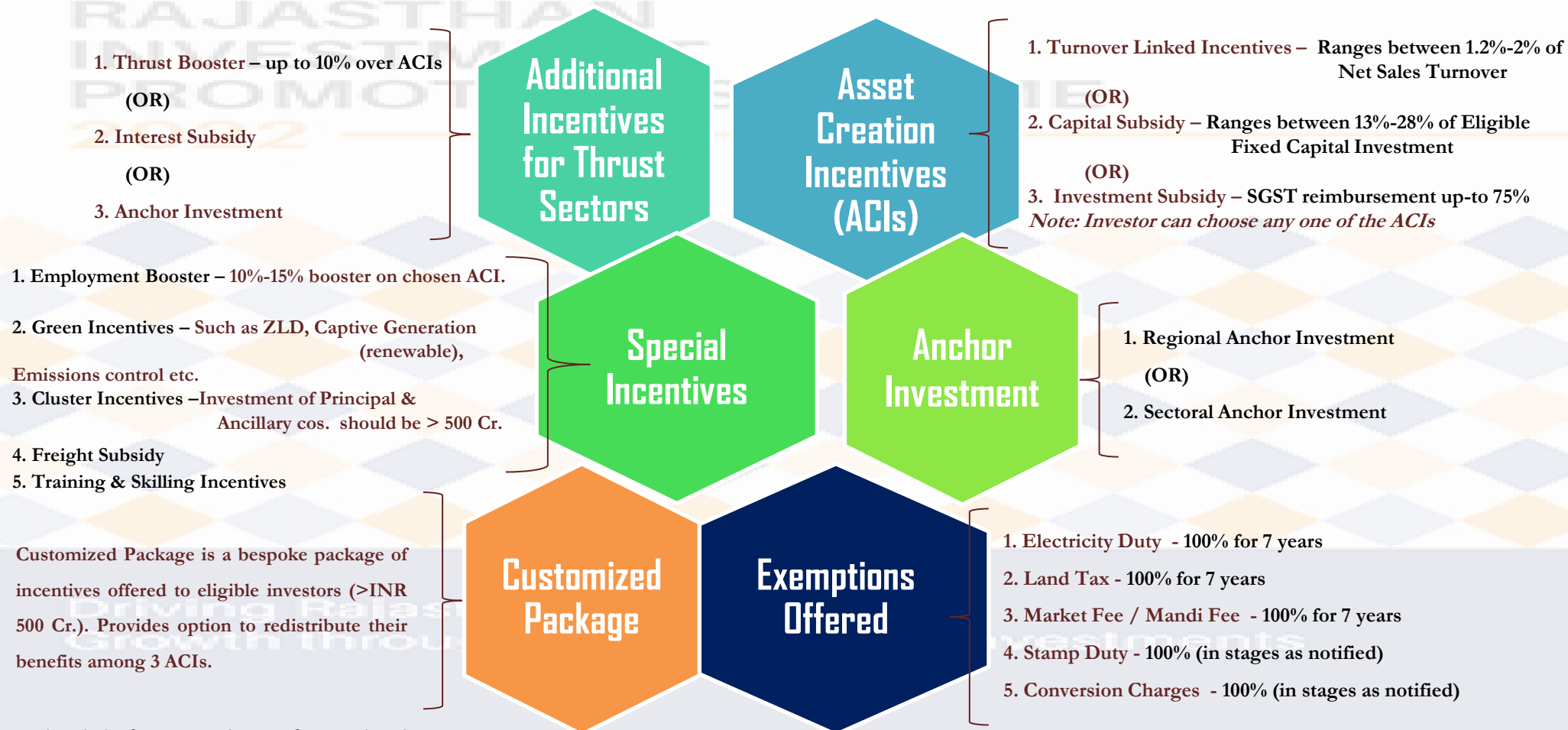
### **Social Infrastructure Development**

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- Residential zone – 450 Residential plots in the scheme.
- Commercial zone- Commercial complex, Shops, Showroom plots planned.
- Institutional zone- 3 nos of plot reserved for institutions/school/college etc.
- Police Out Post
- Open spaces, greet belt, Park etc.
- Hospital - Plots reserve for hospital/nursing home /dispensary

## 6. Fiscal Incentives

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## THRUST SECTORS UNDER RIPS - 2022

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**Note:** Incentives mentioned in previous slide are w.r.t manufacturing, please refer RIPS-22 policy documents for rest of the sectors.

# JIT in Rajasthan (Ghiloth Industrial Park)

## 7. Other Remarks

Features / Focused Initiatives / Future Plan etc.

Features	Availability
Location	Ideally located in NCR at a distance of 7 km from NH-8 Easily accessible from Delhi, Gurugram via National Highway
Promoter	RIICO – 100% State Government of Rajasthan undertaking.
Rail Linked	Located within DMIC Corridor
Key Occupants	-
Logistics	Multi-Modal Logistic Park, Kathuwas at about 10 km.
Land	99 years lease hold basis.
Environment Clearance	Environment Clearance obtained for entire industrial area.
Industrial Colony License	-
Power	33/11 KV substations – functional, provision for 220 KV GSS
Water	NOC from CGWA, New Delhi obtained for supply of water @ 0.8 litre per sqm. to allottees.
Sewage & Wastewater	RCC Drainage network laid down for storm water
Manpower	Sufficient skilled/unskilled manpower available within/nearby areas.
World class Infrastructure	Residential, Commercial & Social Infrastructure available.
Existing/ Upcoming Infrastructure	Institute/Hospital/ School/Commercial complex etc.
Single Window Clearance	Hassle-free, Efficient set-up & operations with Customer Facilitation Service

**ANDHRA PRADESH**

**Sri City**

## JIT in Andhra Pradesh (Sri City)

## 1. Basic Information

<b>JIT</b>	Sri City
<b>State</b>	Andhra Pradesh
<b>Area for JIT</b>	Phase I      -      500 Acres Phase II     -      510 Acres Total        -      1010 Acres
<b>Developed by</b>	Sri City Pvt. Ltd.
<b>Marketing by</b>	Sri City Pvt. Ltd.

## Schedule for Development, Sale, Use

332 acres available for allocation

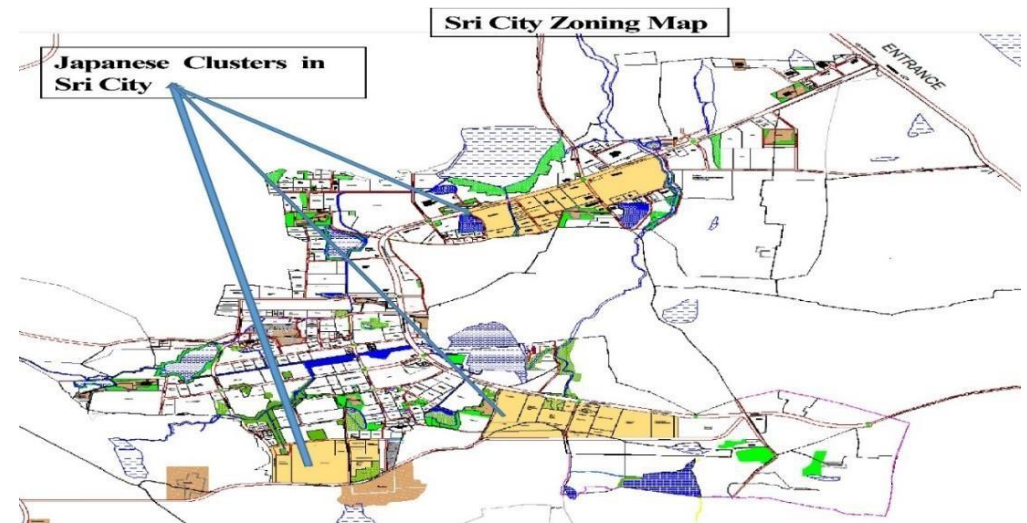
**Number of Japanese Companies**  
(as of February 2024)

28

### Area already allotted

678 Acres

## 2. Map - Location Map around JIT



## Sections Map in JIT



### 3. Land Acquisition

Sri City is a Private Industrial Park built in functional partnership with the Govt. of Andhra Pradesh (GoAP). Govt. of Andhra Pradesh does not have any equity in Sri City. Sri City provides Industrial Land on lease for a period of 99 years with all the Infrastructure Facilities right up to the plot. The land is fully owned by and is converted for industrial and social infrastructure use.

### 4. Ease of Doing Business

**Single Window Clearance / Administrative Procedure Improvement on Start and Renewal**  
(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment etc.)

- Presence in Andhra Pradesh, Ranked No-1 in India's for Ease of Doing Business
- Proximity to four sea ports and 2 international airports with cargo handling facilities all within 100 km radius
- Single Window Clearance in 21 days, On-board Customs, IALA which is exclusive to Sri City region
- Robust world class infrastructure
- Industries in Sri City employ over 60,000 people. 52% of them are women
- Capability to train and empower talent pool through Sri City HRD Academy, JIM, TVS Training and Sri City-Siemens skill development centre



### 5. Infrastructure

#### Industrial Infrastructure Development in and around JIT

- Dedicated 450 MW power allocation by GoAP
- Internal solar power plant with 8MW capacity
- 1 TMC water allocated from nearest reservoir
- Robust Internal roads of IRC standards & utility networks
- 100% recycling of sewage, biomethanation plant, waste management and other green initiatives

#### Social Infrastructure Development

- Medical Center housing facilities provided by Sri Ramachandra Hospitals (Emergency and trauma care center), Care Dental Centre, Sankara Nethralaya and Medcover Clinic. 24x7 ambulance services are available.
- Educational Institutions like KREA University (for UG Courses), IFMR (for PGDM), IIIT & Chinmaya Vidyalaya (CBSE curriculum) are functional within Sri City.
- An International skill development center – Japan India Institute of Manufacturing, a Joint initiative by the Govt. of India and Japan has recently completed its second year in Sri City. This is one of a kind venture which has participation from the Japanese companies from Sri City.
- Sri City offers community kitchen with capacity of 10,000 meals per day
- Sri City has dormitories and housing facilities for workers with 700 units, while other housing options include apartments with over 400 apartments ready to occupy & over 100 under construction.
- A dedicated police station, fire station, post office, Serviced Apartments, Shopping Centre, Spa, 3 star hotel, telecom services from a number of providers and banks including ICICI, SBI and Syndicate bank have their branches within Sri City
- A Golf Driving range with modern facilities is operational in Sri City

### Incentives Available

**The latest Industrial Policy (2023-27) by the GoAP highlights the following incentives:**

- **12 Thrust Sectors** identified. These include priority for futuristic segments like Green Hydrogen and Electric Vehicles.
- Special incentives for Micro & Small Enterprises under several segments.
- Medium & Large Industries- eligible for SGST subsidies based on investment & employment generated.
- Mega Projects- eligible for tailor made incentives.
- These incentives are segregated as per industry size and sector, and therefore percentages are directed towards SGST, Reimbursement of Stamp Duty, Land Conversion Charges, Fixed Power Cost, IP Acquisition Cost, Technology Upgradation & Acquisition Cost, etc.

### **Productivity Linked Incentives from the Gol:**

- Launched in March 2020, the Scheme extends to 14 sectors. Offers companies incentives on incremental sales from products manufactured in India.
- Aims to attract foreign companies to set up units in India while encouraging local companies to expand their manufacturing units.

### Other Remarks

#### Features / Focused Initiatives / Future Plan etc.

- Sri City (DTZ/SEZ/EMC & FTWZ) is located in the border of TN and AP, 55KM north of Chennai on NH 16
- Sri City is home to 220 companies from 29 different countries. 28 of these are Japanese Companies and include: Aisan, Daiki Aluminium, Daikin, IMOP, Isuzu Motors, Kikuwa, Kobelco, Mitsui Chemical, Miyama Electric, Nippon Seikei, Nippon Steel, NHK Springs, Nittan Valve, Nittsu Logistics, Piolax, Tata Toyo, THK, Tohuko Steel, Toray Industries, Unicharm India, Panasonic Life Solutions, Oji, Magnum MI Steel, Mitsubishi Electricals, FLUJAC, Mitsubishi Heavy Industries, Japan-India Institute for Manufacturing (JIM) & Toyota Tsusho Supply Chain Solutions Ltd.
- Large land bank at affordable prices
- Multi-modal connectivity with road, rail, 4 seaports and 2 airports.
- Availability of talent pool and work force to work in 3 shifts
- 100% recycling of sewage, waste management & other green initiatives.
- Sustainable City Development & Operations
- Promote innovative Smart technologies.
- Sri City Job Portal launched - An online job portal ([www.sricityjobs.in](http://www.sricityjobs.in)) that provides a single window facility for job seekers and employers.

## Japanese Companies in Sri City

**ISUZU**

**Panasonic**

**NHK**

**'TORAY'**

**THK**  
The Mark of Linear Motion

**DAIKIN**

**unicharm**  
NOLA&DOLA

**KOBELCO**

Oji India Packaging Pvt. Ltd.

**NSSI**

**IMOP**  
India Metal One Steel Plate Processing Private Limited.

**Aisan**

**HIKUWA**

**NS**  
**NIPPON SEIKI**

**NIT NITTAN INDIA TECH**

**NIPPON EXPRESS**

**mcns**  
Mitsui Chemicals & SKC Polyurethanes

**Tohoku Steel Co., Ltd.**  
Sendai, Japan

**JMI** Japan-India Institute  
for Manufacturing®

**DIK**

**EBARA**

**MIYAMA ELECTRIC CO.,LTD**

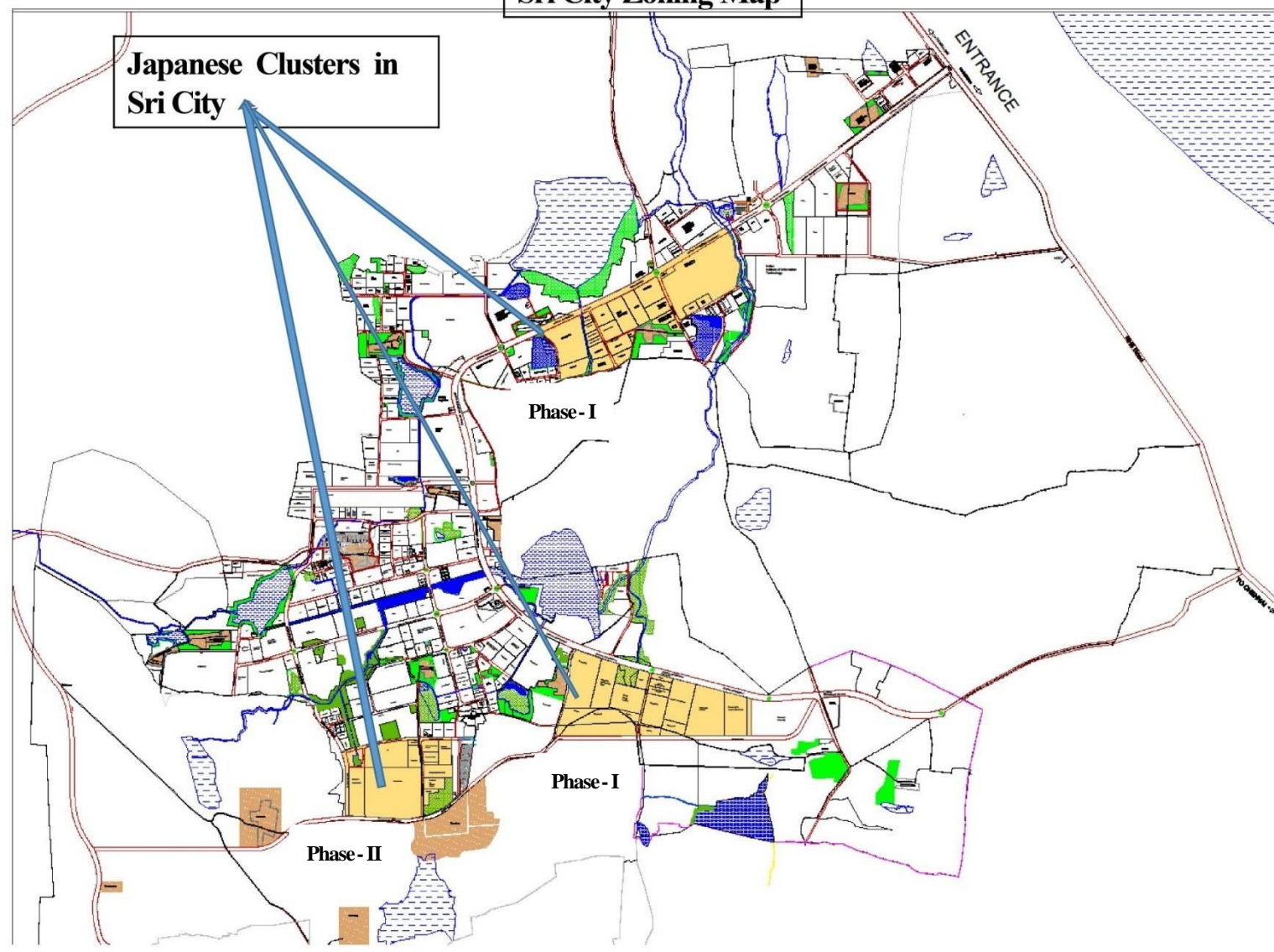
**TATA T2B**

**TOYOTA TSUSHO**

**PIOLAX**

# Sri City Zoning Map

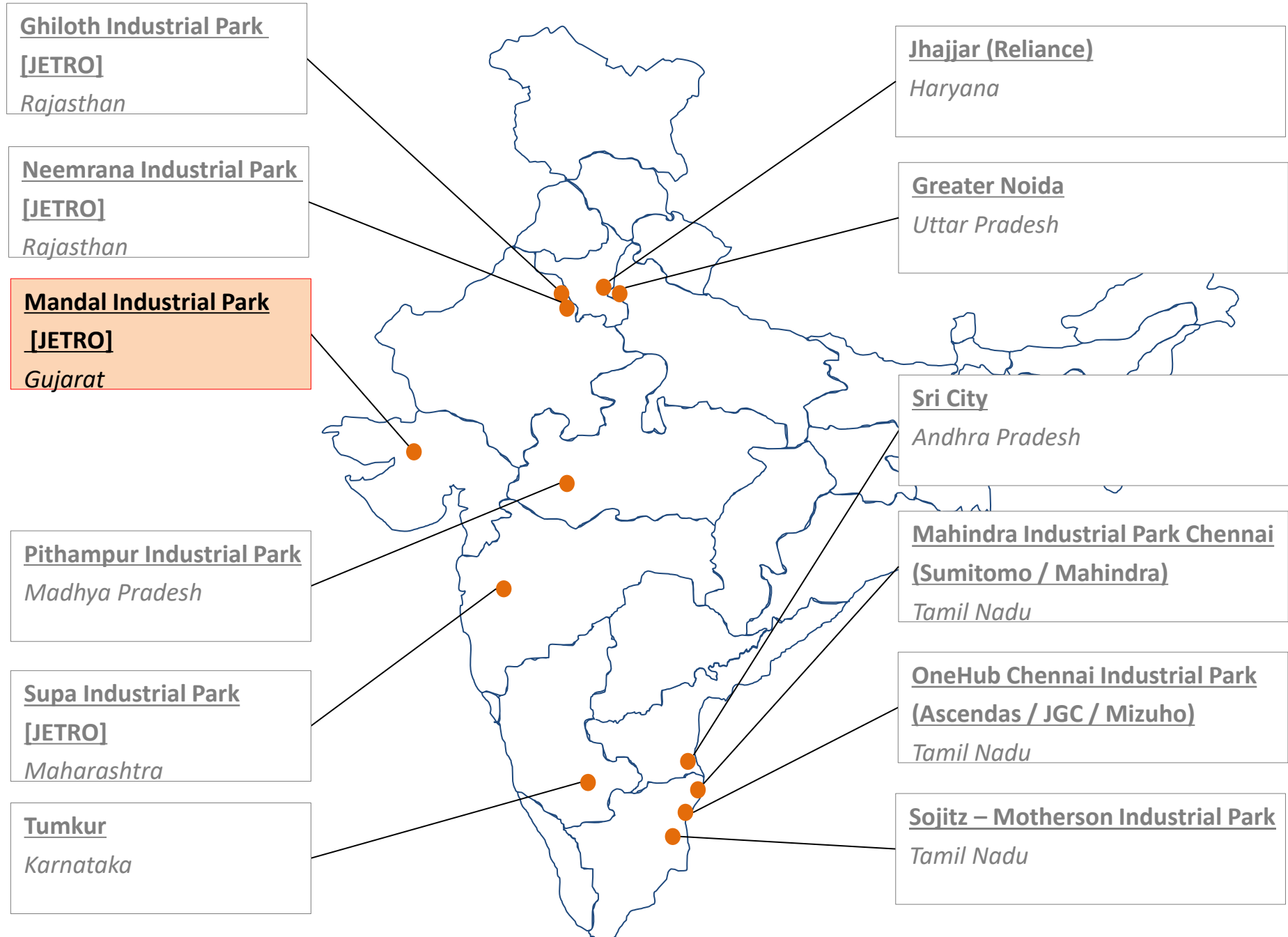
Japanese Clusters in Sri City



# GUJARAT

- ❑ Mandal Industrial Park
- ❑ Sanand III (Khoraj)

# Locations of JITs in Progress Report





# Indian Cooperation on JIT in Gujarat (Mandal Industrial Park)

## 1. Basic Information

**JIT** Japanese Park Mandal

**State** Gujarat

**Area for JIT** 316 acre

**Developed by** GIDC

**Marketing by** GIDC

**Schedule for Development, Sale, Use**

Phase I: Developed

Phase II: Developed

**Number of Japanese Companies**

(as of February 2024)

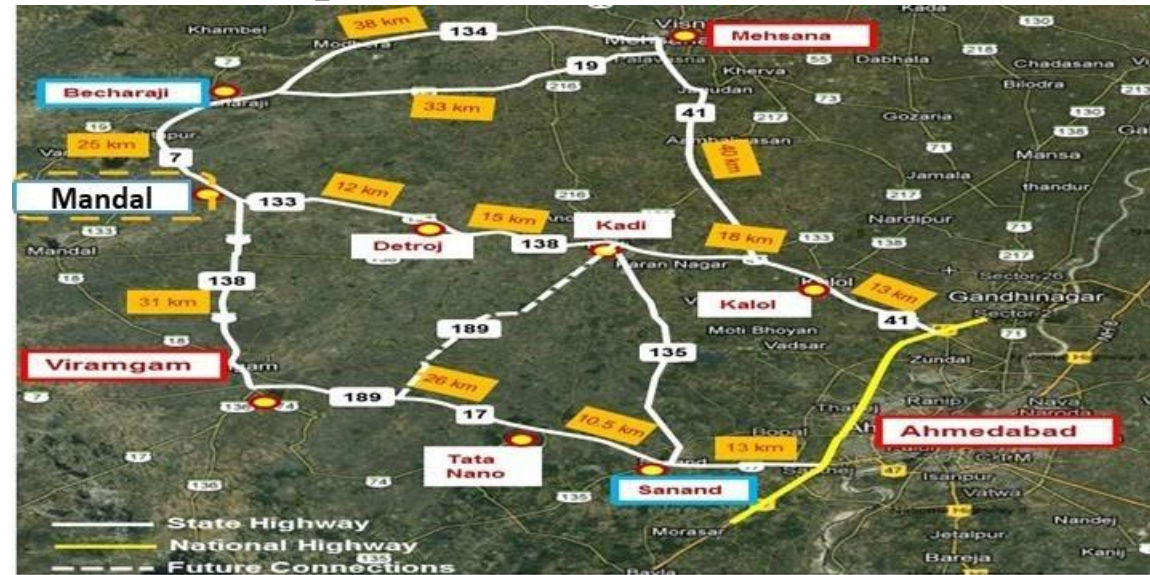
13

**Area already allotted**

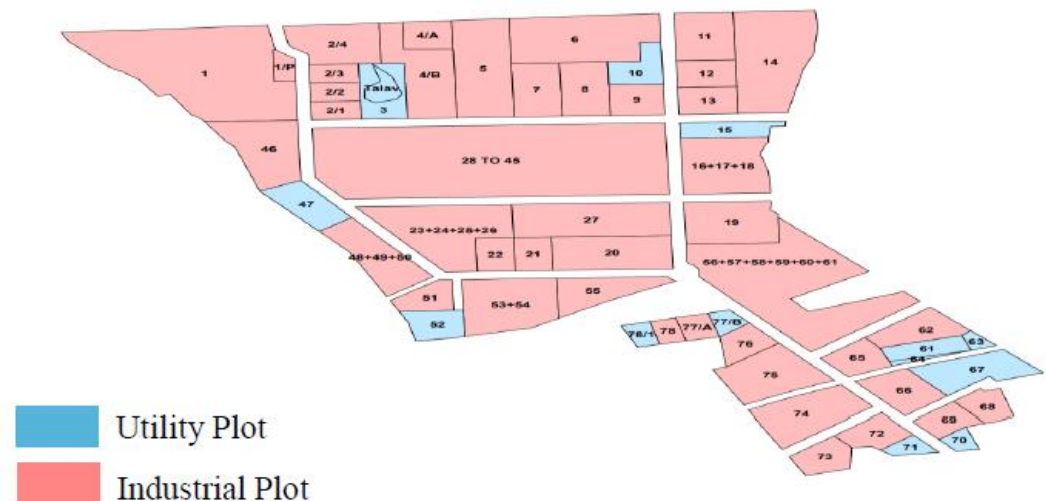
148.68 acre

## 2. Map

Location Map around JIT



Detailed Development Plan





## 3. Land Acquisition

Land has been acquired by GIDC

## 4. Ease of Doing Business

### Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment, etc.)

- Single window clearance for all pre-allotment services through Investment Facilitation Portal (<https://ifp.gujarat.gov.in/DIGIGOV/>) and GIDC website along with checklists and timelines .
  - Pre-Allotment Services: Land, Building Plan Approval, Electricity, Water, Drainage
  - Post-Allotment Services: Lease Deed, 2(r) permission, Time Limit Extension, Transfer, Sub-division, Amalgamation, Sublet, Water Connection, Drainage Connection, Plan Approval, Plinth Check, Building Completion Check, Request for Site Inspection
- Virtual “JAPAN DESK” to facilitate Japanese investors through single point of contact. ([japandesk@gidcgujarat.org](mailto:japandesk@gidcgujarat.org))
- For environment compliances -XGN Portal and Mobile App for online application, tracking and payments.

## 5. Infrastructure

### Industrial Infrastructure Development in JIT

- **Road Network – 6 km**
- **Water Supply Network – 6 km (3 MLD capacity)**
- **Power Infrastructure – Two 66 KV substations are operational**
- **Storm Water Drainage (Kaccha)**
- **Streetlights: 228 (Phase I – 150 & Phase II – 78)**

### Industrial Infrastructure Development around JIT

- **Dedicated water supply through 100 MLD water reservoir at Sanand**
- **Proposed amenities like smart water meters, smart LED displays, etc.**

## 5. Infrastructure contd..

### Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- **ITI College Mandal (20 km)**
- **ITI Detroj (16 km)**
- **Becharaji Police Station (21 km)**
- **Primary Health Center (2 km)**
- **Mikado Japanese Hotel (22 km)**
- **Miyabi Japanese Restaurant (22 km)**
- **Tokyo Ryokan Pvt Ltd Restaurant (18 km)**
- **IIT Gandhinagar (80 km)**

## 6. Connectivity



Kandla

269 Km

Mundra

330Km

Pipavav

325 Km



□ Becharaji railway station is located at a distance of 20 Km.

□ Nearest major railway station is at Ahmedabad at a distance of 78 Km



Ahmedabad

75 Km



□ State Highway- SH-133

0 km

## 7. Fiscal Incentives

### Aatmanirbhar Gujarat Schemes 2022

#### Thrust Manufacturing Sectors

<b>Green Energy Ecosystem</b> Green Hydrogen/Green Amonia Electrolyser Renewable Energy Equipment Battery Storage Fuel Cells	<b>Metals and Minerals</b> Metals Mineral processing Ceramics	<b>Agro Processing</b> Agro & Food Processing
<b>Mobility</b> Aviation related manufacturing Electric Vehicles Auto or auto components Space related manufacturing	<b>Textile &amp; Apparel</b> Technical Textiles Textiles, Apparel & Garments	<b>Gems &amp; Jewellery</b> Gems & Jewellery including Lab Grown Diamonds
<b>Capital Equipment</b> Electrical machinery/equipment Industrial machinery/equipment Telecom related machinery/equipment	<b>Sustainability</b> Municipal solid & liquid waste recycling equipment manufacturing	<b>Healthcare</b> Pharmaceuticals and/or APIs Medical Devices

## 7. Fiscal Incentives contd..

### Aatmanirbhar Gujarat Schemes 2022 For Large and Thrust Sectors



#### Eligibility

Investment in Plant & Machinery of more than INR 50 crore



#### Electricity Duty

Exemption from Electricity duty as applicable under Gujarat Electricity Act, 2003

#### Interest Subsidy



**General:** Interest subsidy @7% on term loan for 6 years upto 1% of eFCI p.a  
**Thrust:** Interest subsidy @7% on term loan for 8 years upto 1% of eFCI p.a

#### Net SGST Reimbursement



**General:** 80% of net SGST for 10 years upto 5% of eFCI p.a  
**Thrust:** 80% of net SGST for 10 years upto 5.5% of eFCI p.a

#### EPF Reimbursement



- 100% of employer's statutory contribution under EPF paid
- Incentive amount per employee will be 12% of employee's basic salary plus applicable dearness allowance & retaining allowance or INR 1800 per month (whichever is lower)

## 7. Fiscal Incentives contd..

### Aatmanirbhar Gujarat Schemes 2022 For Mega Industrial Units



#### Eligibility

Investment: Minimum INR 2500 crore

Employment: Direct employment to 2500 person



#### Electricity Duty

Exemption from Electricity duty as applicable under Gujarat Electricity Act, 2003



#### Interest Subsidy

Eligible @7% on term loan subject to maximum of 1.2% of eFCI p.a for 10 years



#### Net SGST Reimbursement

Reimbursement of net SGST @ 100% of net SGST, upto 0.9% of eFCI p.a for 20 years



#### Reimbursement of SGST on capital goods

100% reimbursement of input SGST paid on capital goods to the extent input tax credit is admissible under Gujarat GST Act, 2017.



#### EPF Reimbursement

- 100% of employer's statutory contribution under EPF paid
- Incentive amount per employee will be 12% of employee's basic salary plus applicable dearness allowance & retaining allowance or INR 1800 per month (whichever is lower)

#### Stamp Duty & Registration Fees

100% reimbursement of stamp duty & registration charges paid to Government of Gujarat for purchase and/or lease of land meant for the project

## 8. Other Remarks

### Features / Focused Initiatives / Future Plan etc.

- With the development of JIT, Mandal has augmented the Japanese ecosystem which includes hotels, restaurants, training centre.
- Establishment of leading sectors ( automobile & engineering industries) has led to the development of ancillary industries such as Bhagapura Industrial Estate at a distance of ~10 km.
- Dedicated Special Investment Region (Mandal Becharaji) at ~05 kms from JIT.
- Availability of social amenities like hospitals, schools, fire stations and police stations etc at a distance of 5-10km.
- Easy and efficient single window system for all permissions through IFP portal.

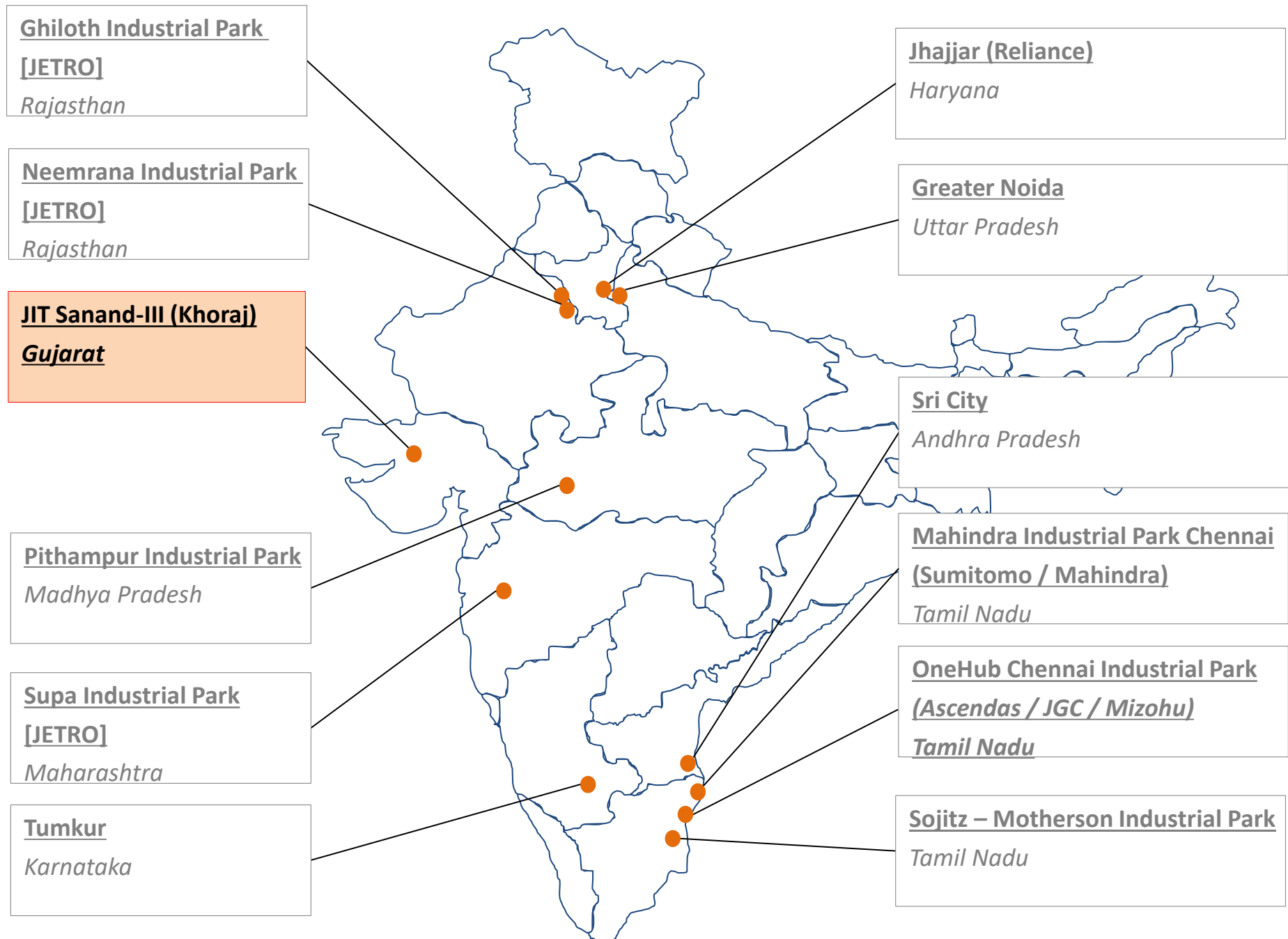
# Indian Cooperation on JIT in Gujarat (Mandal Industrial Park)

## Prominent Japanese companies in Mandal





# Locations of JIITs in Progress Report



# Indian Cooperation on JIT in Gujarat (Sanand-III Industrial Township)

## 1. Basic Information

**JIT** Sanand-III (Khoraj)

**State** Gujarat

**Area for JIT** 1512 acre

**Developed by** GIDC

**Marketing by** GIDC

**Schedule for Development, Sale, Use**

Development Completed

**Number of Japanese Companies**  
(as of February 2024)

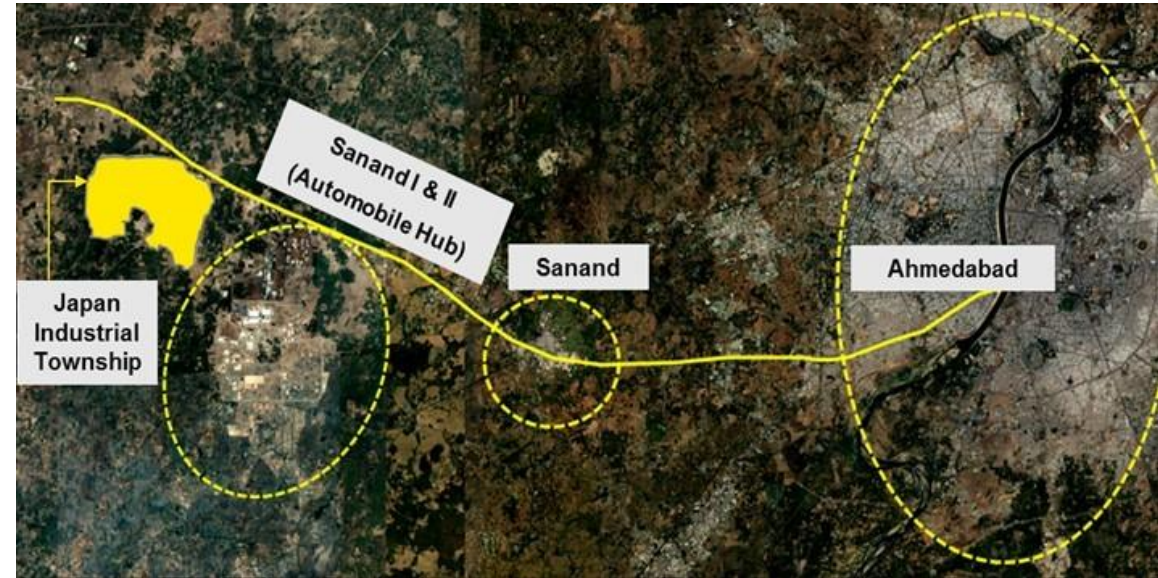
0

**Area already allotted**

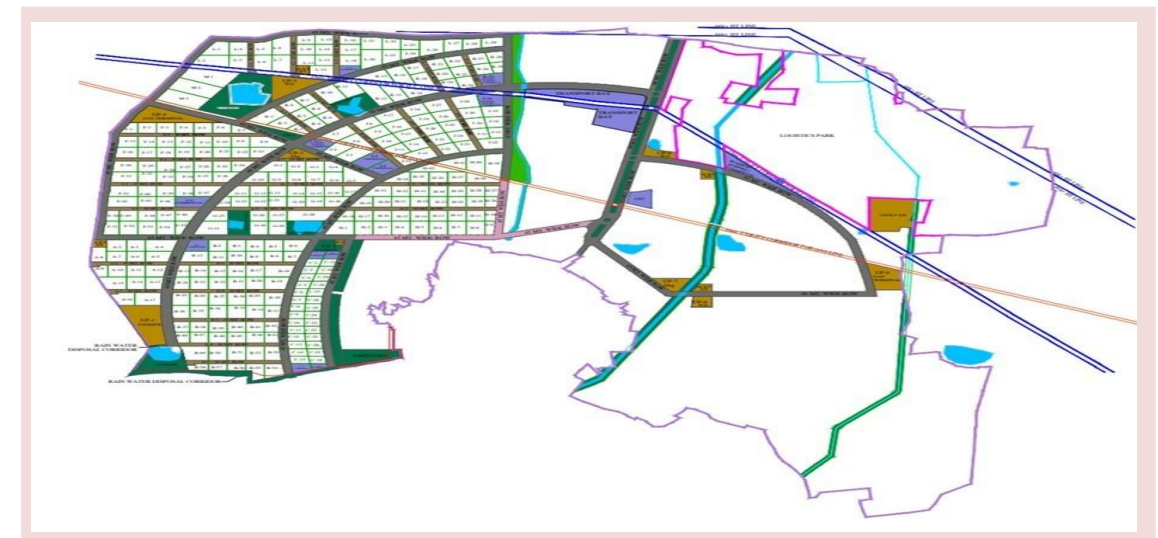
NIL

## 2. Map

**Location Map around JIT**



**Sections Map in JIT**



## 3. Land Acquisition

Land has been acquired by GIDC

## 4. Ease of Doing Business

### Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment, etc.)

- Single window clearance for all pre-allotment services through Investment Facilitation Portal (<https://ifp.gujarat.gov.in/DIGIGOV/>) and GIDC website along with checklists and timelines .
  - Pre-Allotment Services: Land, Building Plan Approval, Electricity, Water, Drainage
  - Post-Allotment Services: Lease Deed, 2(r) permission, Time Limit Extension, Transfer, Sub-division, Amalgamation, Sublet, Water Connection, Drainage Connection, Plan Approval, Plinth Check, Building Completion Check, Request for Site Inspection
- Virtual “JAPAN DESK” to facilitate Japanese investors through single point of contact. ([japandesk@gidcgujarat.org](mailto:japandesk@gidcgujarat.org))
- For environment compliances -XGN Portal and Mobile App for online application, tracking and payments.

## 5. Infrastructure

### Industrial Infrastructure Development in JIT

- **Road Network – 6 km**
- **Water Supply Network – 6 km (3 MLD capacity)**
- **Power Infrastructure – Two 66 KV substations are operational**
- **Storm Water Drainage (Kaccha)**
- **Streetlights: 228 (Phase I – 150 & Phase II – 78)**

### Industrial Infrastructure Development around JIT

- **Dedicated water supply through 100 MLD water reservoir at Sanand**
- **Proposed amenities like smart water meters, smart LED displays, etc.**

## 5. Infrastructure contd..

### Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- ITI College Mandal (20 km)
- ITI Detroj (16 km)
- Becharaji Police Station (21 km)
- Primary Health Center (2 km)
- Mikado Japanese Hotel (22 km)
- Miyabi Japanese Restaurant (22 km)
- Tokyo Ryokan Pvt Ltd Restaurant (18 km)
- IIT Gandhinagar (80 km)

## 6. Connectivity



Kandla

269 Km

Mundra

330Km

Pipavav

325 Km



□ Becharaji railway station is located at a distance of 20 Km.

□ Nearest major railway station is at Ahmedabad at a distance of 78 Km



Ahmedabad

75 Km



□ State Highway- SH-133

0 km

## 7. Fiscal Incentives

### Aatmanirbhar Gujarat Schemes 2022

#### Thrust Manufacturing Sectors

<b>Green Energy Ecosystem</b> Green Hydrogen/Green Amonia Electrolyser Renewable Energy Equipment Battery Storage Fuel Cells	<b>Metals and Minerals</b> Metals Mineral processing Ceramics	<b>Agro Processing</b> Agro & Food Processing
<b>Mobility</b> Aviation related manufacturing Electric Vehicles Auto or auto components Space related manufacturing	<b>Textile &amp; Apparel</b> Technical Textiles Textiles, Apparel & Garments	<b>Gems &amp; Jewellery</b> Gems & Jewellery including Lab Grown Diamonds
<b>Capital Equipment</b> Electrical machinery/equipment Industrial machinery/equipment Telecom related machinery/equipment	<b>Sustainability</b> Municipal solid & liquid waste recycling equipment manufacturing	<b>Healthcare</b> Pharmaceuticals and/or APIs Medical Devices



## 7. Fiscal Incentives contd..

### Aatmanirbhar Gujarat Schemes 2022 For Large and Thrust Sectors



#### Eligibility

Investment in Plant & Machinery of more than INR 50 crore



#### Electricity Duty

Exemption from Electricity duty as applicable under Gujarat Electricity Act, 2003

#### Interest Subsidy



**General:** Interest subsidy @7% on term loan for 6 years upto 1% of eFCI p.a  
**Thrust:** Interest subsidy @7% on term loan for 8 years upto 1% of eFCI p.a

#### Net SGST Reimbursement



**General:** 80% of net SGST for 10 years upto 5% of eFCI p.a  
**Thrust:** 80% of net SGST for 10 years upto 5.5% of eFCI p.a

#### EPF Reimbursement



- 100% of employer's statutory contribution under EPF paid
- Incentive amount per employee will be 12% of employee's basic salary plus applicable dearness allowance & retaining allowance or INR 1800 per month (whichever is lower)

## 7. Fiscal Incentives contd..

### Aatmanirbhar Gujarat Schemes 2022 For Mega Industrial Units



#### Eligibility

Investment: Minimum INR 2500 crore

Employment: Direct employment to 2500 person



#### Electricity Duty

Exemption from Electricity duty as applicable under Gujarat Electricity Act, 2003



#### Interest Subsidy

Eligible @7% on term loan subject to maximum of 1.2% of eFCI p.a for 10 years



#### Net SGST Reimbursement

Reimbursement of net SGST @ 100% of net SGST, upto 0.9% of eFCI p.a for 20 years



#### Reimbursement of SGST on capital goods

100% reimbursement of input SGST paid on capital goods to the extent input tax credit is admissible under Gujarat GST Act, 2017.



#### EPF Reimbursement

- 100% of employer's statutory contribution under EPF paid
- Incentive amount per employee will be 12% of employee's basic salary plus applicable dearness allowance & retaining allowance or INR 1800 per month (whichever is lower)

#### Stamp Duty & Registration Fees

100% reimbursement of stamp duty & registration charges paid to Government of Gujarat for purchase and/or lease of land meant for the project



## 8. Other Remarks

### Features / Focused Initiatives / Future Plan etc.

#### **Proposed upcoming facilities in vicinity:**

- 1. Education center**
- 2. Hospital**
- 3. Police Station**
- 4. Fire Station**
- 5. Convention Center**
- 6. Recreational Club & Information Center**
- 7. Residential Zone**
- 8. In-house logistics park**
- 9. Dedicated area for space park at Sanand-III in close proximity to Japanese Industrial Township**

**Note:** The state government has earmarked over 1512 acer of land for JIT in Sanand-III under phase-1. However, it has been observed that demand from Japanese companies has not been sizable even after multiple consultations with JETRO and other stakeholders.

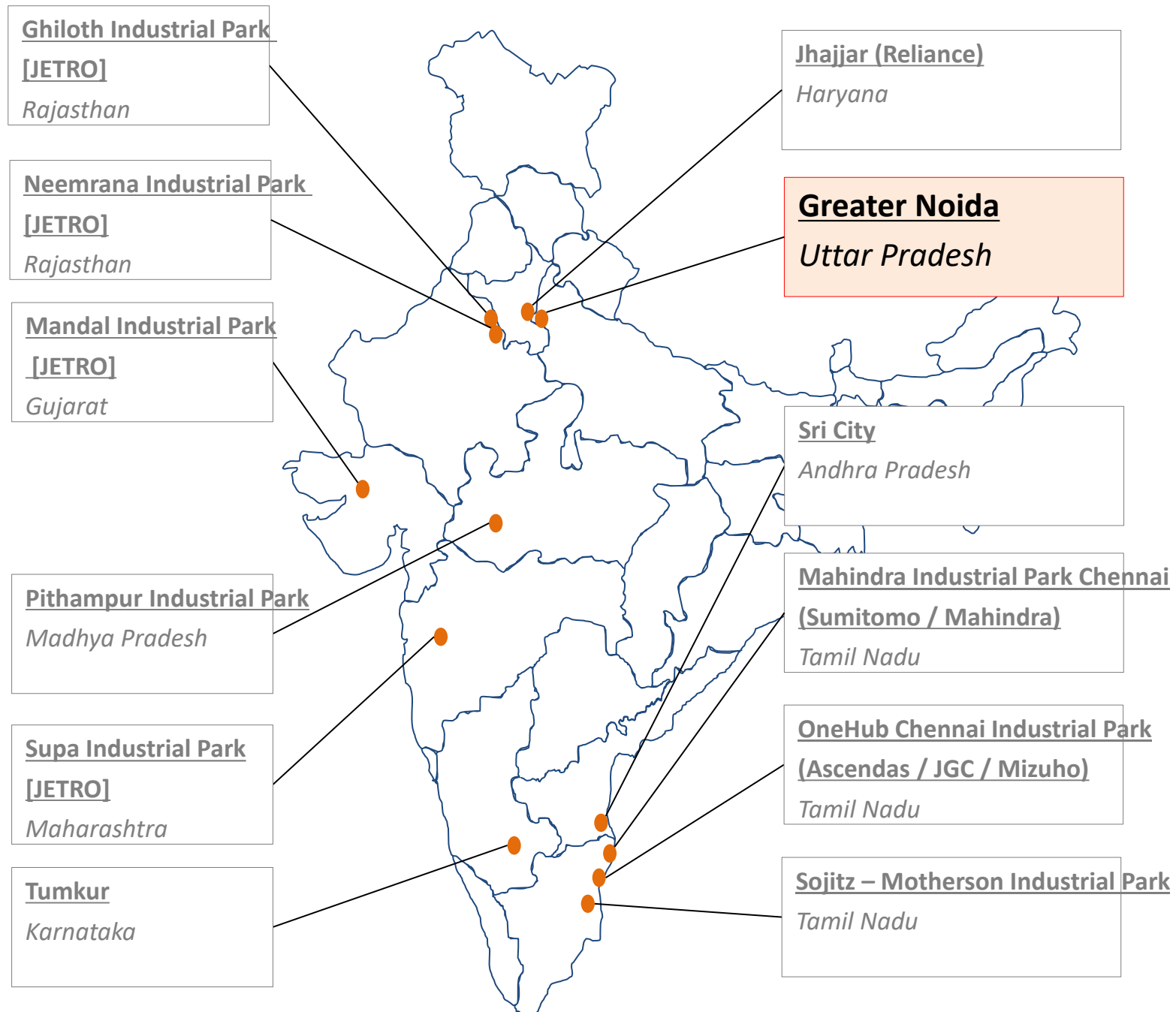
#### **Proposed facilities to be developed by GIDC:**

Smart estate facilities like Smart Signages, Smart Parking, CCTV Surveillance , Ambient Air Quality Monitoring and Dispersion Modelling, Smart EV Charging Station & Intelligent Street Light Automation.

# UTTAR PRADESH

❑ Integrated Industrial Township,  
Greater Noida

# Locations of JITs in Progress Report



# Indian Cooperation on JIT in Uttar Pradesh (Greater Noida)

## 1. Basic Information

**JIT**

Integrated Industrial  
Township, Greater Noida

**State**

Uttar Pradesh

**Area for  
JIT**

(747.5 Acre)

**Developed  
by**

DMIC Integrated Industrial  
Township Greater Noida Ltd

**Marketing by**

DMIC Integrated Industrial  
Township Greater Noida Ltd

**Schedule for Development, Sale, Use**

**Trunk Infrastructure - Complete**

**Allotment - Open**

**Number of Japanese Companies**

(as of February 2024)

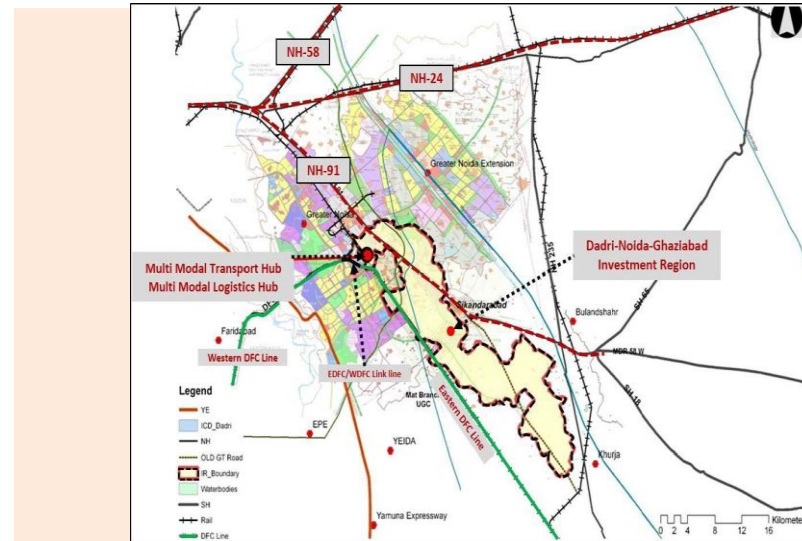
None

**Area already allotted**

173.88 acre

## 2. Map

### Location Map around JIT



### Sections Map in JIT



## 3. Land Acquisition

- 100% land is acquired and in the possession of the SPV- DMIC IITGNL.
- Land is allotted through online e-Land Management System which facilitates the investors with smoother application filing and speedy land allotments.

## 4. Ease of Doing Business

### Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment etc.)

- **Company Establishment:** The investor is required to file application for Company incorporation with Ministry of Corporate Affairs, Govt. of India. Income Tax PAN and TAN is issued with issuances of Certificate of Incorporation.
- **Land Lease / Registry:** The Land lease contract is executed and is registered with Registrar office and will be facilitated by the SPV in a smooth manner. Stamp duties, lease rent, and other administrative charges are payable online.
- **Single Window Clearance:** Environmental Clearances from Pollution Control Board, Issuance of Udyog Aadhar from District Industries Center (for MSMEs) Fire Safety NOC from Fire Department, etc. is available through the Single Window Clearance system of State Government. Building Plan approval, Completion certificate, functional certificates etc. are granted by SPV.
- **Environmental Clearance:** The Township has been granted the Environmental Clearance on 27.11.2017 by the **MoEF & CC**.
- **Tax Payment:** All Direct and Indirect taxes are paid online, and the returns are also filed online with respective tax authorities in hassle free manner.

## 5. Infrastructure

### Industrial Infrastructure Development in JIT

- Plug & Play
- Cluster Planning
- Walk to Work
- Non-Polluting industries
- Green Industries
- 15.39% Green Space
- EWS Housing provided
- Gated Safe community
- Automated Waste Collection System (AWCS)- 1<sup>st</sup> in India
- Utility Duct in ROW
- Concept of Zero Discharge by reusing
- Treated Waste
- Solar-powered LED street lighting
- 24 x 7 distribution of water

### Industrial Infrastructure Development around JIT

- **Integrated Industrial Township** is part of Greater Noida City which is a ready town with Supportive Facilities.
- Supports Industrialists in their endeavor while setting up an industry at a new location.
- Acts as a catalyst for the industrial development of the investment region.
- Skilled human resources available in the vicinity.
- Ready Residential, Recreational, Commercial, Medical and Educational Infrastructure.
- Promotes new industries with value addition to existing industries.

### Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- The township is part of **Greater Noida City** which already has an abundance of quality social and institutional infrastructure.

## Indian Cooperation on JIT in Uttar Pradesh (Greater Noida)

### 6. Fiscal Incentives

Uttar Pradesh Government offers incentives to industries through its more than 20 sector specific policies vis-à-vis **UP Investment & Employment Promotion Policy'22**, **UP Electronics Manufacturing Policy' 22**, **UP IT & Policy' 22**, **UP Start Up '22**, **UP MSME & Export Promotion Policy'22**, **UP Food Processing Policy'22**, **Up warehousing logistics policy '22**, **UP Electric Vehicle Mftg Mobility Policy '22**, **UP Solar energy policy 2022** etc.

#### **VAT/CSI/SGST Reimbursement**

- Up to 80% depending on type of investment and industry

#### **Stamp Duty Exemption**

- Stamp duty exemption of 100% / 50% as per the policies of State Government

#### **Land Rebate**

- 25% rebate on Land Cost as per UP Electronics Manufacturing Policy'22 for certain types of industries

**\* Detailed policies targeted for different industrial sectors and other schemes can be viewed and downloaded from <https://invest.up.gov.in/policies/>**

## 7. Other Remarks

### Features / Focused Initiatives / Future Plan etc.

#### Smart Connectivity of IITGN

- 25 mins from the National Capital Delhi
- Metro connectivity to Delhi
- Connected to Yamuna Expressway, Eastern Peripheral Expressway (EPE), Delhi-Meerut Expressway, NH-91
- International Airport at Jewar, 40 kms away, IGI International Airport 60 KM Away, Hindon Domestic Airport 30 Km Away
- Proposed Multi Modal Transport Hub (MMTH) at Boraki at 4 kms
- Proposed Multi Modal Logistics Hub (MMLH) at Greater Noida at 6 Kms.
- Connected to Eastern & Western dedicated freight Corridors
- Delhi-Howrah board gauge railway line in the East
- Ajayabpur Railway station is situated near the north-eastern periphery Dadri railway junction.

#### Industry Mix of IITGN

- **Hi-Tech (23.8%):-** Bio-Technology, ITES/ITIS, Nano Technology, Opto Electronics
- **Green Non-Polluting Industries (including Pharma and R&D) (27.1%):-** Bio-Pharma, Bio-Service, Bio-Agri, Bio-Industrial, Bio-Informatics, Automobile, Food, Pharma, Healthcare, other non-pollution green industries etc.



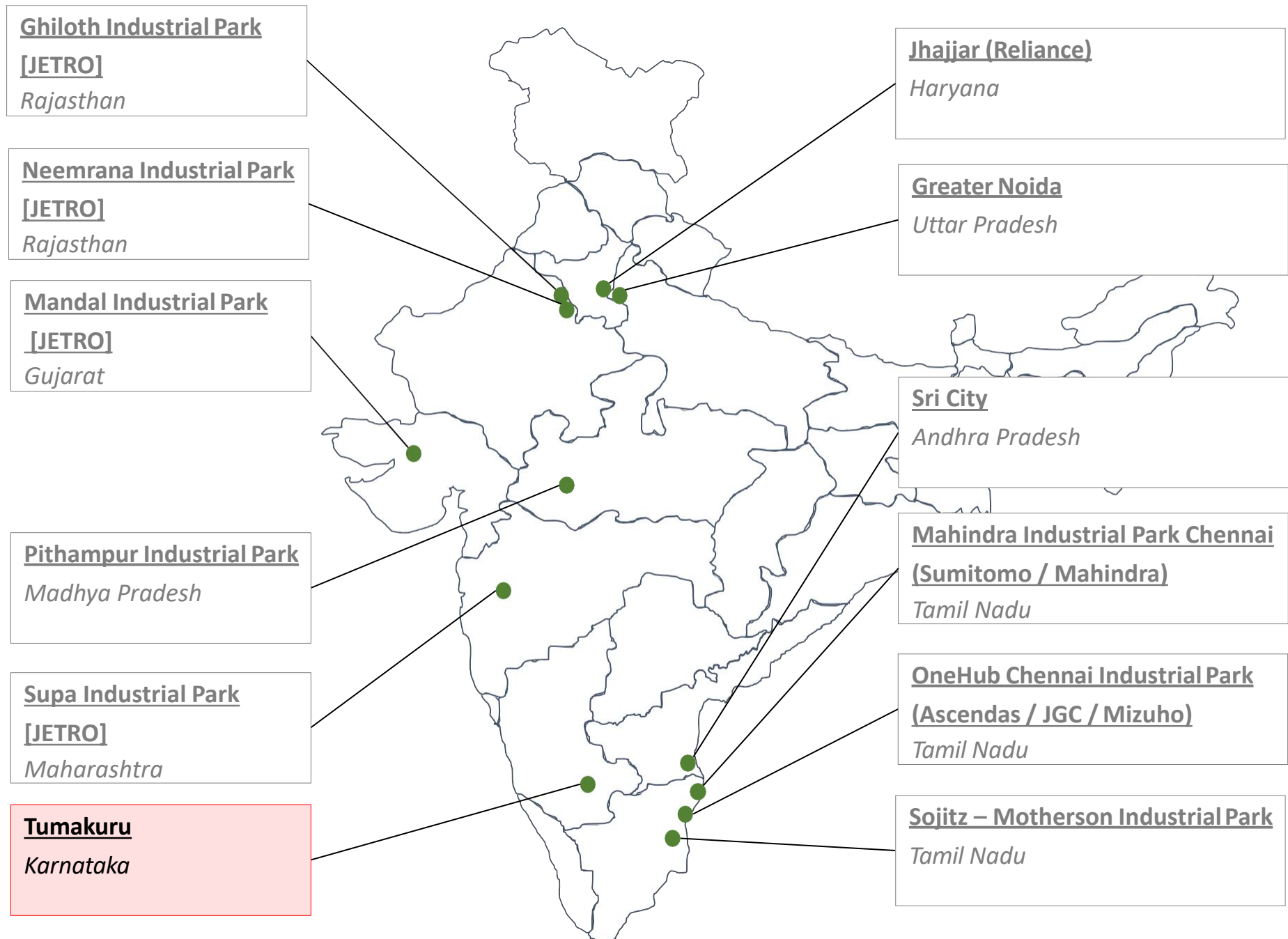
## Japanese companies in Greater Noida Region

1. Toyo Ink India Private Limited
2. India Steel Summit Private Limited
3. Graziano Transmission India Private Limited
4. DENSO International India Private Limited
5. Yamaha Motors India Private Limited
6. Honda Cars India Limited
7. Honda Suel Power Products Limited
8. H-One India Private Limited

# KARNATAKA

□ Tumakuru

# Locations of JIIs in Progress Report



## 1. Basic Information

JIT Tumakuru

State Karnataka

Area for JIT 519.55 acre

Developed by KIADB

Marketing by KIADB

Schedule for Development, Sale, Use

Layout is developed completely in all respect ie civil and electrical infrastructure completed

Number of Japanese Companies

(as of 20<sup>th</sup> January 2024)

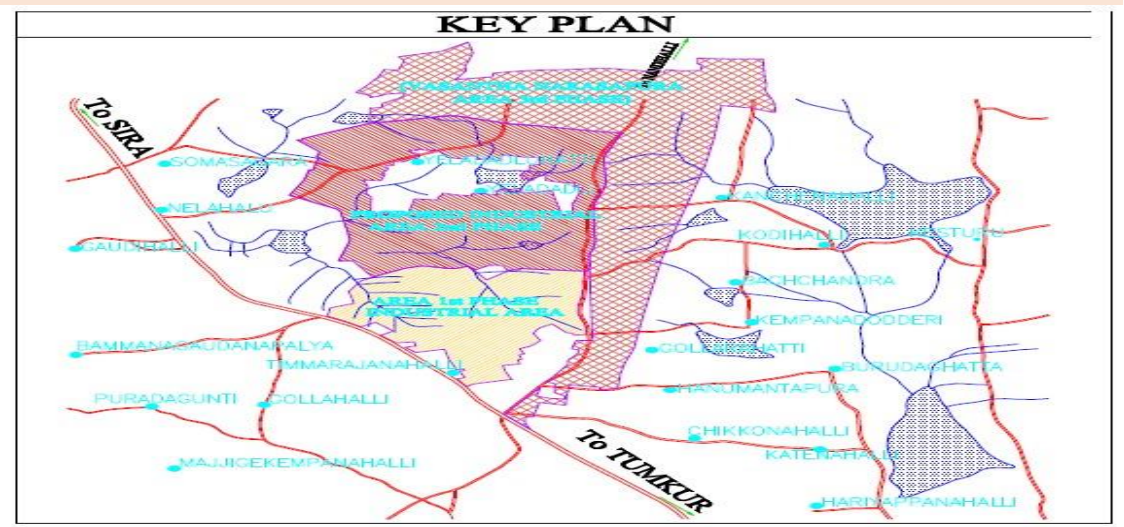
4

Area already allotted

82.47 acre

## 2. Map

Location Map around JIT



Sections Map in JIT



## DETAILS OF COMPANIES

Sl No	Name of the Company	Extent (in Acre)	Type of Work/Product	Product start year/month	Manpower employed	Remarks/Status
1	M/s. Toyota Kirloskar Textile Machinery Industries	41.00	Manufacturing of Textile Machineries	--	--	Only Lease cum Sale Agreement executed. Building Plan not yet submitted.
2	M/s. Hitachi Astemo Haryana Private Limited	18.46	Manufacturing of Shock Absorbers for Two Wheelers	--	--	Building Construction and machineries installation completed. Trial production is under process
3	M/s. Brother Machinery India Pvt Ltd	8.00	Machine Tool manufacturing	--	--	Under construction
4	M/s. TD Power Systems Limited	15.00	Mfg of Electrical Generators Motors, their Sub Assemblies and Parts	--	--	PC issued on 30.01.2024 & Lease cum Sale Agreement under process
		<b>82.47</b>				

### 3. LandAcquisition

**The Board has accorded the approval of revised layout Map of 519.55 Acres of land acquired out of which 159.71 A is made including 82.47A of land allotted to Japanese Industries and 176.58A of land for General Industrial Area in Vasanthanarasapura Industrial Area, Phase-3 in its 387th Meeting held on 26.12.2023**

### 4. Ease of DoingBusiness

#### **Single Window Clearance / Administrative Procedure Improvement on Start and Renewal**

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment etc.)

- **Receipt of online application for allotment of land.**
- **Receipt of online payment towards cost of land.**
- **Receipt of online application for sanction of Building plan.**
- **Receipt of online application for issue of commencement and occupancy certificate.**
- **Receipt of online application for water supply connection.**
- **Receipt of online application for issue of NOC's to KTPCL/ ESCOMs/ Bank and Financial institutions**
- **Receipt of online payment for water supply charges and maintenance charges.**
- **Availability of Vacant plots in the industrial areas on GIS flat form.**

## **5. Infrastructure**

**KIADB has developed Japanese Industrial Township by providing gated community with world class Infrastructures ie,**

**i)Multi lane concrete roads.**

**ii)RCC ducts to run underground electrical & utility cables.**

**iii)Dual piped water supply & underground drainage system**

**iv)Entry& exit gates**

**v)Compound Wall all around the township.**

**vi)Common amenities & commercial space.**

**vii)Water supply is provide from the existing 5MLD potable water supply scheme of Vasanthanarasapura Industrial area.**

**viii)Implementation of 30 MLD Tertiary Treated Water Supply Scheme for industrial purpose is under progress for Vasanthanarasapura Industrial Areas including Japanese Industrial Township at an estimated cost of Rs. 133.20 crores including 10 years maintenance. (60% of work is completed).**

**ix)Electrical power infrastructure created to cater anticipated load of 12 MVA of power. The power infrastructure works completed & commissioned.**

### **Industrial Infrastructure Development around JIT**

- **Vasanthanarasapura Industrial Areas 1<sup>st</sup> , 2<sup>nd</sup> & 3<sup>rd</sup> Phases are developed with all infrastructure facilities**
- **45mtr wide approach Road from NH - 48 is nearing completion**
- **220/66/11 KV Substation is commissioned**
- **Tumkuru Machine Tools Park is established in an extent of 529.50 acres**
- **The Housing Layout for entrepreneurs / workers is already developed in 45.12 acres of land at Vasanthanarasapura Industrial Area**
- **Work of formation of CBIC-TITL Phase A in an extent of 1722 acres is commenced**



## Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- **20 acres of land is reserved for creating social infrastructure for Japanese within Japanese Industrial Township.**
- **Construction of Restaurant cum Dormitory at Japanese Township is under progress.**

## 6. Fiscal Incentives

### *Incentives on fixed cost Investment*

#### MSME

- Stamp Duty Exemption & Concessional Registration
- Performance Linked Investment Promotion Subsidy
- Power Subsidy & Electricity Duty Exemption
- Quality Certifications
- Technology Adoption/ Incubation Centre

#### Large & Mega Scale Industries (LMI)

- Stamp Duty Exemption Concessional Registration
- Performance Linked Investment Promotion Subsidy

#### Additional Incentives for MSME & LMI

- Effluent: Zero discharge, ETP, Waste Management
- Sustainable Development - rain & waste water recycling, energy conservation
- Export Promotion - Performance linked Incentives, ECGC Charges, Cost of Export Certifications

### *360° support under the Policy*

- Support for Skill Development
- Support to R&D
- Incentives to file *IPR*
- 'Sarhak', a Centre of Excellence scheme

### *Business Support*

- Karnataka Udyog Mitra – Investor Facilitation Cell
- Directorate of MSME/LMI – Incentive Approvals
- Visvesvaraya Trade Promotion Centre – Exports

# Ease of Doing Business



Single Window Agency



Dedicated Investor Facilitation Cell & Relationship Managers



Country Desks & Fast-Track Resolution Mechanism for Strategic Partners



Time Bound Grievance Handling

## Enabling Business Environment



### Industries (Facilitation) (Amendment) Ordinance, 2020

1. Investor can immediately set up unit upon obtaining Acknowledgement Certificate and filing self declaration
2. Relaxation from pre-establishment clearances under State Law for a period of 3 years
3. 3 yr. exemption from Inspections under State Laws

### Land Reforms

1. Land up to 40 Units (206 Acre) can be acquired directly by the Industrial Units after SHLCC/ SLSWCC approval
2. Amendment in KLR Act for transfer of land for Industrial use

### Environmental Reforms

1. The validity of the consent for operation increased from five years – Red / 10 years- orange and 15 years - green
2. Self-certification/third party certification permitted for auto-renewals
3. Green category industry exempted inspections by the pollution control board

### Labour Reforms

1. Fixed Term Employment permitted
2. Women Employees permitted to work in Night shifts
3. Exemption from provisions of Section 51 (Weekly working hours) & Section 54 (Daily working hours)
4. Industrial Establishments in SEZ exempted from all provisions of labour laws for 5 years

Formation of Task Force

Setting up Country desk

Policies & Incentives

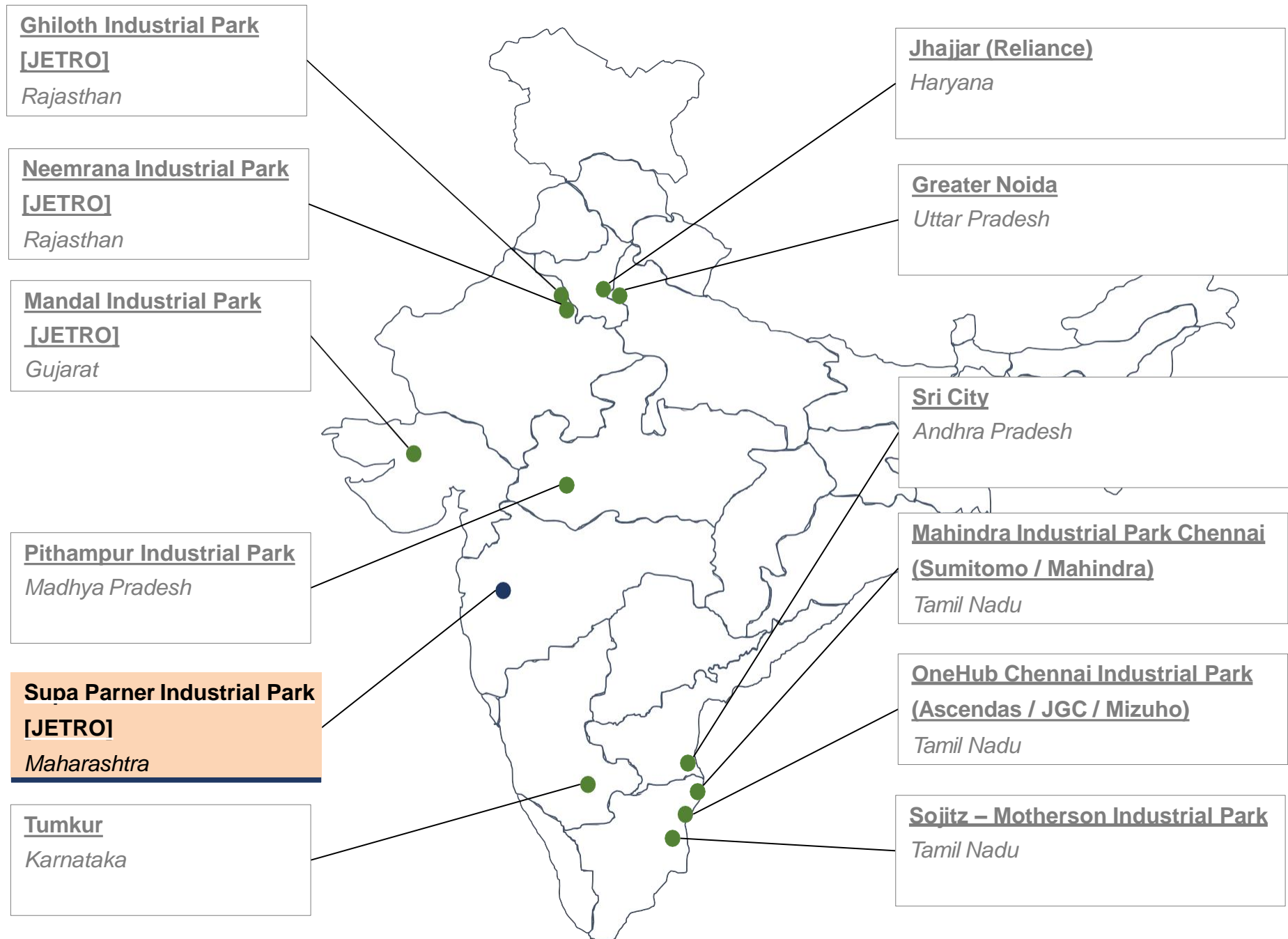
## 7. Other Remarks

Features / Focused Initiatives / Future Plan etc.

- The Japanese Industrial Township is located about 90 Km from Bengaluru of NH-4 and 19 Km from Tumakuru City.
- The Japanese Industrial Township is opposite to Tumakuru Machine Tools Park at Vasanthanarasapura Industrial Area, 3<sup>rd</sup> Phase.
- The Japanese Industrial Township is an Integral Part of Tumakuru Industrial Node in the Chennai-Bengaluru Industrial Corridor Project (CBCIC).
- Acquisition of 8484.15 acres of land for proposed Vasanthanarasapura 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> Phase industrial area is under progress for development of Chennai-Bengaluru-Industrial Corridor Project(CBIC)-Tumakuru Node. Out of which 1722.00 acres of land is handed over to CBIC-TITL (Chennai Bangalore Industrial Corridor-Tumakuru Industrial Township Limited). The work of formation of CBIC-TITL Phase A, Activation Area is entrusted to M/s. L&T Limited on 01.02.2023 at a contract amount of Rs.948.00 Crores.

**Progress Report of  
the Japan Industrial Townships (JITs) in India  
*Maharashtra by MIDC***

# Locations of JITs in Progress Report





# Indian Cooperation on JIT in Maharashtra (Supa Industrial Park)

## 1. Basic Information

**JIT**

Supa Japanese Industrial Park

**State**

Maharashtra

**Area for JIT**

446.42 acres

**Developed by**

Maharashtra Investment  
Development Corporation  
(MIDC)

**Marketing by**

MIDC

**Schedule for Development, Sale, Use**

Developed Infrastructure

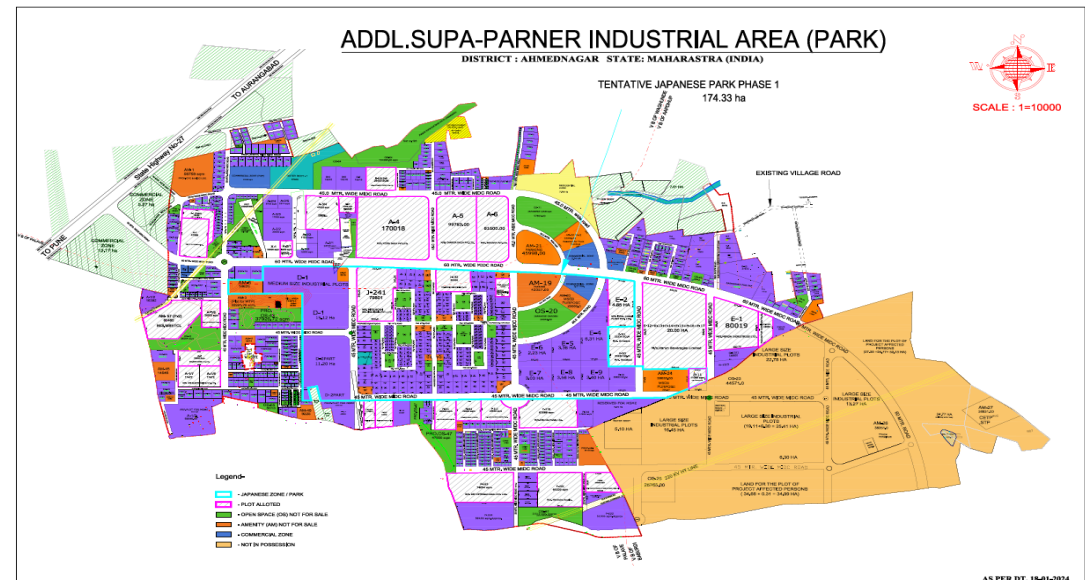
**Number of Japanese Companies**  
(as of February 2024)

4

**Area already allotted**

218 acre

## 2. Map



# Indian Cooperation on JIT in Maharashtra (Supa Industrial Park)

## ADDL.SUPA-PARNER INDUSTRIAL AREA (PARK)

DISTRICT : AHMEDNAGAR STATE: MAHARASHTRA (INDIA)

TENTATIVE JAPANESE PARK PHASE 1  
174.33 ha



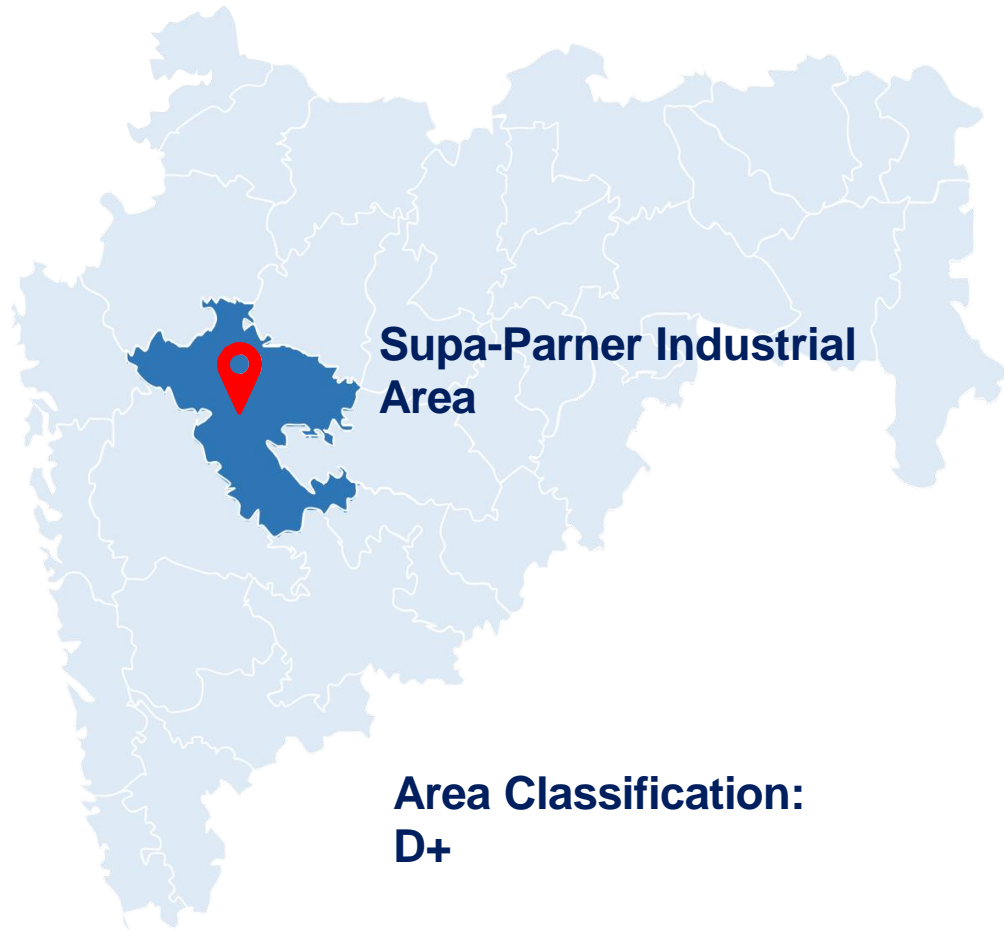
### Legend-

- JAPANESE ZONE / PARK
- PLOT ALLOTTED
- OPEN SPACE (OS) NOT FOR SALE
- AMENITY (AM) NOT FOR SALE
- COMMERCIAL ZONE
- NOT IN POSSESSION

AS PER DT. 18-01-2024



# Supa Industrial Park – Connectivity Profile



## Air Connectivity

Pune	80 km
Aurangabad	150 km
Mumbai	230 km



## Road Connectivity

Ahmednagar	40 km
Pune	90 km
Aurangabad	115 km



## Port Connectivity

JNPT	213 km
MBPT	232 km
Dighi	259 km



## Railway Connectivity

Pune	90 km
------	-------

## 3. Land Acquisition

Land is in possession of Maharashtra Industrial Development Corporation (MIDC)

Area Classification D+

## 4. Ease of Doing Business

Maharashtra secured 13<sup>th</sup> position (2020) among Indian states on EODB reforms

103 government services are integrated with single window portal – MAITRI (Maharashtra Industry, Trade and Investor Facilitation Cell).

Taking this initiative further, Government of Maharashtra is now committed towards Reducing Regulatory Compliance Burden in the state by undertaking the following activities:

- **Renewals of licenses/certificates/permissions** to be removed altogether or their periodicity to be increased/Self-certification or auto-renewals for low-risk industries with satisfactory track record of compliance
- **Inspections** to be assigned randomly to Risk-based inspections/ Third-party inspections/ Joint Inspections by concerned government authorities
- **Policy and Procedural Changes:** Amendments to Acts / Rules, issuing requisite Government Orders, Circulars etc. by the respective Departments.
- **Digitization and Simplification** of all manual records or procedures

### Maharashtra Industry, Trade and Investment Facilitation (MAITRI) Act, 2023

#### Objectives :

1. Create an effective single window system for delivery of services
2. Enhance states competitiveness on trade and for investments
3. Develop an ecosystem to ensure EoDB
4. Create a portal for providing necessary information required for investments in industries

#### Key Features

1. Came into effect on 3<sup>rd</sup> July 2023
2. MAITRI is the nodal agency for EoDB
3. Online portal for single window system
4. 119 services from 15 departments are accessible through MAITRI-SWS
5. 2 Committees and 1 Nodal agency have been institutionalized

#### Upcoming MAITRI Portal 2.0

1. Investment Registration/Profile Creation & Login
2. Transactional User Creation/ adding Sub-unit
3. Maha Parvana
4. Investor Wizard

5. Combined application form & Application Tracking
6. Grievance Module & Query Module
7. User Dashboard & Tracking

# Indian Cooperation on JIT in Maharashtra (Supa Industrial Park)

## 5. Infrastructure:

### Industrial Infrastructure Development in and around JIT

#### Substations: -

- 1) Electric Supply From MSEDCL
- 2) 5 Acres Plot Alloted to MSEDCL
- 3) 33/1 Kv.20 MV Capacity & Power Substation are Ready
- 4) 16 acres Land Alloted to MSETCL for 220Kv Substation

#### Water Supply Infrastructure: :-

- 1) Water Supply Scheme From Mula Dam Yearly Water
- 2) Reservation to CWSS Ahmednagar = 23.19 MM<sup>3</sup>.
- 3) Existing Water Supply scheme = 15.50 Million Litres Per Day
- 4) Water sourced from Mula Dam is transported via 1000 mm diameter MS pipe to Ahmednagar MIDC WTP
- 5) Treated water then travels 23 km to Supa Parner Indl Park
- 6) Collection in a 4000 cum capacity sump at Supa Parner
- 7) Distribution to the area facilitated by gravity flow

**Natural Gas Pipeline (Operational or Planned):** 100 km  
Natural Gas pipeline from Shrigonda is completed.

**Companies present in the vicinity:** KSPG Automotive, Midea India, Carrier Midea, Boxovia, Minda Industries, Epitome components, BMR HVAC, EMM ESS Aricon, Amber Enterprises, Varun Beverages,, Atharva Bio Pharma, Indiaqo Foods pvt. Ltd. , Chloride Metals Ltd. , Gant qsteel Pvt, Ltd., Lunarmech Technologies Pvt. Ltd., Aarvee Cold Chain Logistics Pvt. Ltd.

**Companies Present in JIT:** Ideal Chemi Plast (Japan), Mitsubishi Belting (Japan), INOUE Mfgs (Japan), Nikari (Japan)

### Social Infrastructure Development

**Hospitals:** Zaware Multispecialty hospital, Maxcare Super Speciality hospital, Pranav Hospital, Ahmednagar Apex Multi Specialty Hospital, Aisan Noble Hospital Pvt Ltd

**International Schools:** Podar International School, Indus world school, St Micheal School, Harmony International School

**Shopping Malls:** MR City mall

**Golf Course:** Cavalry Golf Course

**Colleges / Higher education institutions:** Harmony International School, Indus World School, Sai Angel's International School, Z.P.P.SCHOOL SUPA, New Arts Commerce and Science College, New English School & Junior College, M.E.T English Medium school, Army Public school

**5-Star Hotels:** Hotel Yash Grand, Hotel Raj Palace, Hotel V star, Hotel Paradise, Hotel Oberoi

**Recreation Activities:** Randha Falls, Umbrella falls, Lake Arthur hill

**82.34% ( Avg literacy rate ),** 4.13 Mn students enrolled across 6264 colleges, 45 Mn people trained to be employable, 44% people < 24 years

## 6. Fiscal Incentives

### VAT and CST Reimbursement

**No longer applicable after implementation of GST**

### Entry Tax Exemption

**No longer applicable after implementation of GST**

### Stamp Duty Exemption

- **Mega/Ultra Mega:** Case to Case basis decided by “High Power Committee” , “Cabinet sub committee”
- **Large Scale Industries (LSI):** 100% stamp duty exemption
- **MSME:** Up to 100% stamp duty exemption

### Electricity Duty Exemption

- **Mega/Ultra Mega:** Case to Case basis decided by “High Power Committee” , “Cabinet sub committee”
- **Large Scale Industries (LSI):** Exemption from payment of electricity duty for a tenure equal to the eligibility period.
- **MSME:** Exemption from payment of electricity duty for tenure equal to the eligibility period.

## 7. Other Remarks

- Maharashtra Industrial Development Corporation; the state's nodal industrial and investment promotion agency has developed a premium Japanese Industrial Township at SUPA.
- The Supa Japanese Industrial zone is located in center of state, and it is well connected to major cities of Maharashtra such as Mumbai, Pune, Aurangabad and Nashik by National Highways.
- It is strategically located near the Pune-Ahmednagar-Mumbai-Aurangabad belt. Equipped with modern facilities and ready to use infrastructure; the value proposition offered at SUPA is unmatched. With MIDC providing ready access to Power, Water and Connectivity; businesses can start operations from day 1.
- MIDC is also in discussion with some Japanese companies about investment in the Supa JIT
- **Social Infrastructure**
  - Schools – 6018 | General Colleges – 266 | Technical Colleges – 321
  - Industrial Training Institutes – 63
  - Healthcare Centers: Subcenter – 514 | PHCs – 143 | CHCs – 34 | District Hospitals – 1

## 8. Annexure

### Qualification Criteria for Ultra Mega & Mega Projects

Project Classification	Area Classification	Fixed Capital Investment (INR Cr.)	Minimum Direct Employment
Ultra Mega Industrial Unit	Entire State	4000	4000
Mega Industrial Unit	A & B	1500	2000
	C	1000	1500
	D	750	1000
	D+	500	750
	Vidarbha, Marathwada, Ratnagiri, Sindhudurg & Dhule	350	500
	No Industry Districts, Naxalism Affected Areas* and Aspirational Districts**	200	350

### Package Scheme of Incentive 2019 Policy Highlights

- 100% Captive Process Vendor (CPV) investment to be considered as part of admissible FCI
- CPV and Captive Power Plant won't be counted for determining qualifying criteria
- HPC to recommend customized Package of Incentives on case-to-case basis
- Projects of Special Importance (may or may not be Mega/Ultra-Mega projects) may get customized package of incentives on case-to-case basis via HPC
- State government will be equity partner of 9% through MVRPL in projects with FCI of more than 500 crores
- Allocation of MIDC land to on priority basis

**Incentive Basket defining IPS cap (as % FCI) and Eligibility period is under preparation.**

Financial refund/incentives to industrial units from all departments of State Government put together shall be within the limit of 100% of FCI

# Indian Cooperation on JIT in Maharashtra (Supa Industrial Park)

## Qualification Criteria for Large Scale Industries Projects

Taluka / Area Classification	Minimum Admissible Fixed Capital Investment (INR crore)	Minimum Direct Employment	Maximum Ceiling of basket as % of FCI	Incentive period in years
A & B (Only LSI)	750	1000	25%	7
C	500	750	40%	7
D	250	500	60%	7
D+	150	400	70%	7
Vidarbha, Marathwada, Ratnagiri, Sindhudurg & Dhule	100	300	80%	9
No Industry Districts, Naxalism Affected Areas* and Aspirational Districts**	100	250	100%	9

## Package Scheme of Incentive 2019 Policy Highlights

- 100% stamp duty exemption in C,D,D+, Talukas, Aspirational Districts, NID regions and in A, B region only for BT manufacturing and IT parks in Public(100%) and Private (75%)
- IPS on Gross SGST paid by units
- LSI units in Food Processing, Green Energy and Industry 4.0 to get additional fiscal support
- Thrust sectors to get additional incentives
- Incentives to promote quality competitiveness, R&D, technology up-gradation, water & energy conservation, cleaner production and credit rating
- Aggregate fiscal incentives from all department of State Government not to exceed the IPS cap (as % of FCI)



# Indian Cooperation on JIT in Maharashtra (Supa Industrial Park)

## Qualification Criteria for MSME Projects

Taluka / Area Classification	Maximum admissible Fixed Capital Investment (FCI)	Ceiling as % of FCI	Eligibility Period (yrs)
A	MSME shall include units as per the MSMED Act, 2006, as well as the units with FCI of upto INR 50 crore	-	-
B		30%	7
C		40%	7
D		50%	10
D+		60%	10
Vidarbha, Marathwada, Ratnagiri, Sindhudurg & Dhule		80%	10
No Industry Districts, Naxalism Affected Areas* and Aspirational Districts**		100%	10

## Package Scheme of Incentive 2019 Policy Highlights

- In New MIDC industrial estates, 20% area to be reserved for MSMEs
- Up to 100% stamp duty exemption
- Electricity duty exemption for Eligibility period
- IPS on Gross SGST paid by the units
- Power tariff subsidy (except A zone) to an extent of Rs 1 per unit for 3 years
- MSMEs in Food Processing, Green Energy and Industry 4.0, will get additional fiscal support
- Interest subsidy @ 5 % p.a. (except A zone), maximum upto electricity bills paid for the year
- Marketing Assistance scheme
- Fiscal assistance to SC/ST/women entrepreneurs
- Standalone incentives (not linked with PSI) for quality competitiveness, ZED scheme, R&D, technology up-gradation, water & energy conservation, cleaner production & credit rating



## Photos of Supa Industrial Area

### Supa Industrial Area (Japanese Industrial Park)- Road Connectivity



## Photos of Supa Industrial Area contd..

### Supa Industrial Area (Japanese Industrial Park)- Road Connectivity





## Photos of Supa Industrial Area contd..

### Supa Industrial Area (Japanese Industrial Park)- Road Connectivity



**Progress Report of  
the Japan Industrial Townships (JITs) in India  
*Tamil Nadu***

# 1. OneHub Chennai



**Name of the Park:** OneHub Chennai

**Developed by:** CapitaLand in JV with IREO, Mizuho Bank & JGC Consortium

**Total number of Companies:** 19 (6 Japanese, 13 other)

Operational Companies	Signed & Yet to construct
<div>1. <b>Yamaha Music</b> (Musical Instruments) - Japan</div> <div>2. <b>Hitachi Automotive</b> (Auto Component) - Japan</div> <div>3. <b>Maruchan</b> (Food Processing) - Japan</div> <div>4. <b>Ajinomoto</b> (Food Additives) - Japan</div> <div>5. <b>Takasago International</b> (Food Additives) – Japan</div> <div>6. <b>Daicel Safety Systems India Pvt Ltd</b> (Air Bags) – Japan</div> <div>7. <b>L&amp;W Constructions</b> (Material Handling Equipment – Jan 2021) – Singapore</div> <div>8. <b>Tunga Systems (Drones)</b> – India</div> <div>9. <b>AAG Centre for Aviation</b> (Training Academy) – UK</div>	<div>1. <b>Liwayway Food International</b> (Food Processing) – Philippines</div> <div>2. <b>Q Max Technologies</b> (EV Battery assembling) – India</div> <div>3. <b>Stedman pharma</b> (pharmaceutical formulations) – India</div> <div>4. <b>SEPL (Kitchen Appliances)</b> – India</div> <div>5. <b>Sofgel Pharma</b> (Capsules) - India</div> <div>6. <b>Gsons industries</b> (Appliances) - India</div> <div>7. <b>Meenakshi Moldings</b> (Auto Components) - India</div> <div>8. <b>Max Cable</b> (Elelctronics Cable Manufacturing) - India</div> <div>9. <b>Godrej Consumer</b> (Consumer Goods) - India</div> <div>10. <b>Tata Telecom</b> (Telecom) - India</div>



# Industries in Onehub Industrial Park

## OneHub Chennai – Infrastructure Facilities





## One Hub Chennai

Item	<u>Previous Status (as on Feb 2023)</u>	Current Status
Water Supply Issues	<ul style="list-style-type: none"> <li>It was proposed to supply 10 MLD treated water from CMWSSB through SIPCOT and to lay pipeline from Perungudi STP blending with Perumbakkam lake.</li> <li>Laying of pipeline was estimated at Rs. 86 cr which was proposed to be paid by OHC over a period of 20 years.</li> <li>One Hub replied to SIPCOT that ultimate water demand shall be only 1 MLD based on current investment pipeline.</li> </ul>	<b>SIPCOT received confirmation from One Hub for ultimate water demand by third week of Feb 2024. SIPCOT currently in discussion with CMWSSB for DPR preparation.</b>
Flood Control	<ul style="list-style-type: none"> <li>Strengthening of bunds – out of 5 kms, 3 kms stretch has been completed by OneHub.</li> <li>On the remaining 2 kms, they request TN Government's support in developing the bunds along with flood control measures, as this may attract further investments and also help keeping the existing companies satisfied.</li> <li>Also, in general, they'd like GoTN's assistance in developing flood mitigation infrastructure such as Shutter arrangement in and around bridges, Deep storage tanks - forming surplus channels, Roadside lines to guide the water flow to prevent inundation, Comprehensive Plan for storm water drains</li> </ul> <p>One Hub has submitted a letter to PWD regarding this.</p>	<b>Under review by PWD</b>

## One Hub Chennai

Item	<u>Previous Status (as on Feb 2023)</u>	Current Status
Center Median opening at the entrance of OneHub Chennai	<ul style="list-style-type: none"> <li>The approval was given by Industries Dept</li> <li>Work started earlier, however, currently National Highway has informed that TNEB has to shift poles for them to begin work again. Facilitation is being done to expedite the process.</li> </ul>	<b>Highways and TANGEDCO coordinated and completed Center median opening and road widening works.</b>
Chennai Peripheral Road (CPR)	<p><b>Work in progress by GoTN</b></p> <p>133-km under-construction six-lane expressway which will connect Tiruvallur, Kancheepuram and Chengalpattu districts and will be connecting four national highways. Public consultation for land acquisition shall be called for shortly. The road has 5 sections:</p> <ol style="list-style-type: none"> <li>Northern Port Access Road – Ennore Port to Thatchur on NH-5</li> <li>Thatchur on NH-5 Thiruvallur Bypass</li> <li>Thiruvallur Bypass to Sriperumbudur on NH-4</li> <li>Sriperumbudur on NH-4 to Singaperumalkoil on NH-45</li> <li>Singaperumalkoil on NH-45 to Mahabalipuram (One Hub region)</li> </ol>	<ol style="list-style-type: none"> <li><b>Northern Port Access Road – Ennore Port to Thatchur on NH-5: scheduled to be completed by 2025.</b></li> <li><b>Thatchur on NH-5 Thiruvallur Bypass: scheduled to be completed by 2025.</b></li> <li><b>Thiruvallur Bypass to Sriperumbudur on NH-4: Technical Tender Evaluation is in progress.</b></li> <li><b>Sriperumbudur on NH-4 to Singaperumalkoil on NH-45: Tender has been invited for DPR Preparation.</b></li> <li><b>Singaperumalkoil on NH-45 to Mahabalipuram (One Hub region): The Land Acquisition is in progress.</b></li> </ol>

## One Hub Chennai

Company Name	Remarks/Update
Liwayway Food International	Yet to commence. Currently in planning stage
Q Max Technologies	Land allotted. Construction ongoing.
Stedman pharma	Yet to commence. Currently in planning stage
SEPL	Yet to commence. Currently in planning stage
Sofgel Pharma	Land allotted. Construction ongoing.
Gsons industries	Yet to commence. Currently in planning stage
Meenakshi Moldings	Yet to commence. Currently in planning stage
Max Cable	Land allotted. Construction ongoing.
Godrej Consumer	Land allotted. Construction ongoing.
Tata Telecom	Land allotted. Construction ongoing.

## 2. Sojitz Motherson Park

# JIT in Tamil Nadu (Sojitz Motherson Industrial Park)

## 1. Basic Information

JIT	Sojitz Motherson Industrial Park (SMIP)
State	Tamil Nadu
Area for JIT	280 acres
Develop & Marketing by	Sojitz Corporation of Japan in JV with Motherson group of India

## Schedule for Development, Sale, Use

All internal infrastructures have been completed.

**Number of Japanese Companies** (as of February 2024)

Marketing in progress. Yet to get Japanese customer

## Area already allotted

10.18 acre leased to a group company of Motherson

4 acres leased to India SeAH Metals

6 acres leased to ZF Rane Safety Systems and pilot plant of Motherson Electronics Components

## 2. Map

### Location Map around JIT



### Sections Map in JIT



## Infrastructure availability

### Industrial Infrastructure Development in JIT

- 110 KV Substation available in SMIP with the fund support of JICA - TNIPP funding.
- Internal infrastructure like Roads (2 lane & 4 lanes), bridges, storm water drains, water supply system, Sewerage collection and disposal system, street lighting, landscaping, telecommunication ducts are already completed.

### Industrial Infrastructure Development around JIT

- Access road – 2.80 KM from Chennai to Bangalore National Highway (NH4) has been laid till National highway. The connection point is encroached by some shops & houses, which are to be evicted to get direct connection from NH4.
- Electricity – An exclusive 110 KV substation has been constructed by State Electricity Board within the Industrial Park.
- Domestic water – 0.50 MLD from Palar bed. TWAD board is awaiting for fund from Govt for execution.
- Industrial Water – 2.00 MLD from Koyambedu TTRO plant through SIPCOT. Industries Department advised SIPCOT to execute this project under TNIPP scheme. Pipe lines laid till SMIP.

### Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

- Available in nearby towns like Kanchipuram within the range of 8 to 10 KM from the Industrial park.

**Contd...**

**Name of the Park:** Sojitz Motherson Industrial Park (SMIP)  
**Developed by:** Sojitz Corporation of Japan in JV with Motherson group of India

**Total number of Companies:** 4

Operational Companies	Signed & Yet to be operational
<div>1. India SeAH Metals</div> <div>2. Motherson Medicals</div> <div>3. ZF Rane Safety Systems</div>	<div>1. Motherson Electronics Components Pvt Ltd (MECPL)</div>



## Sojitz Motherson Industrial Park

Item	<u>Previous Status (as on Feb 2023)</u>	Current Status
Construction of pipeline infrastructure to bring water	<b>TTRO Water Supply by SIPCOT:</b> <ul style="list-style-type: none"> <li>2 MLD TTRO water will be supplied from the SIPCOT's collection sump at Sriperumbudur to SMIP at an estimated cost of INR 30 crores by CMWSSB.</li> <li>SIPCOT has completed laying pipes from Sriperumbudur to this Industrial Park. This project was proposed under TNIPP 2 fund scheme.</li> <li>SMIP had received a demand letter from SIPCOT to remit the project cost.</li> <li>Sojitz representatives met Additional Chief Secretary to Govt, Industrial Dept on 26th March 2022 and requested to arrange the funds.</li> </ul>	<p><b>Govt. of TN Sanctioned 100% project cost through Industrial Eco Fund (IEF) and disbursed for project execution.</b></p> <p><b>SIPCOT completed the project and water supply conveyance system is ready.</b></p> <p><b>SIPCOT waiting for the Company to avail water supply.</b></p>
	<b>Domestic Water Supply by TWAD:</b> <ul style="list-style-type: none"> <li>It has been proposed to supply 0.5 MLD domestic water from Palar river basin at Vengudi Head works of TWAD to SMIP.</li> <li>TWAD board has prepared DPR and awaiting fund from Govt. under TNIPP2 or similar scheme</li> </ul>	<p><b>Govt. of TN Sanctioned 50% project estimate of Rs.12.61 crore in 2021/22 through Industrial Eco Fund (IEF)</b></p> <p><b>SIPCOT is awaiting for company to share the water demand timelines.</b></p>

**Companies yet to start Commercial Production**

Company Name	Remarks/Update
Motherson Electronics Components Pvt Ltd (MECPL)	Lease to be signed by April 2024.

## SMIP – Current status

### Current status of SMIP



Please visit : <http://www.smip-india.com> for additional information

### 3. Origins Industrial Park by Mahindra

# JIT in Tamil Nadu (Mahindra Industrial Park Chennai)

## 1. Basic Information

**JIT** Mahindra Industrial Park Chennai limited, a Joint Venture of Mahindra World City Developers Ltd., (JV of TIDCO & Mahindra Group) & Sumitomo Corporation, Japan

**State** Tamil Nadu

**Area for JIT** Phase I – 263.80 acres

**Developed by** Mahindra Industrial Park Chennai Limited

**Marketing by** Mahindra Industrial Park Chennai Limited

### Schedule for Development, Sale, Use

- Phase 1 – 256.80 acres (Infrastructure completed in Phase 1)
- Phase 2 – 300 acres (after the completion of Phase I including marketing of plots)

**Number of Japanese Companies**  
(as of February 2024)

6

### Area already allotted as on date

52 Acres to Yanmar Engine, Nissei Electricals, USUI Susira

55 Acres to Mitsubishi Electric and Omron

5 Acres to Track Design India (Kobelco Group)

## 2. Map

### Location Map around JIT



### Sections Map in JIT



## Mahindra Industrial Park Chennai Limited

Industrial Cluster built to create Robust Ecosystem & Faster turn around for business

- JV between Mahindra World City Developers Limited (MWCDL) and Sumitomo Corporation, Japan (Phase1)
- Total Project Investment of over 400 cr. (Phase 1) and 500 cr. (Phase 2)
- Project Area: Phase 1 - 264 acres, Phase 2 – 300 acres
- Partnership agreement signed with Government of Tamil Nadu during GIM 2015
- MoU signed with TANGEDCO for uninterrupted power supply
- Current Status :
  1. Inaugurated on 26th April 2019.
  2. Core Infrastructure in place in Phase – I.



**Rs. 900 cr**  
Total Project  
Investment



**Rs. 2000 cr**  
Expected  
Investment



**7000 persons**  
Expected Direct  
Employment

## Infrastructure

### Industrial Infrastructure Development in JIT

#### Power Supply

Substation Capacity – 110 KV Operational

G.O for Uninterrupted power supply to the park with TN government

#### Water Supply

Treated Supply of Water

1 MGD Water source approval issued by TN government

#### Sewer Management

Sewerage Treatment Plant - Capacity of 1.2 MLD

Separate SWM

#### Voice & Data

Tie up with American Tower Corporation for OFC

Wide Roads – With Storm Water Drains, Street lights & signages

Professional Operations & Maintenance

## Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

Key amenities like Restaurants, Banks and Business Hotels to support core operations will be developed in subsequent phases.



## Industrial Infrastructure Development around JIT

### Proposed Infra Development on NH5

Outer Ring Road (ORR) & Peripheral Ring Road (PRR) connected in the Key Industrial Corridors Road Infrastructure

- **Improved Port Connectivity**

- **Northern port access (NPA)** road project will improve connectivity; boost industrial growth on NH5
  - - Enhanced connectivity to Kattupalli Port & Ennore Port.

- **Port Infrastructure & Development Port Infrastructure**

- Chennai Port - Hub port for containers, cars and project cargo in the east coast of India
- Ennore Port – Operates General Cargo Berth, Container Terminal, Multi Cargo Terminal , LNG Terminal etc...
- Kattupalli Port – Operates Container Terminal, is located close to the majority of Container Freight stations in Chennai

**Name of the Park:** Mahindra Industrial Park Chennai Limited

**Developed by:** Mahindra Industrial Park Chennai Limited

**Total number of Companies:** 13

Operational Companies	Signed & Yet to be operational
<div>1. Yanmar Engine - Japan</div> <div>2. Usui Susira – Japan</div> <div>3. Track Technologies - Japan</div> <div>4. Nissei Electric - Japan</div>	<div>1. Ashirvad Pipes – India</div> <div>2. Mitsubishi Electric – Japan</div> <div>3. Omron – Japan</div> <div>4. Chennastar – Korea</div> <div>5. Hesheng cables – Taiwan</div> <div>6. Autogrip – Taiwan</div> <div>7. Massano – Taiwan</div> <div>8. InTJR – Taiwan</div> <div>9. Daily Fresh Fruits – India</div>

## Sumitomo Mahindra Industrial Park

Item	<u>Previous Status (as on Feb 2023)</u>	<u>Current Status</u>
Water Supply	<ul style="list-style-type: none"> <li>• 1 MGD water supply approved by TWAD.</li> <li>• Source needs to be identified, post which pipeline infrastructure needs to be developed.</li> <li>• Currently, there are not enough companies within the park for such water usage.</li> </ul>	<p><b>The company yet to submit the ultimate water requirement for the department to prepare DPR.</b></p>
Road widening	<ul style="list-style-type: none"> <li>• Widen MDR road from the industrial park until Ennore port and Kattupalli port</li> <li>• Widening work has begun near Athipattu main road until Polymer park as a part of Phase 1, the remaining extent is being covered. Logistics Cell team led by TIDCO is expediting.</li> </ul>	<p><b>Widening work ongoing near Athipattu main road until Polymer park as a part of Phase 1, the remaining extent is being covered. Logistics Cell team led by TIDCO is expediting.</b></p> <p><b>It is scheduled to be completed by 2025.</b></p>

## Companies yet to start Commercial Production

Company Name	Remarks/Update
Ashirvad Pipes	Land registration completed. Approvals to be sought
Mitsubishi Electric	Construction Ongoing.
Omron	Construction Ongoing.
Chennastar	Construction Ongoing.
Hesheng cables	Construction Ongoing.
Autogrip	Construction Ongoing.
Daily Fresh Fruits	Construction Ongoing.
Massano	Construction Ongoing.
InTJR	Construction Ongoing.

## Other Remarks

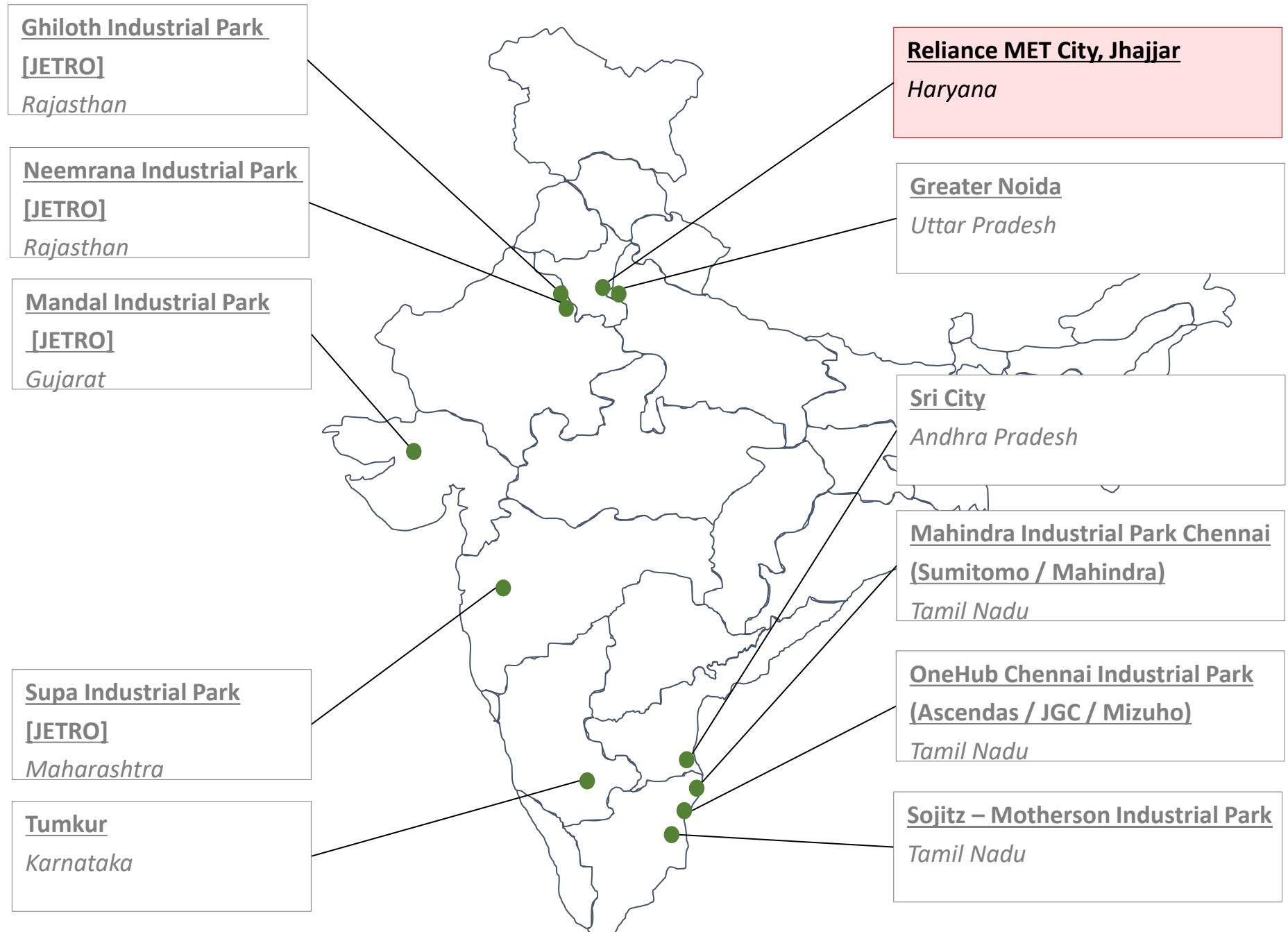
**Features / Focused Initiatives / Future Plan etc.**

Phase II development will be considered after the completion of Phase I including marketing of plots.

State: HARYANA

JIT Name: Reliance MET City, Jhajjar

# Locations of JITs in Progress Report





# Indian Cooperation on JIT in Haryana (Jhajjar-MET)

## 1. Basic Information

**JIT**

Reliance MET City, Jhajjar (Model Economic Township Limited)

**State**

Haryana

**Area for JIT**

Total Planned 8250 acres  
(Development in Phases)

**Developed by**

Model Economic Township Ltd (METL)  
100% Reliance Industries Company

**Marketed by**

Marubeni & METL

**Schedule for Development, Sale, Use**

- ~ 2500 acres land developed as Integrated Industrial Township
- ~ 2203 acres license received
- ~1280 acres monetized

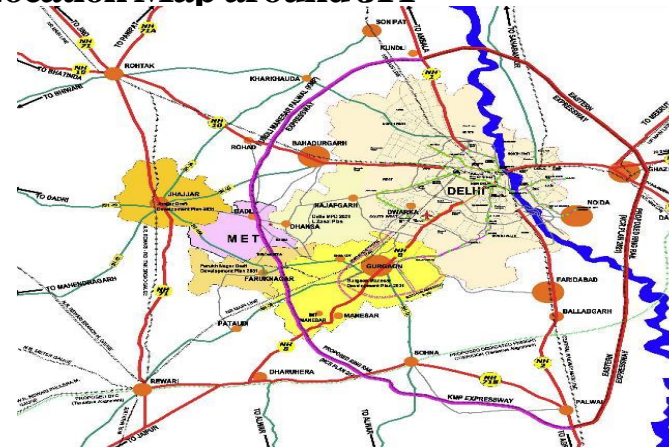
**Number of Japanese Companies**

(as of January 31, 2024)

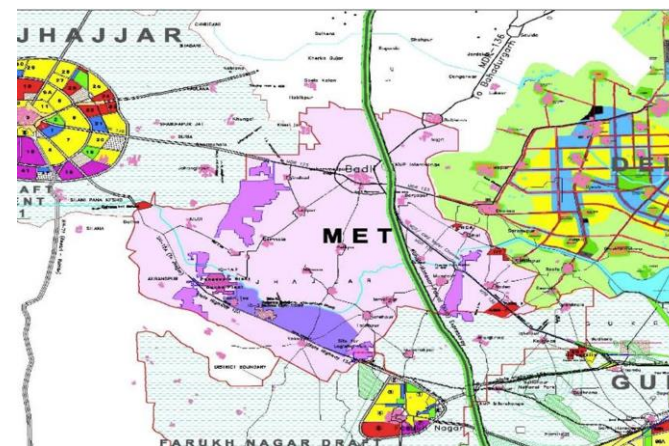
Name of Company	Area acres	Status	YEAR
Panasonic India Pvt. Ltd.	74.75	Operational	2012
Denso Haryana Pvt. Ltd.	18.39	Operational	2013
TSUZUKI India	5.72	Operational	2022
Nihon Kohden	3.99	Operational	2023
Sanko Gosei	13.89	Under-construction	2023
SVAM TOYAL	3.82	Recently signed up	2024

## 2. Map

**Location Map around JIT**



**Sections Map in JIT**



## Indian Cooperation on JIT in Haryana (Jhajjar-MET)

### 3. Land Acquisition

METL has procured ~8250 acres of land for development as an Industrial Township

5000 acres is immediately developable.

It has put ~ 2500 acres for development--

- Industrial Colony license received for ~1903 acres.
- Almost 500 acres operational as industrial and warehousing hub with players like Indospace, AllCargo, FM Logistics etc. including 56 acres JV between Indospace and METL to develop Logistics Park.
- 170 acres logistics hub by Reliance Industries for its group companies with 400,000 sq ft in 25 acres operational

### 4. Ease of Doing Business

#### Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

(Company Establishment, Land Lease Contract, Land Registry, Environmental (Pollution Control) Regulation, Tax Payment etc.)

- Company registered under the Companies Act or a Partnership Firm or an Individual person desirous of using the land for industrial purpose can buy developed plots from METL on a Free Hold basis
- The Project has obtained Environment Clearance for ~ 2100 acres of the first phase of development
- Consent to Establish from the Pollution Control Board has been obtained
- Developed plots are registered on Free Hold transfer basis at the revenue Tehsil Badli in Distt Jhajjar with stamp duty of 7% of sale value
- Building plan approvals are on self certification basis and the Units can register with the District industries Center at Jhajjar
- Units can avail of Incentives Under New Haryana Enterprises Promotion Policy 2020 and Central scheme. The area is categorized as Block “C” and has the second highest category of incentives. Additional incentives are applicable based on value of investment, employment generated and industry type

## Indian Cooperation on JIT in Haryana (MET City, Jhajjar)

### 5. Infrastructure

**Road Network – 18m/ 24m/ 36m wide roads**

**Power Supply – 24 x 7 reliability with 220 KV sub-station and one 33KV sub-station is operational and two more 33KV sub-station are ready to be operational.**

**Water Supply Network – Trunk infrastructure of 50 MLD water treatment plant along with 18 kms of water pipeline completed and made operational.**

**Sewerage Network - Wastewater recycling/ CETP operational**

**Telecommunication Network – Best in class by Reliance Jio**

**Others – Greenbelts, Landscape, Rain Harvesting & Drainage**

### Institutional Infrastructure Development around JIT

- AIIMS-II,
- SGT University & Medical College
- IIT-Delhi (R&D),
- HCA Cricket Stadium
- PG Institute of Yoga & Naturopathy
- Schwag Intl' School
- Government Engineering College, BIMT
- XLRI (Delhi Campus)

### Social Infrastructure Development

(Hospitals, Fire Stations, Schools, Hotels, Restaurants, Shopping Malls, Banks, etc.)

**METL will be developing the following social infrastructure**

- **Residential – 2000 plus residential plots launched to excellent market response**
- **In addition to the industrial development, investments in worker housing, SCO, Police Station, ESI Hospital, Dispensary, Temple, School etc are being planned / under implementation.**
- **Open Spaces, Greens, Recreational & Golf Course under planning**
- **Fire Station, ICICI Bank and Post Office operational**

## Indian Cooperation on JIT in Haryana (MET City, Jhajjar) \_ Indicative

### 6. Fiscal Incentives

#### GST Reimbursement

- Upto 75% investment subsidy on SGST

#### Entry Tax Exemption

- No Entry Tax

#### Stamp Duty Exemption

- 75 % stamp Duty Exemption. Additional benefits are based on industry sector and investment

#### Electricity Duty Exemption

- 100% electricity Duty Exemption for 5-7 years

## Indian Cooperation on JIT in Haryana (Jhajjar)

### 7. Other Remarks

Features / Focused Initiatives / Future Plan etc.

Features	Availability
<b>Location</b>	Ideally located neighboring the NCT of Delhi – along the western border Easily accessible from Delhi, Gurgaon, Bahadurgarh via the KMP Expressway (Western Peripheral Expressway) Situated along State Highway SH 15A, accessible from Dwarka Expressway (Northern peripheral Expressway)
<b>Promoter</b>	India # 1 Private Sector Company – Reliance Industries Limited
<b>Rail Linked</b>	Rail linked Industrial Township– with proposed Private Freight Terminal. Other Rail Terminals ~ 20 kms away operated by Gateway Terminal and Adani Group
<b>Key Occupants</b>	Panasonic, Denso, Reliance Retail, Allcargo, Amber Enterprises, Deerfos, Tsuzuki, Indospace, a PE fund amongst a list of 480+ occupants from 9 different countries.
<b>Logistics</b>	600+ acres of Logistics Park within MET and additional 300 acres of development in the vicinity. Spur line to DFC, Haryana Orbital Rail Corridor & Multi-modal transport network
<b>Land</b>	Free hold land of ~ 8250 acres and no future enhancement compensation– 5000 immediately developable
<b>Environment Clearance</b>	Environment Clearance for ~2500 acres.
<b>Power</b>	220/33/11 KV substations – Supply at 220/33/11/ 0.415 KV level. 220 KV SS operational. One 33/11 SS operational and another two 33/11 SS ready to be operational.
<b>Water</b>	Trunk infrastructure of 50 MLD water treatment plant along with 18 kms of water pipeline completed and made operational.
<b>Sewage &amp; Wastewater</b>	200 KLD Sewage/ Effluent Treatment Plant operational
<b>Manpower</b>	Sufficient manpower of all skill types available
<b>World class Infrastructure</b>	Residential including affordable housing, Commercial & Social Infrastructure such as Recreational (Golf, Clubs)
<b>Existing/ Upcoming Infrastructure in vicinity</b>	AIIMS-II, IIT-Delhi (R&D), XLRI (Delhi Campus), SGT University, Sehwal Intl' School, HCA Cricket Stadium, Government Engg. College, BIMT and much more
<b>Single Window Clearance</b>	Hassle-free, Efficient set-up & operations with Customer Facilitation Service
<b>Maximum Incentives</b>	Under New Haryana Enterprises Promotion Policy 2020 and Central schemes

End of the Report