

Japan Industrial Townships (JITs) in India

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

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 - Haryana - Jhajjar (Reliance MET)
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 - Maharashtra - Supa Industrial Park
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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 PPT 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	No. of Japanese Companies
Rajasthan	Neemrana	55 51
Andhra Pradesh	Sri City	25
Gujarat	Mandal Industrial Park	9 + 6 (plug & play)
Tamil Nadu	OneHub Chennai	6
Tamil Nadu	Origins	4
Haryana	Model Economic Township	3
Maharashtra	Supa Japanese Industrial Park	3
Karnataka	Tumkur	2 3
Tamil Nadu	Sojitz Motherson Industrial Park	1
Rajasthan	Ghilothe	0
Uttar Pradesh	IIT, Greater Noida	0
Total		114 111

RAJASTHAN

Neemrana Industrial Park
Ghiloth Industrial Park

1. Neemrana Industrial Park

JIT in Rajasthan (Neemrana Industrial Park)

P-21054/3/2018-IC

724079/2023/IC-Asia Section

1. Basic Information

JIT

NIC(M)NEEMRANA

State

RAJASTHAN

Area for JIT

1161.47 acre

Developed by

RIICO LTD.(A Govt of
Rajasthan Enterprises

Marketing by

RIICO LTD.

Schedule for Development, Sale, Use

Developed land is available on first come first
serve basis for allotment for 99 years lease hold.

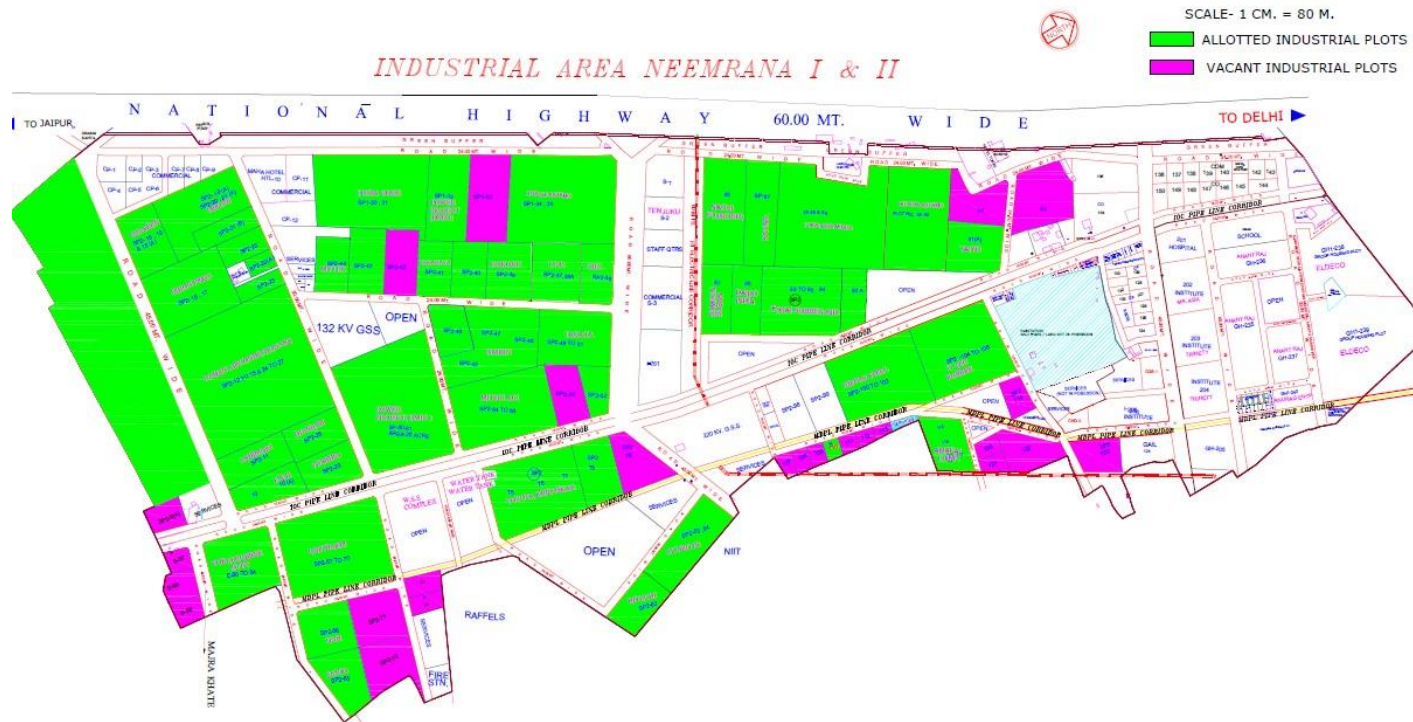
Number of Japanese Companies
(as of Dec, 2022)

51

Area already allotted
503.75 acre

LAYOUT PLAN OF NEW INDUSTRIAL COMPLEX (MAJRAKATH) NEEMRANA

2. Map



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 140 services of 15 Departments available for setting up a Business in Rajasthan

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)

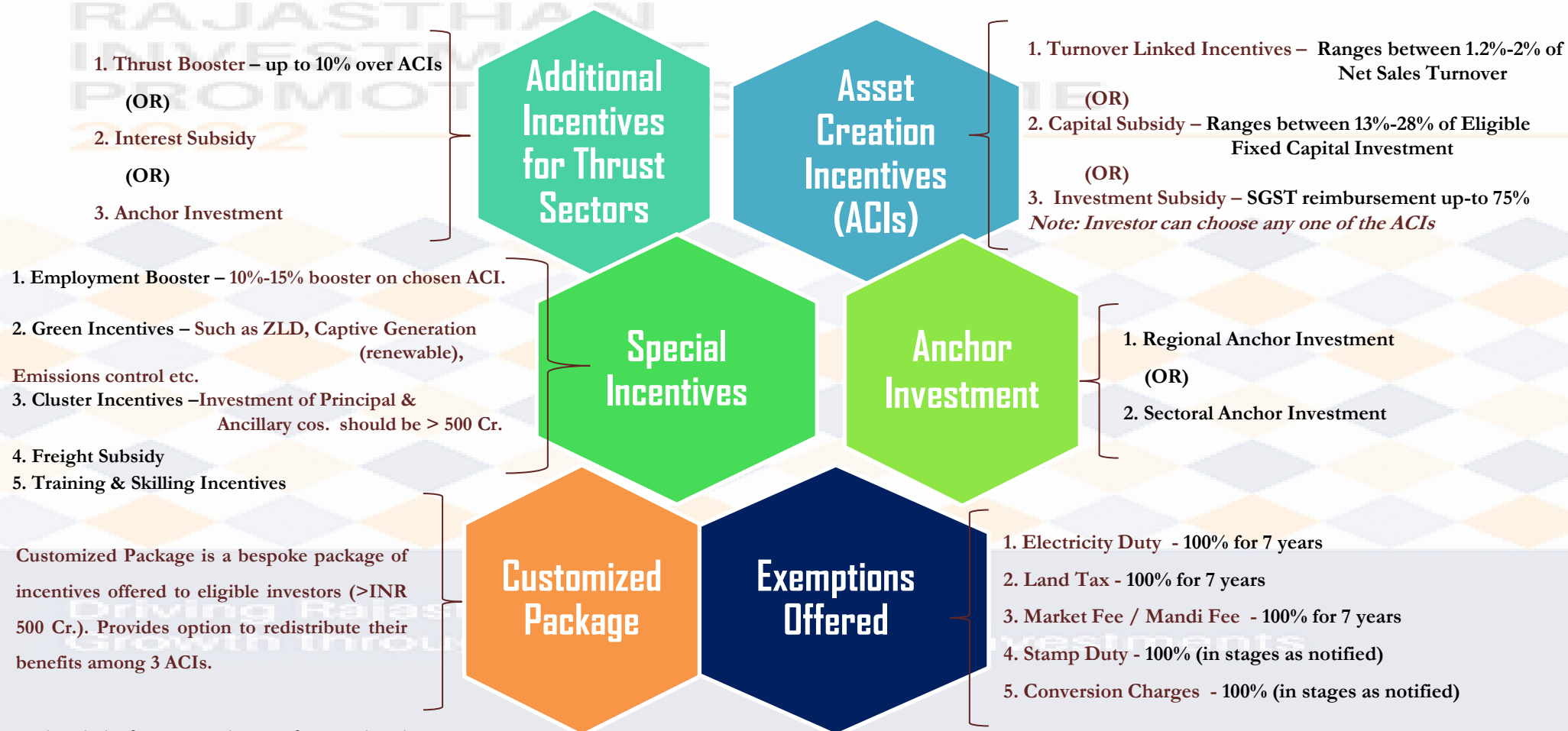
Social Infrastructure Development

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

- Numbers of Hospital area 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/apartments area available in the area.

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 the State Capital.
- New Multimodal Logistic Park near Kathuwas Railway station through CONCOR established.
- Availability of land at relatively cheap rates, skilled & unskilled man power, strong power position, 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.
- CNG GAS pipe line and station of Gas Authority of India Ltd. is available in the area.
- New Fire station has been constructed and is operational comprising 01 no. new fire tender
- To further improve water supply, RIICO issued work order for digging of additional 08 nos. new tube wells in this zone.
- **Japanese Zone Neemrana has been declared “No Power cut Zone”**

MoUs signed by Japanese Companies with Govt. of Rajasthan for Investment in the state on 7th July, 2022

S.No	Company Name	Project Location	Investment Amount (Rs.in Cr)	Projected Employment generation
1	Allied JB Friction Pvt. Ltd.	Neemrana	78	100
2	Beltechno India Pvt. Ltd.	Neemrana	30	100
3	CKD India Pvt. Ltd.	Neemrana	100	150
4	Fuji Sivertech India Pvt. Ltd.	Ghiloath	110	370
5	Hitachi Astemo Rajasthan Brake System Pvt. Ltd.	Neemrana	140	400
6	HNV Casting Pvt. Ltd.	Neemrana	40	200
7	H2 Milk Farm Pvt. Ltd.	Chapariya ki dhani, Pail District	65	20
8	MIESP India Pvt. Ltd.	Neemrana	40	12
9	Nidec India Pvt. Ltd.	Neemrana	300	600
10	Taiyo India Pvt. Ltd.	Neemrana	100	50
11	Tokai Rika Minda Pvt.Ltd.	Neemrana	335	270
	TOTAL		1338	2272

2. 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 on December 2022)

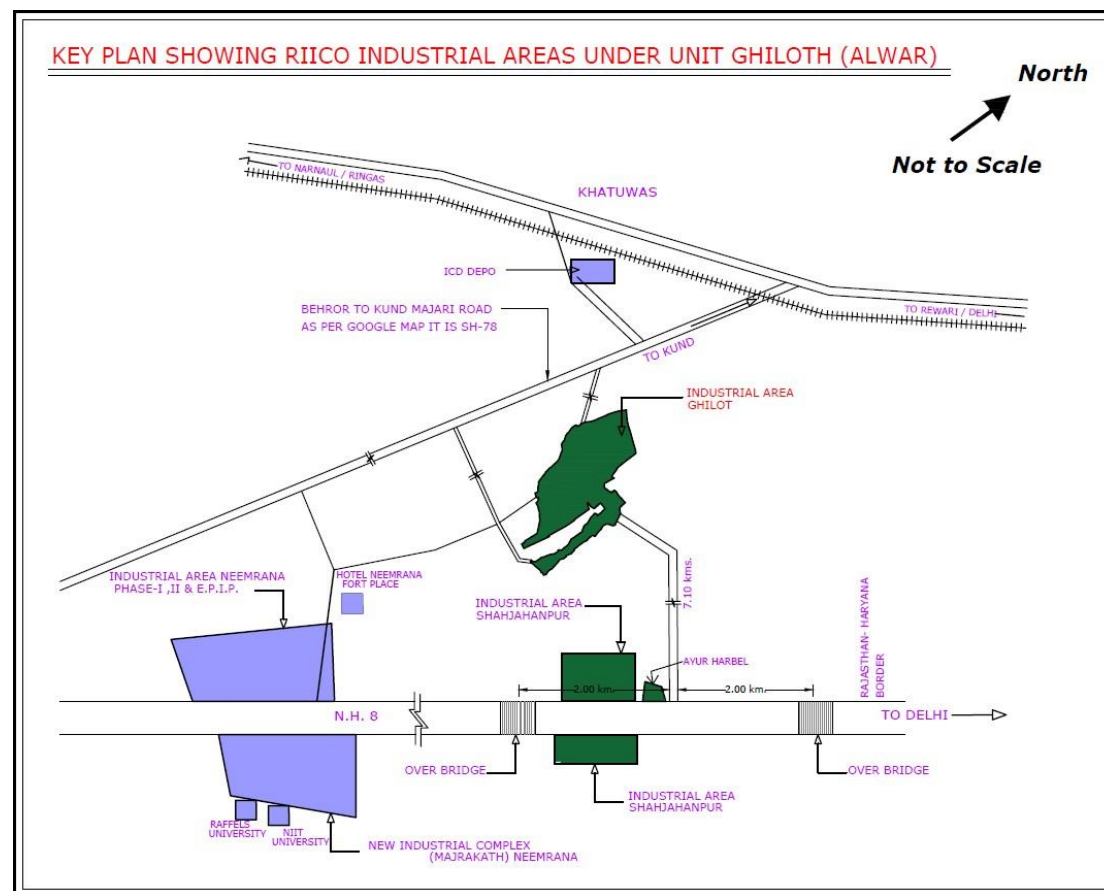
Nil

Area already allotted

Nil

2. Map

Location Map around JIT



Layout Plan of Japanese zone at Ghiloth



3. Land Acquisition

RIICO has setup 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 MoEF& 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

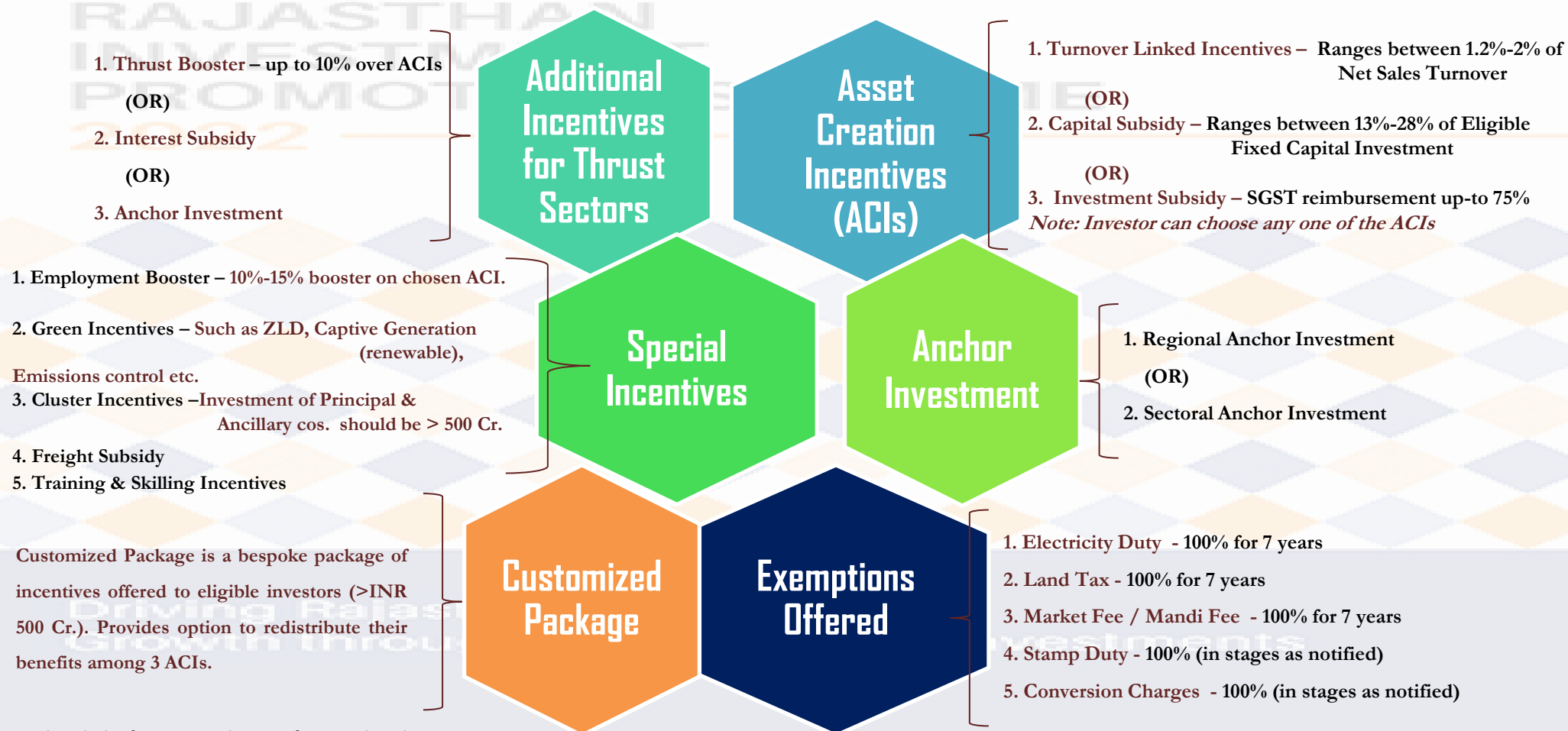
Social Infrastructure Development

(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, green belt, Park etc.
- Hospital - Plots reserved for hospital/nursing home /dispensary

6. Fiscal Incentives

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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.

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

1. Basic Information

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

Schedule for Development, Sale, Use

347 acres available for allocation

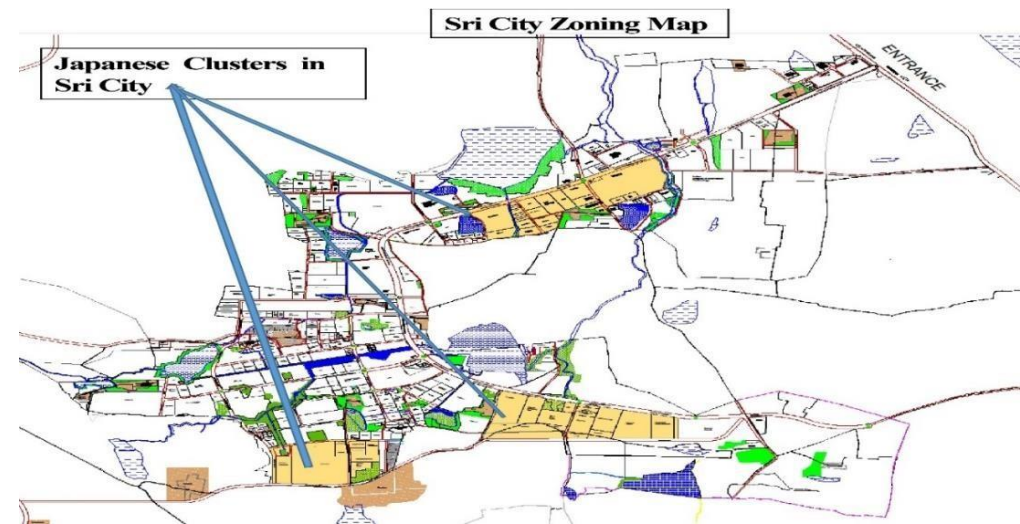
Number of Japanese Companies
(as of Jan, 2023)

25

Area already allotted

663 Acres

2. Map - Location Map around JIT



Sections Map in JIT



JIT in Andhra Pradesh (Sri City)

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
- Currently employees over 60,000 people
- Capability to train and empower talent pool through Sri City HRD Academy, JIM, TVS Training and Sri City-Siemens skill development centre

JIT in Andhra Pradesh (Sri City)

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 SIMS (Emergency and trauma care center), Care dental, Kanchi Kamakoti CHILDS Trust, Sankara Nethralaya with 24x7 ambulance services
- Educational Institutions like KREA University (for UG Courses), IFMR (for PGDM), IIIT & Chinmaya Vidyalyaya (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 first year in Sri City. This is one of a kind venture which has participation from a group of 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, Accommodation, Serviced Apartment, 3 star hotel, telecom service providers and banks including ICICI, SBI and Syndicate bank have their branches within Sri City
- A new driving range with modern facilities is now open in Sri City.
- Two more civic amenities added to Sri City's social infrastructure - a car servicing station and a supermarket

JIT in Andhra Pradesh (Sri City)

6. Fiscal Incentives

VAT and CST Reimbursement

50% of state GST will be reimbursed for products manufactured and sold in Andhra Pradesh for 7 years

Stamp Duty Exemption

100% reimbursement of stamp duty and transfer duty paid by the industry on purchase or lease of land meant for industrial use. Stamp duty will be reimbursed only one time on the land. Stamp duty will not be waived on subsequent transactions on the same land.

Electricity Duty Exemption

GoAP will provide fixed power cost reimbursement @ Rs.0.75 per unit for 5 years from the date of Commencement of Commercial Production (CoCP) (For certain specific sectors this may be higher)

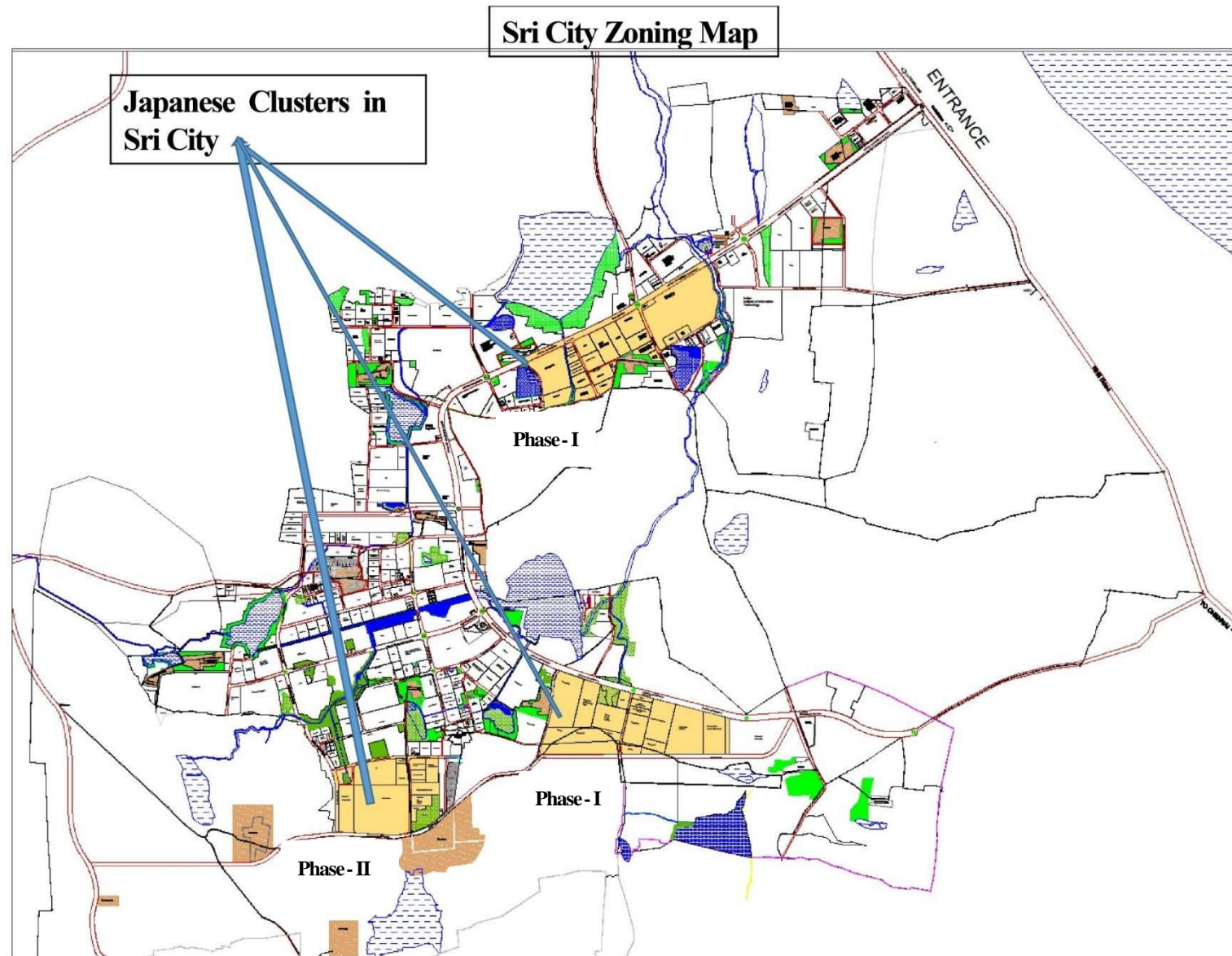
7. Other Remarks

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 over 210 companies from 28 different countries, among which 25 are Japanese companies namely: Isuzu Motors, Daikin, Unicharm , THK , Panasonic , IMOP, Nittan India, NHK Springs, Toyota Tsusho, Ebara, Tata Toyo, Piolax , MCNS , Kobelco Crane, Kobelco Constructions, Kobelco Plate, Toray , Kikuwa ,Nippon Seiki , Nippon Express , Tohoku Steel , Kusakabe , Miyama Electric , Aisan and Daiki respectively.
- Large land bank at affordable prices
- Multi-model 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) that provides a single window facility for job seekers and employers.

Japanese Companies in Sri City

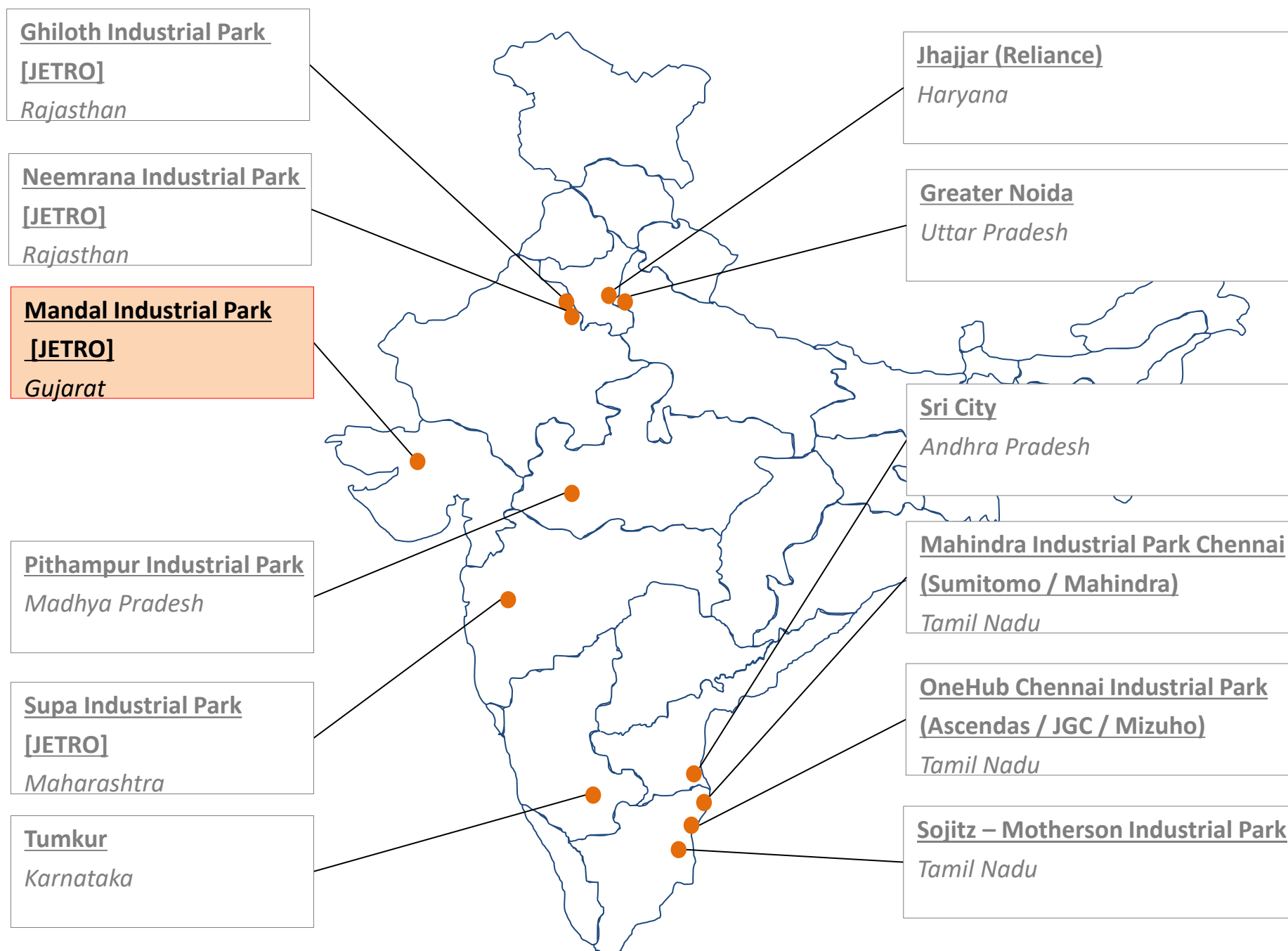
				
				
				
				
				



GUJARAT

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

Locations of JIIs in Progress Report



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 January 2023)

9 + 6 (Plug & Play)

Area already allotted

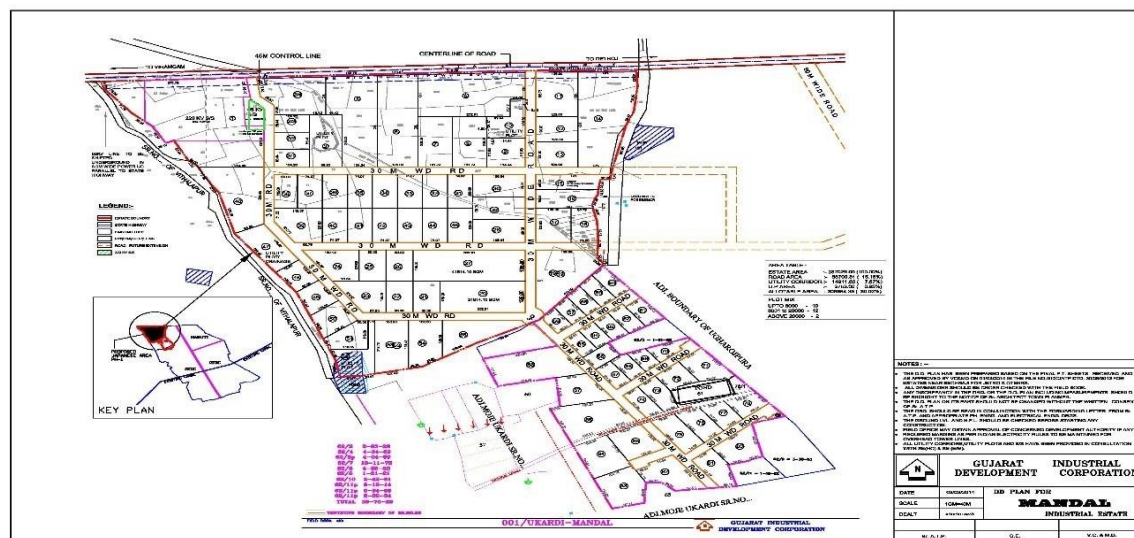
152.4 acre

2. Map

Location Map around JIT



Sections Map in JIT



3. Land Acquisition

Total Area envisaged is Appx. 127 ha; Out of which 87 ha is acquired under Phase I and 40 ha is acquired under phase II

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:** All applications under single window clearance portal “Investor Facilitation Portal” (Land, Building Plan Approval, Electricity, Water, Environmental Compliances, Availing Incentives, and Labour Compliances) (<https://ifp.gujarat.gov.in/DIGIGOV/>). Detailed procedures, checklists and timelines for all approvals have been made available on the website .
- **GIDC provides almost all the services under single roof. The Online application facility is available for:** Land Allotment, 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
- **As a step towards investor facilitation and investment promotion, GIDC has set up virtual “Japan Desk” which provides customized solutions to Japanese investors, addresses investor queries and provides handholding support during project implementation stage. (japandesk@gidcgujarat.org)**
- **For environment compliances - XGN Portal and Mobile App for online application, tracking and payments**

5. Infrastructure

Industrial Infrastructure Development in JIT

- **Total length of the Roads- 6 Km – Work has been Completed**
- **20 MLD water Supply Scheme - Commissioned**

Industrial Infrastructure Development around JIT

- **Sewerage Network & STP-Industries has not given consent**
- **Power & Streetlight - Work Completed**
- **Office Building - Work Completed**

Social Infrastructure Development

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

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

6. Fiscal Incentives

Capital Subsidy

If eligible under respective scheme, the unit may avail the benefit under the following schemes

- **Capital Subsidy to Micro Units: 25% of eligible FCI upto INR 35 lakhs**
- **Interest subsidy upto 7% up to INR 35 lakhs p.a. for upto 7 years for MSMEs; 7% of loan upto 12% of eligible FCI for Large & Mega Units**
- **Net SGST Reimbursement: Upto 100% of net SGST for upto 10 years upto 8% of eFCI p.a. depending upon investment size and location for MSMEs, Large and Mega Units**
- **EPF reimbursement: •100% reimbursement of employer contribution of EPF upto 12% of basic pay or upto INR 1,800 per month per employee, whichever is less, for a period of 10 years for MSMEs, Large and Mega Units**
- **Refund of Input SGST: 100% of capital input SGST credit over 20 years for Mega**

Entry Tax Exemption

- **NA**

Stamp Duty Exemption

- **100% Stamp Duty reimbursement for Mega Units**

Electricity Duty Exemption

- **Any new manufacturing unit can avail the benefit of 100% electricity duty exemption for the period of first 5 years**

Land Development Cost Exemption

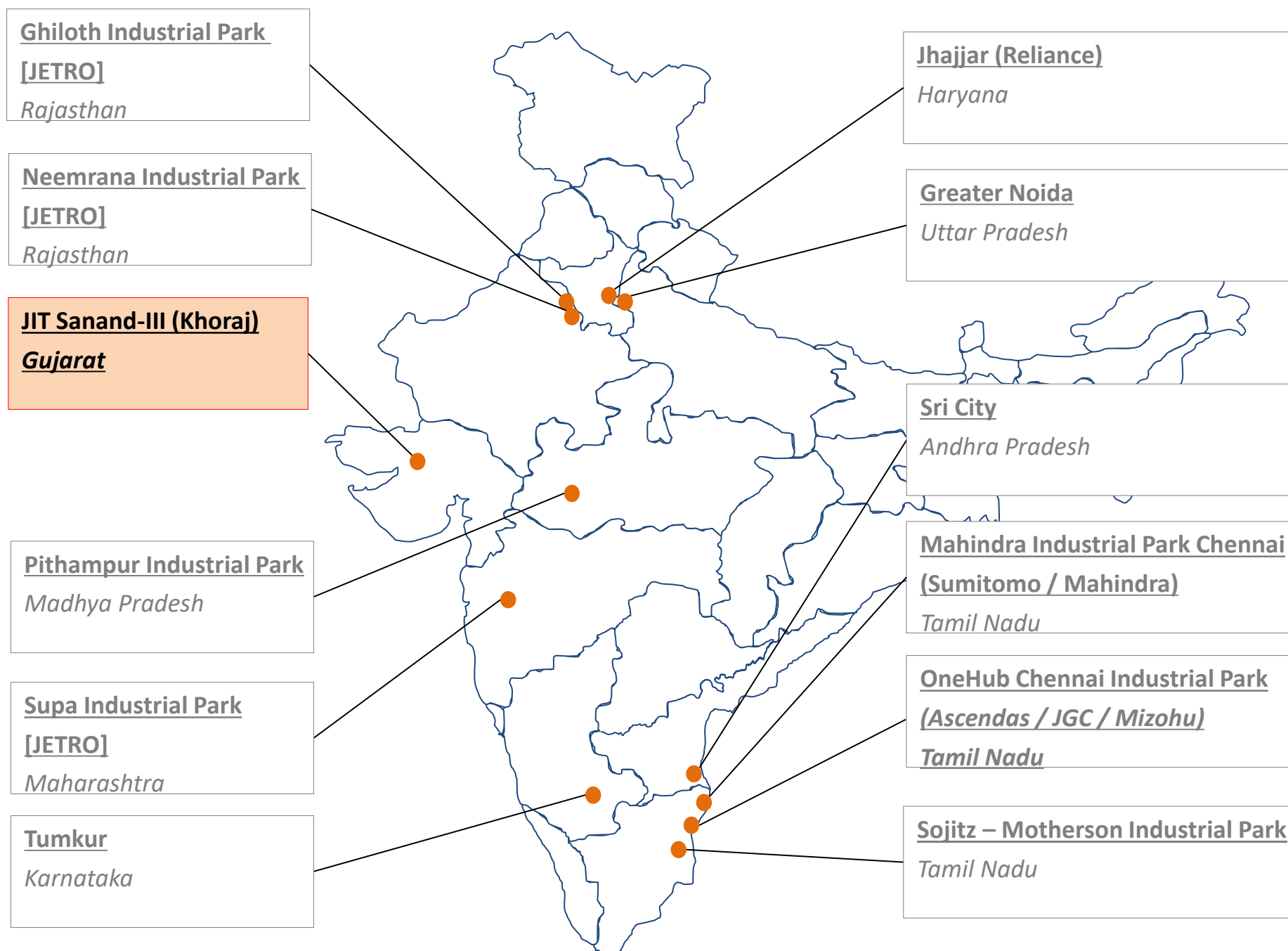
- **NA**

7. Other Remarks

Features / Focused Initiatives / Future Plan etc.

- NA

Locations of JIIs in Progress Report



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

Complete Development: December 2020

Number of Japanese Companies

(as of January 2023)

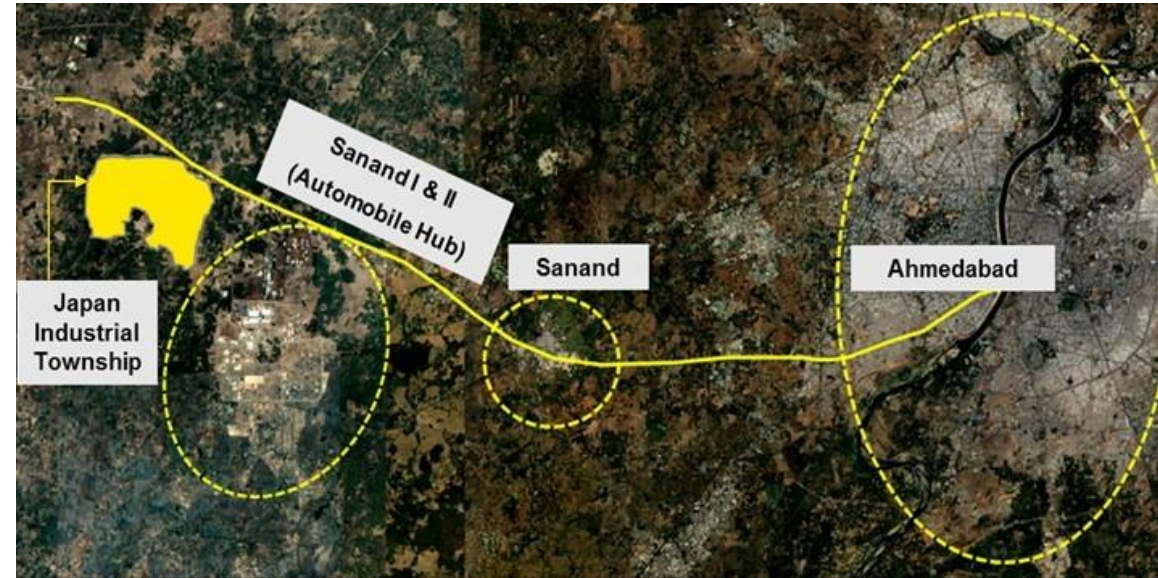
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Area already allotted

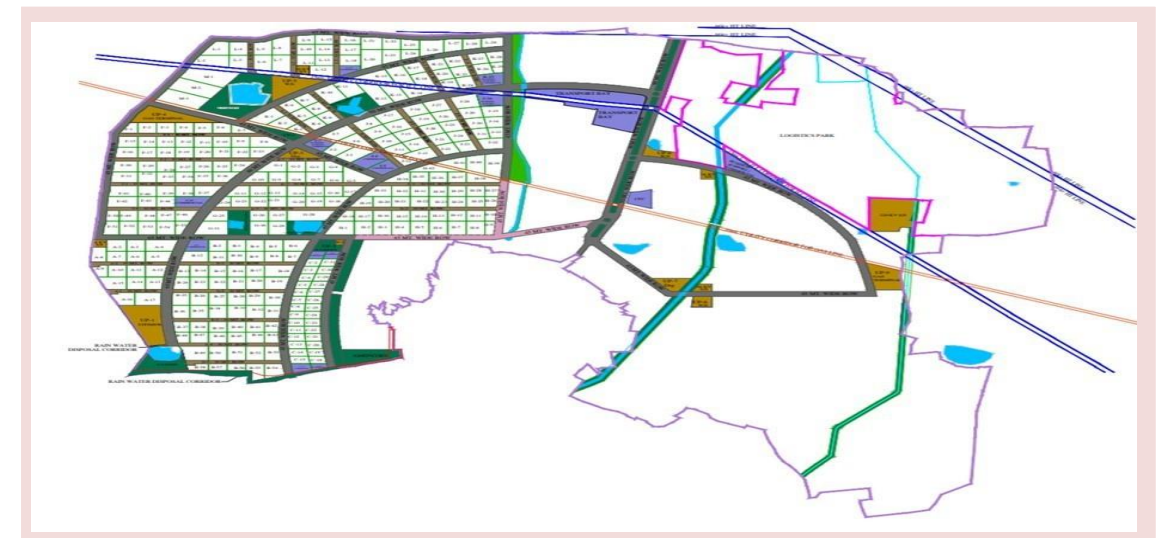
NIL

2. Map

Location Map around JIT



Sections Map in JIT



3. Land Acquisition

Total Area envisaged is Appx. 1438 ha; Out of which 612 ha is acquired under Phase I development

4. Ease of Doing Business

Single Window Clearance / Administrative Procedure Improvement on Start and Renewal

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- **For environment compliances - XGN Portal and Mobile App for online application, tracking and payments**

5. Infrastructure

Industrial Infrastructure Development in JIT

- **Roads: work completed**
- **11 MLD Water Supply Scheme (including Distribution Network, Sumps , ESRs) has been commissioned**

Industrial Infrastructure Development around JIT

- **GIDC office Building: At present administrative office at Sanand-II commissioned and new office for Sanand-III is proposed**
- **Overhead power supply & streetlight:**
 - **450 No. (90 W LED) Solar Street Lights are installed**
 - **Two 11 kV feeder line is installed having power availability of 8 MW**
 - **One 220 kV Substation and four 66 kV Substations are planned. One 66 kV Substation will be commissioned by March 2022**

Social Infrastructure Development

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

- **Amiraj Engineering College**
- **Sanand GIDC Police Station**
- **ICICI Bank Branch, Khoraj**
- **Bank of Baroda**
- **Shanti Suman Club & Resort**

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Entry Tax Exemption

- **NA**

Stamp Duty Exemption

- **100% Stamp Duty reimbursement for Mega Units**

Electricity Duty Exemption

- **Any new manufacturing unit can avail the benefit of 100% electricity duty exemption for the period of first 5 years**

Land Development Cost Exemption

- **NA**

7. Other Remarks

Features / Focused Initiatives / Future Plan etc.

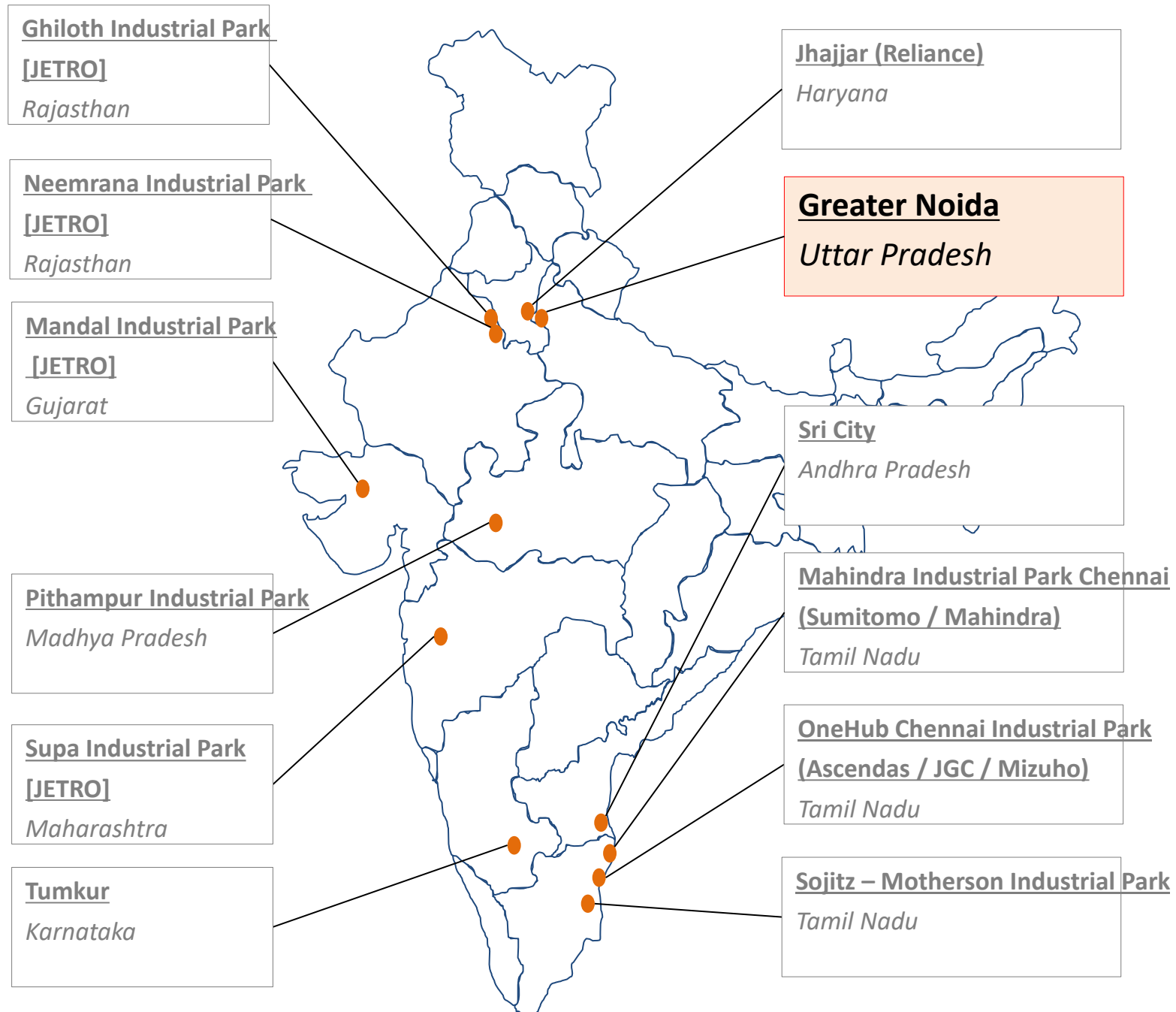
Following facilities envisaged in future

1. Education center
2. Hospital
3. Police Station
4. Fire Station
5. Convention Center
6. Recreational Club & Information Center
7. Residential Zone
8. Envisaged JIT will have in-house logistic park

Note: The state government has earmarked over 600 acer of land for JIT in Khoraj 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. Only one company has expressed its intention so far to set up manufacturing unit, however it also didn't proceed with its commitment. GIDC is considering the possibility to either reduce the size of estate or convert into multinational park

UTTAR PRADESH

❑ Integrated Industrial Township,
Greater Noida



1. Basic Information

JIT

Integrated Industrial
Township, Greater Noida

State

Uttar Pradesh

e

Area for

(747.5 Acre)

JIT

Developed

DMIC Integrated Industrial
Township Greater Noida Ltd

by

Marketing by

DMIC Integrated Industrial
Township Greater Noida Ltd

Schedule for Development,

Schedule for Development,

Trunk Infrastructure - Complete

Allotment - Open

**Number of Japanese
Companies**

(as of November 2022)

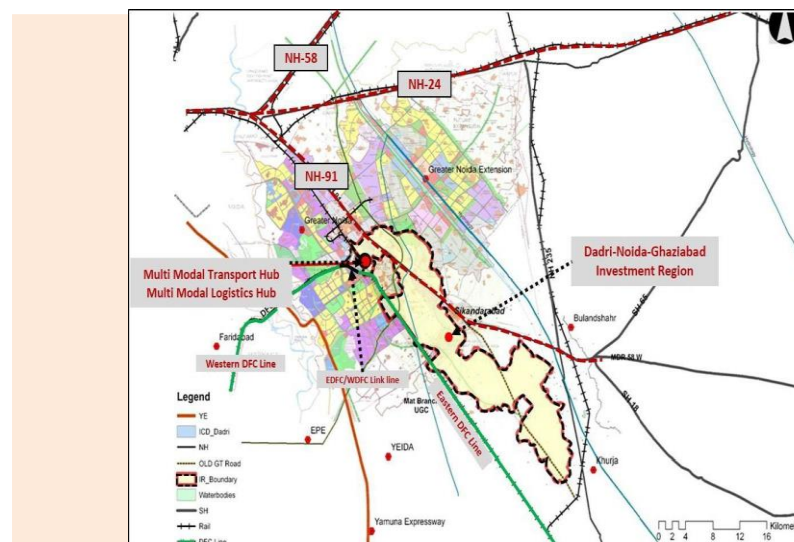
None

Area already allotted

168.19 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 and 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)- 1st 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

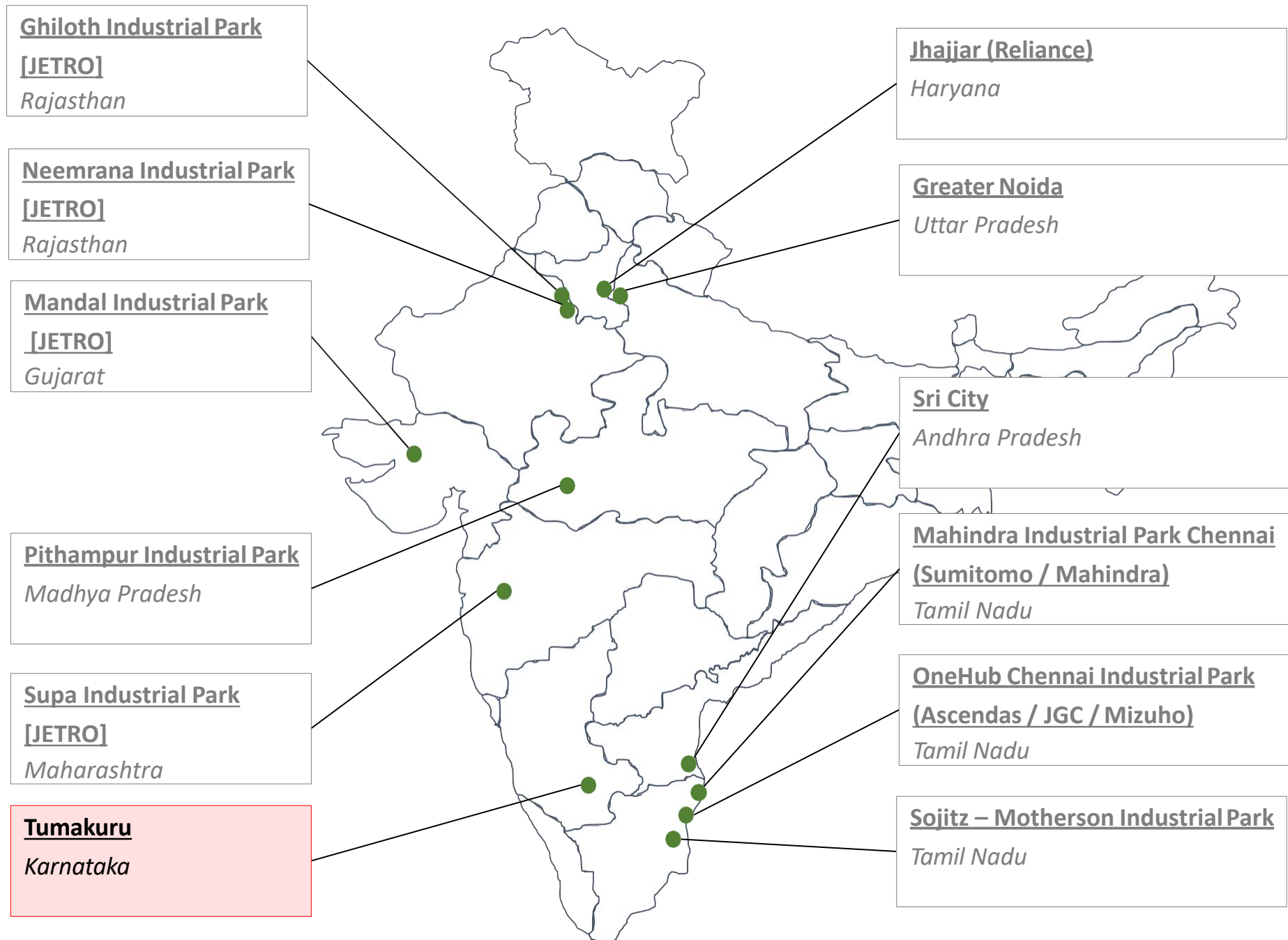
- 25 mins from the National Capital Delhi
- Metro connectivity to Delhi
- Connected to Yamuna Expressway, Eastern Peripheral Expressway (EPE), Delhi-Meerut Expressway, NH-91
- International Airport at Jewar, 40 kms away, IGI International Airport 60 KM Away, Hindon Domestic Airport 30 Km Away
- Proposed 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.

KARNATAKA

☐ Tumakuru



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 31st January 2023)

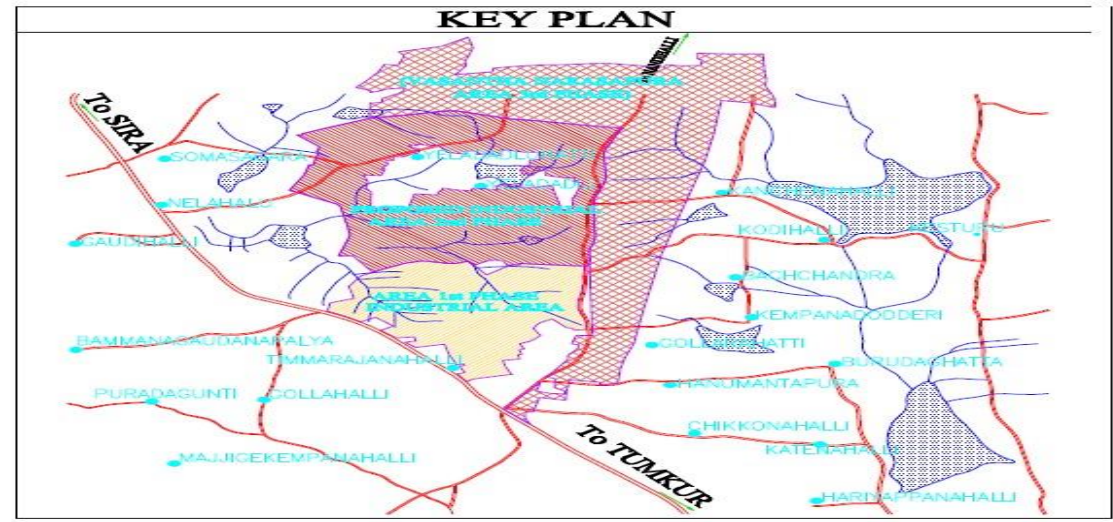
3

Area already allotted

67.46 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. Showa India Ltd	18.46	Manufacturing of Shock Absorbers for Two Wheelers	--	--	Building Construction and installation of Machinery is completed. Production yet to be started.
3	M/s. Brother Machinery India Pvt Ltd	8.00	Machine Tool manufacturing	--	--	Allotment letter issued on 23.01.2023
		67.46				

3. LandAcquisition

Total 519.55 acers of land is acquired for development of JIT & it is developed fully & in the possession of KIADB

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 drom 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 1st , 2nd & 3rd Phases are developed with all infrastructures facilities.**
- **45mtr wide approach Road from NH -4 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 taken up and the contract agreement is executed.**

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

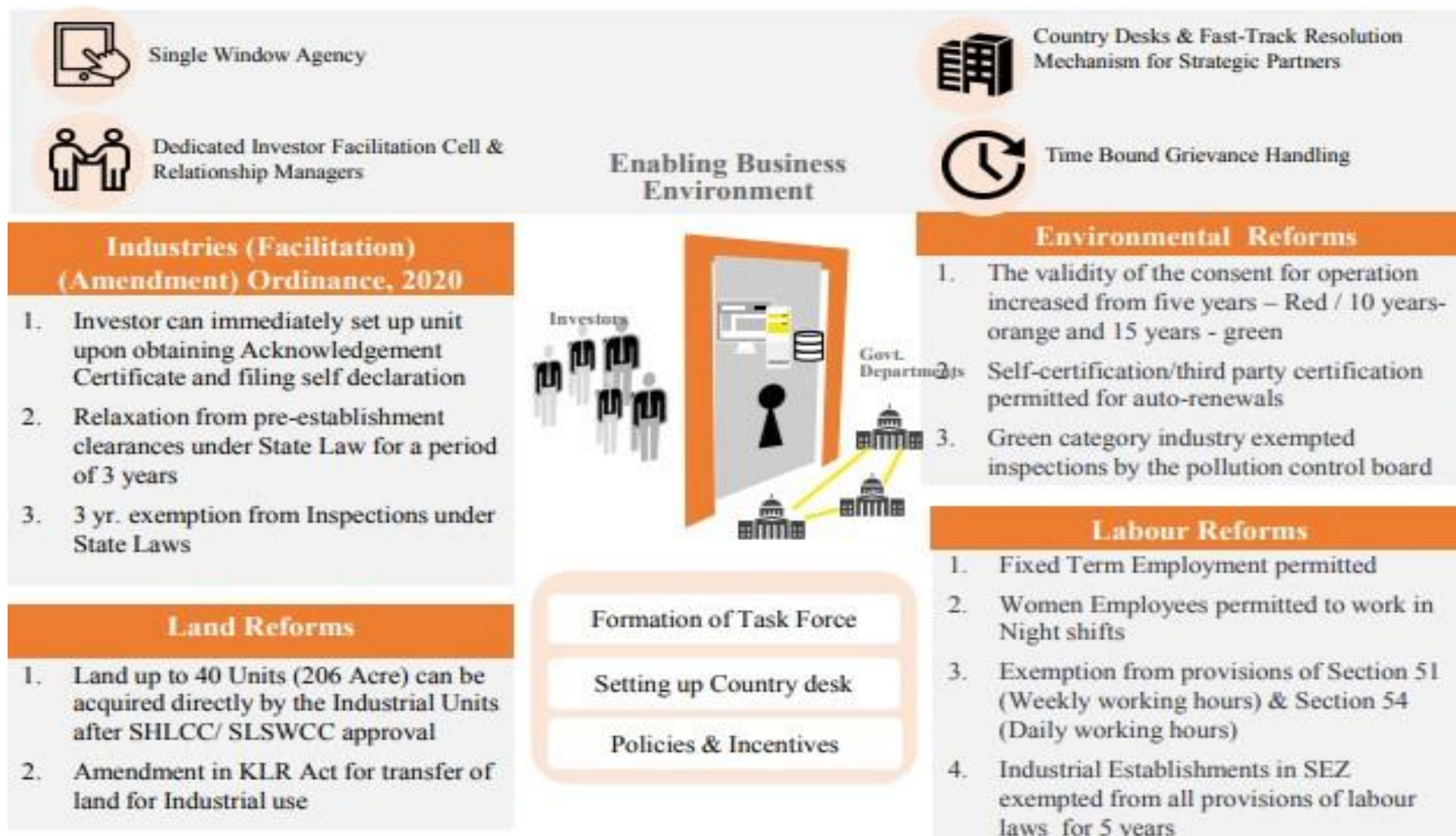
360° support under the Policy

- Support for Skill Development
- Support to R&D
- Incentives to file *IPR*
- 'Sarathak', 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



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, 3rd Phase.
- The Japanese Industrial Township is an Integral Part of Tumakuru Industrial Node in the Chennai-Bengaluru Industrial Corridor Project (CBCIC).
- Acquisition of 8484.60 acres of land for proposed Vasanthanarasapura 4th, 5th & 6th 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.

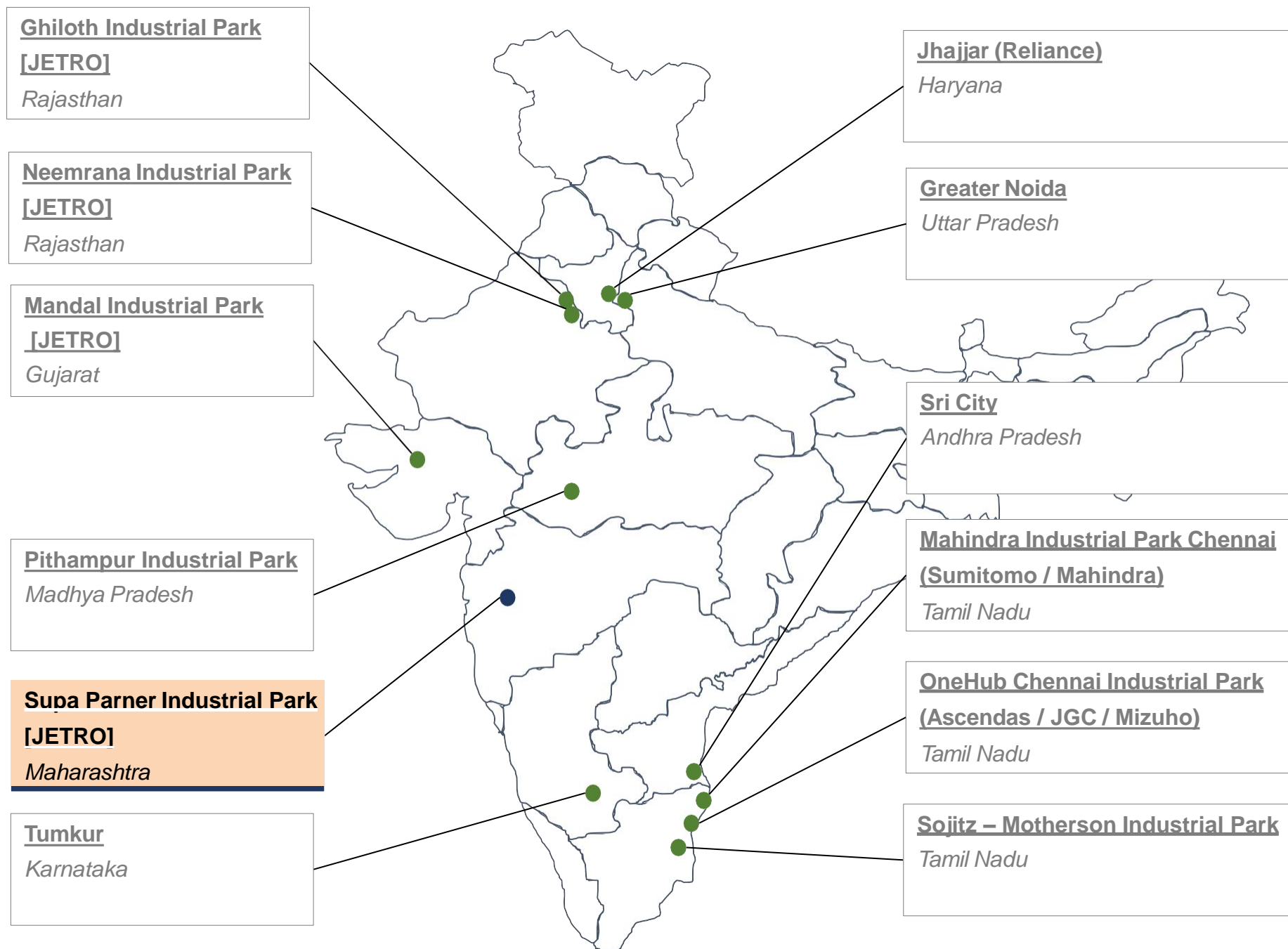
**Progress Report of
the Japan Industrial Townships (JITs) in India
*Maharashtra by MIDC***

January, 2023
Department of Industrial Policy and Promotion (DIPP)
Ministry of Commerce and Industry
India

Locations of JIJs in Progress Report

P-21054/37/2018-IC

724079/2023/IC-Asia Section



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 January 2023)

3

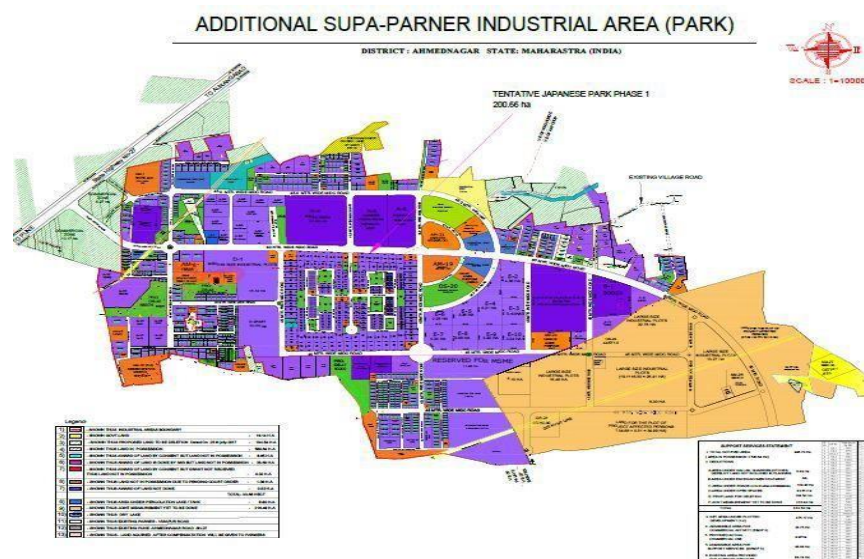
Area already allotted

35 acre

2. Map



Sections Map in JIT



ADDITIONAL SUPA-PARNER INDUSTRIAL AREA (PARK)

DISTRICT: AHMEDNAGAR STATE: MAHARASHTRA (INDIA)



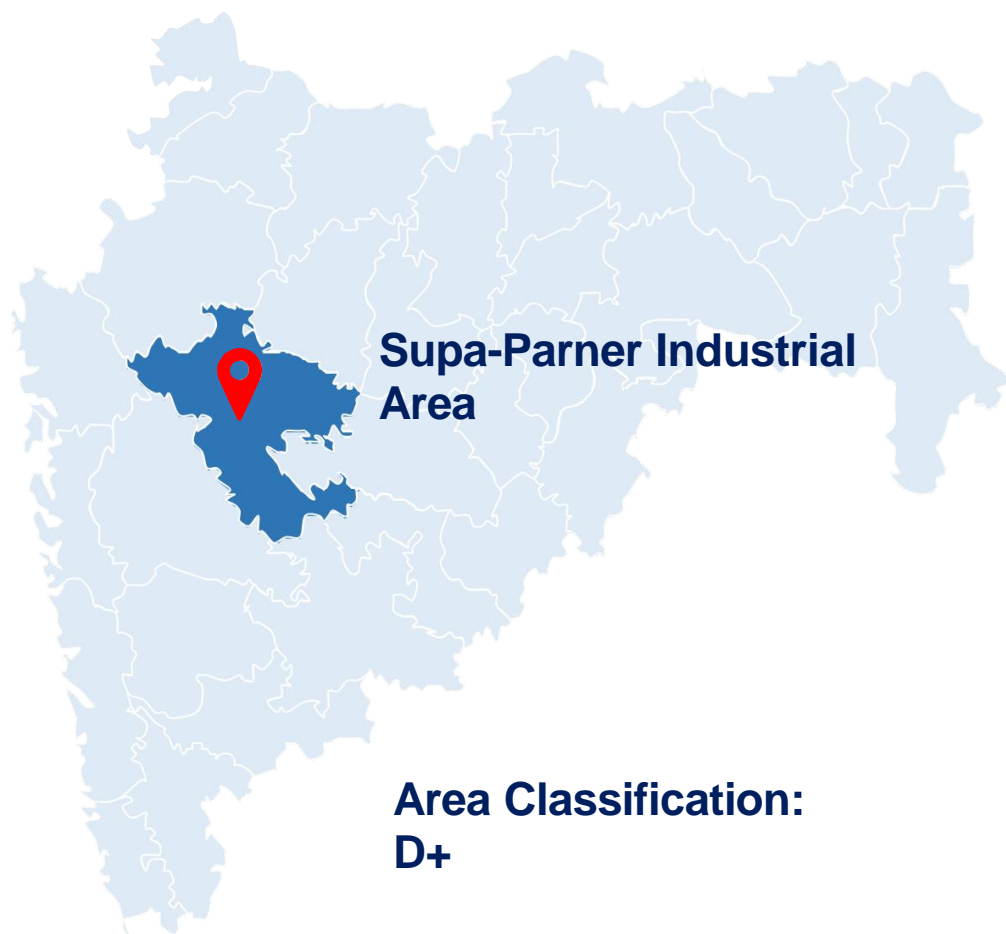
TENTATIVE JAPANESE PARK PHASE 1
200.66 ha

**Total Land: 946
hectares**

Legend

1	Residential Zone (General Purpose)	100.00 ha
2	Residential Zone (Medium Density)	100.00 ha
3	Residential Zone (Low Density)	100.00 ha
4	Residential Zone (High Density)	100.00 ha
5	Residential Zone (Special Purpose)	100.00 ha
6	Residential Zone (Mixed Use)	100.00 ha
7	Residential Zone (Commercial)	100.00 ha
8	Residential Zone (Industrial)	100.00 ha
9	Residential Zone (Agricultural)	100.00 ha
10	Residential Zone (Forest)	100.00 ha
11	Residential Zone (Water Body)	100.00 ha
12	Residential Zone (Other)	100.00 ha
13	Residential Zone (Total)	1000.00 ha

Summary of Land Use	
1. Residential Zone (General Purpose)	100.00 ha
2. Residential Zone (Medium Density)	100.00 ha
3. Residential Zone (Low Density)	100.00 ha
4. Residential Zone (High Density)	100.00 ha
5. Residential Zone (Special Purpose)	100.00 ha
6. Residential Zone (Mixed Use)	100.00 ha
7. Residential Zone (Commercial)	100.00 ha
8. Residential Zone (Industrial)	100.00 ha
9. Residential Zone (Agricultural)	100.00 ha
10. Residential Zone (Forest)	100.00 ha
11. Residential Zone (Water Body)	100.00 ha
12. Residential Zone (Other)	100.00 ha
13. Residential Zone (Total)	1000.00 ha

**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 **13th** 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
- **Digitization and Simplification** of all manual records or procedures

Magnetic Maharashtra 2.0: Key Reforms Launched

Single Window System for Industry Approvals: A single window clearance system for large investors that meet statutory norms to start operations within 48 hours

Maha Jobs Portal: Dedicated industrial employment portal, launched in July 2020, aims to help new and potential investors employ the vast and skill rich local talent in Maharashtra on the portal across 17 sectors and 950+ job roles

Investor First Programme

Relationship Managers (RMs) and Relationship Executives (REs) will be assigned to large investors for overall co-ordination and providing necessary support to the Investors on continuous basis.

Plug and Play Infrastructure

Allowing investors to utilize a ready to use infrastructure complete with affordable rental sheds, comprehensive utilities, expat housing, modular spaces in a 100% compliant ecosystem

5. Infrastructure:

Industrial Infrastructure Development in and around JIT

Substations: - Electric Supply From MSEDCL 5 Acres Plot Alloted to MSEDCL 33/1 Kv.20 MV Capacity & Power Substation are Ready 16 acres Land Alloted to MSETCL

Water Supply Infrastructure: :- Water Supply Scheme From Mula Dam Yearly Water Reservation to CWSS Ahmednagar = 23.19 MM³. Existing Water Supply scheme = 15.50 Million Litres Per Day

Natural Gas Pipeline (Operational or Planned): Work of laying Bharat Gas is in progress. Line is commissioning from Shrigonda at 100 km will be completed in 1 year.

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)

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

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

Shopping Malls: MR City mall

Golf Course: Cavalry Golf Course

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

7. Photos of Supa Industrial Area

Supa Industrial Area (Japanese Industrial Park)- Road Connectivity



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

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)

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

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

1. OneHub Chennai

1. Basic Information

JIT	OneHub Chennai(OHC)
State	Tamil Nadu
Area for JIT	1250 Acres
Developed by	OneHub Chennai Pvt Ltd
Marketing by	CapitaLand (earlier Ascendas Singbridge)

Schedule for Development, Sale, Use

Phase 1 - 322 Acres (Leasing ongoing)

Phase 2 – 250 Acres (Future Industrial Zone)

Phase 3, 4 & 5 – Future Developments for Industrial / Social Infrastructure

Number of Japanese Companies

(as of Nov 2021)

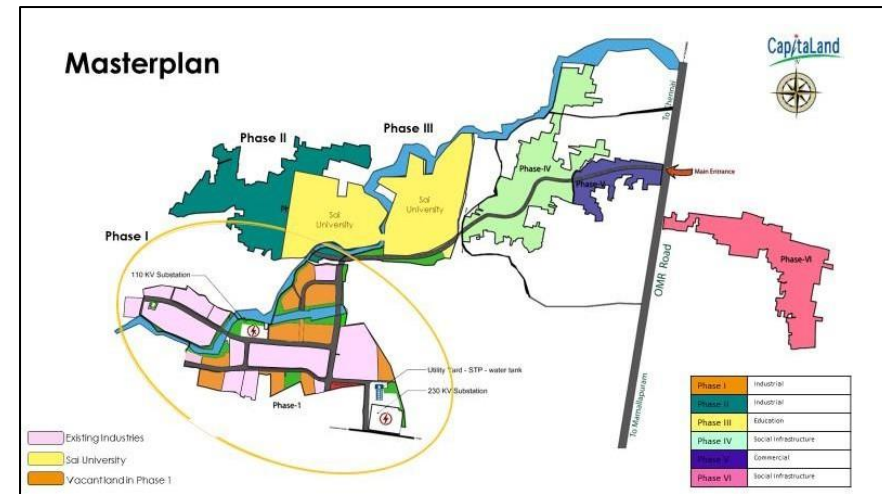
6

Area already allotted

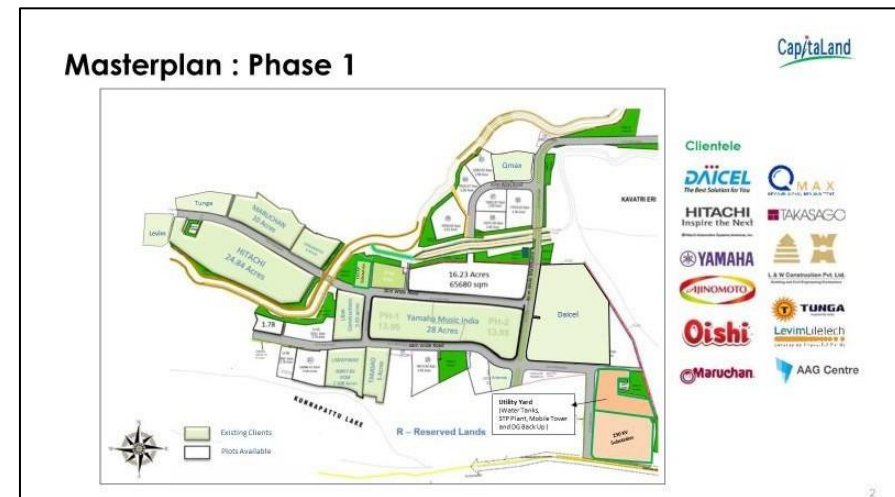
133 acres Industrial &
180 acres Institute/University

2. Map

Location Map around JIT



Sections Map in JIT – OHC Phase 1 Map



Name of the Park: OneHub Chennai

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

Total number of Companies: 12 (6 Japanese, 6 other)

Operational Companies -

1. **Yamaha Music** (Musical Instruments) - Japan
2. **Hitachi Automotive** (Auto Component) - Japan
3. **Maruchan** (Food Processing) - Japan
4. **Ajinomoto** (Food Additives) - Japan
5. **Takasago International** (Food Additives) – Japan

Signed & Yet to construct:

7. **L&W Constructions** (Material Handling Equipment – Jan 2021) - Singapore
8. **Liwayway Food International** (Food Processing – Feb 2021) – Philippines
9. **Daicel Safety Systems India Pvt Ltd** (Air Bags) – Japan
10. **Levim Lifetech** (Pharmaceuticals) – India
11. **AAG Centre for Aviation** (Training Academy) – UK
12. **Q Max Technologies** (EV Battery assembling) – India

Total Employment as of date: 1500 (Direct & Indirect)

Industries in Onehub Industrial Park

OneHub Chennai – Infrastructure Facilities



One Hub Chennai

Item	Remarks/Update
Water Supply Issues	<ul style="list-style-type: none"> It was proposed to supply 10 MLD treated water from CMWSSB through SIPCOT and to lay pipeline from Perungudi STP blending with Perumbakkam lake. Laying of pipeline was estimated at Rs. 86 cr which was proposed to be paid by OHC over a period of 20 years. One Hub replied TN Govt. that water demand shall be only 1 MLD up to 2024 based on current investment pipeline. <p>Company has informed that this amount of water is not required now. This request can be closed until further notice.</p>
Flood Control	<ul style="list-style-type: none"> Strengthening of bunds – out of 5 kms, 3 kms stretch has been completed by OneHub. 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. 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 <p>One Hub has submitted a letter to PWD regarding this, this shall be considered as a part of TNIPP, proposal already sent</p>

One Hub Chennai

Item	Remarks/Update
Center Median opening at the entrance of OneHub Chennai	<ul style="list-style-type: none"> The approval was given by Industries Dept <p>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.</p>
Chennai Peripheral Road (CPR) from	<ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> 1. Northern Port Access Road – Ennore Port to Thatchur on NH-5 2. Thatchur on NH-5 Thiruvallur Bypass 3. Thiruvallur Bypass to Sriperumbudur on NH-4 4. Sriperumbudur on NH-4 to Singaperumalkoil on NH-45 5. Singaperumalkoil on NH-45 to Mahabalipuram (One Hub region)

One Hub Chennai

Company Name	Remarks/Update
L & W Constructions	Company are developing a built to suit speculative structure (2 Lakhs sq. ft). Post construction, facility shall be leased out to potential clients.
Liwayway Food International	Company closing India operations due to COVID losses
Daicel Safety Systems	Construction almost completed, company have applied for CTO (Consent to Operate). Guidance are facilitating the issue of approval, expected to be received in 2 weeks.
Levim Lifetech	Company have received environmental clearance in June 2022. They are preparing necessary documents for statutory clearances and shall apply via single window portal.
AAG Center for Aviation	Building construction has been completed. Machinery is being installed, expected to be operational by Feb 2023.
Q Max Technologies	Land allotted. Company are applying for necessary clearances to begin construction.

2. Sojitz Motherson 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 Nov 2021)

Marketing in progress. Yet to get Japanese customer

Area already allotted

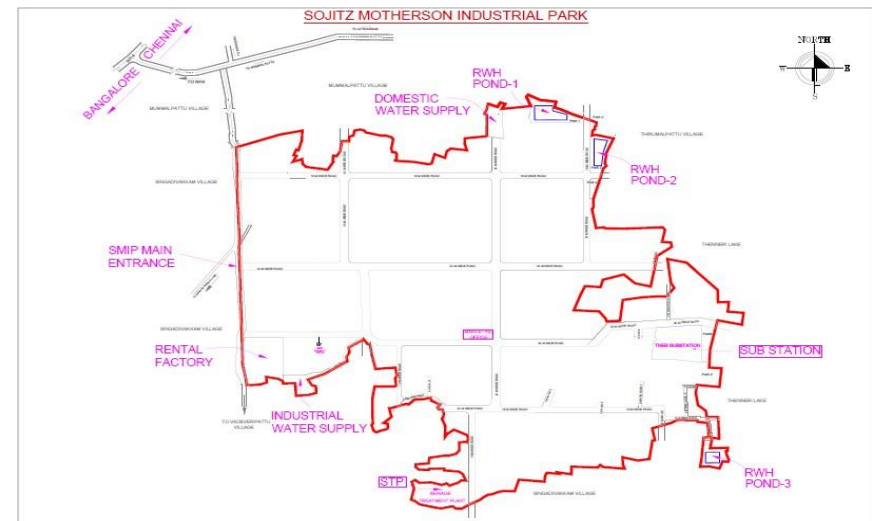
10.18 acre leased to a group company of Motherson

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.

Sojitz Motherson Industrial Park

Item	Remarks/Status
Construction of pipeline infrastructure to bring water	<p>TTRO Water Supply by SIPCOT:</p> <ul style="list-style-type: none"> • 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. • SIPCOT has completed laying pipes from Sriperumbudur to this Industrial Park. This project was proposed under TNIPP 2 fund scheme. • SMIP had received a demand letter from SIPCOT to remit the project cost. • Sojitz representatives met Additional Chief Secretary to Govt, Industrial Dept on 26th March 2022 and requested to arrange the funds. <p>Domestic Water Supply by TWAD:</p> <ul style="list-style-type: none"> • It has been proposed to supply 0.5 MLD domestic water from Palar river basin at Vengudi Head works of TWAD to SMIP. • TWAD board has prepared DPR and awaiting fund from Govt. under TNIPP2 or similar scheme <p>This shall be considered as a part of TNIPP, proposal already sent. Once funds are available, TWAD shall be incentivized accordingly for the infrastructure development and the company shall pay on a water consumption basis.</p>

Sojitz

Company Name	Remarks/Update
India SeAH Metals	Commercial production ongoing
Motherson Medicals	Commercial production
ZF Rane Safety Systems	Construction in progress

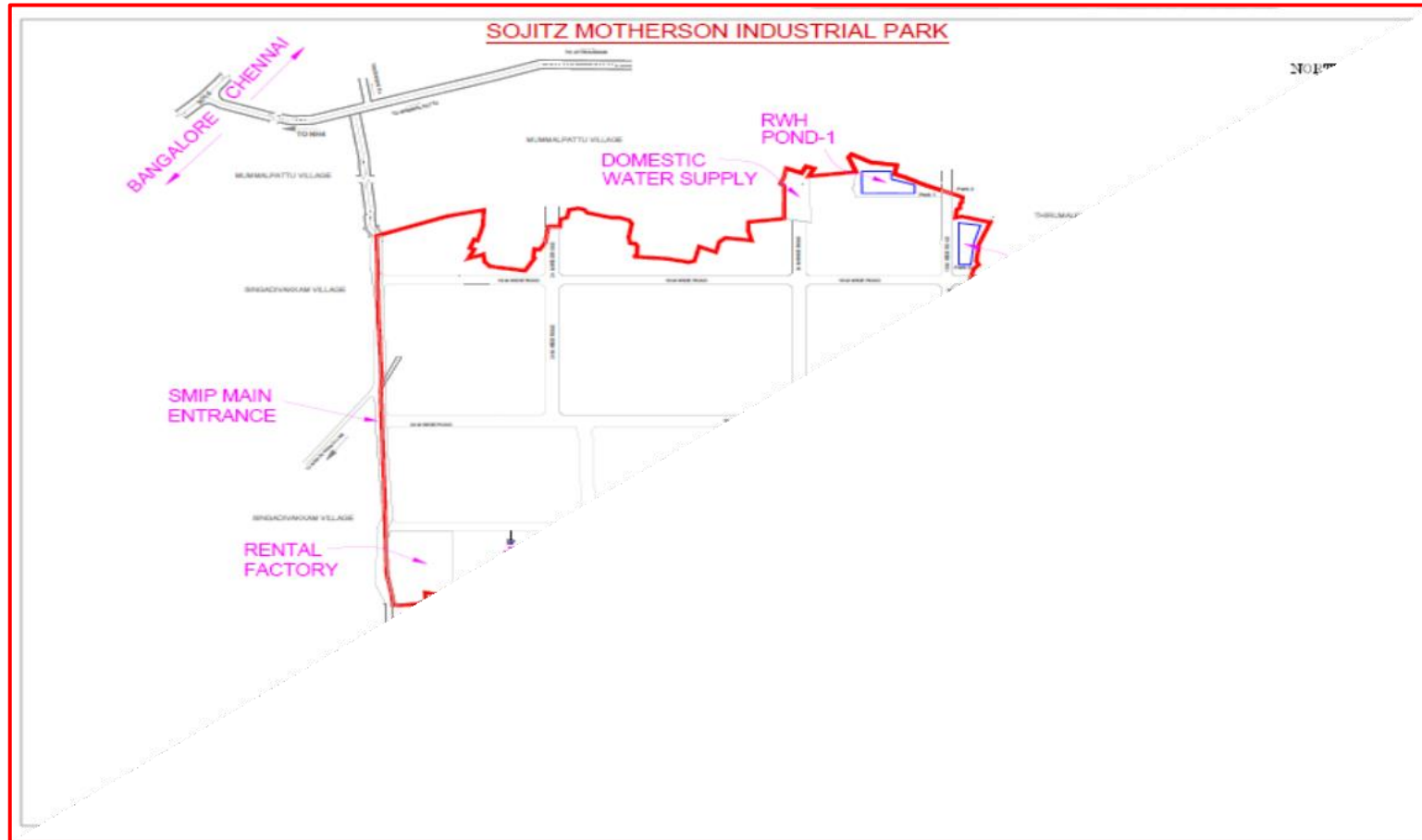
Location Map

Location Map



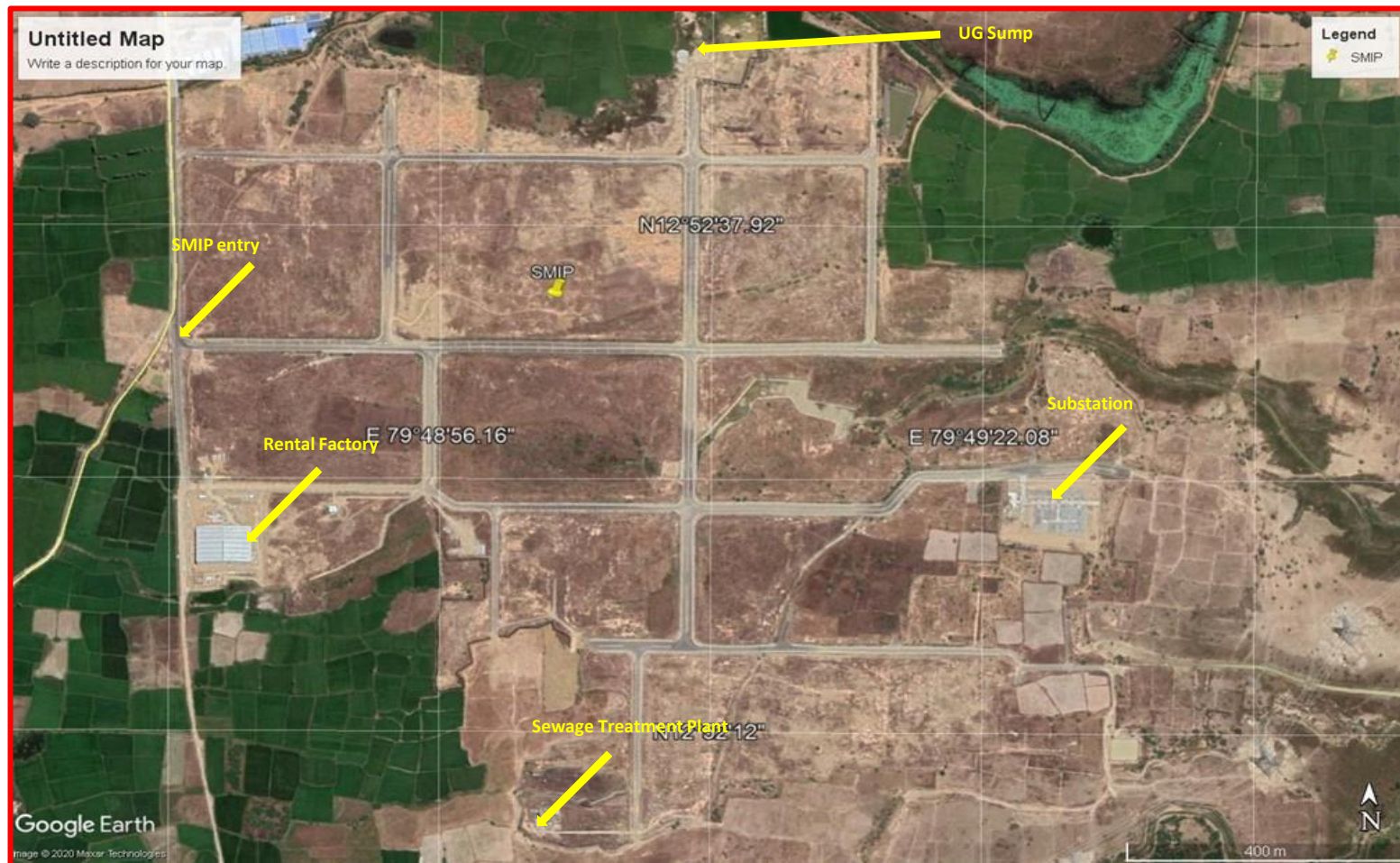
Park Layout

9. Layout of SMIP



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

SMIP – Sattellite View of Current status



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

SMIP – Current status

10. Current status of SMIP



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

3. Origins Industrial Park by Mahindra

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

Current status of the project

- Key approvals obtained
- Infrastructure completed in Phase 1
- 4 Japanese customers signed up.

Number of Japanese Companies

(as of Nov 2021)

4

Area already allotted as on date

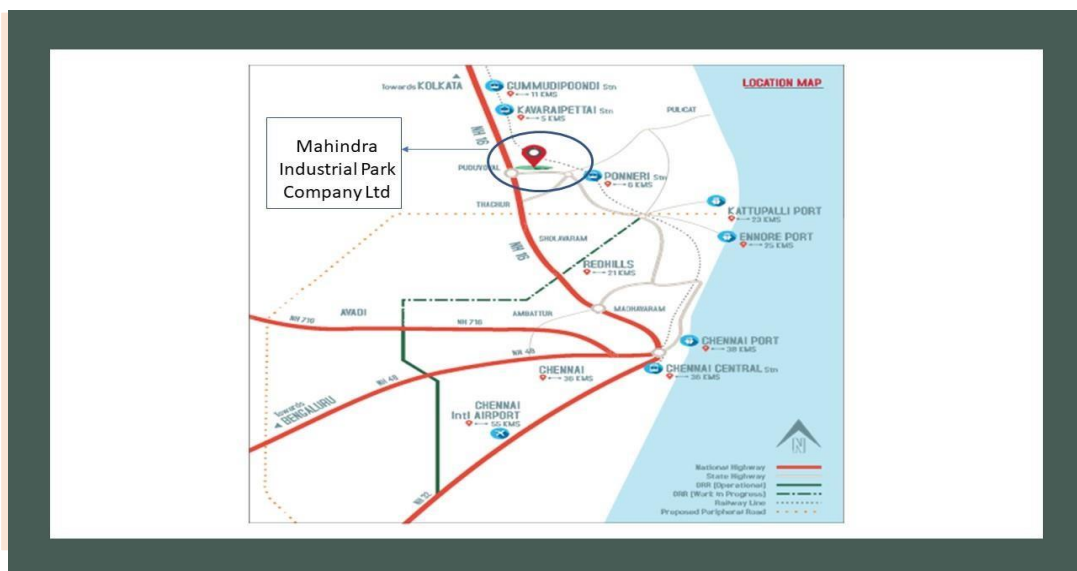
52 Acres to 3 Japanese Customers (Yanmar Engine, Nissei Electricals, USUI Susira). Track Design India (Kobelco Group)

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. 3 Japanese Companies signed up and under construction
 2. Core Infrastructure in place in Phase – I.



Rs. 900 cr
Total Project
Investment



Rs. 2000 cr
Expected
Investment



7000 persons
Expected Direct
Employment

JIT in Tamil Nadu (Mahindra Industrial Park Chennai)

Location Map ORIGINS, North Chennai



Located on High
Growth Corridor –
NH5



In proximity to Ponneri
Chennai Bangalore
Industrial corridor



Existing industrial
Eco System



Chennai City
35 KM
Chennai Airport
70 KM



Chennai Port 48
KM
Ennore 25 KM
Kattupalli 25 KM



KavaraiPETTI 3
KM
Ponneri 5 KM



Inland Container
Depot – 16 KM



Fire Station
Gummidipoondi
15 KM



Police Station
Ponneri -5 KM
KavaraiPETTI
5 KM



3. Land Acquisition

Land Procurement is through direct purchase from Land Owners through Land Procurement Agency.

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 Portal is available through GUIDANCE.

Approvals Obtained:

✓ DTCP – Directorate of Town & Country Planning for Layout

✓ EC –Environmental Clearance for Industrial Park from SEIAA (State Environmental Impact Assessment Authority)

✓ CTE & CTO – Consent to Establish and Consent to Operate from TNPCB.

5. 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

Sumitomo Mahindra Industrial Park

Item	Remarks/Status
Water Supply	<ul style="list-style-type: none"> 1 MGD water supply approved by TWAD. Source needs to be identified, post which pipeline infrastructure needs to be developed. This will attract further Japanese investors to set up in Mahindra's park. <p>Currently, there are not enough companies within the park for such water usage. This can be revisited at a later stage.</p>
Road widening	<ul style="list-style-type: none"> Widen MDR road from the industrial park until Ennore port and Kattupalli port <p>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.</p>

Mahindra Origins

Company Name	Remarks/Update
Yanmar Engine	Commercial production ongoing
Usui Susira	Commercial production ongoing
Trac Technologies	Commercial production ongoing
Ashirvad Pipes	Land registration completed. Approvals to be sought
Nissei Electric	Construction ongoing, expected to be inaugurated by Feb 2023

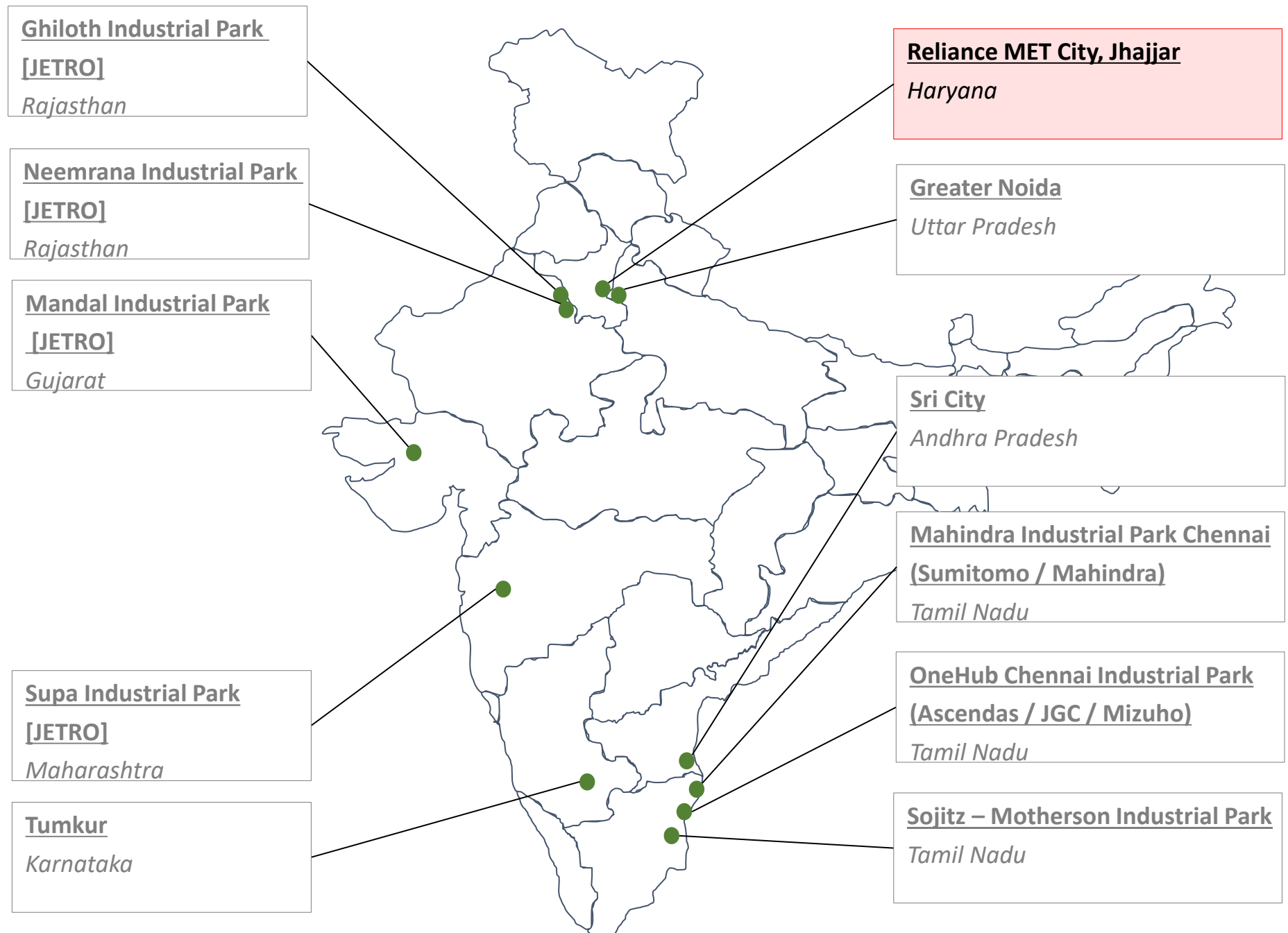
Other Remarks

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



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
- ~ 1903 acres license received
- ~1200 acres monetized

Number of Japanese Companies

(as of January 31, 2023)

Panasonic India- established four units since 2012

Denso Haryana has established in 2013

T-Suzuki established in 2022

Nihon Kodeon – Under Construction since 2022

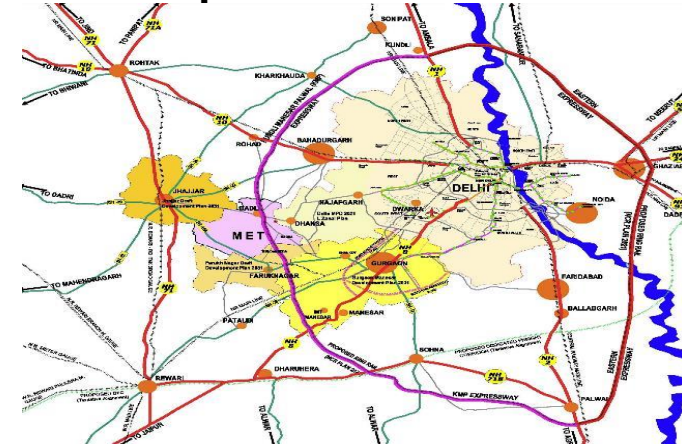
Area already allotted

Panasonic India --- 75 acres

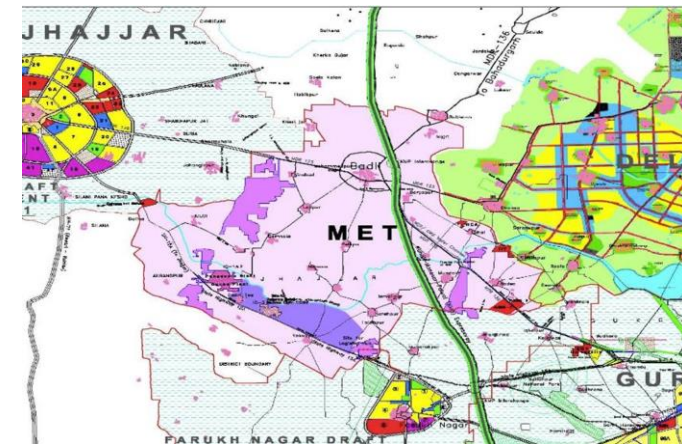
Denso Haryana– 18.4 acres, Tsuzuki – 5.7 acres, Nihon Kohden – 4 acres

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 sqft 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

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
Location	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)
Promoter	India # 1 Private Sector Company – Reliance Industries Limited
Rail Linked	Rail linked Industrial Township– with proposed Private Freight Terminal. Other Rail Terminals ~ 20 kms away operated by Gateway Terminal and Adani Group
Key Occupants	Panasonic, Denso, Reliance Retail, Allcargo, Amber Enterprises, Deerfos, Tsuzuki, Indospace, a PE fund amongst a list of 400+ occupants
Logistics	565 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
Land	Free hold land of ~ 8250 acres and no future enhancement compensation– 5000 immediately developable
Environment Clearance	Environment Clearance for ~2100 acres.
Power	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 operational.
Water	Trunk infrastructure of 50 MLD water treatment plant along with 18 kms of water pipeline completed and made operational.
Sewage & Wastewater	200 KLD Sewage/ Effluent Treatment Plant operational
Manpower	Sufficient manpower of all skill types available
World class Infrastructure	Residential including affordable housing, Commercial & Social Infrastructure such as Recreational (Golf, Clubs)
Existing/ Upcoming Infrastructure in vicinity	AIIMS-II, IIT-Delhi (R&D), XLRI (Delhi Campus), SGT University, Sehwaq Intl' School, HCA Cricket Stadium, Government Engg. College, BIMT and much more
Single Window Clearance	Hassle-free, Efficient set-up & operations with Customer Facilitation Service
Maximum Incentives	Under New Haryana Enterprises Promotion Policy 2020 and Central schemes

End of the Report