Update on Japan Industrial Townships (JITs) in India

INDIA SIDE

As Of December 2021

Department For Promotion of Industry & Internal Trade
Ministry of Commerce and Industry
India
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<td>Rajasthan</td>
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<td>Uttar Pradesh</td>
<td>IIT, Greater Noida</td>
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<td><strong>Total</strong></td>
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• 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
Locations of JITs in Progress Report

Ghiloth Industrial Park [JETRO]
Rajasthan

Neemrana Industrial Park [JETRO]
Rajasthan

Mandal Industrial Park [JETRO]
Gujarat

Supa Industrial Park [JETRO]
Maharashtra

Tumkur
Karnataka

Jhajjar (Reliance)
Haryana

Greater Noida
Uttar Pradesh

Sri City
Andhra Pradesh

Mahindra Industrial Park Chennai (Sumitomo / Mahindra)
Tamil Nadu

OneHub Chennai Industrial Park (Ascendas / JGC / Mizuho)
Tamil Nadu

Sojitz – Motherson Industrial Park
Tamil Nadu
Status of JITs as of December 2021
ANDHRA PRADESH

Sri City
JIT in Andhra Pradesh (Sri City)

1. Basic Information

<table>
<thead>
<tr>
<th>JIT</th>
<th>Sri City</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>Andhra Pradesh</td>
</tr>
<tr>
<td>Area for JIT</td>
<td></td>
</tr>
<tr>
<td>Phase I</td>
<td>500 Acres</td>
</tr>
<tr>
<td>Phase II</td>
<td>510 Acres</td>
</tr>
<tr>
<td>Total</td>
<td>1010 Acres</td>
</tr>
<tr>
<td>Developed by</td>
<td>Sri City Pvt. Ltd.</td>
</tr>
<tr>
<td>Marketing by</td>
<td>Sri City Pvt. Ltd.</td>
</tr>
</tbody>
</table>

Schedule for Development, Sale, Use

347 acres available for allocation

Number of Japanese Companies
(as of Jan, 2022)

25

Area already allotted

663 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
- Currently employees over 50,000 people
- 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 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 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 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
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 190 companies from 27 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

- ISUZU
- Panasonic
- NHK
- TÖRAY
- THK

- DAIKIN
- unicharm
- KOBELCO
- KOBELCO
- KOBELCO

- IMOP
- Aisan
- HIKUWA
- NIPON SEIKI
- NITTAN INDIA TECH

- NIPPON EXPRESS
- MCNS
- Tohoku Steel Co., Ltd.
- Japan-India Institute for Manufacturing
- DIK

- EBARA
- MIYAMA ELECTRIC CO., LTD
- TATA
- TOYOTA TSUSHO
- PIOLAX
TAMIL NADU

OneHub Chennai
Sojitz Motherson Industrial Park
Mahindra Industrial Park Chennai
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

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2. Map

Location Map around JIT

**Sections Map in JIT – OHC Phase 1 Map**

Masterplan : Phase 1
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)
JIT in Tamil Nadu (OneHub)

Industrial Infrastructure Development in JIT

- **Power** – The Government through TNEB facilitated and established one 230/110 KV sub-station and another 110/11 KV sub-station to meet the power requirements of industries in this JIT. Both the sub-stations are completed and now operational.

- **Water (demand 5MLD)** – Earlier GoTN issued GO dated 5th July 2013 for supply of 23 MLD water from new desalination plant. However, company have requested interim water supply of 5 MLD. GoTN is exploring the feasibility of utilizing any savings from TNIPP Fund for laying pipelines from Nemmeli Desalination Plant.

- **Center Median opening** at OMR entrance. This is to be facilitated by Highways department and the same is pending.

- **Flood Mitigation** – Made request to PWD on 4th Dec 21 to carryout the flood mitigation works in and around OneHub Chennai by PWD to avoid any inundation. The same is pending.

- **Transport Facility** – Public transport facility is provided for Industrial workers to commute nearby towns (Thiruporur and Mahabalipuram) in 2019. However, the service has been stopped due to COVID. Hence request your assistance to resume the transport service.

Industrial Infrastructure Development around JIT

**Roads**

- OMR Phase 2 widening from Siruseri to Mahabalipuram will be accelerated.

- Chennai Peripheral Road (CPR) from Ennore Port to Poonjeri (Mahabalipuram) completion will facilitate locators in easy movement of goods 24x7.

**Social Infrastructure Development**

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

- This JIT has allotted land to Sai University within the park and is under construction.

- Hostel is developed within the park which will support for industry workers to stay nearby work.

- JIT also plans to allot land are for developing Hotels, apartments, commercial center and other amenities in future.
Japanese companies located in OneHub Chennai Industrial Park

- Yamaha Music
- Hitachi
- Maruchan Ajinomoto
- Takasago
- Daicel
- Ajinomoto
Industries in Onehub Industrial Park

OneHub Chennai – Infrastructure Facilities
2. Sojitz Motherson Park
### 1. Basic Information

<table>
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<th><strong>JIT</strong></th>
<th>Sojitz Motherson Industrial Park (SMIP)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>State</strong></td>
<td>Tamil Nadu</td>
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<tr>
<td><strong>Area for JIT</strong></td>
<td>280 acres</td>
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<tr>
<td><strong>Develop &amp; Marketing by</strong></td>
<td>Sojitz Corporation of Japan in JV with Motherson group of India</td>
</tr>
</tbody>
</table>

**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

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### 2. Map

#### Location Map around JIT

[Google Map showing the Sojitz Motherson Industrial Park]

#### Sections Map in 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.
GOOGLE MAP SHOWING THE SOJITZ MOTHERSON INDUSTRIAL PARK
9. Layout of SMIP

Please visit: http://www.smip-india.com for additional information
SMIP – Satellite View of Current status

Please visit: http://www.smip-india.com for additional information
10. Current status of SMIP

Please visit: [http://www.smip-india.com](http://www.smip-india.com) for additional information
3. Origins Industrial Park by Mahindra
## 1. Basic Information

<table>
<thead>
<tr>
<th><strong>JIT</strong></th>
<th>Mahindra Industrial Park Chennai limited, a Joint Venture of Mahindra World City Developers Ltd., (JV of TIDCO &amp; Mahindra Group) &amp; Sumitomo Corporation, Japan</th>
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</thead>
<tbody>
<tr>
<td><strong>State</strong></td>
<td>Tamil Nadu</td>
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<tr>
<td><strong>Area for JIT</strong></td>
<td>Phase I – 263.80 acres</td>
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<td><strong>Developed by</strong></td>
<td>Mahindra Industrial Park Chennai Limited</td>
</tr>
<tr>
<td><strong>Marketing by</strong></td>
<td>Mahindra Industrial Park Chennai Limited</td>
</tr>
</tbody>
</table>

### Schedule for Development, Sale, Use

- **Current status of the project**
  - a. Key approvals obtained
  - b. Infrastructure completed in Phase 1
  - c. 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 (Phase 1)
- 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 an under construction
  2. Core Infrastructure in place in Phase – I.
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 Gummudipoondi 15 KM
- Police Station Ponneri -5 KM
- Kavaraipetti 5 KM

JIT in Tamil Nadu (Mahindra Industrial Park Chennai)
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

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

Supa Japanese Industrial Park
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 3rd December 2021)

- 3

Area already allotted

- 35 acre

2. Map
Total Land: 946 hectares
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
JIT in Maharashtra (Supa Industrial Park)

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

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**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 coordination 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 Allotted to MSEDCL 33/1 Kv.20 MV Capacity & Power Substation are Ready 16 acres Land Allotted 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.

Social Infrastructure Development

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

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


Companies Present in JIT: Ideal Chemi Plast (Japan), Mitsubishi Belting (Japan), INOUUE Mfgs (Japan)

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
JIT in Maharashtra (Supa Industrial Park)

7. Photos of Supa Industrial Area

Supa Industrial Area (Japanese Industrial Park)- Road Connectivity
## 8. Annexure

### Qualification Criteria for Ultra Mega & Mega Projects

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

### 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

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

### 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 upgradation, 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

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

### 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 up to 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
RAJASTHAN

Neemrana Industrial Park
Ghilotth Industrial Park
1. Neemrana Industrial Park
1. Basic Information

<table>
<thead>
<tr>
<th>JIT</th>
<th>NIC(M)NEEMRANA</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>RAJASTHAN</td>
</tr>
<tr>
<td>Area for JIT</td>
<td>1161.47 acre</td>
</tr>
<tr>
<td>Developed by</td>
<td>RIICO LTD. (A Govt of Rajasthan Enterprises)</td>
</tr>
<tr>
<td>Marketing by</td>
<td>RIICO LTD.</td>
</tr>
</tbody>
</table>

**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 Nov, 2021)

55

**Area already allotted**

492.50 acre

2. Map

**Location Map around JIT**

**Sections Map in JIT**
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](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 89 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 Kathuwas by 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

VAT and CST Reimbursement

VAT and CST taxes have been replaced by the GST regime.

- Investment subsidy of 75% of SGST due and deposited by enterprise, for 7 years as per RIPS 2019.
- Employment generation subsidy up to 50% of SGST due and deposited by enterprise, for 7 years as per RIPS 2019.

Entry Tax Exemption

Not applicable under GST regime.

Stamp Duty Exemption

100% exemption as per RIPS 2019

Electricity Duty Exemption

100% exemption for 7 years as per RIPS 2019

Land Development Cost Exemption

- The present rate of industrial land at Neemrana Industrial area is INR 4,500 per square meter. No rebate is applicable.
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.
- Upcoming skill development center, Japan Institute of Manufacturing (JIM)
- 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.
- Foreigners registration office is situated in the area
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**

**Number of Japanese Companies**
(as on Nov 2021)
Nil

**Area already allotted**
Nil

---

2. Map

Location Map around JIT

![Map Image]
JIT in Rajasthan (Ghiloth Industrial Park)

3. Land Acquisition

RICO has procured 1847 acres of land for setting industrial area Ghiloth. Japanese investment zone-II, Ghiloth is planned over 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 - 16 Departments under one roof to facilitate entrepreneurs under
- 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 in the following schemes:
  - Rajasthan Investment Promotion Scheme-2019
  - Rajasthan industrial Development Policy-2019
  - Mukhya Mantri Laghu Udyog Protshan Yojna.
  - Rajasthan Agro Processing, Agri Business and Agri -Export Promotion Policy-2019
5. Infrastructure

Industrial Infrastructure Development in JIT

- Plot demarcation
- Road Network – 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, greet belt, Park etc.
- Hospital - Plots reserve for hospital/ nursing home /dispensary
### Fiscal Incentives

**VAT and CST Reimbursement**

VAT and CST taxes have been replaced by the GST regime:
- **Investment Subsidy of 75% of SGST due and deposited by enterprise for 7 years as per RIPS 2019**
- **Employment Generation Subsidy up to 50% of SGST due and deposited by enterprise, for 7 years as per RIPS 2019**

**Entry Tax Exemption**

**Not applicable under GST regime**

**Stamp Duty Exemption**

**100% exemption as per RIPS 2019**

**Electricity Duty Exemption**

**100% exemption for 7 years as per RIPS 2019**

**Land Development Cost Exemption**

The present rate of industrial land at Ghiloth Industrial area is INR 3,600 per square meter. No rebate is applicable.
### 7. Other Remarks

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

<table>
<thead>
<tr>
<th>Features</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Ideally located in NCR at a distance of 7 km from NH-8</td>
</tr>
<tr>
<td></td>
<td>Easily accessible from Delhi, Gurugram via National Highway</td>
</tr>
<tr>
<td>Promoter</td>
<td>RIICO – 100% State Government of Rajasthan undertaking.</td>
</tr>
<tr>
<td>Rail Linked</td>
<td>Located within DMIC Corridor</td>
</tr>
<tr>
<td>Key Occupants</td>
<td>-</td>
</tr>
<tr>
<td>Logistics</td>
<td>Multi-Modal Logistic Park, Kathuwas at about 10 km.</td>
</tr>
<tr>
<td>Land</td>
<td>99 years lease hold basis.</td>
</tr>
<tr>
<td>Environment Clearance</td>
<td>Environment Clearance obtained for entire industrial area.</td>
</tr>
<tr>
<td>Industrial Colony License</td>
<td>-</td>
</tr>
<tr>
<td>Power</td>
<td>33/11 KV substations – functional, provision for 220 KV GSS</td>
</tr>
<tr>
<td>Water</td>
<td>NOC from CGWA, New Delhi obtained for supply of water @ 0.8 litre per sqm. to allottees.</td>
</tr>
<tr>
<td>Sewage &amp; Wastewater</td>
<td>RCC Drainage network laid down for storm water</td>
</tr>
<tr>
<td>Manpower</td>
<td>Sufficient skilled/unskilled manpower available within/nearby areas.</td>
</tr>
<tr>
<td>World class Infrastructure</td>
<td>Residential, Commercial &amp; Social Infrastructure available.</td>
</tr>
<tr>
<td>Existing/ Upcoming Infrastructure</td>
<td>Institute/Hospital/ School/Commercial complex etc.</td>
</tr>
<tr>
<td>Single Window Clearance</td>
<td>Hassle-free, Efficient set-up &amp; operations with Customer Facilitation Service</td>
</tr>
<tr>
<td>Maximum Incentives</td>
<td>Under Rajasthan Investment Promotion Scheme – 2019 &amp; other schemes of State and Centre.</td>
</tr>
</tbody>
</table>
KARNATAKA

☑ Tumkur
1. Basic Information

<table>
<thead>
<tr>
<th>JIT</th>
<th>Tumakuru</th>
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</thead>
<tbody>
<tr>
<td>State</td>
<td>Karnataka</td>
</tr>
<tr>
<td>Area for JIT</td>
<td>519.55 acre</td>
</tr>
<tr>
<td>Developed by</td>
<td>KIADB</td>
</tr>
<tr>
<td>Marketing by</td>
<td>KIADB</td>
</tr>
</tbody>
</table>

Schedule for Development, Sale, Use

Layout is developed completely in all respects i.e., civil and electrical infrastructure completed

Number of Japanese Companies
(as of 31st January 2022)

2

Area already allotted

59.46 acre

2. Map

Location Map around JIT

Sections Map in JIT
3. Land Acquisition

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

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.)

- 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.

Water supply is provided from the existing 5MLD potable water supply scheme of Vasanthanarasapura Industrial area.

Work for 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.

Electrical power infrastructure created to cater anticipated load of 12 MVA of power. The power infrastructure works and LED Street lights 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
- Tumkur 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.
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 taken up.
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

**360º support under the Policy**

- Support for Skill Development
- Support to R&D
- Incentives to file *IPR*
- ‘Sarthak’, 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

**Enabling Business Environment**

- Single Window Agency
- Dedicated Investor Facilitation Cell & Relationship Managers
- Time Bound Grievance Handling

**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

**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

**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

**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, 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-Bangalore-Industrial Corridor Project(CBIC)-Tumakuru Node. Out of which 1722.00 acres of land in Phase 4 is handed over to CBIC-TITL (Chennai Bangalore Industrial Corridor-Tumakuru Industrial Township Limited).

• Action has been initiated for development of Phase A of CBIC-TITL in a extent of 1722.00 acres
UTTAR PRADESH

- Integrated Industrial Township,
  Greater Noida
JIT in Uttar Pradesh (Greater Noida)

1. Basic Information

<table>
<thead>
<tr>
<th>JIT</th>
<th>Integrated Industrial Township, Greater Noida</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>Uttar Pradesh</td>
</tr>
<tr>
<td>Area for JIT</td>
<td>(747.5 Acre)</td>
</tr>
<tr>
<td>Developed by</td>
<td>DMIC Integrated Industrial Township Greater Noida Ltd</td>
</tr>
<tr>
<td>Marketing by</td>
<td>DMIC Integrated Industrial Township Greater Noida Ltd</td>
</tr>
<tr>
<td>Schedule for Development, Sale, Use</td>
<td></td>
</tr>
<tr>
<td>Trunk Infrastructure</td>
<td>Complete</td>
</tr>
<tr>
<td>Allotment</td>
<td>Open</td>
</tr>
<tr>
<td>Number of Japanese Companies</td>
<td>None</td>
</tr>
<tr>
<td>Area already allotted</td>
<td>153.89 acre</td>
</tr>
</tbody>
</table>

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.)

- Yet to begin in **Integrated Industrial Township**. However, the township is part of **Greater Noida City** which already has an abundance of quality social and institutional infrastructure.
6. Fiscal Incentives

Uttar Pradesh Government offers many incentives to industries through its various policies vis-à-vis UP Investment & Employment Promotion Policy’17, UP Electronics Manufacturing Policy’ 20, UP IT & Policy’17, UP Pharma Industry Policy ’18, UP Start Up ’20, Handloom Powerloom Silk Textile Garmenting Policy’17, UP MSME & Export Promotion Policy’17, UP Food Processing Policy’17, UP warehousing logistics policy ’18, UP Electric Vehicle Mftg Mobility Policy ’19 etc.

VAT/CST/SGST Reimbursement

- 90% for small industries & 60% for medium & large industries for 5 years with some ceiling
- 70% for Mega/Mega Plus/Super Mega for 10 years with some ceiling

Stamp Duty Exemption

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

Electricity Duty Exemption

- Exemption from electricity duty for 10 years to all new units set up in UP

Land Rebate

- 25% rebate on Land Cost as per UP Electronics Manufacturing Policy’20 for certain types of industries
Interest Subsidy as per UPIIEPP 2017

- Capital interest subsidy up to 5% p.a. for 5 years for loan taken against procurement of plant & machinery - Annual ceiling of 50 lacs
- Infrastructure interest subsidy up to 5% p.a. for 5 years for loan taken for development of infrastructure - Annual ceiling of 1 crore
- Interest subsidy up to 5% p.a. for 5 years for loan taken for Industrial research, Quality improvement and development of products for certain categories - Annual ceiling of 1 crore

Exclusive Projects UPIIEPP 2017

- Special incentives decided on case to case basis.
- Projects under this category are:
  - Mega- Capital Investment of more than INR 200 crore but less than INR 500 crore or providing employment to more than 1000 workers
  - Mega Plus- Capital Investment of more than INR 500 crore but less than INR 1000 crore or providing employment to more than 2000 workers
  - Super Mega- Capital Investment of more than INR 1000 crore or providing employment to more than 4000 workers

* Detailed policies targeted for different industrial sectors and other schemes can be viewed and downloaded from [www.niveshmitra.up.nic.in/Policies.aspx](http://www.niveshmitra.up.nic.in/Policies.aspx)
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 etc.
GUJARAT

- Mandal Industrial Park
- Sanand III (Khoraj)
1. Mandal Industrial Park
JIT in Gujarat (Mandal Industrial Park)

1. Basic Information

<table>
<thead>
<tr>
<th>JIT</th>
<th>Japanese Park Mandal</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>Gujarat</td>
</tr>
<tr>
<td>Area for JIT</td>
<td>316 acre</td>
</tr>
<tr>
<td>Developed by</td>
<td>GIDC</td>
</tr>
<tr>
<td>Marketing by</td>
<td>GIDC</td>
</tr>
<tr>
<td>Schedule for Development, Sale, Use</td>
<td></td>
</tr>
<tr>
<td>Phase I: Developed</td>
<td></td>
</tr>
<tr>
<td>Phase II: Developed</td>
<td></td>
</tr>
</tbody>
</table>

Number of Japanese Companies (as of January 2022)

- 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. 128 ha; Out of which 88 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.)


- 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.
## JIT in Gujarat (Mandal Industrial Township)

### 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)
- 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)
### 6. Fiscal Incentives

#### Capital Subsidy

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

- Gujarat Industrial Policy 2020 – Capital Subsidy upto 12% of fixed capital investment excluding land cost


#### Entry Tax Exemption

- **NA**

#### Stamp Duty Exemption

- **NA**

#### 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**
2. Sanand III Industrial Park
### 1. Basic Information

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>JIT</td>
<td>Sanand-III (Khoraj)</td>
</tr>
<tr>
<td>State</td>
<td>Gujarat</td>
</tr>
<tr>
<td>Area for JIT</td>
<td>1512 acre</td>
</tr>
<tr>
<td>Developed by</td>
<td>GIDC</td>
</tr>
<tr>
<td>Marketing by</td>
<td>GIDC</td>
</tr>
<tr>
<td>Schedule for Development, Sale, Use</td>
<td>Complete Development: December 2020</td>
</tr>
<tr>
<td>Number of Japanese Companies (as of January 2022)</td>
<td>0</td>
</tr>
<tr>
<td>Area already allotted</td>
<td>NIL</td>
</tr>
</tbody>
</table>

### 2. Map

**Location Map around JIT**

- Sanand 1 & 2 (Automobile Hub)
- Japan Industrial Township
- Sanand
- Ahmedabad

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


- 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](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

- Roads: work completed
- 11 MLD Water Supply Scheme (including Distribution Network, Sumps, ESRs) has been commissioned
- 30 lakh litre and 3.68 lakh litre capacity underground sump is completed
- 15 lakh capacity ESR is completed

Industrial Infrastructure Development around JIT

- GIDC office Building: At present administrative office at Sanand-II commissioned and new office building 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 June 2022

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

- Amiraj Engineering College
- ICICI Bank Branch, Khoraj
- Bank of Baroda
- Shanti Suman Club & Resort
6. Fiscal Incentives

Capital Subsidy

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


Entry Tax Exemption

- NA

Stamp Duty Exemption

- NA

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
JIT in Gujarat (Sanand III Industrial Park)

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 ha 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 had expressed its intention so far to set-up manufacturing unit, however it also didn't proceed with its commitment. GIDC is considering the possibility of either reducing the size or convert into multinational park.
HARYANA

- Jhajjar (Reliance MET)
JIT in Haryana (Jhajiar-MET)

1. Basic Information

**JIT**
- Model Economic Township, Jhajjar

**State**
- Haryana

**Area for JIT**
- 8250 acres—Need based allotment

**Developed by**
- Model Economic Township Ltd (METL)
  - 100% Reliance Industries Company

**Marketing by**
- Marubeni & METL

**Schedule for Development, Sale, Use**
- ~2300 acres land under development as Industrial Colony
  - ~1750 acres license received
  - ~1200 acres monetized
  - Additional area identified for development

**Number of Japanese Companies**
(as of 15th December 2021)
- 3

**Area already allotted**
- Panasonic India — 75 acres
- Denso Haryana— 18.4 acres, Tsuzuki — 5.7 acres

2. Map

Location Map around JIT

Sections Map in JIT
3. Land Acquisition

METL has procured ~8250 acres of land for development as an Industrial Township. 5000 acres is immediately developable. It has put ~2300 acres for development—

- Industrial Colony license received for ~1750 acres.
- 150 acres is under development as rail connected logistics hub by Allcargo Logistics.
- 150 acres is under development as industrial and warehousing colony by PE fund Indospace including Built To Suit Development.
- 56 acres JV between Indospace and METL to develop Logistics Park.
- 170 acres logistics hub by Reliance Industries for its group companies and 400,000 sft in 25 acres is 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.
5. Infrastructure

Road Network – 18m/ 24m/ 36m wide roads
Power Supply – 24 x 7 reliability with 220 KV sub-station operational by March 22
Water Supply Network – Surface water supply operational
Sewerage Network - Wastewater recycling/ CETP operational
Telecommunication Network – Best in class by Reliance Jio
Others – Greenbelts, Landscape, Rain Harvesting & Drainage

Industrial Infrastructure Development around JIT

- AIIMS-II,
- SGT University & Medical College
- IIT-Delhi (R&D),
- HCA Cricket Stadium
- PG Institute of Yoga & Naturopathy
- Sehwag Int’l 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 – 800 plus residential plots launched to excellent market response
- Commercial – Retail & Regional Wholesale Market under planning
- Institutional proposed– schools, hospitals etc under discussion with various operators
- Open Spaces, Greens, Recreational & Golf Course under planning
- Fire Station operational
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

**Land Development Cost Exemption**
- Haryana provides upto 50% exemption of External Development Charges in Haryana to Industries
- However in MET there is No EDC at present
## 7. Other Remarks

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

<table>
<thead>
<tr>
<th>Features</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
<td>Ideally located neighboring the NCT of Delhi – along the western border&lt;br&gt; Easily accessible from Delhi, Gurgaon, Bahadurgarh via the KMP Expressway (Western Peripheral Expressway)&lt;br&gt; Situated along State Highway SH 15A, accessible from Dwarka Expressway (Northern peripheral Expressway)</td>
</tr>
<tr>
<td><strong>Promoter</strong></td>
<td>India # 1 Private Sector Company – Reliance Industries Limited</td>
</tr>
<tr>
<td><strong>Rail Linked</strong></td>
<td>Rail linked Industrial Township– with proposed Private Freight Terminal. Other Rail Terminals ~ 20 kms away operated by Gateway Terminal and Adani Group</td>
</tr>
<tr>
<td><strong>Key Occupants</strong></td>
<td>Panasonic, Denso, Reliance Retail, Allcargo, Amber Enterprises, Deerfos, Tsuzuki, Indospace, a PE fund amongst a list of 325+ occupants</td>
</tr>
<tr>
<td><strong>Logistics</strong></td>
<td>565 acres of Logistics Park within MET and additional 300 acres of development in the vicinity. Spur line to DFC, Haryana Orbital Rail Corridor &amp; Multi-modal transport network</td>
</tr>
<tr>
<td><strong>Land</strong></td>
<td>Free hold land of ~ 8250 acres and no future enhancement compensation– 5000 immediately developable</td>
</tr>
<tr>
<td><strong>Environment Clearance</strong></td>
<td>Environment Clearance for ~2000 acres. Additional applied for ~600 acres</td>
</tr>
<tr>
<td><strong>Industrial Colony License</strong></td>
<td>~1750 acres of Licensed Industrial Colony and additional license of ~ 120 acres in next 6 months.</td>
</tr>
<tr>
<td><strong>Power</strong></td>
<td>220/33/11 KV substations – Supply at 220/33/11/ 0.415 KV level. 220 KV SS operational by March 22. One 33/11 SS operational and two 33/11 SS operational by March 22.</td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td>Government approved supply of over 100 MLD from dedicated surface water source--NCR Channel . Water network for 50 MLD operational</td>
</tr>
<tr>
<td><strong>Sewage &amp; Wastewater</strong></td>
<td>200 KLD Sewage/ Effluent Treatment Plant operational</td>
</tr>
<tr>
<td><strong>Manpower</strong></td>
<td>Sufficient manpower of all skill types available</td>
</tr>
<tr>
<td><strong>World class Infrastructure</strong></td>
<td>Residential including affordable housing, Commercial &amp; Social Infrastructure such as Recreational (Golf, Clubs)</td>
</tr>
<tr>
<td><strong>Existing/ Upcoming Infrastructure</strong></td>
<td>AIIMS-II, IIT-Delhi (R&amp;D), XLRI (Delhi Campus), SGT University, Sehwag Intl’ School, HCA Cricket Stadium, Government Engg. College, BIMT and much more</td>
</tr>
<tr>
<td><strong>Single Window Clearance</strong></td>
<td>Hassle-free, Efficient set-up &amp; operations with Customer Facilitation Service</td>
</tr>
<tr>
<td><strong>Maximum Incentives</strong></td>
<td>Under New Haryana Enterprises Promotion Policy 2020 and Central schemes</td>
</tr>
</tbody>
</table>
End of the Report