

NICDC  
NATIONAL INDUSTRIAL CORRIDOR  
DEVELOPMENT CORPORATION  
*India Reimagined*

# The Golden Address

SHENDRA BIDKIN INDUSTRIAL AREA  
AURANGABAD



**AURIC**  
Aurangabad Industrial City  
a DMIC node

# Table of content

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<b>S. No</b>	<b>Particulars</b>	<b>Page no</b>
<b>1</b>	<b>India the global investment destination</b>	<b>3</b>
<b>2</b>	<b>Aurangabad Industrial City (AURIC)</b>	<b>9</b>
<b>3</b>	<b>Sectors in focus</b>	<b>17</b>
<b>4</b>	<b>Land allotment details</b>	<b>25</b>

Section 1:

# India the global investment destination

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



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

## India is home to one of the most simplified tax regime in the world

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

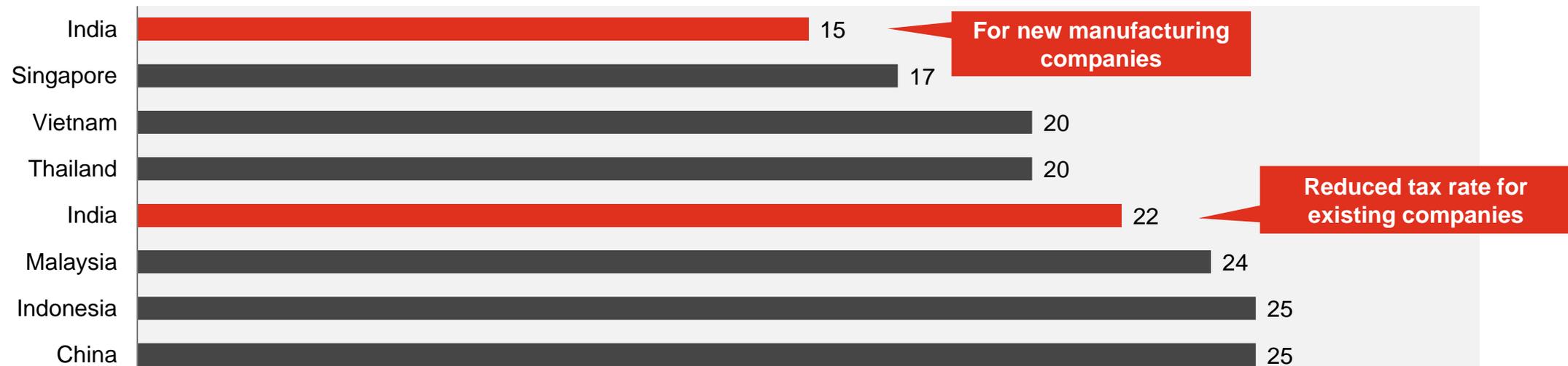
Reduction in compliance costs due to the unification of Indirect taxes

Unified tax-regime for both goods and services

No cascading of taxes

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

### Corporate tax rates, 2023 (in %)

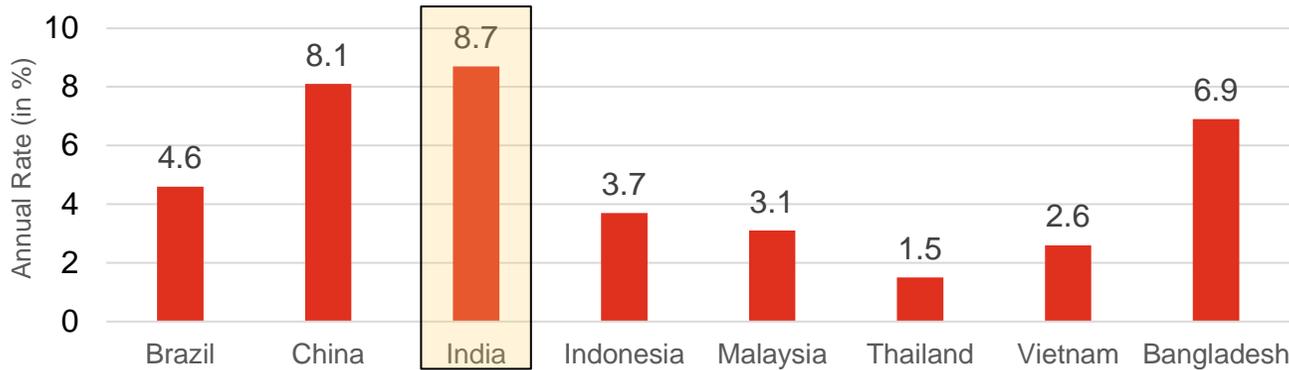


Corporate Tax Rate (in %)

Source: PwC Tax Summaries, 2023

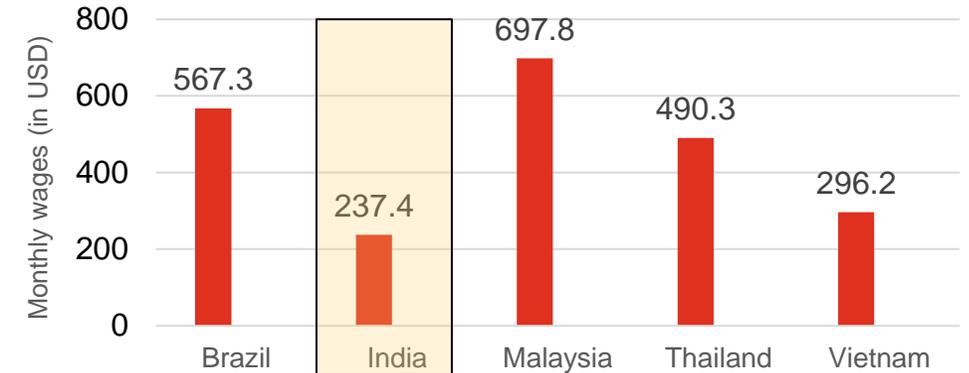
# India has a cost-efficient environment for doing business supported by various investor friendly reforms

## GDP Growth FY 2021



Source: World Bank's national accounts data, 2021

## Labour Rates FY 2021



Source: ILOSTAT, 2021

## Increased efficiency and lower costs of logistics

### Key initiatives to increase logistics efficiency & reduced costs of logistics:

**Bharatmala:** Initiative to optimizing efficiency of freight and passenger movement across the country with development of highway across the country

**Sagarmala:** Port-led development initiative to reduce logistics cost and increase efficiency by capitalizing on coastal shipping potential on India's 7500 km coastline  
Source: Sagarmala website by Ministry of Ports, Shipping and waterways of GOI

*Transporters and logistics players have reported an increase in efficiency of around 35 – 20% in daily movement of goods.\** Source: Mahindra Logistics CEO

## Availability of plug & play infrastructure

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

## Availability of raw materials

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

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

## Industrial Corridors



**11** corridors  
**4** phases  
forming part of the *National Infrastructure Pipeline*

### Legend

- Delhi Mumbai Industrial Corridor (DMIC)
- Amritsar-Kolkata Industrial Corridor (AKIC)
- Chennai-Bengaluru Industrial Corridor (CBIC)
- Vizag-Chennai Industrial Corridor (VCIC)
- Odisha Economic Corridor (OEC)
- Delhi-Nagpur Industrial Corridor (DNIC)
- Hyderabad-Nagpur Industrial Corridor (HNIC)
- Hyderabad Warangal Industrial Corridor (HWIC)
- Hyderabad Bengaluru Industrial Corridor (HBIC)
- Bengaluru Mumbai Industrial Corridor (BMIC)
- Extension of CBIC to Kochi via Coimbatore

# Nodes under the Delhi – Mumbai Industrial Corridor (DMIC)



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

Section 2:

# AURIC; the new investment destination in the heart of Maharashtra

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

**USD  
327**

**Bn in GDP (2020-2021)**

*Source: MoSPI, National Accounts Data*

**15%**

**Share in India's industrial output  
(2020-2021)**

*Source: MoSPI, National Accounts Data*

**22%**

**Share in India's exports  
(2021-2022)**

*Source: DGCIS*

**13%**

**Share in India's GDP (2020-2021)**

*Source: MoSPI, National Accounts Data*

**USD  
39**

**Bn of FDI attracted (Oct' 19-Mar'  
22)**

*Source: DPIIT FDI Statistics*

**28%**

**Share in total FDI attracted  
(Oct' 19-Mar' 22)**

*Source: DPIIT FDI Statistics*

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

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

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

*Source: Maharashtra Industry, Trade and Investment Facilitation Cell*

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

## Salient Features of the Policy

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

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

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

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

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

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

## Thrust Sectors

Electric Vehicles (manufacturing, infrastructure and servicing)

Aerospace & defence manufacturing

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

Textile manufacturing

Biotechnology, medical & diagnostic devices

Agro & food processing

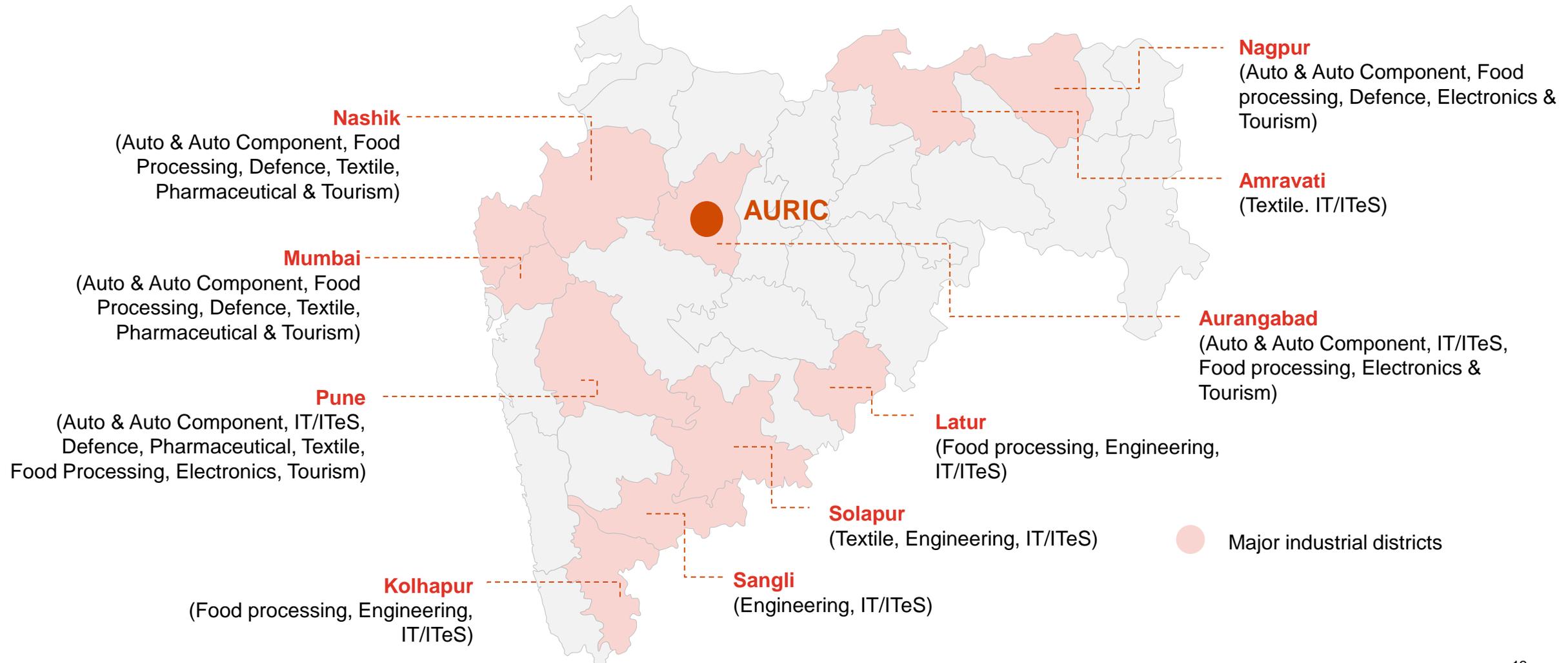
ESDM and semi-conductor fabrication

Green energy

Logistics & warehousing

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

## Major industrial districts in Maharashtra



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

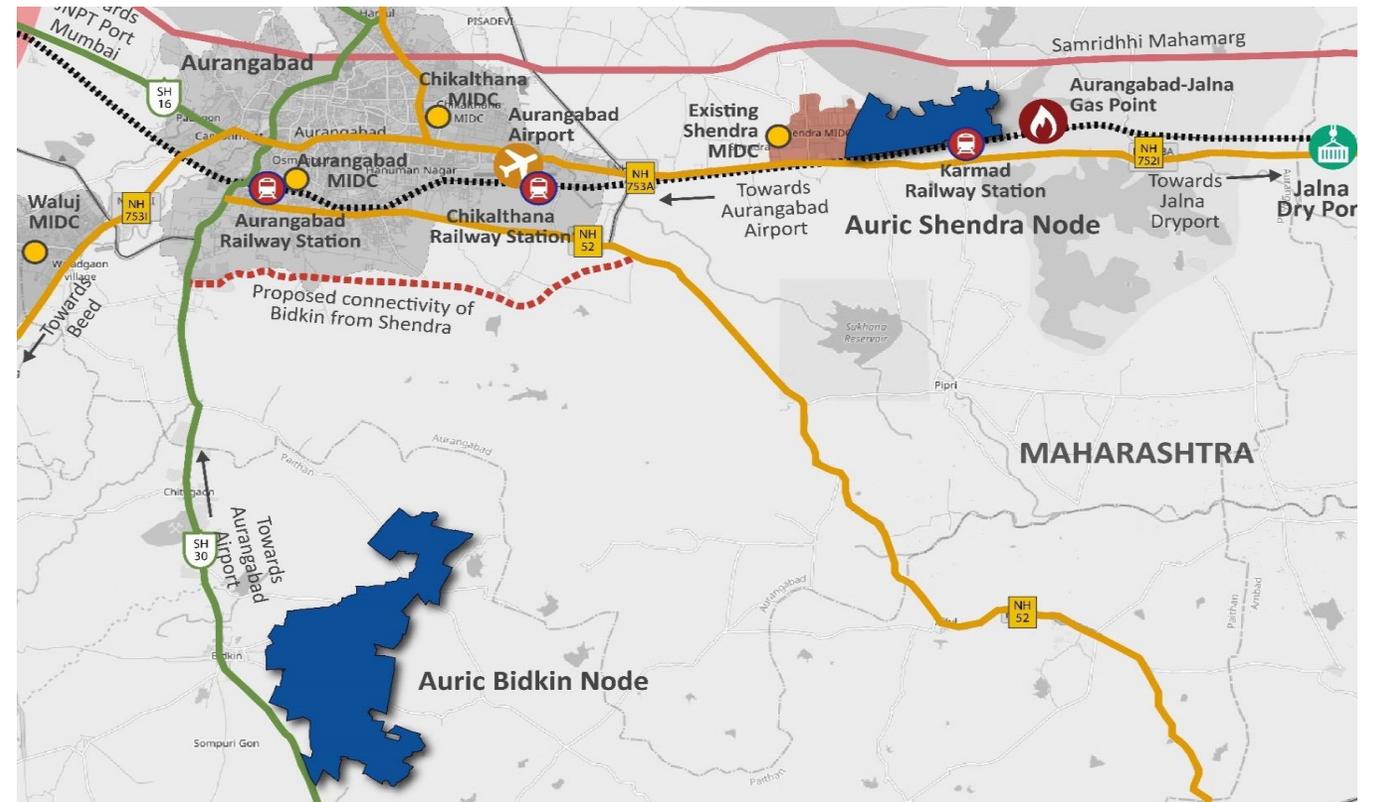
**Aurangabad Industrial City (AURIC)** is one of India's first greenfield smart cities planned across an area of **4018 Ha** in Aurangabad district

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

## AURIC Connectivity

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

## Connectivity map of AURIC



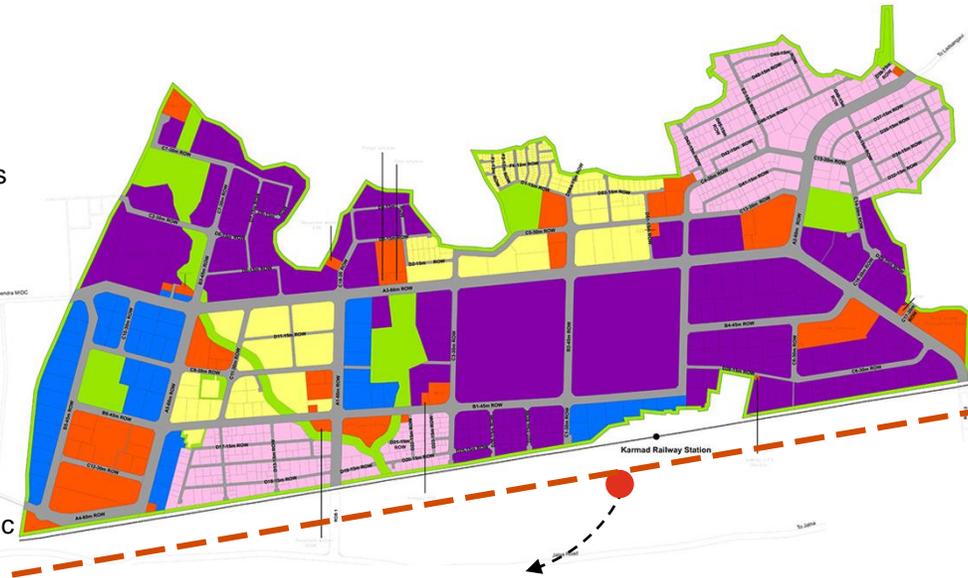
# AURIC is envisaged to be a world class destination with efficient infrastructure opportunities for setting up of industries

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

## Master Plans of Shendra and Bidkin Industrial Areas

### Shendra (851 Ha)

- Legend**
- Project Boundary
  - Phase Boundary
  - PAP Land Parcels
  - Deductions
  - Industrial
  - PAP – Industrial
  - Residential
  - Commercial
  - Public Semi-Public
  - Public Utility
  - Open Space
  - PT & Drain



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

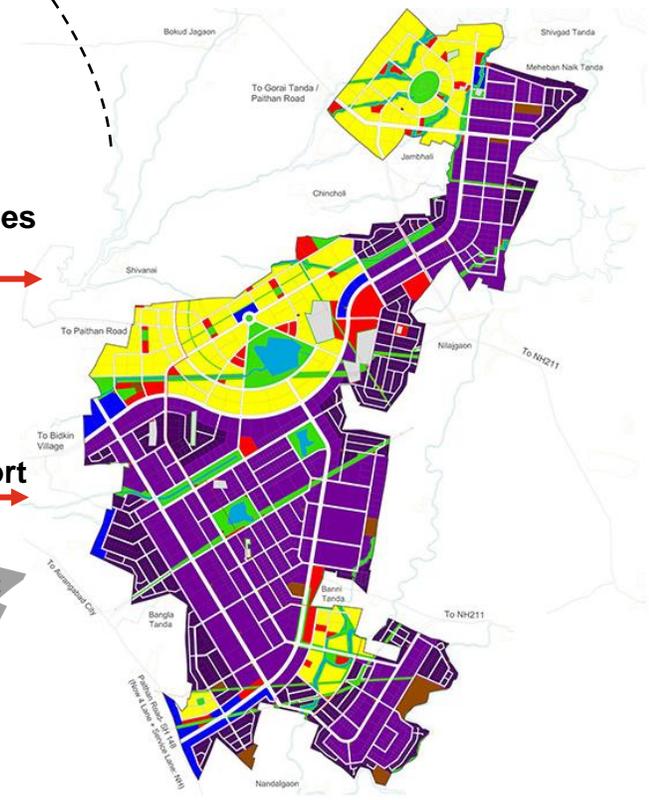
**Aurangabad City**  
**Aurangabad Airport**

**Distance between the two nodes**

**40 kms**

**Close proximity to Jalna Dry Port**

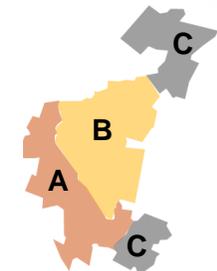
### Bidkin 3179 Ha



**Sector A: 1006.5 Ha**

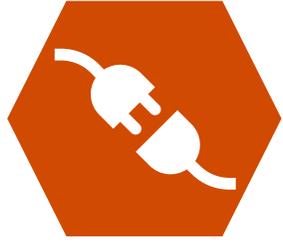
**Sector B: 1296 Ha**

**Sector C: 876.5 Ha**

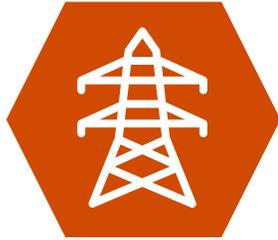


# What sets apart AURIC are the world class amenities and its strategic location w.r.t industrial ecosystem (1/2)

## Salient features of AURIC Industrial City



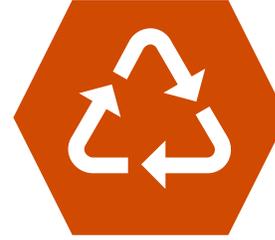
**Plug & Play  
Infrastructure**



**Uninterrupted  
Power Supply**



**Potable & Recycled  
Water Supply**



**Effluent  
Treatment  
Plants**



**Gas  
Pipeline**



**Telecom**



**Multi Modal  
Connectivity**



**Integrated City  
Planning**



**Walk to Work  
Planning**



**Environment  
Clearance Obtained**



**Single Window  
Clearance**



**E-Land  
Management  
System**



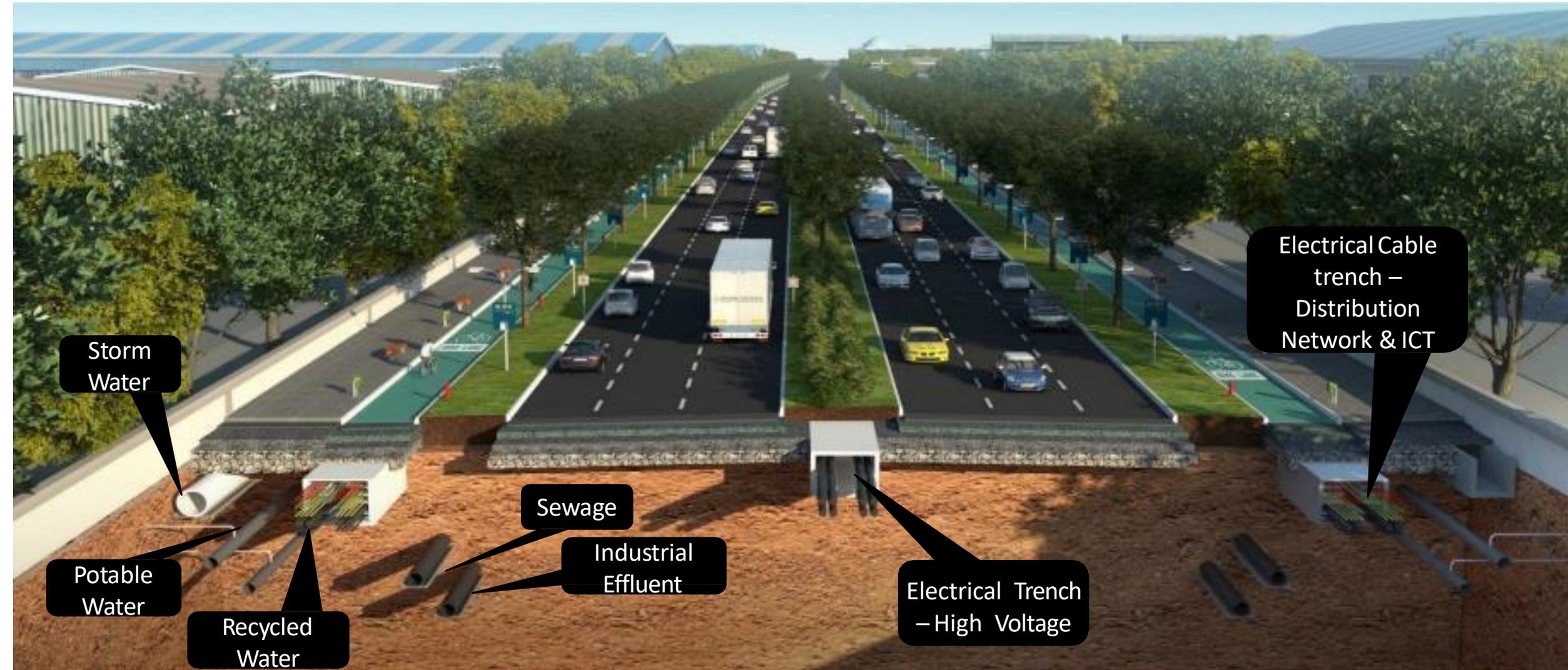
**Complete  
Handholding**



**Quality of  
Living**

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

## Common Infrastructure Facilities available at AURIC



Section 3:

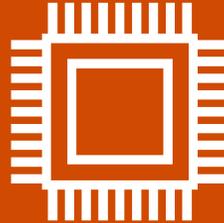
# Sectors in focus

## Sectors in focus

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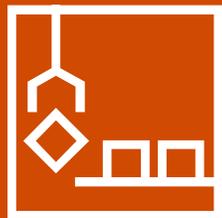
**Automobiles &  
Auto-components**



**IT/ ITeS**



**Food Processing**



**Electronic system  
design &  
manufacturing**



**Pharmaceuticals  
& Biotechnology**



**Textiles**

# Automobiles and auto-components



India is the third-largest passenger-car market in Asia, behind China and Japan; and with a large population coupled with improving per capita incomes the adoption is likely to increase.

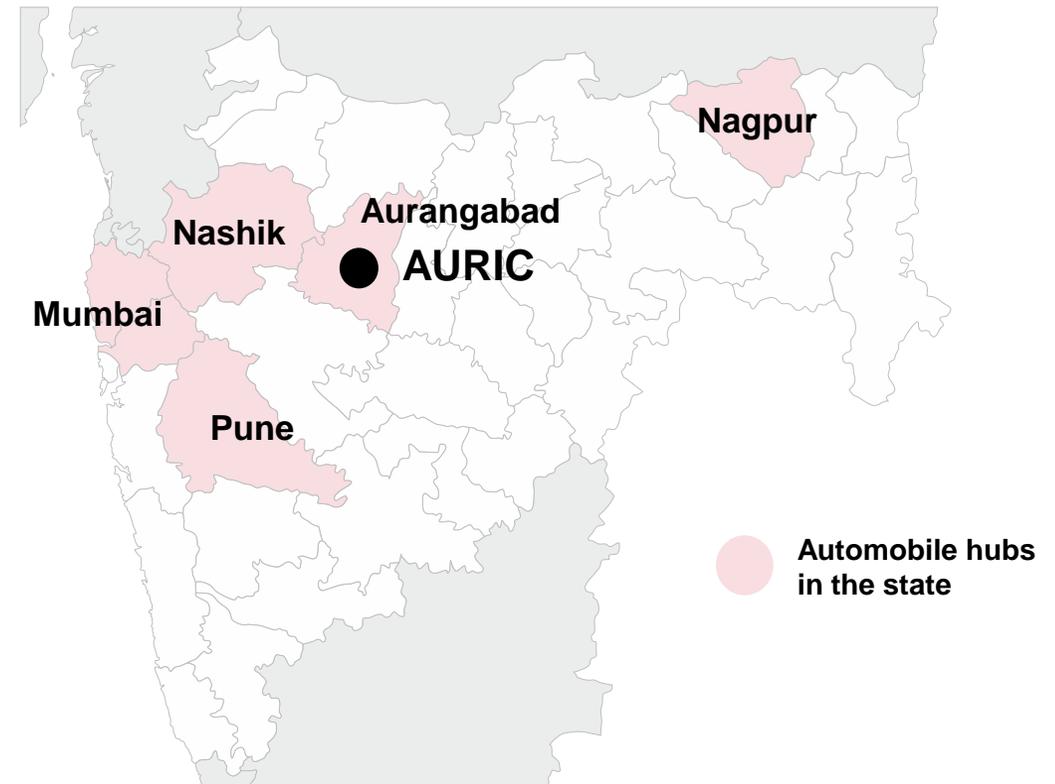
Automobiles and auto-components contributes **around 7.1% to India's GDP and around 40% of the manufacturing contribution.**

## AURIC for Automobiles

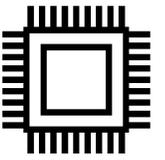
Close proximity and excellent connectivity to trade gateways will be an asset for OEMs and other ecosystem players in the growing share of India's exports in the global automobile industry.

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

## Locations of automobile hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



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

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



**885**

Engineering colleges



**227**

Business & Management Institutes

### Prominent IT institutes in Maharashtra

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

## Advantage AURIC Salient Features of Maharashtra IT/ITeS policy 2015

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

**Electricity Duty** – exemptions for new IT / ITes units

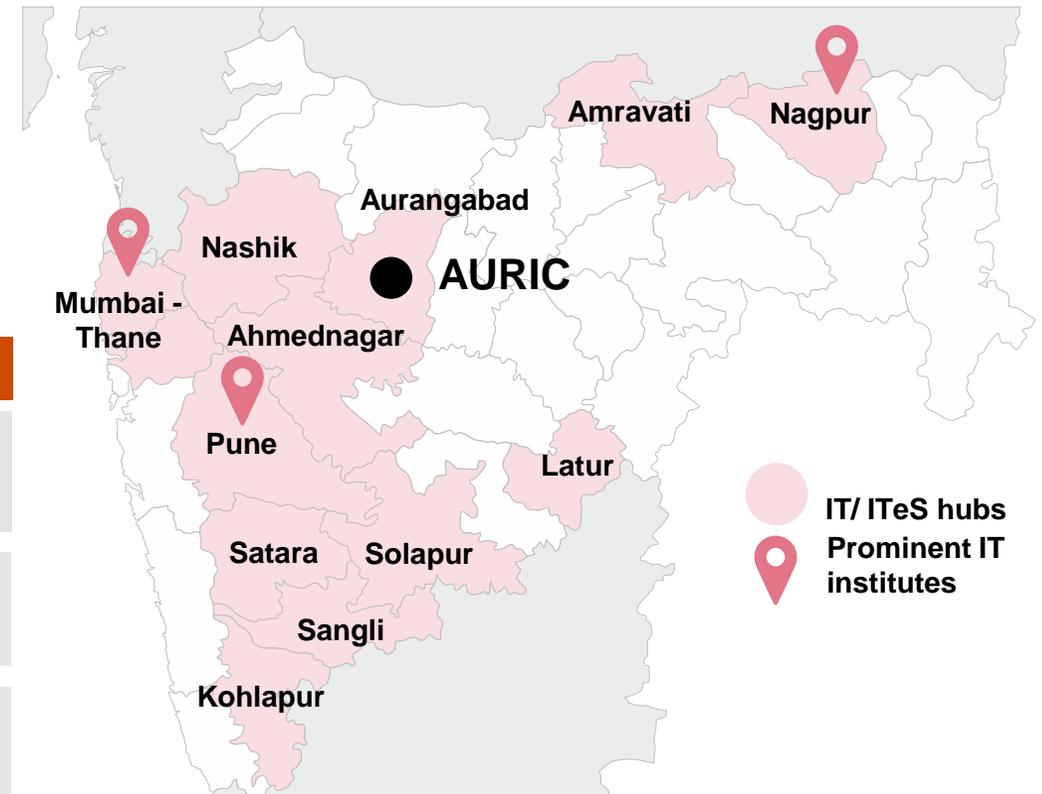
**Property Tax** – for units registered with Directorate of Industries, levied at par with residential rates

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

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

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

### Locations of IT hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell

# Food Processing



More than **2,700** F&B industry units

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

Engaging more than **0.25 Mn** people

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

## Advantage AURIC

Maharashtra Agro-Processing and Agri-Marketing Promotion Policy

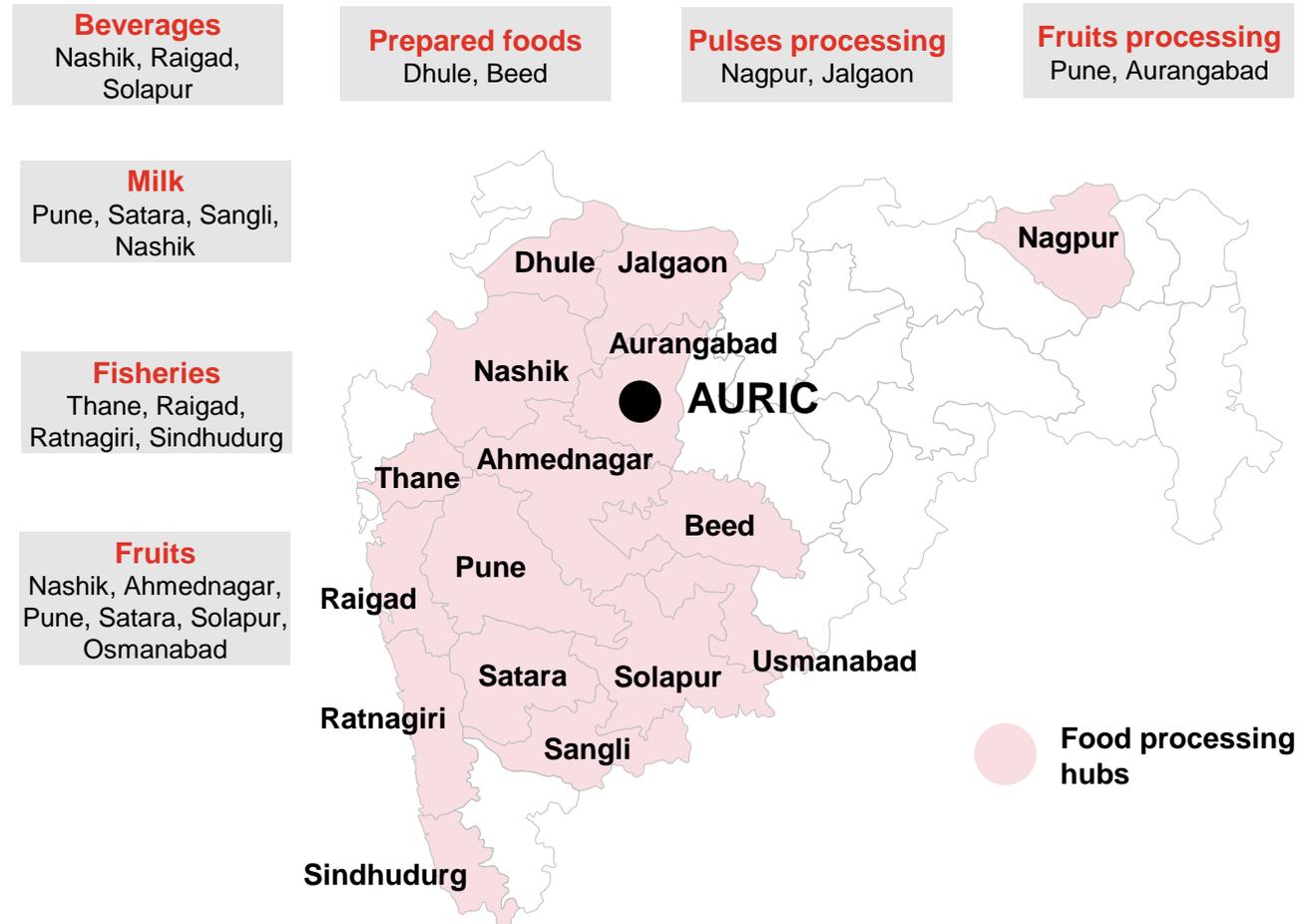
- Maharashtra has a Package Scheme of Incentives. The scheme covers cold storages and mechanized food/ agro processing industries in addition to other industries.
- It offers Financial Incentives linked to fixed capital, Industrial Promotion Subsidy (IPS), exemption from electricity duty, waiver of stamp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

## AURIC for food processing industry

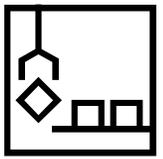
Ecosystem advantage	<ul style="list-style-type: none"> <li>• Proximity to established food processing ecosystem in the state (raw materials, supporting infrastructure)</li> <li>• 2 operational Mega Food Parks<sup>1</sup>, 9 cold storage facilities in Aurangabad district<sup>2</sup>,</li> </ul>
Location advantage	<ul style="list-style-type: none"> <li>• Potable water (WTP) and recycling facilities (CETP, STP)</li> <li>• 24x7 uninterrupted power supply</li> </ul>

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

## Locations of food processing hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



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

Source: Annual Report of Pharmexcil 2021-2022

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

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

Engaging more than **0.1 Mn** people

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

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

## Proximity to prominent Pharma and Biotech Educational Institute

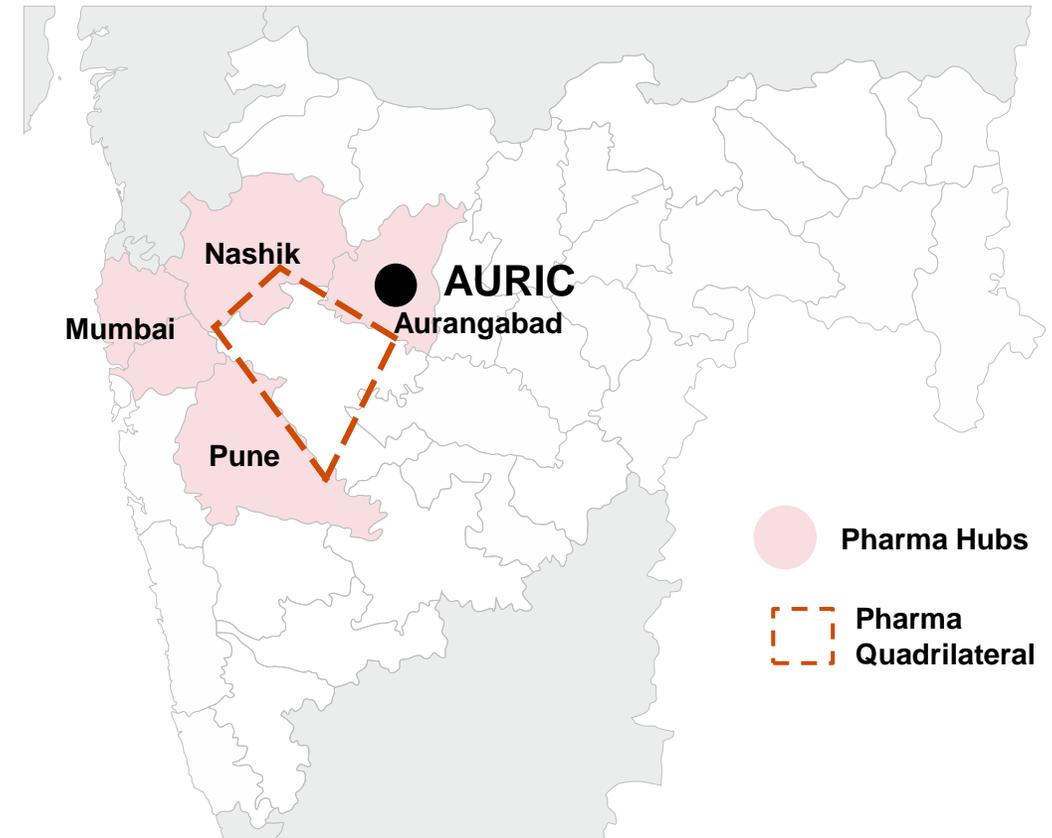
- Poona College of Pharmacy, Pune
- Bombay College Of Pharmacy, Mumbai
- R. C. Patel Institute Of Pharmaceutical Education & Research, Sirpur
- H.R.Patel Institute Of Pharmaceutical Education And Research, Shirpur
- Bharati Vidyapeeth College Of Pharmacy, Kolhapur

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

## AURIC for pharmaceutical and biotechnology industry

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

## Locations of Pharma hub in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



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

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

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

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

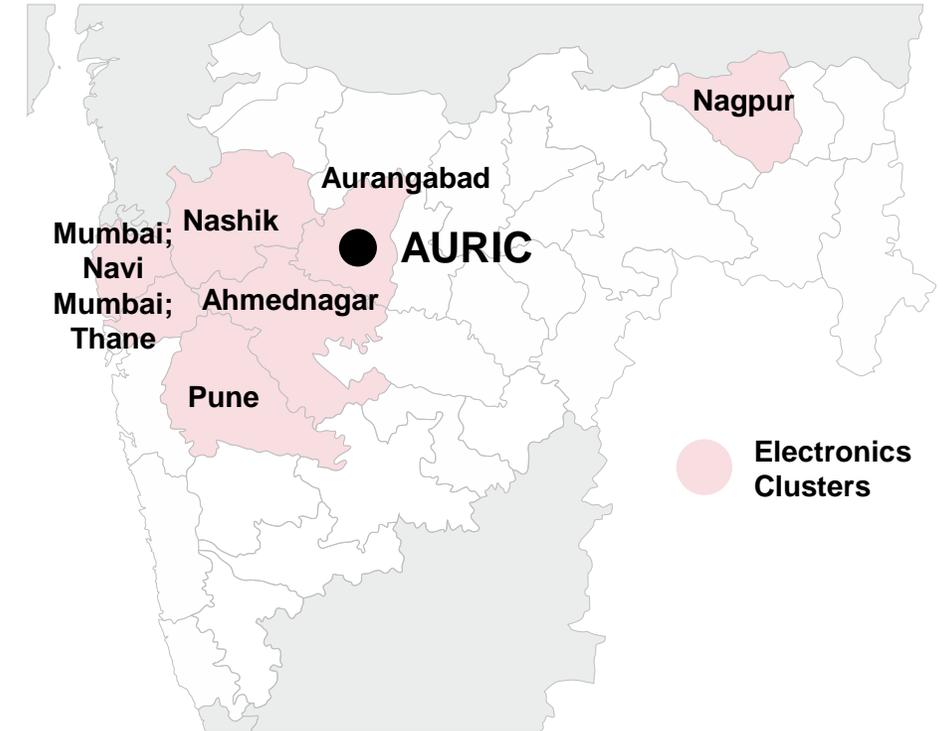
Source: Annual Survey of Industry 2019-20 released Aug'22 (Study team analysis)

Proximity to India's largest port  
**Mumbai Port and JNPT**

## AURIC for ESDM

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

## Locations of Electronic clusters in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell



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

**12%** of country's apparel manufacturer are located in the state.

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

**24** Textile park in Amravati district

Source: Maharashtra Textile Policy 2018-23

**2<sup>nd</sup>** Largest employment enabler for the state of Maharashtra.

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

**State Textile University** is being setup in Vidarbha region

Source: Maharashtra Textile Policy 2018-23

## Advantage AURIC *Salient Features of Maharashtra Textile Policy 2018-23*

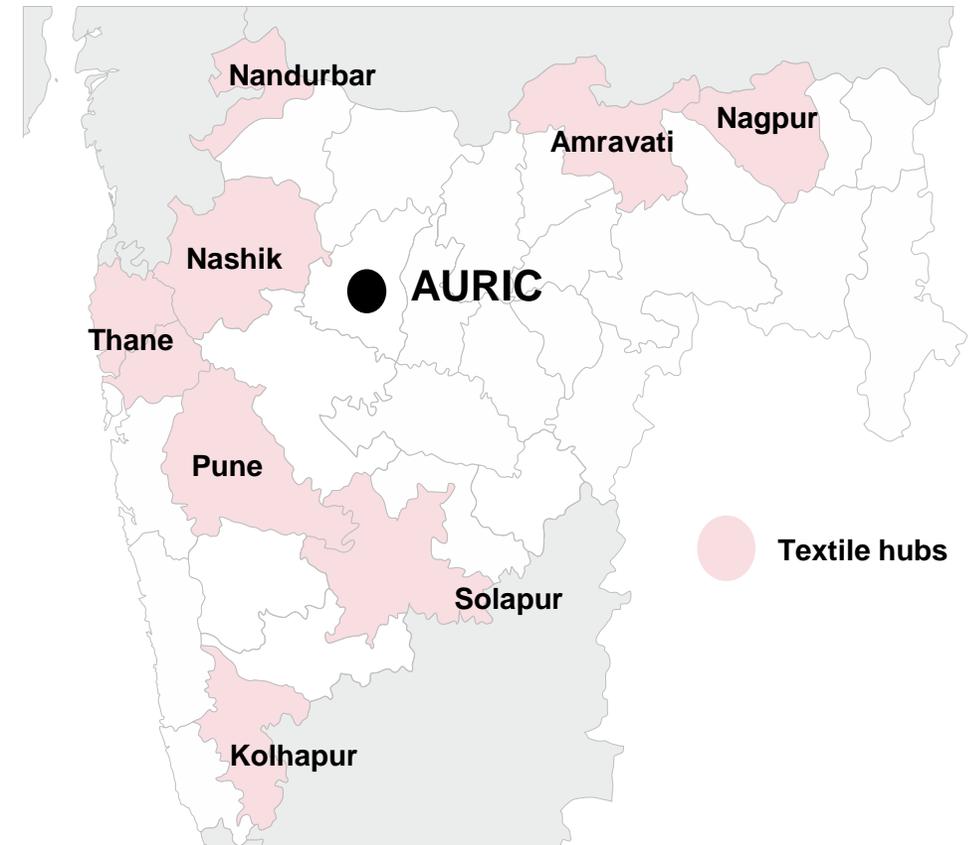
**Capital** – Subsidy of **USD 1 Mn** or 9% of project cost whichever is lower for setting up textile park

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

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

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

## Locations of Textile hubs in Maharashtra



Source: Maharashtra Industry, Trade and Investment Facilitation Cell

Section 4:

# Land allotment Process

# Details of industrial land availability at Shendra and Bidkin Industrial Areas

## Summary of land allotment and availability

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

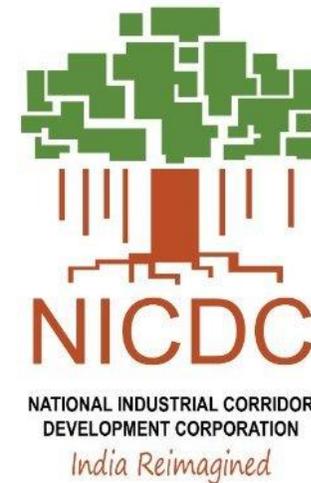
*Other use: Residential & Commercial*

## Status of allotted land

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

Data as of March '23

# NATIONAL INDUSTRIAL CORRIDOR DEVELOPMENT CORPORATION LIMITED



## **National Industrial Corridor Development Corporation Limited**

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

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Fax: 011-23317889 | Email: [contactus@nicdc.in](mailto:contactus@nicdc.in)