

**INFINITE  
OPPORTUNITIES  
UNLIMITED  
POSSIBILITIES**

**IITVUL**

**INTEGRATED INDUSTRIAL TOWNSHIP  
VIKRAM UDYOGPURI**

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Section 1:

# India the global investment destination

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



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

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

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

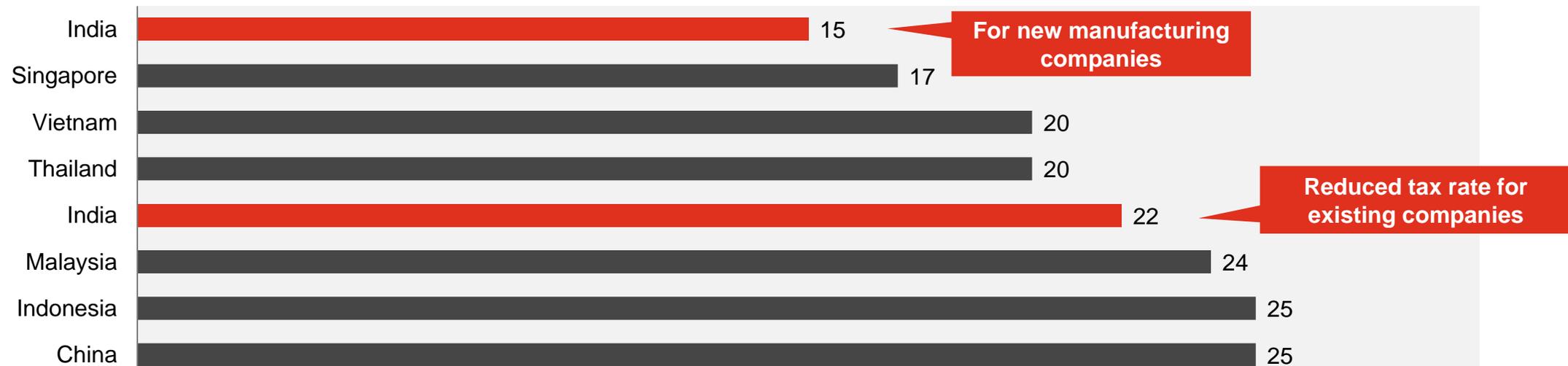
Reduction in compliance costs due to the unification of Indirect taxes

Unified tax-regime for both goods and services

No cascading of taxes

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

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

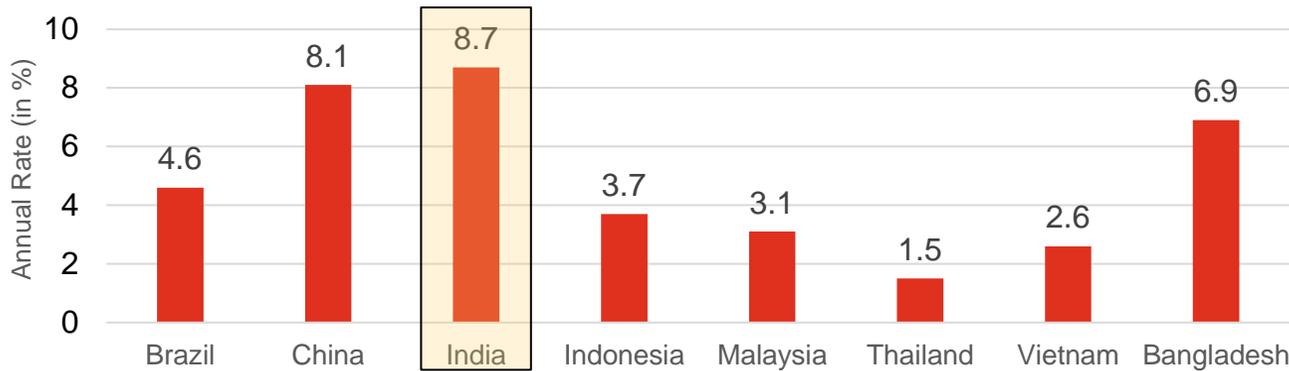


Corporate Tax Rate (in %)

Source: PwC Tax Summaries, 2023

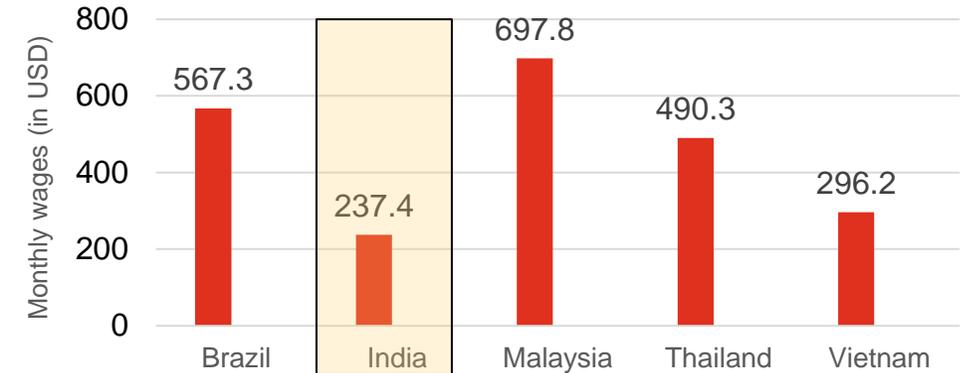
# India has a cost-efficient environment for doing business supported by various investor friendly reforms

## GDP Growth FY 2021



Source: World Bank's national accounts data, 2021

## Labour Rates FY 2021



Source: ILOSTAT, 2021

## Increased efficiency and lower costs of logistics

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

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

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

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

## Availability of plug & play infrastructure

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

## Availability of raw materials

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

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

## Industrial Corridors

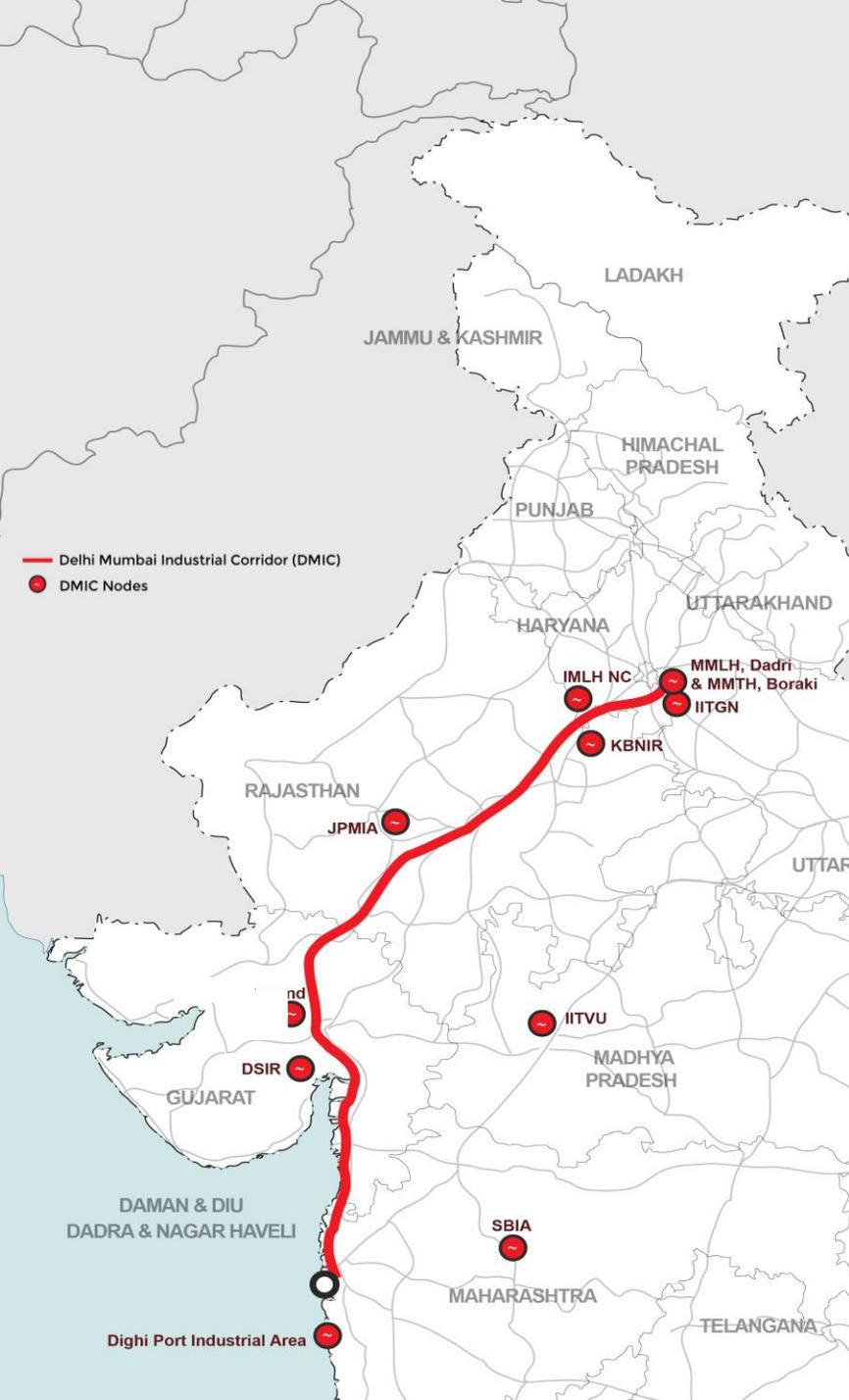


**11** corridors  
**4** phases  
forming part of the *National Infrastructure Pipeline*

### Legend

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

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



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

Section 2:

Vikram Udyogpuri; the investment destination in the heart of Madhya Pradesh

# Economic contribution of Madhya Pradesh is testament to its strong infrastructure and industry ecosystem

19%

GSDP growth rate, YoY (2021-22)

Source: MoSPI, National Accounts Data

USD  
142

Bn In GDP (2021-22)

Source: MoSPI, National Accounts Data

USD  
1.8

Bn of FDI attracted from 2000-2022

Source: DPIIT FDI Statistics

Top  
10

Indore among top 10 most livable city

Source: EoLI 2020

Top  
3

Indore and Bhopal Municipal corporation among top 3

Source: EoLI 2020

Located in central India, Madhya Pradesh is popularly known as the 'heart of India' and is a beneficiary of **mega infrastructure projects**, with both North-South and East-West corridor crossing the state

Madhya Pradesh offers excellent support infrastructure for industrial growth. The state has a robust multi modal connectivity to its neighboring states with 5 commercial airports and 26 airstrips, a road network of more than 3 lakh kms, and 6 inland container depots.

Madhya Pradesh is a **leading producer of coal, manganese, dolomite, limestone, copper and glass sand** and is also the largest producer of agricultural products - soyabean, pulses, garlic and ranks 2nd in floriculture production

Source: Invest Madhya Pradesh's report on Advantage Madhya Pradesh, 2023

# Madhya Pradesh Industrial Promotion Policy; propelling the state to achieve inclusive growth and bringing economic prosperity

## 8 Thrust Sectors



**Auto and  
Auto-  
components**



**Healthcare,  
pharmaceutical,  
biotechnology**



**IT/ITes**



**Textiles**



**Renewable  
Energy**



**Logistics and  
Warehousing**



**Agro and  
Food  
Processing**



**Tourism**

**Incentives for MSME and small industries with investment of <USD 1.2 Mn in plant & machinery**

- 15% subsidy subject to a ceiling of USD 18000 for Micro & small-scale industrial unit
- 5% interest subsidy with annual ceiling of USD 3000-6000 for 7 years
- 100% electricity duty exemption for a period of 5-10 years

**Incentives for large-scale industries with investment of >USD 1.2 Mn in plant & machinery**

- Basic Investment Promotion Assistance for an investment in Plant & Machinery more than USD 1.2 Mn shall vary between 10% to 40% depending on export, employment and production potential of the unit
- Entry tax exemption for 5-7 years for an investment made upto USD 61 Mn or above in plant & machinery

**Incentives for Mega with investment of >USD 3 Mn – USD 12.1 Mn (as per sectoral thresholds)**

- Cabinet Committee on Investment Promotion (CCIP) under Chief Minister to approve a customized package of incentives

Source: Madhya Pradesh Industrial Promotion Policy 2019

# Vikram Udyogpuri benefits from being centrally located in India with catchment area of 50% of India's population

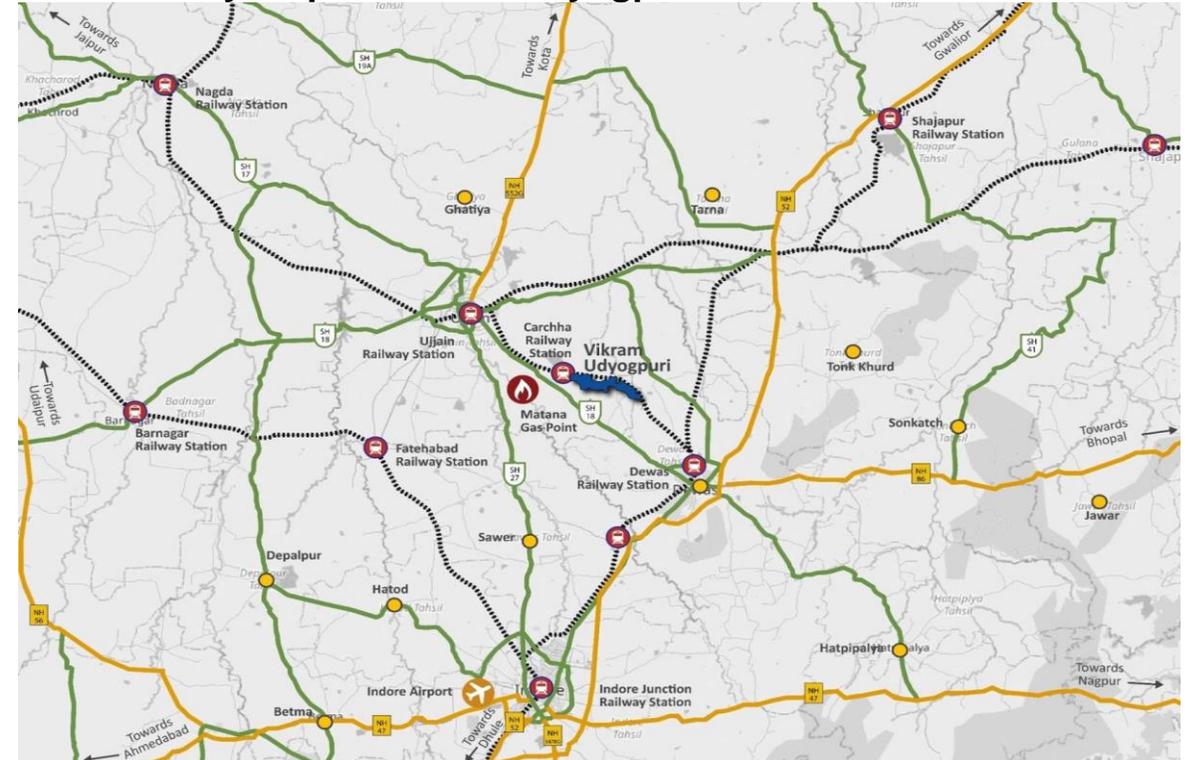
The Vikram Udyogpuri Project at Ujjain was conceived as part of the DMIC Madhya Pradesh node. The site is spread across an area of 443.7 hectare, strategically located in close proximity to the Delhi-Mumbai Expressway.

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

## Vikram Udyogpuri Connectivity

 <b>Road</b>	<ul style="list-style-type: none"> <li>- 18 km from National Highway 3 (Agra - Mumbai)</li> <li>- 28 km from National Highway 52 (Indore - Dewas)</li> <li>- 2.5 km from State Highway 18 (Ujjain - Dewas)</li> </ul>
 <b>Rail</b>	<ul style="list-style-type: none"> <li>- 14 km from Ujjain Railway Station</li> <li>- 15 km from Dewas Railway Station</li> </ul>
 <b>Airport</b>	<ul style="list-style-type: none"> <li>- 55 km from Indore International Airport</li> <li>- 170 km from Bhopal International Airport</li> </ul>
 <b>Port</b>	<ul style="list-style-type: none"> <li>- 81 km from Pithampur Dry Dock port</li> </ul>

## Connectivity map of Vikram Udyogpuri

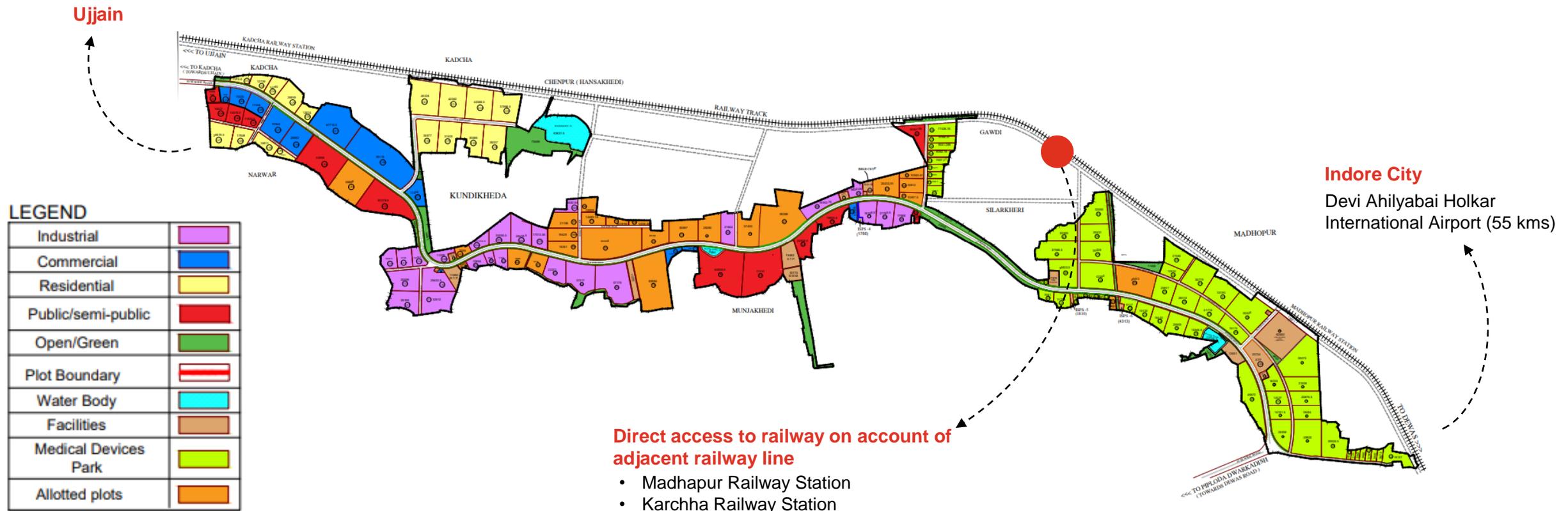


# Vikram Udyogpuri is envisaged to be a world class destination with efficient infrastructure opportunities for setting up of industries

Vikram Udyogpuri integrated industrial township is planned across **443.7 hectare of overall development**.

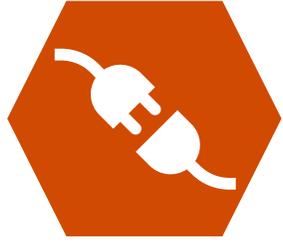
The industrial area is conceptualized as a multi-product industrial node with state-of the-art common amenities with plug and play infrastructure. A medical devices park in the area has also been approved by the Government of India which will be established in an area of 145.7 hectare with dedicated laboratories, testing and R&D facilities. Land has been allotted for establishment of this medical device park.

## Vikram Udyogpuri Site Layout

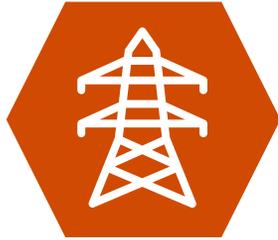


# What sets apart Vikram Udyogpuri are the world class amenities and its strategic location w.r.t industrial ecosystem

## Salient features of Vikram Udyogpuri Integrated Industrial Township



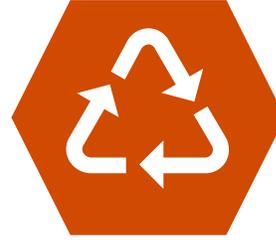
**Plug & Play  
Infrastructure**



**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**

Section 3:

## Sectors in focus

## Sectors in focus

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**Pharmaceuticals  
& Biotechnology**



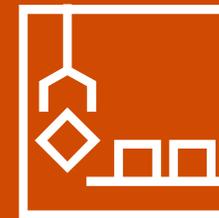
**Food Processing**



**Automobiles &  
Auto-components**



**Textiles**



**Electronic system  
design &  
manufacturing**

# Pharmaceuticals and Biotechnology



**USD 1.3 Bn** Export of pharmaceutical products.

Source: Madhya Pradesh Economic Survey 2022-23

**280+** Pharmaceutical units

Source: Madhya Pradesh Economic Survey 2022-23

**37+** Certificate Of Pharma Products Holders

Source: Food & Drug Admin website, as on 15 March

**60+** WHO-GMP Certified Manufacturing Units

Source: Central Drug Standard Control Organization Report May 2019

## Advantage IIT-VU

### Ecosystem advantage

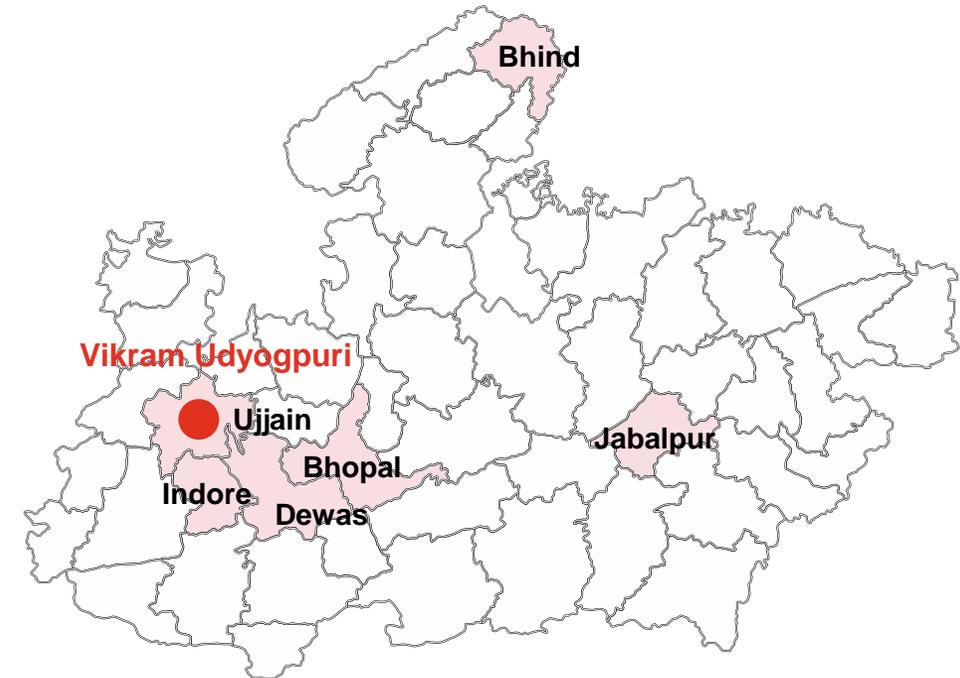
- Proximity to established ecosystem in the state
- Indore known as the pharmaceutical capital of the state in only 55 kms away
- Presence of pharmaceutical ancillary units in Pithampur, Indore, Jabalpur, Dewas, Mandideep, Bhopal, Malanpur and Ujjain

### Location advantages

- Availability of 24x7 uninterrupted power supply would also be an advantage for the pharma & biotech players investing in Vikram Udyogpuri
- Ready list of permissions to setup manufacturing
- Availability of Potable Water (WTP) and Recycling facilities (including STP and CETP) will be beneficial for the pharma and biotech players

### Ease of doing business

- Single window system
- Ease in granting/renewal of drug manufacturing and sales licenses





**2 Operational** Mega Food Parks in the vicinity  
 Source: Ministry of Food Processing Industries as on 01.04.2021

**11 Agro Climatic Zones**  
 Source: Department of Horticulture & Food Processing GoMP,

**+24 Mn MT** Warehouse Storage Capacity  
 Source: MP Warehousing & Logistics Corporation Capacity utilization report Feb-2023

**25%** of State's Total Industrial Output  
 Source: Annual Survey of Industry 2019-20, Study team analysis,

## Advantage IIT-VU

1. Largest producer of Soybean, Gram, Garlic and Pulses, in India
2. 2nd largest producer of Wheat, Green Peas and Onion, in India

### Ecosystem advantage

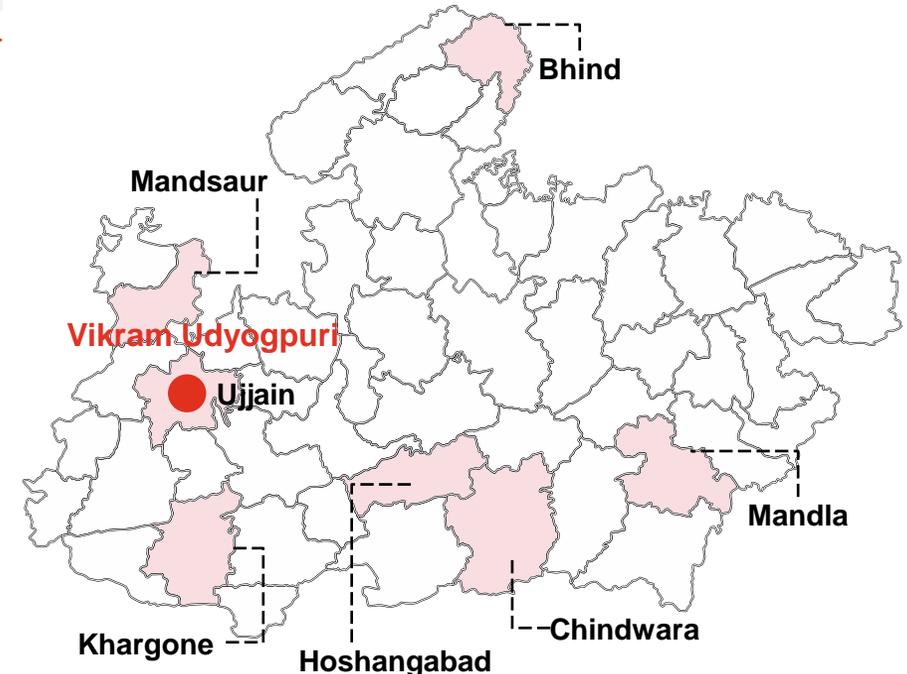
- 11 Agro-climatic zones and 5 crop zones, enable production of diverse range of raw materials for food processing industries.
- **60+** food processing industries in the state including established payer like Britannia Industries, Nestle and Cargill India.

### Facilities

- **Potable Water (WTP) and Recycling facilities (including STP and CETP)**, a critical requirement for Food Processing industry is already setup
- Availability of **24x7 uninterrupted power supply** would also be an advantage for the food processing players investing in Vikram Udyogpuri

Source: Department of Industrial Policy and Investment Promotion, GoMP website March 2023  
 And Invest MP Agriculture Food & Dairy Processing Sector Profile

### Key food processing hubs in Madhya Pradesh



# Automobiles and Auto-Components



**NATRAX** Asia's longest high-speed test track.  
 Source: Industrial Landscape of Madhya Pradesh, MPIDC, 2023

**5+** Inland Container Ports  
 Source: Ministry of Ports, Shipping and Waterways, 2022

**1.2 Bn USD** FDI attracted in the state (Apr'20 – Jun'21)  
 Source: Ministry of Commerce and Industry

**180+** Auto component Manufacturer  
 Source: Annual Survey of Industries, 2019-2020

## Advantage IIT-VU

MP – Industrial Promotion Policy - 2014

### Capital Subsidy

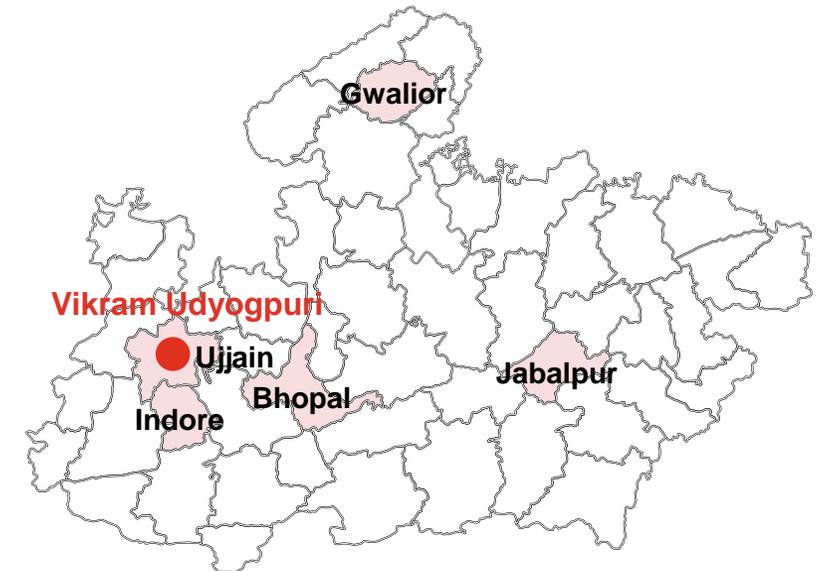
- On investment in plant and machinery in 7 equal installment
- Differentiated incentive for projects with
  - higher value addition,
  - export,
  - employment and
  - location.

### MSME

- 40% of eligible FCI in 4 annual installments
- Additional Industrial Development Subsidy of 2% per year (for four years) to the industrial units for exporting more than 25% and upto 50% of their total sales or
- Additional Industrial Development Subsidy of 3% per year (for four years) to the industrial units for exporting more than 50% of their total sales

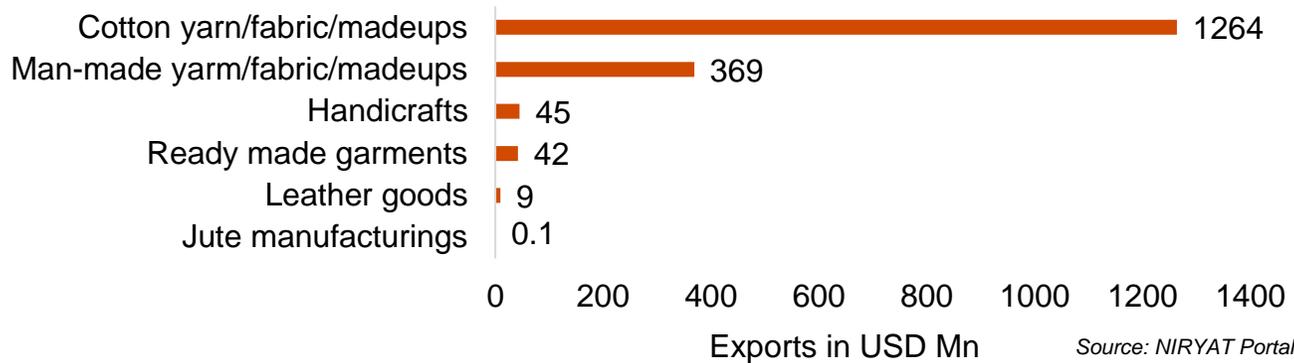
Source: MP – Industrial Promotion Policy - 2014

## Locations of neighboring automobile hubs





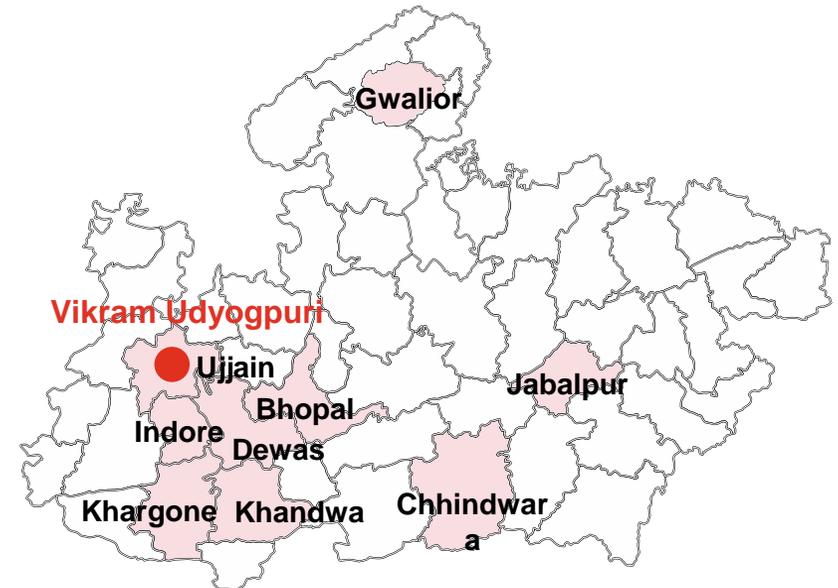
## Textile exports from Madhya Pradesh (in USD Mn), 2021-22



**848 thousand** metric tons of cotton produced, 2022-23

Source: Madhya Pradesh Economic Survey, 2023

## Key textiles hubs in Madhya Pradesh



### Advantage IIT-VU

#### Ecosystem advantage

- Abundant raw material like Cotton and Silk
- Readymade garment cluster in Indore has over 200 operating units.
- Institutional support from NIFD Bhopal, NID Bhopal, IITDM Jabalpur

#### Statutory Relaxation

- GoI approved Production-Linked Incentive (PLI) Scheme for Textiles products, namely MMF Apparel, MMF Fabrics and Products of Technical Textiles
- GoI approved financial outlay of USD 1.3 Bn over a five-year period.
- To further boost the growth of the sector, GOI also removed the import duty of cotton.

Source: Ministry of Textile Note dated 14-03-2022 from PIB

# Electronic System and Design Manufacturing (ESDM)



## 3 Electronic Manufacturing Clusters

Source: Madhya Pradesh Industrial Park Profiles and Land Bank, 2023

## Proximity to talent of IIT and IIM Indore

(Institute are less than 100 Km away)

## 6+ electrical and electronic manufacturing units

Source: Industrial Landscape of Madhya Pradesh, MPIDC, 2023

## USD 20.2 Mn exports of electronic goods, FY 2021-22

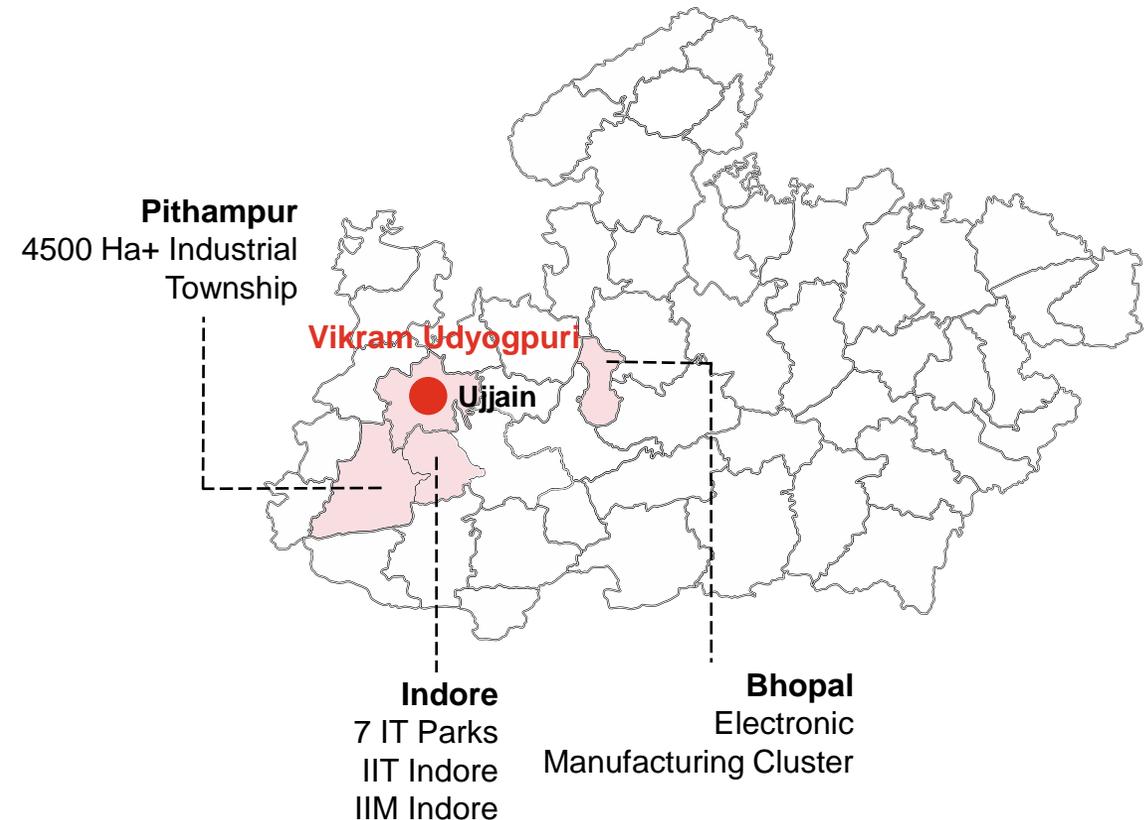
Source: NIRYAT Portal

### Advantage IIT-VU

(Madhya Pradesh IT, ITes, ESDM Investment Promotion Policy, 2016)

- Interest subsidy of 5% for loans up to USD 1.2 Mn, applicable for five years
- Interest subsidy of 2% for loans above USD 1.2 Mn
- Capital subsidy of 50% for GFCI up to USD 1.2 Mn
- For GFCI above USD 1.2 Mn the capital subsidy would be 45% of the incremental GFCI
- One time reimbursement on skill gap training to engineers/IT/ESDM professionals who are Madhya Pradesh domicile – USD 121 per employee (maximum limit of USD 0.12 Mn per unit)
- Up to 75% reimbursement on cost of availing quality certifications
- Reimbursement on stamp duty and registration charges
- 50% assistance of up to USD 2439 for domestic patents and up to USD 6097 for international patents

Source: Madhya Pradesh IT, ITes, ESDM Investment Promotion Policy, 2016  
(applicability as per State Government)



Section 4:

# Land allotment details

# Land allotment at Integrated Industrial Township, Vikram Udyogpuri, MP

## Summary of land allotment and availability

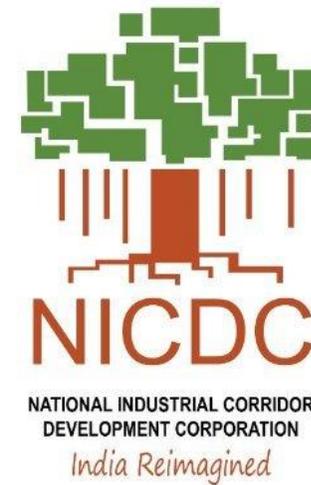
Project	No. of plots allotted	Allotted Area (in Ha)		Land Available (in Ha)	
		Industrial	Other use	Industrial	Other use
<i>Integrated Industrial Township, Vikram Udyogpuri</i>	24	91.4	-	25.4	75.1
<b>Total</b>	<b>24</b>	<b>91.4</b>	<b>-</b>	<b>25.4</b>	<b>75.1</b>

## Summary of land allotment

*Other use: Residential & Commercial*

	Integrated Industrial Township, Vikram Udyogpuri
<i>Commercial production started</i>	1
<i>Construction works underway</i>	14
<i>Construction works yet to be started</i>	9
	<b>24</b>
<i>Industrial category allotment</i>	24
<i>Commercial category allotment</i>	-
<i>Residential category allotment</i>	-
	<b>24</b>

# NATIONAL INDUSTRIAL CORRIDOR DEVELOPMENT CORPORATION LIMITED



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

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