



INTEGRATED
INDUSTRIAL TOWNSHIP
GREATER NOIDA



NICDC
NATIONAL INDUSTRIAL CORRIDOR
DEVELOPMENT CORPORATION
India Reimagined



IITGN | **INTEGRATED INDUSTRIAL TOWNSHIP**
GREATER NOIDA

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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.

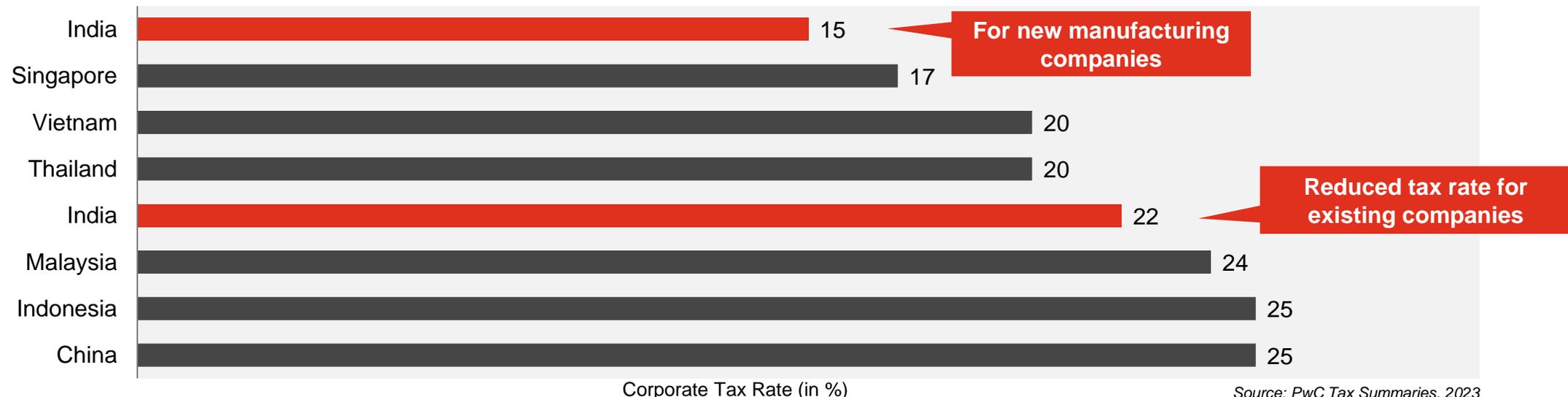
Reduction in compliance costs due to the unification of Indirect taxes

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 %)

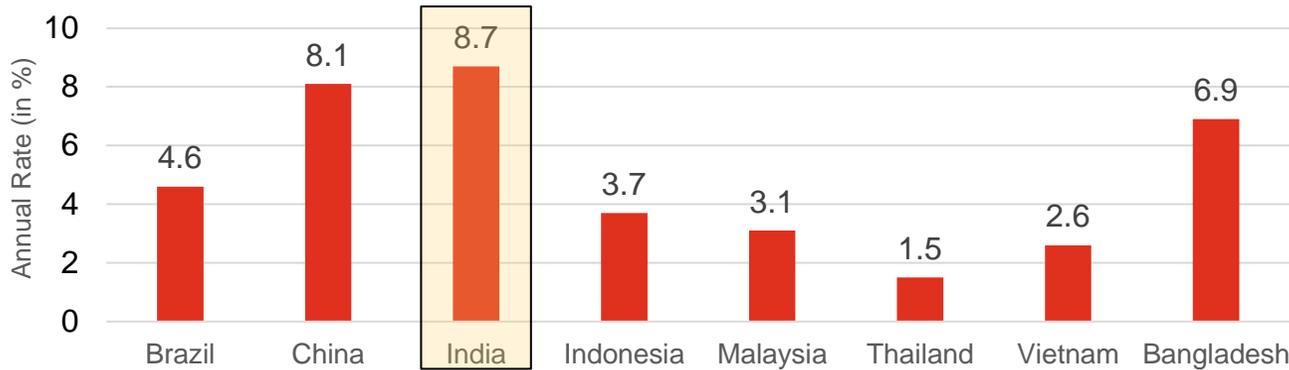


Corporate Tax Rate (in %)

Source: PwC Tax Summaries, 2023

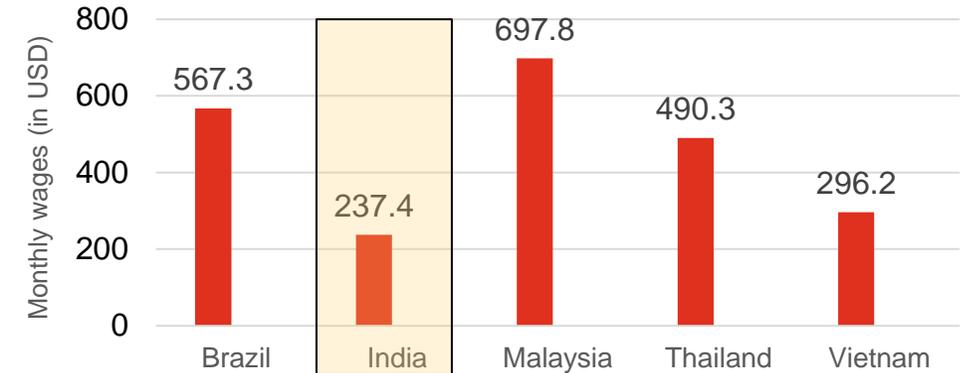
India has a cost-efficient environment for doing business supported by various investor friendly reforms

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

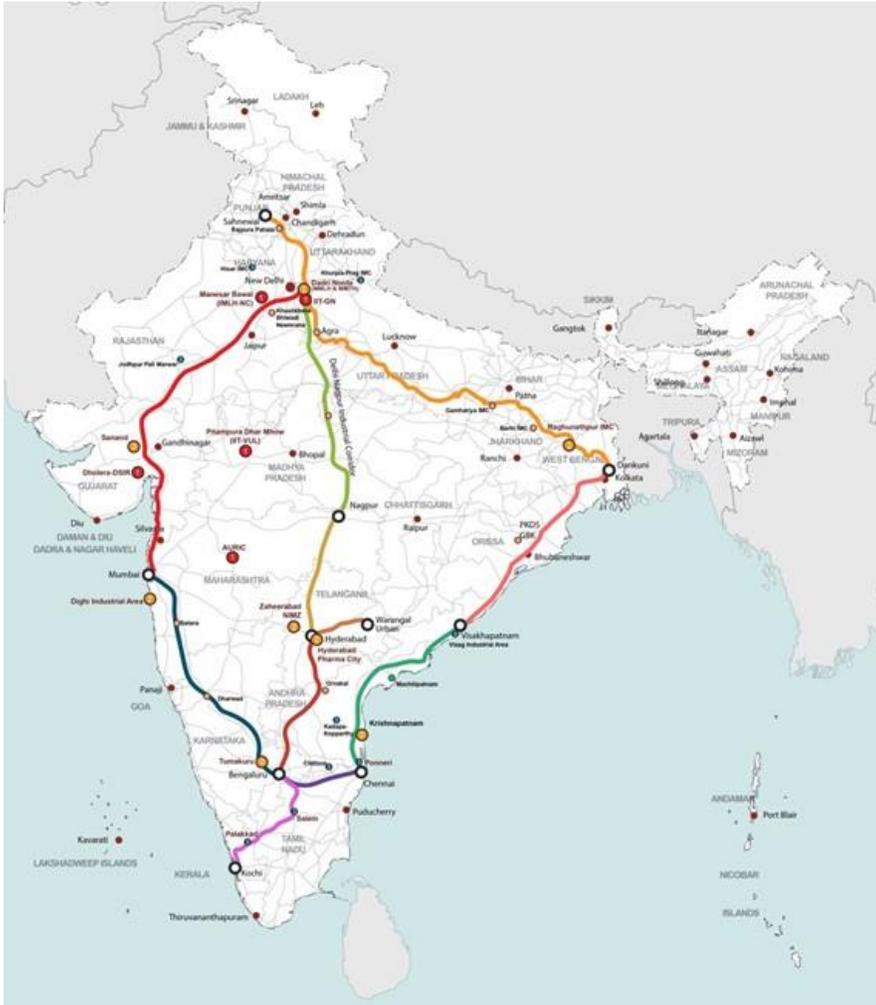
All development initiatives under NICDC have now plug & play infrastructure available for companies to set up manufacturing facilities

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
- Khushkhera Bhiwadi Neemrana Industrial Area, Rajasthan



Section 2:

Integrated Industrial Township, Greater Noida

IIT, Greater Noida benefits from being located in the National Capital Region as well as from the business-friendly policies of Uttar Pradesh

India's most populous state, is also the 3rd largest in terms of economic growth, and 4th largest in terms of land area (~24 Mn Ha). The state contributes heavily (~8.3%) to the national GDP, emerging as the leading driver of economic growth in India. Uttar Pradesh also has the youngest workforce in the country with 56% of the state's population coming under the working age group. The state also shares borders with 7 Indian states, and 1 international border with Nepal, providing a robust connectivity network.

Source: MOSPI MoSPI, National Accounts Data and Invest Uttar Pradesh

**USD
225**
Bn GSDP (2021-22)

Source: MoSPI, National Accounts Data

13%
GSDP growth rate, YoY (2021-22)

Source: MoSPI, National Accounts Data

**USD
881**
Mn of FDI attracted from 2019-2022

Source: DPIIT FDI Statistics

Ecosystem advantage at Uttar Pradesh

Connectivity

- **5 domestic airports, 3 international airports** connecting 51 cities across the country
- India's 1st **inland waterway** connecting major export hubs
- **Largest railway track** spanning 8,808 kms
- **Largest road network** with 4 lakh kms total road length
- **Dedicated Freight Corridors** along Delhi-Mumbai Industrial Corridor and Amristar-Kolkata Industrial Corridor
- The 2nd **Defence Industrial Corridor** in India with 6 identified nodes at viz. Agra, Aligarh, Chitrakoot, Jhansi, Kanpur and Lucknow

Ease of Doing Business

- **Digital single window clearance platform – Nivesh Mitra** – for providing necessary NOCs/licenses/clearances for setting up and running a business in UP
- **Industrial Investments and Employment Promotion Policy 2017** – umbrella policy industrial development and economic growth encompassing 20+ sector specific policies and incentives

Source: PIB dated 05-03-20, AAI, IRCEP as on 31-03-20 & Invest Uttar Pradesh

Integrated Industrial Township, Greater Noida – the investment destination in National Capital Region

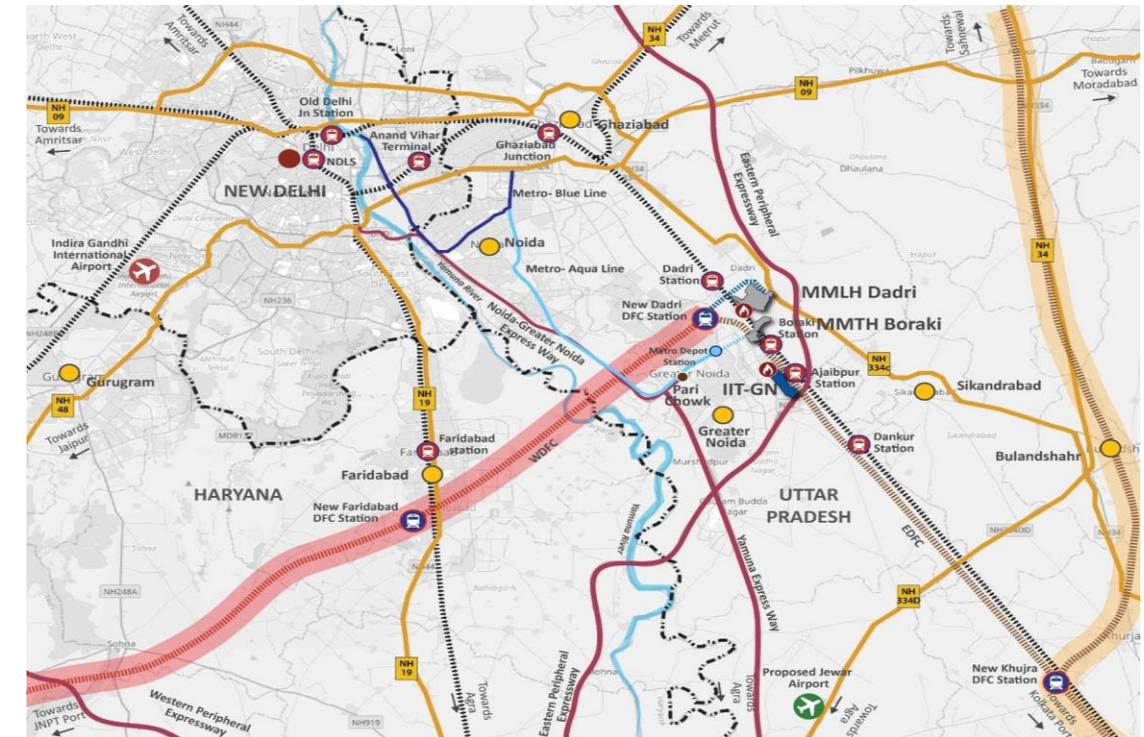
The Integrated Industrial Township at Greater Noida (IITGN) Uttar Pradesh, a flagship project for Delhi – Mumbai Industrial Corridor has been designed with world class standards envisioned as a sustainable and smart community. The new-age community in the making draws a balance between functionality and aesthetics. Signature buildings and public realm are supported by smart infrastructure components to ensure a futuristic township.

The IITGN is a smart industrial township comprising of total area of **302.5 Ha** having industrial, commercial and residential land use. It is being developed under the Dadri-Noida-Ghaziabad Investment Region of the DMIC.

Early bird projects under the Dadri – Ghaziabad – Noida Investment Region of DMIC:

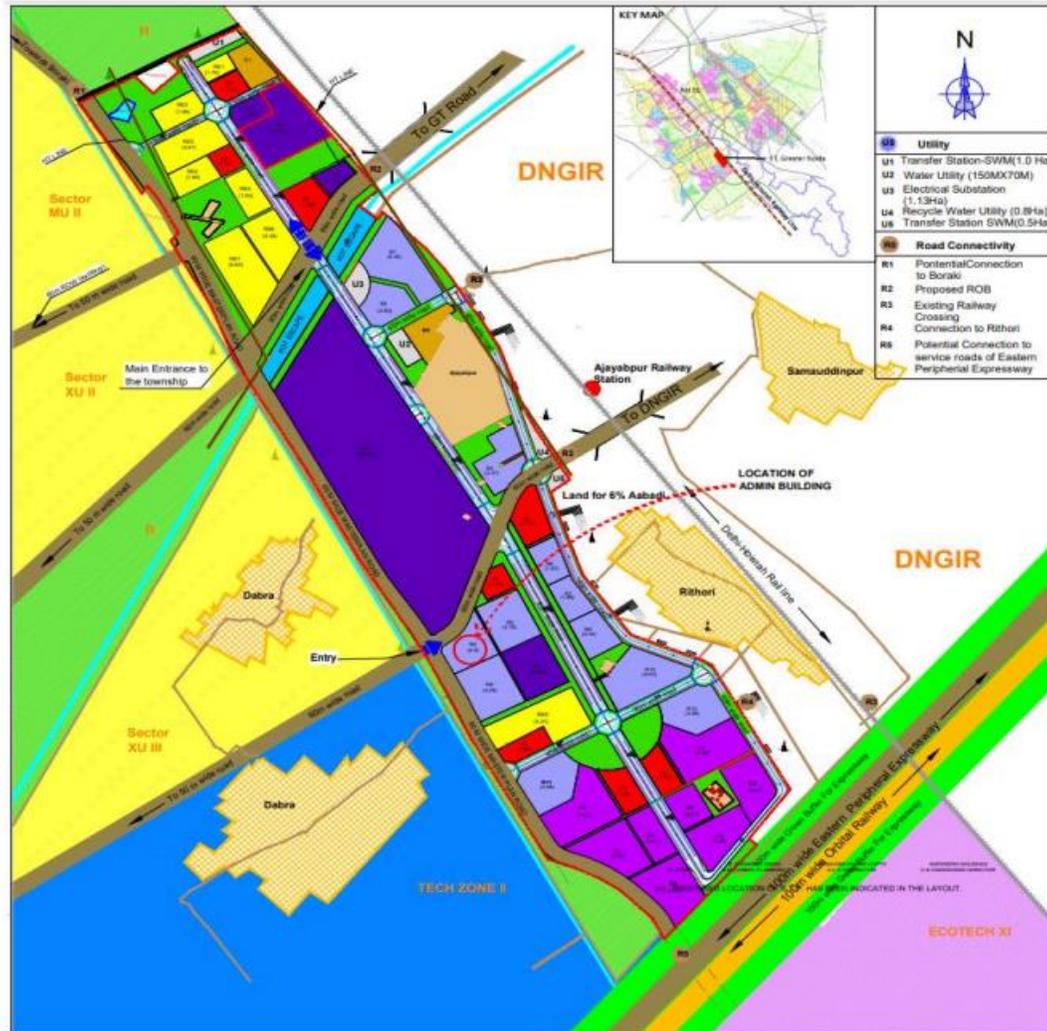
- **Integrated Industrial Township, Greater Noida**
- Multi Modal Logistic Hub, Dadri (Greater Noida)
- Multi Modal Transport Hub, Boraki (Greater Noida)

Connectivity map of IITGN



The site and land use plan have been designed to meet the growing industrial demand

Master plan of IITGN



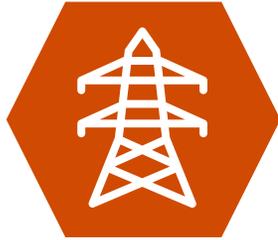
Land Use Bi-furcation of IITGN

Land Use	Area (in Ha)	Area (%)
Industrial	131.6	43.5%
Commercial	15.4	5.1%
Residential	29.6	9.7%
Utilities & Green Space (including Roads)	125.9	41.6%
Total	302.5	100%

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



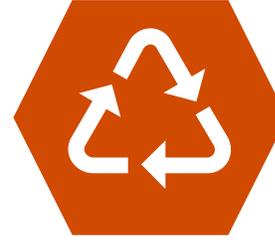
Plug & Play Infrastructure



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



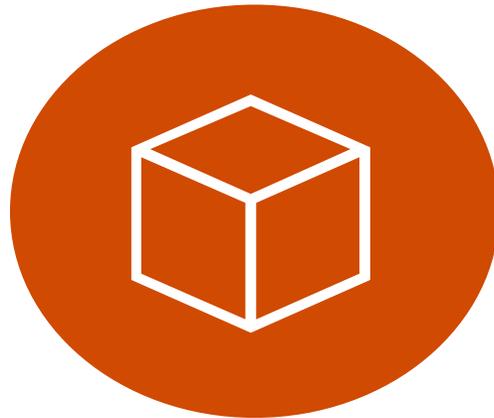
Quality of Living

Section 3:

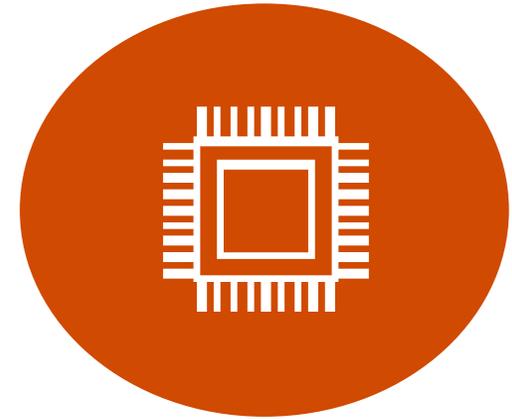
Sectors in focus



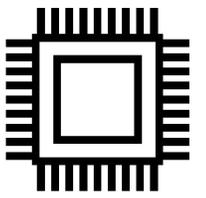
Mobile Phones



White Goods



**Electronics System Design
Manufacturing**



3 EMCs

Planned electronics clusters in Uttar Pradesh

Source: Uttar Pradesh Electronics Manufacturing Policy 2020

0.4 Mn

Employment potential in electronics

Source: Uttar Pradesh Electronics Manufacturing Policy 2020

USD 4.8 Bn

Investments Target

Source: Uttar Pradesh Electronics Manufacturing Policy 2020

10 Ha

Minimum area for ESDM parks

Source: Uttar Pradesh Electronics Manufacturing Policy 2020

Advantage IITGN

Electronics industry players investing in **IITGN will benefit from being in proximity to established ecosystem in the NCR (44kms away from Delhi)**

Availability of existing permissions for the sector in **IITGN will ensure the ease of setting up and operating the business**

High availability of skilled workforce, a critical requirement for Electronics industry is already available in the region (Institute like IIT Delhi, Delhi University etc.)

Established distribution systems for **24x7 uninterrupted power supply** would also be an advantage for the electronics players investing in IITGN

Uttar Pradesh Electronics Manufacturing Policy

- **Capital subsidy** of 15% of FCI maximum up to USD 1.2 Mn on investments up to USD 24.4 Bn
- An **interest subsidy** of 5% per annum to units with investments up to **USD 24.4 Bn** shall be reimbursed up to maximum of **USD 121000** per annum per unit for 5 years
- **100% exemption** of stamp duty on purchase/lease of land
- **50% exemption** of electricity duty shall be provided for a maximum period of **10 years** to all ESDM units
- Fixed Capital Investment (FCI) cost of building will be subject to 10% of FCI

Source: Uttar Pradesh Electronics Manufacturing Policy, 2020

Section 4:

Land allotment details

Land allotment at Integrated Industrial Township, Greater Noida, UP

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, Greater Noida</i>	8	68	-	63	45
Total	8	68	-	63	45

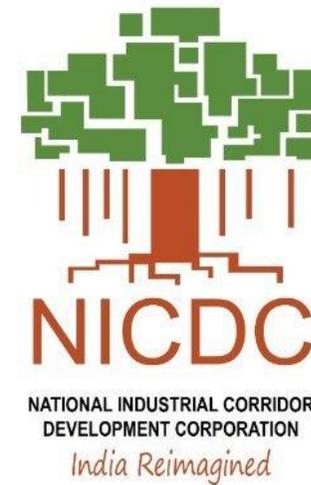
Status of allotted land

Other use: Residential and Commercial

	Integrated Industrial Township, Greater Noida
<i>Commercial production started</i>	2
<i>Construction works underway</i>	3
<i>Construction works yet to be started</i>	3
	8
<i>Industrial category allotment</i>	8
<i>Commercial category allotment</i>	-
<i>Residential category allotment</i>	-
	8

Data as of March '23

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