



Rajasthan, Khushkheda-Bhiwadi-Neemrana Investment Region (KBNIR) is estimate to have investments worth Rs 27,371 cr and create 5 lakh jobs.

INVESTMENT IN Future



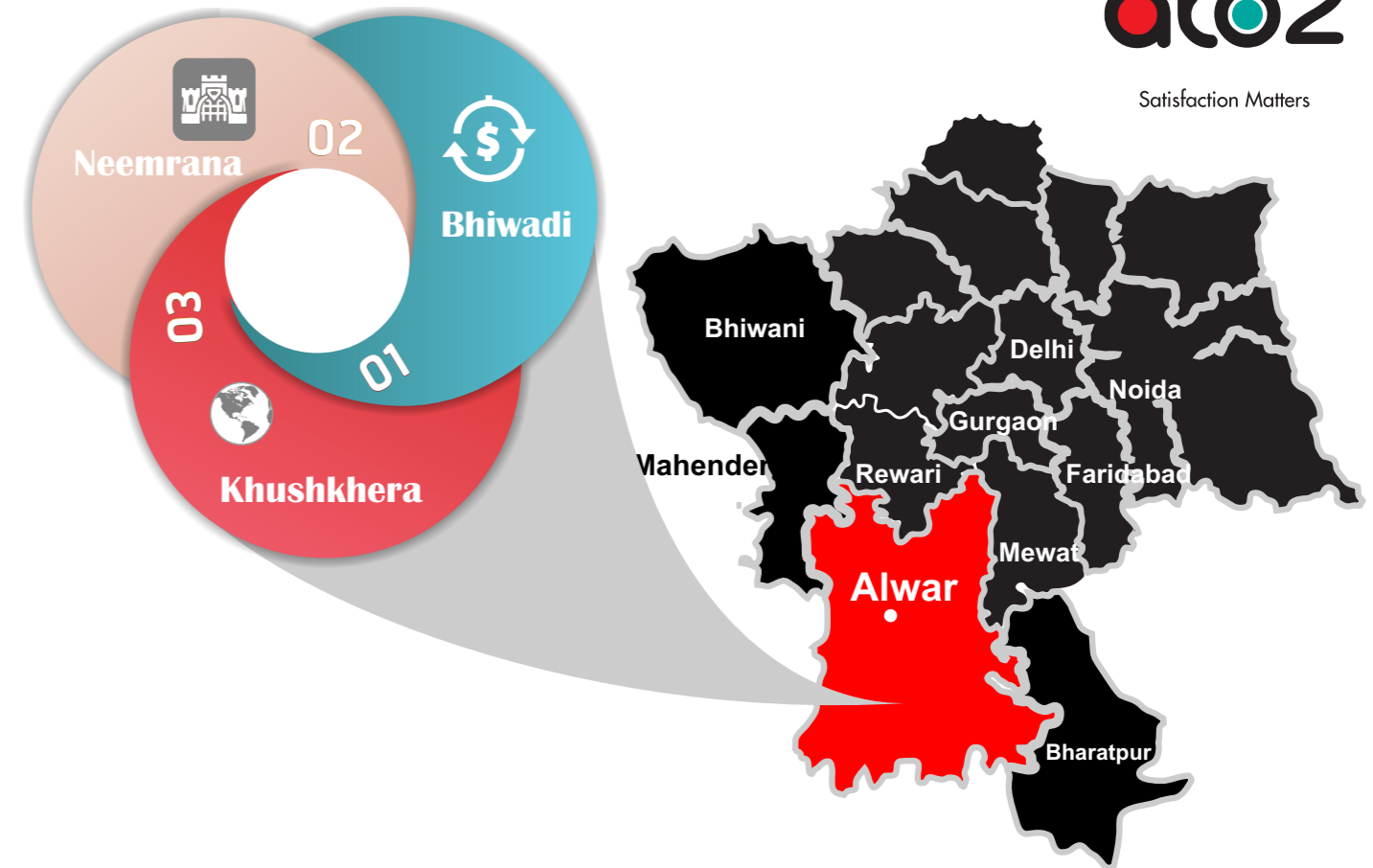
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IN present scenario, the situation of the properties in DELHI has become so populated and over busiest that the living, parking, traveling is a costly affair for man kind, the development has become faster and give rise to extension of the properties in DELHI – NCR, where as in Gurgaon became saturated and too much costly Real Estate, is beyond the paying capacity. But in the period of the two years the fastest grow of the properties on N H – 8 up to the NEEMRANA and BHIWADI has shown the interest of the Developers, Investor and also in General peoples became preferred location to invest in these localities, hardly just in two year the prices has gone more than triple, the reason are very clear that Gurgaon properties rental and out right purchase is very high, the service man, IT professionals, Executives and other peoples has got only half hour drive from Gurgaon to Bhiwadi and an hour long drive to Neemrana, whole day to work and return to their house in Bhiwadi and Neemrana, the second reason of the fact the several Govt. projects like:

Air Port, Freight Corridor, Japanese Zone, Korean Ventures DMRC from Delhi to Alwar in 90 minutes traveling made the day to day life style easy, so the investment is very much profitable.



One of major project proposal in Rajasthan, Khushkheda-Bhiwadi-Neemrana Investment Region (KBNIR) is estimate to have investments worth Rs 27,371 cr and create 5 lakh jobs. Chief Minister VasunDelhi - Mumbai Industrial Corridor (DMIC) is India's most ambitious Infrastructure programme aiming to develop new industrial cities as "Smart Cities" and converging next generation technologies across

The objective is to expand India's manufacturing and services base and develop DMIC as a "Global Manufacturing and Trading Hub". The programme will provide a major impetus to planned urbanization in India with manufacturing as the key driver. In the first phase seven new industrial cities are being developed.

"Bhiwadi comprises three industrial areas: Bhiwadi, Chopanki and Khushkhera. Spread over nearly 5,300 acres, there are around 2,500 industries operating in these three places"

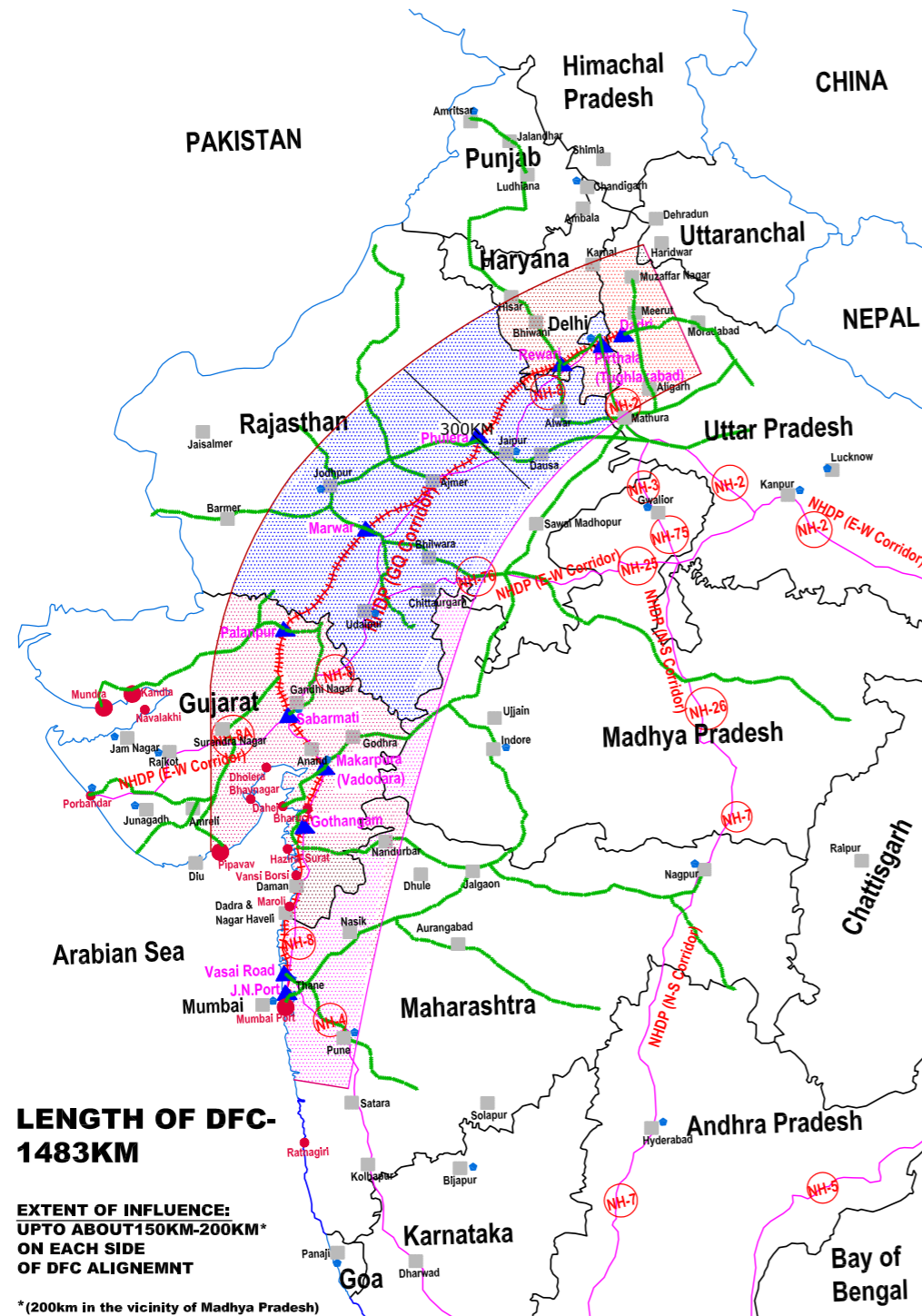
"Bhiwadi-Khushkhera-Neemrana the fastest growing industrial town on the outskirts of Delhi."

Delhi-Mumbai Industrial Corridor

Rajasthan touches six major States of the Northern, Western and Central India. The State is a natural corridor between the wealthy northern and the prosperous western states of the country, which makes it an important trade and commerce centre.

Dedicated Freight Corridor (DFC) a 1,483 km long rail corridor connecting Jawaharlal Nehru Port near Mumbai to Dadri near Delhi will allow high-speed connectivity for high axle load wagons (25 tonnes) of double stacked container trains supported by high power locomotives. A band of 150 km on both sides of the DFC has been chosen to be developed as the Delhi-Mumbai Industrial Corridor (DMIC).

Development Plans under DMIC

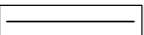

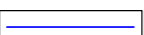

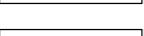
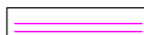






LENGTH OF DFC- 1483KM

EXTENT OF INFLUENCE: UPTO ABOUT 150KM-200KM* ON EACH SIDE OF DFC ALIGNMENT

*(200km in the vicinity of Madhya Pradesh)

Legend:

State Boundaries:		Project Influence Area:	
International Boundary:		Location of Major DFC Junctions/ Stations:	
Alignment of Dedicated Freight Corridor (DFC):		NHDP Corridor (GQ & NS-EW):	
Major Cities/ Towns:		Location of Major & Minor Ports on West Coast:	
Feeder Rail Network:		Location of Airports:	

PROJECT INFLUENCE AREA (PIA) WITH NHDP & FEEDER RAIL NETWORK
CONCEPT PAPER FOR DELHI-MUMBAI INDUSTRIAL CORRIDOR (DMIC)



Bhiwadi Quick Facts



Today , Bhiwadi, in Rajasthan's Alwar district, has developed into a modern city. A number of industrial centres have come up in around Bhiwadi-Neemrana , Dharuhera, Khushkhera, Chopanki, Bawal, etc.



Bhiwadi comprises three industrial areas: Bhiwadi, Chopanki and Khushkhera. Spread over nearly 5,300 acres, there are around 2,500 industries operating in these three places.



200km from the capital Jaipur,
90km from Alwar
40km from Gurgaon
5km from NH-8 (Delhi-Jaipur)



Shopping complexes and malls are also coming up fast. Top-notch recreation facilities like Classic Golf Course, Wet & Wild Resort, Country Club Resort and Heritage Village are in proximity too.

The foreign Exchange plays important role in the economy of a country. One can get foreign exchange by exporting goods, products or service. Industries established in Alwar district are exporting wide range of products like shaving blade, hand tools, alu extuded product, surgical blade, synthetic blended gabrics, empty hard gelatin capsules, leather shoes, subscriber carrier system, tyre-tube, picture tube, Chemicals, sanitary items , crockery, suiting, slate tile, different chemicalslike calcium cyanide, alkalies salt, moped. PVC cable sanitary ware, readymade garments



Neemrana Quick Facts

Neemrana is an ancient historical town in Alwar district of Rajasthan, India, situated at 122 km from Delhi on the Delhi-Jaipur highway in Behror tehsil. It is situated in between Behror and shahajahanpur



Neemrana Quick Facts

Industries

The area is a booming industrial hub of India. The Rajasthan government, through Rajasthan Industrial Cooperation RIICO, has developed industrial zones in various stages in Neemrana in Alwar district in the past several years.

Apart from the usual industrial areas, the Export Promotion Industrial Park (EPIP) and the Japanese Zone in Majarkanth is particularly noteworthy.

The Chauhan capital was shifted from Mandhan (near Alwar) to Neemrana when the fort was established by Raja Dup Raj in 1467. Nowadays, the Neemrana fort is a heritage resort.



Built from 1464 AD, Neemrana Fort-Palace is located on a high hillock and commands magnificent views of the surrounding beauty.

It is among India's oldest heritage resort hotels, as it was created in 1986 . Its name derives from a valiant local chieftain named Nimola Meo.

Our Strategic Location in NCR

Khushkhera-Bhiwadi-Neemrana Investment Region, in North-Eastern Rajasthan, would be located within 50km from the alignment of Dedicated Freight Corridor. This region also falls under the National Capital Region of Delhi and is located close to the National Highway No.8 which forms part of the Golden Quadrilateral. Government of Rajasthan has set out ambitious plans for the region by developing a Global City, to be spread over 40,000 Acres, between Shahjahanpur, Neemrana and Behror and expected to cater to 1 Million Population. Detailed master planning is being carried out for the project.

Delhi International Airport will offer good connectivity to the proposed investment region. Besides, an independent airport complex is also proposed to be developed.

State Government has already identified and designated the land for developing the region as Global City.

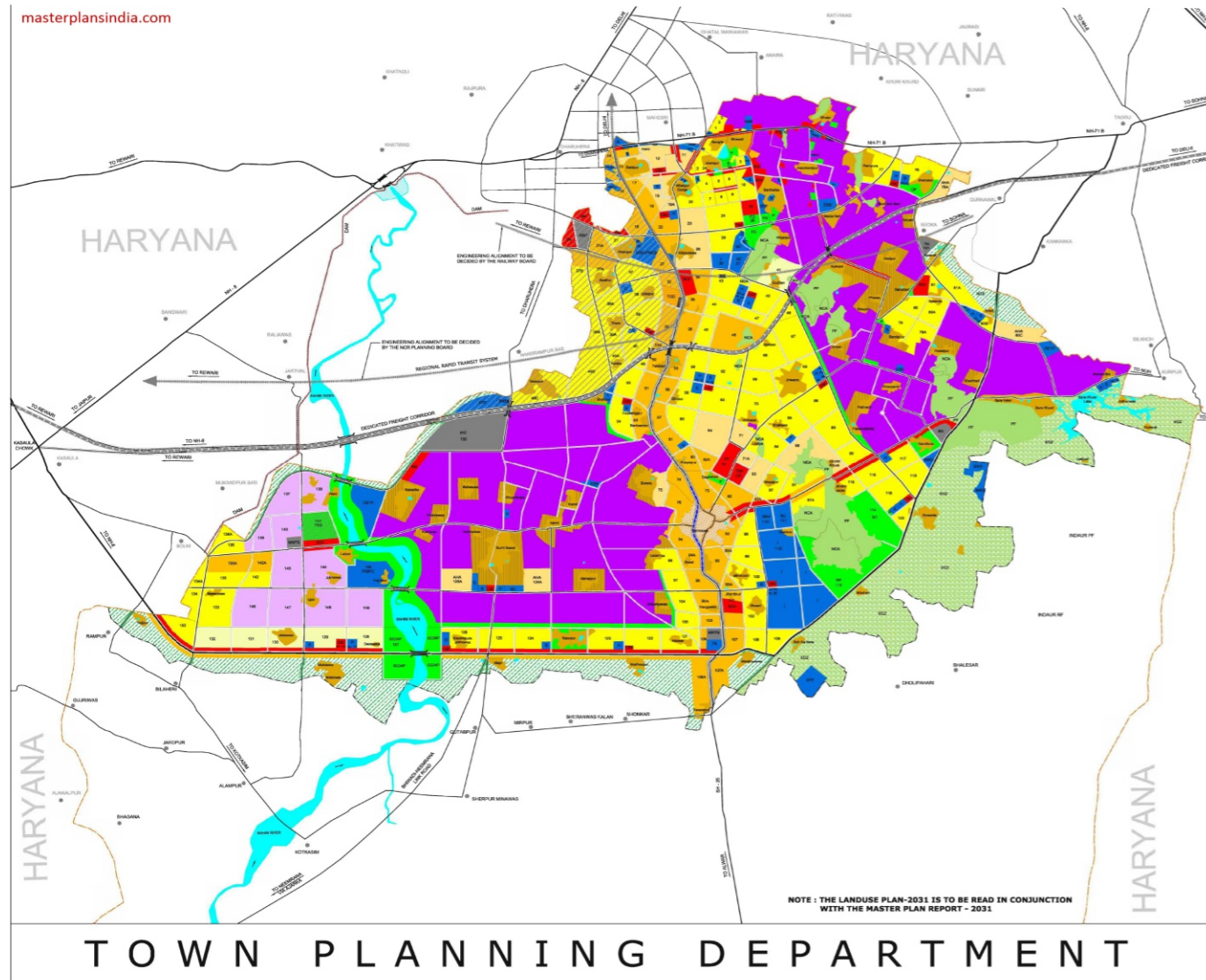
Khushkhera-Bhiwadi-Neemrana Investment Region is located at a distance of 107km from Delhi.

Widening of Alwar-Dausa Link (81 km) is being carried out by RIDCOR through private sector participation.

Availability of huge Land parcels of land at comparatively lower prices.

Potential industry sectors at the investment region include automobile, Biotechnology, IT/ITES and Health Sector.

Proximity to the Golden Quadrilateral, NH-8 and the Dedicated Freight Corridor would provide added value to the investors in the region.



GREATER BHIWADI ग्रेटर भिवाड़ी LAND USE PLAN-2031 भू-उपयोग-2031

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MECHANICAL	TRANSPORTATION	WATER BODIES	ADMINISTRATIVE BOUNDARIES	OTHERS
LOW DENSITY (LD-1)	CITY CENTRE	INDUSTRIAL	REGIONAL PARK	INTEGRATED FREIGHT COMPLEX	LAKE	STATE BOUNDARY	TRANSPORT ORIENTED DEVELOPMENT
MEDIUM DENSITY (MD-1)	COMPANY OFFICE CENTRE	RESIDENTIAL	CITY LEVEL PARK/PARKWAY	TRANSPORT NAGAR	WATER BODY	REGIONAL BOUNDARY	OTHER DEVELOPMENT
HIGH DENSITY (HD-1)	SPECIALISED MARKET	INDUSTRIAL	SPORTS COMPLEX/STADIUM	RAILWAY LINE	WATER BODY	STATE BOUNDARY	OTHER DEVELOPMENT
APPROXIMATE INDUSTRIAL AREA	RETAIL BUSINESS & GENERAL COMMERCIAL	INDUSTRIAL	FAIR GROUND	RAILWAY STATION	WATER BODY	STATE BOUNDARY	OTHER DEVELOPMENT
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Major Industries in Bhiwadi or Rajasthan:

“ The Big Govt. approved projects like: DMIC , Airport , DELHI METRO from Delhi to ALWAR in 90 minutes , besides Industrial Ventures by JAPAN & KOREA has already been stated production of Korean will also expected in 2 years . ”

Industrial Scenario: Industrial Hub Bhiwadi

“
Khushkhera – Bhiwadi – Neemrana (KBN) has been identified as the priority Investment Region in Rajasthan sub-region of DMIC in consultation with the state government for achieving the envisaged goals and objectives of DMIC Project.”

Bhiwadi Complex comprises of 99 revenue villages spreads over an area of about 250 Sq. Km. Bhiwadi, Tapookara, Chaupanki, Kahrani and Khushkhera are major industrial nodes in the Complex. RIICO has laid extensive road network (127 kms) and drainage network (160 kms) in its industrial areas. Further roads and drains are under construction in newly established industrial areas.

Industries in Greater Bhiwadi Complex are of varied scale and nature. There are number of large, medium and small scale industries. Auto Parts, Ceramics, Chemical, Drugs and Pharmaceutical, Electronics, Food Products, General Engineering, Glass, Iron & Steel, Metals, Bathroom Fittings, Plastic, Packaging, Rubber, Leather, Textile related industries are concentrated in Bhiwadi, Khushkhera and Chaupanki industrial areas



“
RIICO, as part of its industrial development activities, provides plot with complete physical infrastructure. It mainly includes construction and maintenance of roads, drains, water supply..”

RIICO Industrial Areas Infrastructure

Total number of units registered in various RIICO industrial areas is 2575 of which 67.5% (1739) are under production and 32.5% (834) are under construction

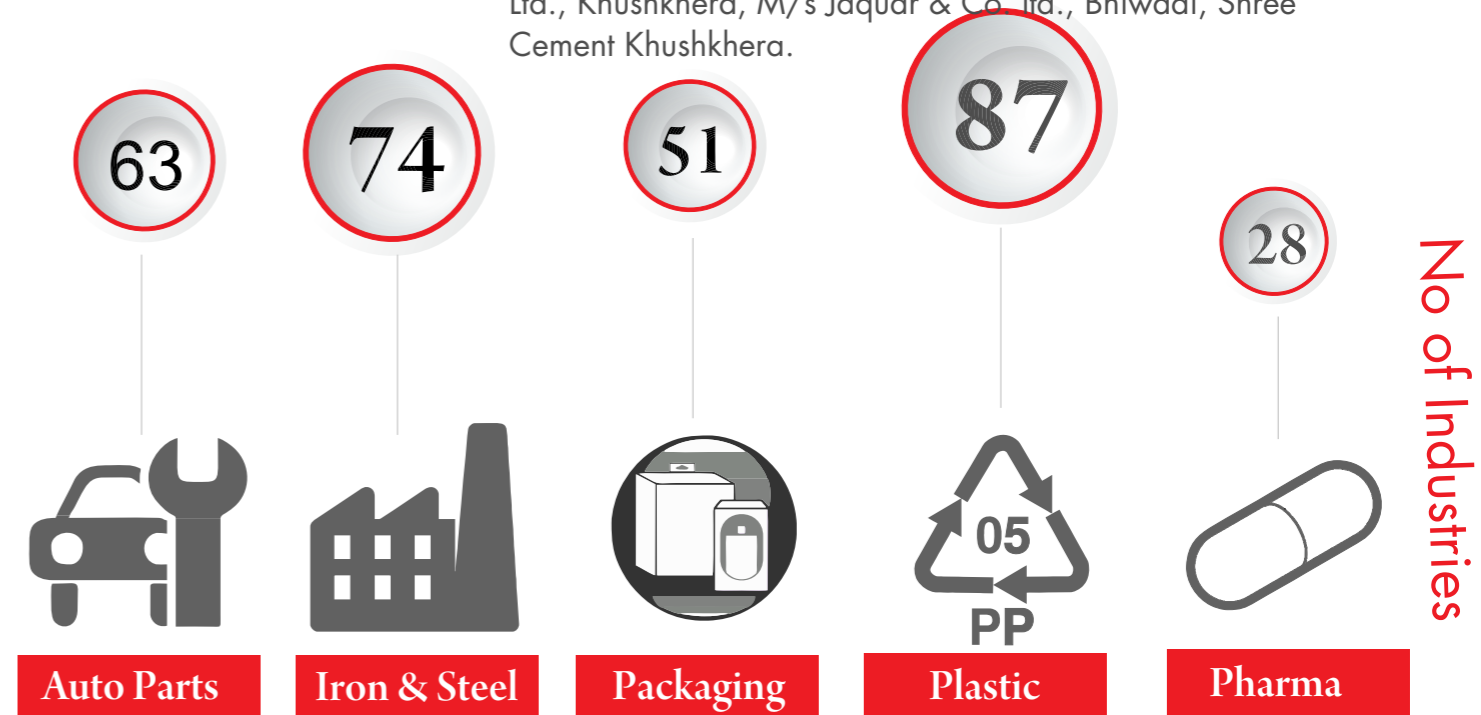


At present a total of 6,550 acres is under industrial development within Greater Bhiwadi Complex distributed in eight industrial areas. In addition to RIICO industrial areas, industries are developed along Bhiwadi-Alwar Road also.

Pathredi industrial area has developed into three major zones, one for auto and engineering, 2nd for cable and 3rd for garment sector.

There are three main Electric Substations, GSS of 220 KVA of 200 MVA capacity and GSS 132 KVA of 100 MVA capacity at Bhiwadi, GSS of 400 KVA of Power Grid in Bhiwadi.

Some of the big industries in Greater Bhiwadi Complex are Balakrishnayres (Tyres), M/s Federal Moghul (Spark Plug), Sri Ram Cables Pvt. Ltd. (Cables), Relaxo Footwear's, Orient Syntax Ltd. (Textiles), Parasrampuriahonda SIEL Cars India Pvt. Ltd., United Breweries Ltd., M/s Lafarge Boaral Gypsum (I) Pvt. Ltd., Khushkhera, M/s Jaquar & Co. Ltd., Bhiwadi, Shree Cement Khushkhera.



No of Industries

Industrial Scenario

Industrial Hub Neemrana

“

A plan to construct a cargo airport near Neemrana is also under consideration. This airport is proposed to be constructed in the middle of Ajarka and Kotkasim.

”

Situated in ALWAR district, the area was transferred to RIICO in 2006. The area is well developed with quality infrastructural facilities like good road network of all the roads of National Highway, State Highway and district roads (NH- 8), water supply through tubewell, electricity from 220 KV GSS at NIC(M) Neemrana, 132 KV GSS Behror and Shajahanpur, 33/11 KV SS at Industrial Area Neemrana, Behror, NIC(M), Neemrana, etc. Deposits of limestone at Kotputli. Cheap labour force and skilled manpower is available in the area.

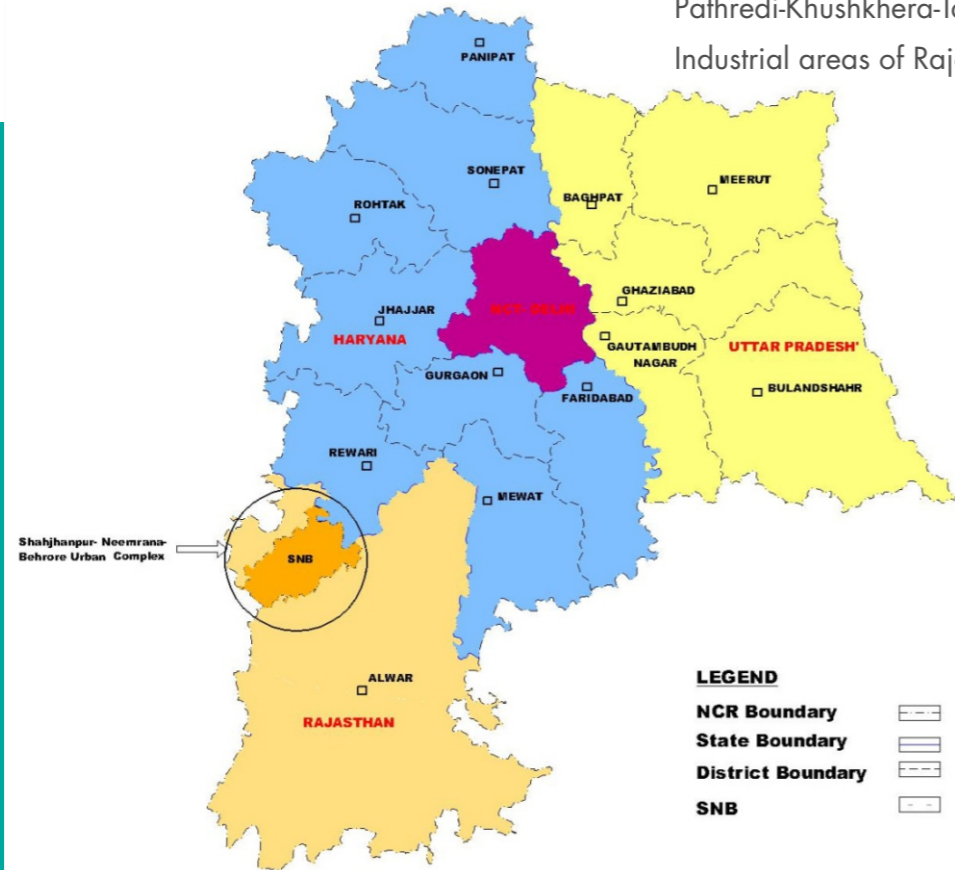
Cost Saving

Proximity with Delhi/Haryana and Jaipur.

Easy accessibility due to NH-8, Dedicated Freight Corridor and DFC Nodal Satation Rewari. New Multimodal Logistic Park near Kathuwas Railway station through CONCOR sanctioned.

Location within Delhi-Mumbai Investment Corridor area belt.

Proximity with Bawal-Rewari-Daruhera-Manesar-Gurgaon Industrial belt of Haryana and Bhiwadi-Chopanki-Pathredi-Khushkhera-Tapukara Industrial areas of Rajasthan.



Location of Shahjhanpur-Neemrana-Bohore Urban Complex in NCR

Neemrana Industrial Areas

Infrastructure

The industrial area is well connected with major cities through both rail and road transport: Jaipur 139 Kms. by road, Gurgaon 105 Kms. by road, Delhi 125 Kms. by road.

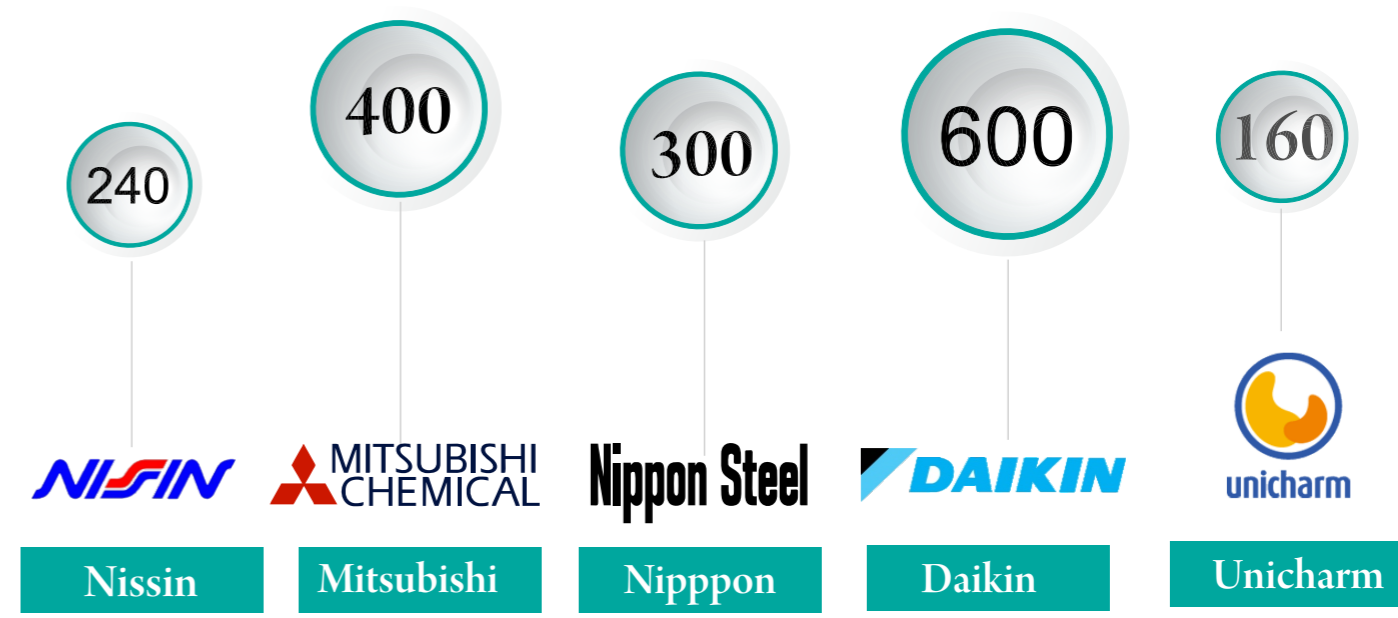


Air cargo port and dry port (inland container depot) are also approachable from this industrial area. Nearest air cargo port at New Delhi and nearest dry port at Rewari (Haryana).

RIICO has undertaken social responsibility in this industrial area by transferring village amenity fund and constructing rain water harvesting structure.

RIICO has acquired and developed 210.51 acres of land in which 225 No. of plots have been planned covering an area of 132.67 acres.

The Industrial Area is easily accessible through all modes of transport: nearest railway station is Bawal at a distance of 28 Kms. from the area by road, nearest bus stand Neemrana mod is at a distance of 3 Kms. by road and nearest airport New Delhi is at a distance of 125 Kms. by road from the area. Nearest city Behror is at a distance of 10 Kms. from the area. Concerned administrative headquarter is at a distance of 75 Kms. from the area.



Investment In Crores

Connectivity & Logistics

8,380 sq km of Rajasthan falls in the National Capital Region (NCR), which is around 24.5% of the total NCR, the world's second largest urban agglomeration. Rajasthan shares its border with have major Indian States: Punjab, Haryana, Uttar Pradesh, Madhya Pradesh and Gujarat. These States have a combined population of 402 million (year 2011). Industries in Rajasthan have to their advantage, access to this enormous market.



Rajasthan has the second largest network of National Highways in the country with a total road length exceeding 7,000 km.

National Highways provide excellent connectivity to cities like Delhi, Ahmedabad, Vadodara, Mumbai, Jabalpur, Bhopal, Agra, Gwalior, Indore and Amritsar. The total road length in the State is 1,92,551 km (31st March, 2013)



The length of railway routes in the State was 5,784.16 km (March, 2011). These connects

Rajasthan to all major cities in India and links the State to ports in Mumbai, Kandla and Mundra in Gujarat



The State has a fully operational international airport at Jaipur, with direct flights to Sharjah and

Muscat. Rajasthan has airports at Jodhpur, Udaipur and airstrips in other major cities.

An Air-Cargo Complex at Jaipur, and Inland Container Depots at Jaipur (2), Jodhpur (3), Bhilwara & Bhiwadi facilitate trade within and outside India.



Excellent mobile networks are operational throughout the State with all major operators like Airtel, BSNL, Reliance, Docomo, Idea, Aircel, Vodafone and MTS providing service.

Rajasthan had nearly 46.57 million wireless subscribers and 1.08 million wire-line subscribers (December 2012).

Thee State had 417,687 broadband subscribers (December 2011).

Gas Conectivity

RIICO has signed a joint action plan with Gas.

High Connectivity



Satisfaction Matters



Major Industrial Labels

Bhiwadi Industries



“

These giant label have created around 70,000 jobs in Bhiwadi and 4800 crores investment have been made.

”

Major Industrial Labels

Neemrana Industries



“

59 projects were under implementation with Japanese loan assistance and the amount committed was about Rs 58,000 crore .

”

Automobile Cluster

Bhiwadi-Neemrana Belt

Large numbers of Automobiles projects are located in Northern India within periphery of 150 km of Delhi

Bhiwadi-Neemrana areas are part of Gurgaon Auto Cluster

Location of Delhi – Jaipur highway as well as proposed Dedicated Fright Corridor (DFC).

Honda Siel Cars India Ltd., is setting up IInd car plant and R&D Centre at Tapukara (Bhiwadi). Total investment upto 18.5.2011 is Rs.2363.00 crores.

Honda motorcycle and Scooters India (P) Ltd. (HMSI), has set up as subsidiary of Honda Group by investment of Rs.300.00 crores at IMT,Maneser, Gurgaon. It will provide employment upto 6500 persons.

OEMs

- Honda Siel Cars India Ltd.(HSCIL)
- Honda MotorCycle & Scooter India(HMSI)
- Ashok Leyland
- Eicher

Engines & Parts

- Federal Moghul Goetz
- Shriram Pistons and Rings Ltd.
- Bestex MM India Pvt. Ltd.
- Amtek

Transmission & Steering Parts

- OCAP
- Hi-Tech Gears Ltd.
- Amson Automotive Ltd.
- Ashoka Gears

Suspension, Brakes & Tyres

- Nissin Brake India Pvt. Ltd.
- Horizon Industries Products
- Balkrishna Industries Ltd.
- Chakradhali Wheels Ltd.

Electricals

- Havells India Ltd.
- Motherson Sumi Systems Ltd.
- Climate Systes India Ltd.
- Visteon Automotive Systems.

Others

- National Engineering Industries Ltd.
- Motherson Automotive Tech. Ltd.
- CNC Automotive Ltd.
- Toyota Gosei



Educational Institutes

Bhiwadi-Neemrana

1. St. Margret Engineering college.
2. Laxmi Narain Memorial Society (Aeronautical Engineering college)
3. NIIT University
4. Gombar Foundation University
5. Rai University
6. School promoted by M/s Parle Biscuits Ltd.
7. Rath International School
8. St. Xavier School at Behror
9. Raffles school, Sotanala (Behror)
10. Govt. Polytechnic, Neemrana
11. Other pvt. Schools
12. Govt. College Behror



Human Resources

Alwar



ITI's 1020
Polytechnic Colleges 290
Engineering Colleges 1620



Healthy Investment Environment

Rajasthan offers its investors a safe and amicable working environment, businessfriendly policies & schemes, with negligible incidences of labour unrest and good overall law & order situation.

The State Government has systematically created a policy environment that nurtures private enterprise and makes investing in the State profitable. In addition to a general package of financial incentives, sector-specific policies have been formulated to promote investment.

Rajasthan Investment Promotion Scheme (RIPS), 2010

RIPS 2010 is a package of financial incentives and subsidies for investors. The scheme aims to stimulate private sector investments for employment generation and overall development.

Types of Exemption Taxes/ Duties/ Charges	Extent of Exemption	Period of Exemption
Luxury Tax	100 %	7 years from the date of issuance of Entitlement Certificate. However for MSME located in the noticed area the period of exemption shall be for 10 years.
Electricity Duty	50%	
Entertainment Tax	50%	
Land Tax	50%	
Mandi Fee	50%	
Stamp Duty	50%	One time for each such transaction for the same project.
Conversion charge payable for change of land use	50%	

Policies & Scheme Sector-Specific

- Rajasthan Industrial and Investment Promotion Policy 2010
- Rajasthan Investment Promotion Scheme 2010
- Special Incentive Package for Ceramic and Glass Sector 2011
- Rajasthan Mineral Policy 2011
- Policy for Promotion of Agro-processing and Agri-business 2010
- Rajasthan Solar Energy Policy 2011
- IT & ITeS Policy 2007
- SEZ Policy 2003
- Rajasthan Tourism Unit Policy 2007
- Policy for Promoting Generation of Electricity from Biomass 2010
- Policy for Promoting Generation of Electricity from Wind 2012
- Adordable Housing Policy 2009
- Rajasthan Township Policy 2010
- Rajasthan Eco-tourism Policy 2010
- Special Customized package for Textile Sector Enterprises 2013
- Rajasthan Incentive Scheme for BPO Centres & KPO Centres 2011



Rapid Metro Train

Rapid Rail Transit System (RRTS)

“Traveling from Alwar to Delhi will take just 30 minutes.”

National Capital Region Transport Corporation (NCRTC) – to execute the Rs. 78,000 crore Rapid Rail Transit System (RRTS) that will cut travel time by half between Delhi and the three NCR towns.

Regional Rapid Transit System

(Rail Corridors)

The tracks would cover a distance of 90 km between Delhi and Meerut in 63 minutes, Delhi and Alwar (188 km) in 117 minutes and Delhi and Panipat (109 km) in 61 minutes.

This will be the first phase of the RRTS that is expected to become operational by 2017. In the second phase, five other corridors would be connected linking 16 towns with Delhi.

The initial seed fund of Rs. 100 crore will be shared.



Japanese Zone

(Neenrana)

The Japanese zone spreads over around 1200 acres and expected investment by Japanese Companies is Rs. 3000 Crore.

As of March, 2011, 59 projects were under implementation with Japanese loan assistance and the amount committed was about Rs 58,000 crore.

A unit of the world's largest steel making company – Nippon Steel – is also under construction in Neemrana where more than Rs 300 crores is expected to be invested.

Rajasthan Industrial Development and Investment Corporation (RIICO) will set up Ceramic and Glass hub in 250 hectares at Gilot in the industrial area of Neemrana, bordering DMIC, with piped natural gas

Export Promotion Industrial Park (EPIP)

Korean Zone

(Neemrana)

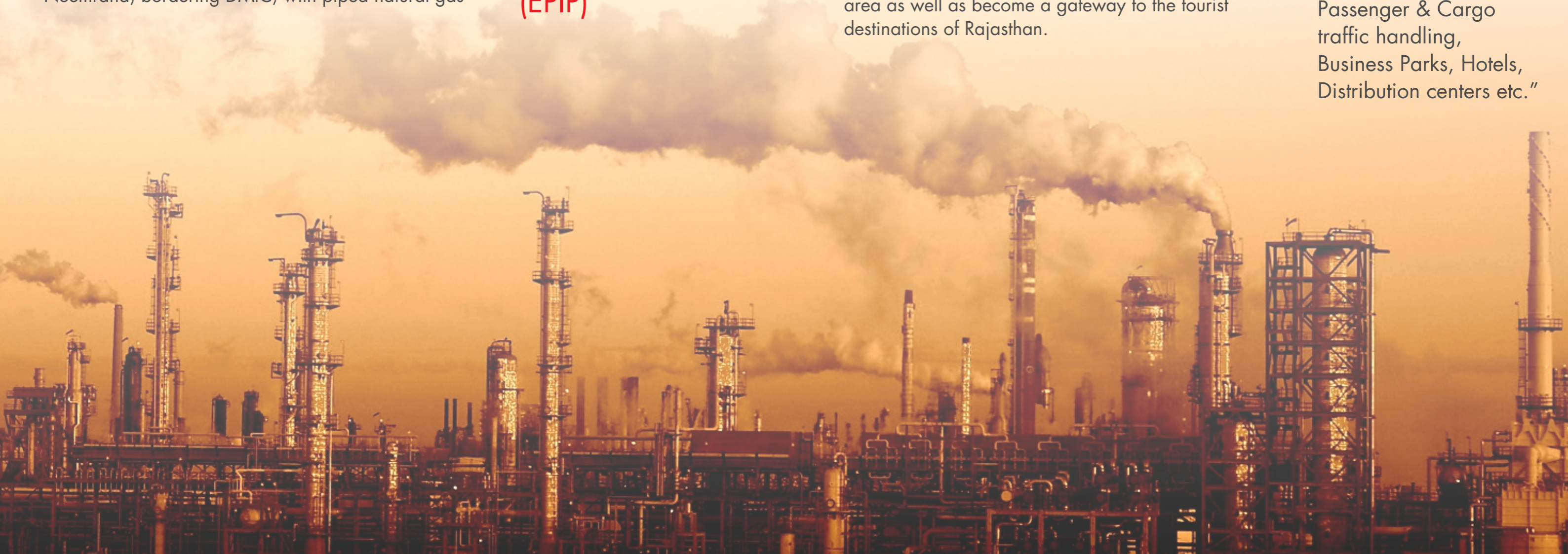
An MOU to formalize an agreement to set up the zone was signed between The Rajasthan State Industrial Development and Investment Corporation (RIICO) and South Korean Trade Promotion Agency (Kotra) on March 11, 2013

Setting up of the zone is a step ahead in the mutually beneficial economic cooperation and trade between South Korea and India had already reached 19 billion US dollars last year.

The exclusive Korean Zone covering approximately 250 acres is being set up at Ghilot in Neemrana, which is a fast developing industrial area in the NCR.

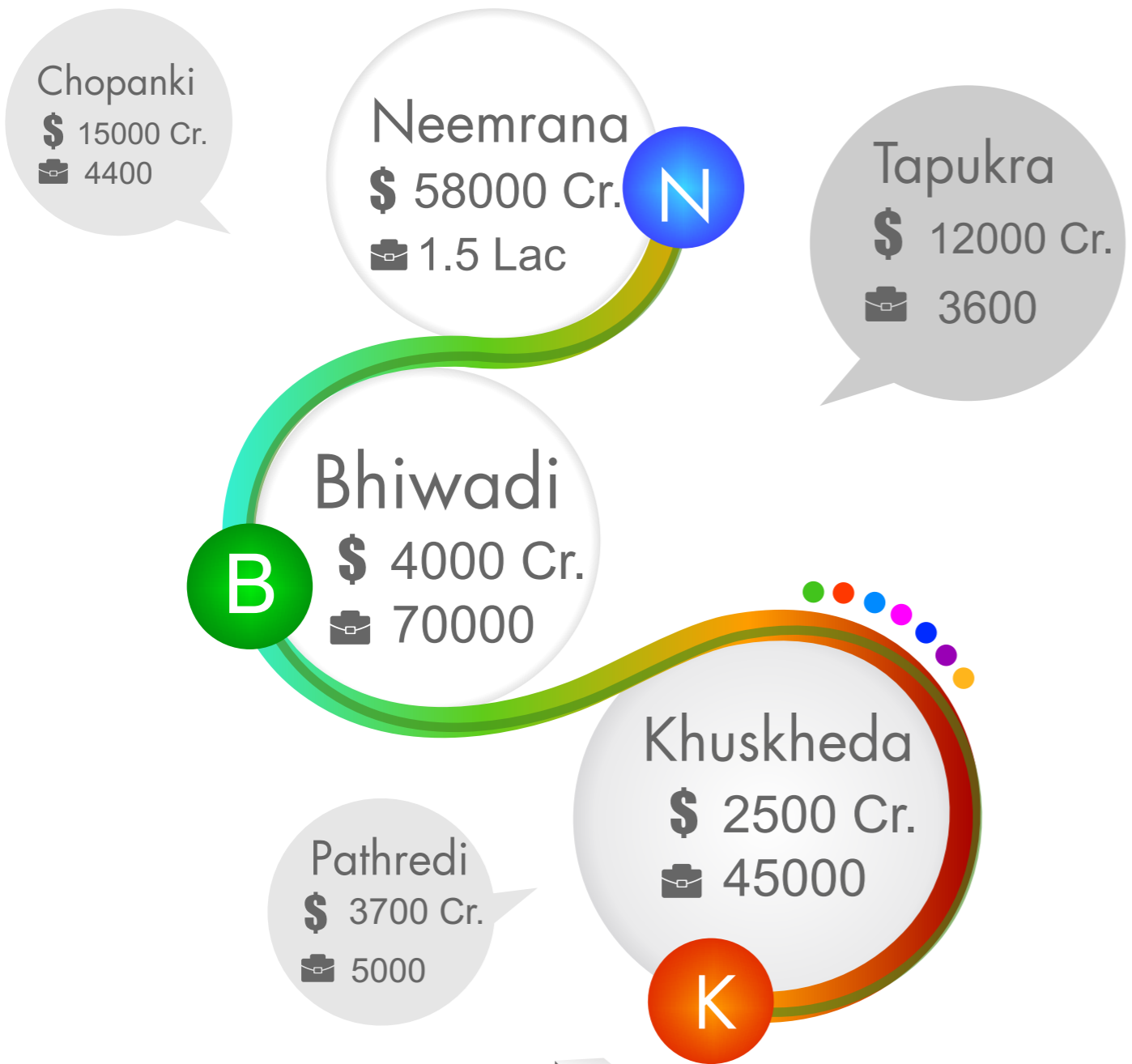
Cargo Airport (Neemrana)

“Project will cost approx. 4000 crores and will include Passenger & Cargo traffic handling, Business Parks, Hotels, Distribution centers etc.”



Investment & Jobs

Bhiwadi-Khuskhera-Neemrana



Head Office : A-102, First Floor, Ganpati Plaza Bhiwadi, District-Alwar, Pincode - 301019 (Rajasthan).

Branch Office : Sadak Nagar Zakaria Masjid 182 relief Road Ahmedabad, Pincode - 380001 (Gujrat)



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