

About Invest India

Invest India is the National Investment Promotion and Facilitation Agency of the Government of India mandated to facilitate investments in India. Besides investor targeting and facilitation, Invest India runs effective programs for resolving issues and grievances of existing investors through its after-care programs.

A 150+ member team provides sector-and state-specific investment opportunities, advises investors on regulatory procedures and clearances, and hand-holds investors through the entire investment process. Invest India team comprises of highly educated and experienced professionals, with prior experience of working with foreign multinationals across areas such as investment banking, consulting, corporate strategy, taxation and law.

Headquartered at New Delhi, Invest India coordinates with all Indian stakeholders such as central ministries, state governments, Indian missions across the globe, regulatory bodies, Industry chambers, etc. In addition, Invest India has forged partnerships with a large number of foreign stakeholders such as foreign missions and trade offices in India, investment promotion agencies for key FDI source countries, sectoral industry associations and bilateral chambers. The firm has a strong working relationships with all Indian states and union territories, where it works to build capacity, formulation of regional plans for investment facilitation and industrial cluster development.

Invest India, set up in 2009, is a non-profit venture under the Department for Promotion of Industry and Internal Trade, Ministry of Commerce and Industry, Government of India. Currently, it manages key national missions and initiatives such as Make in India, Start-up India, Project Monitoring Group, Accelerating Growth of New India's Innovations (AGNii), India Investment Grid (IIG) and Industrial Information System (IIS).

The firm is one of the most awarded Investment Promotion Agency in the world, and has won the Best Investment Project Award three years in a row (2016, 2017 and 2018) at the Annual Investment Meeting (AIM) organized by the Ministry of Economy, UAE. Invest India also won the prestigious The UNCTAD Award 2018 for promoting investment in sustainable development, the UNCTAD Investment Promotion Award 2016 for excellence in partnering for investment promotion, and the Investment Award 2016 from the Indian Ocean Rim Association, among others.

Please learn more about Invest India at
<https://www.investindia.gov.in/>

Authors

Divay Pranav

Sr. Assistant Vice President
 Invest India
divay.pranav@investindia.org.in

Sanchi Padia

Senior Manager
 Invest India
sanchi.padia@investindia.org.in

Aritra Das

Assistant Manager
 Industrial Services, JLL India
Aritra.Das@ap.jll.com

Charmy Shah

Executive - Industrial Services
 JLL India
Charmy.Shah@ap.jll.com

Strategic Inputs

Dushyant Thakor

Vice President
 Invest India
dushyant.thakor@investindia.org.in

Chandranath Dey

Head-Industrial Operations,
 BD & Consulting, JLL India
Chandranath.Dey@ap.jll.com

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About JLL

JLL (NYSE: JLL) is a leading professional services firm that specialises in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 90,000 as of December 31, 2018. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com

About JLL India

JLL is India's premier and largest professional services firm specialising in real estate. With an audited revenue of 4,134 crores for FY 2018-19, the Firm is growing from strength to strength in India for the past two decades. JLL India has an extensive presence across 10 major cities (Mumbai, Delhi NCR, Bengaluru, Pune, Chennai, Hyderabad, Kolkata, Ahmedabad, Kochi and Coimbatore) and over 130 tier II & III markets with a cumulative strength of close to 12,000 professionals.

The Firm provides investors, developers, local corporates and multinational companies with a comprehensive range of services. This includes leasing, capital markets, research & advisory, transaction management, project development, facility management and property & asset management. These services cover various asset classes such as commercial, residential, industrial, retail, warehouse and logistics, hospitality, healthcare, senior living, data centre and education.

JLL India won the Five Star Award for 'Best Property Consultancy at the International Property Awards Asia Pacific 2018 -19. The Firm was also recognised amongst the 'Top 100 Best Places to Work in India' three years in a row (2017, 2018 and 2019) in the annual survey conducted by Great Place to Work® and The Economic Times. It has also been acknowledged as 'Property Consultant of the Decade' at the 10th CNBC-Awaaz Real Estate Awards 2015. For further information, please visit jll.co.in

For Business Enquiries, please contact:

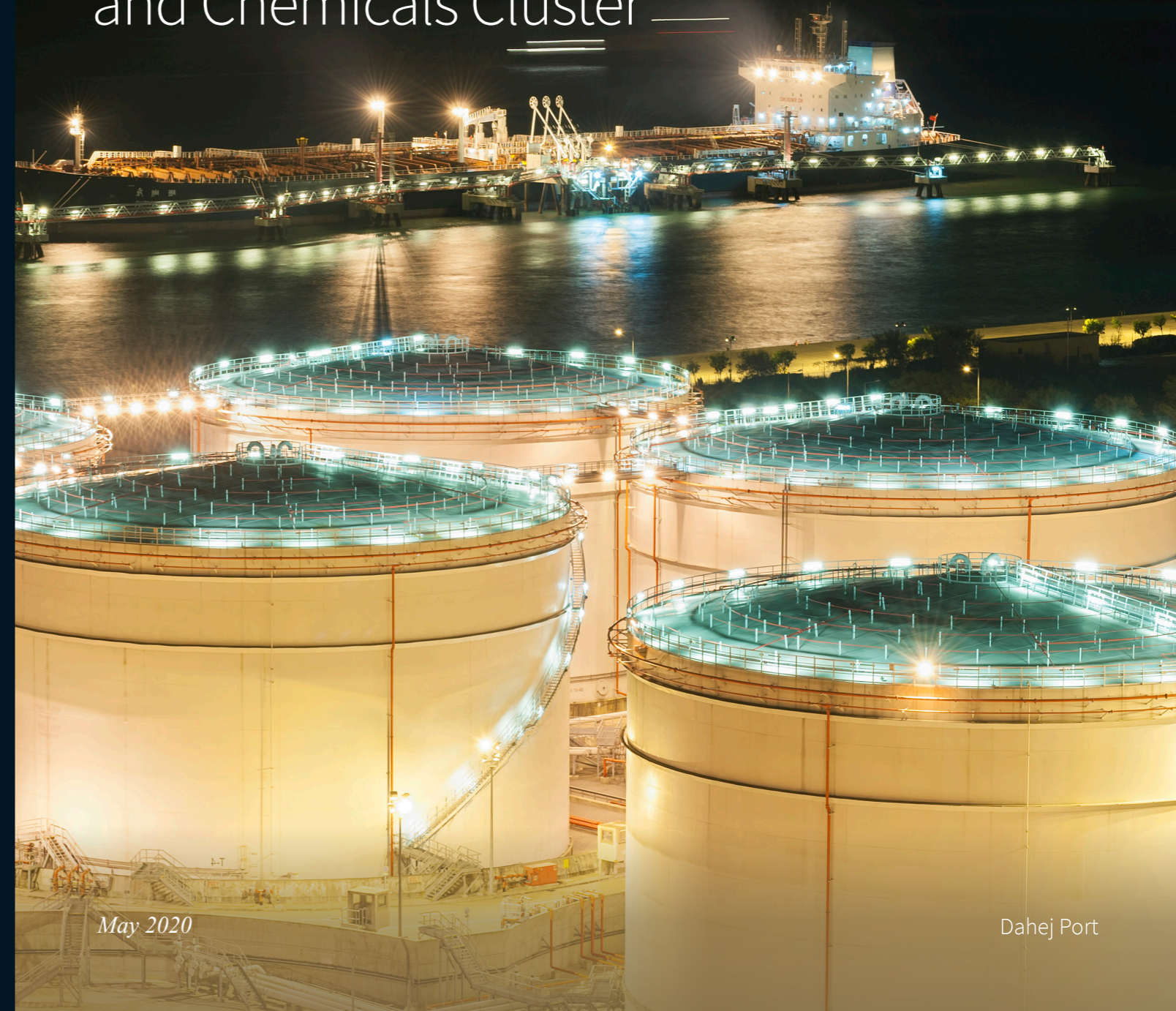
Yogesh Shevade

Head - Industrial Services
 JLL India
Yogesh.Shevade@ap.jll.com
 +91 96197 11280

Vadodara

Bharuch-Ankleshwar Cluster

Country's Power Engineering and Chemicals Cluster



May 2020

Dahej Port

Vadodara is Gujarat's third largest city with an urban population of 1.8 million. The city is also an educational hub and has a vibrant manufacturing landscape spanning across sectors like **Power Transmission & Machine tools, Pharmaceuticals, Chemicals, Biotechnology, Engineering, Auto and Defence.**

STATE SNAPSHOT

 **GSDP** Growth (FY 18): **11.2%**

 **1st Rank;** INR 16,156 Bn IEMs Implemented (Jan'14 – Dec'19)

 **Logistic** Performance Index (2019): **1st Rank**

 No. of **Factories** in State (FY 18): **26,586; 2nd Rank**

 **HDI** Rank, 2018: **8th Rank**

 State's contribution to India's **Exports** (FY 19): **17.2%**

Note: Excludes Union Territories

GUJARAT CONTRIBUTES:

 **30%** of processed **food & dairy exports** from India

 **51%** of licensed **medical device** companies in India

 **35%** of **cotton produced** in India (Largest Producer)

 **62%** of India's **petrochemical production**

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Gujarat Industries & Mines Department



Gujarat Industrial Development Corporation (GIDC)



Industrial Extension Bureau (INDEX Tb)

Laxmi Vilas Palace, Vadodara

BUSINESS OPPORTUNITIES

 **36%** of 1,500 km Western Dedicated Freight Corridor (WDFC) is through Gujarat (565 km) with 6 nodes including **Vadodara - Ankleshwar node**

WHY VADODARA

Vadodara contributes

 **35%** of India's **power transmission & distribution equipment** manufacturers |  **28%** of state's **manufacturing** sector

 **Home to Indian Oil Corporation's second largest refinery** in India: presently undergoing expansion to increase capacity to 18 MMTPA to become India's largest refinery (by 2023)

 India's first railway university - **National Rail & Transportation Institute** (NRTI) with multi-disciplinary techno-commercial curriculum

IOCL Plant, Vadodra

Home to large scale public sector

enterprises such as Gujarat Alkalies & Chemicals Limited (GACL), Gujarat State Fertilizers and Chemicals (GSFC), Gujarat Industries Power Company Ltd. (GIPCL), Indian Oil Corporation (IOCL), Oil and Natural Gas Corporation (ONGC).

Halol-Savli SIR








- Halol-Savli Special Investment Region (SIR) with an area of 123 sq.km.
- **Potential Sectors:** Engineering, Auto & Ancillary, Engineering Plastics and Electrical & Electronics Industries
- Existing major units in the region: CEAT, HNG, Kemrock, Sun Pharma, DuPont, Bombardier

Dahej - Petroleum, Chemicals and Petrochemicals Investment Region (PCPIR)

- India's most active and successful PCPIR zone
- Specifically delineated investment region of 450 sq.km. area focusing on Petroleum, Chemicals & Petrochemical Industries
- Dahej Port is connected to Vadodara (108 km) via 4-lane expressway & includes a liquid chemical, LNG, a Dry Bulk Cargo Terminal and a Ro-Ro service
- OPaL's unit at Dahej is the largest petrochemical plant in India, developed at an investment of USD 4.6 Billion

SECTOR SNAPSHOT

Emerging Sectors

					
Chemical & Petrochemical	Heavy Engineering	Power Transmission & Energy	Pharma & Biotech	Auto & Ancillary	Defence
Large petrochemical & chemical fertilizer complex, petroleum refineries, Chloralkali plants, etc.	Downstream industries for power, rail - related infrastructure & auto industry	Home to an estimated 800 ancillary units	2nd largest hub for Pharma in Gujarat after Ahmedabad.	One of the major & fast-growing hub for auto & ancillaries in Gujarat	Emerging support base for defence sector
					
GACL, GSFC, Reliance, GIPCL, IOCL, BASF, Nandesari GIDC, ONGC, Dahej PCPIR	Oriental Manufacturers, Jindal Rail Infra, Mahindra Accelo, Trans-Rail Lighting	GE Power, ABB, Aspen SEZ (formerly Suzlon Energy Ltd.), TBEA, Schneider Electric, Siemens Gamesa, DuPont	Alembic Pharma, Sun Pharma, Elysium Pharma, BDR Pharma, Brooks Laboratories, Savli Biotech Park	MG Motors, Hero Moto Corp, Apollo Tyres, Ceat Tyres, Philips, Crompton Greaves, JCB	L&T Defence Manufacturing (Ranoli), Vizebh Composite

Prominent industrial areas for greenfield and secondary transactions

Industrial Park	Total Area (Acres)	Major Occupiers	Remarks	
Dahej PCPIR	Saykha Industrial Estate	5,078	Upcoming	Focus sectors are: Chemicals, engineering & textiles.
	Dahej Industrial Estate - Phase 1, 2 & 3	22,500 (9,410 + 9,440 + 3,650)	Reliance, Petronet LNG, Thermax, OPAL, Sterling, Hitachi Zosen, BASF	Major concentration of chemical & petrochemical companies as it is part of Dahej PCPIR.
	Payal Industrial Park (Arete)	5,000	Upcoming	Part of Dahej PCPIR near Bharuch, and is the largest privately held business park in India.
Savli Industrial Estate	770	Bombardier Transportation, Sheffield Technoplast, Schaeffler India	Focus sectors are: biotechnology, agri-biotech, engineering, plastics, export-oriented unitsw.	
Savli Biotech Park (SEZ)	700	Zytext Biotech, Aristo Biotech & Lifesciences, Centurion Laboratories	Endeavour to address the biotech industry's need for specialized infrastructure and encourage new biotech enterprises.	
Halol Industrial Estate	1483	MG Motors, Siemens Gamesa, CEAT, Windar Renewables	Focus sectors: Engineering, Automobiles & ancillary units, Electronics.	
Makarpura Industrial Estate	1,200	GE Renewable, Bombardier Transportation	One of the oldest industrial area in the city and located along NH 48.	
Bharuch Industrial Estate	211	GNFC, Reliance Chemicals, Pepsico,	Formidable industrial base in sectors like chemicals & petrochemicals, textiles, drugs & pharmaceuticals.	
Ankleshwar Industrial Estate	3985	BASF, Rallis India, Zydus Cadila, Apex Health Care, Wockhardt, ONGC	Largest GIDC estate with presence of 2000+ industries including ~1500 chemical industries.	

The major industrial clusters can be identified as Savli, Makarpura, Halol, Dahej, Bharuch and Ankleshwar. The land rates in these corridors range between INR 1,600 to INR 6,400 per sqm. The rates mentioned are indicative and may vary on other parameters as well.

Sr. Project Name

AUTO & ANCILLARY

- 1 BANCO Products
- 2 Bombardier Transportation, Savli
- 3 CEAT
- 4 Bombardier Transportation
- 5 MG Motor India
- 6 Hero Motor Corp.
- 7 Apollo Tyres

Chemical & Petrochemical

- 8 IOCL Gujarat Refinery
- 9 Gujarat State Fertilizer & Chemicals Ltd.
- 10 Reliance Manufacturing
- 11 Gujarat Alkalies & Chemicals Ltd. (GACL)
- 12 IOCL, Dumad

Defence

- 13 L&T Manufacturing Facility, Ranoli
- 14 Vizebh Compositech

HEAVY ENGG. & MACHINE TOOLS

- 15 Netafim Irrigation India
- 16 SE Forge
- 17 Schaeffler India
- 18 Elecon Hydraulic
- 19 Oriental Manufacturing
- 20 Jindal Rail Infra
- 21 Trans-Rail Lighting

Others

- 22 TOTO India Industries
- 23 Sheffield Technoplast
- 24 FlintGroup India
- 25 Voltas
- 26 SISE Cam Flat Glass
- 27 Kemrock Industries & Exports

Pharma & Biotech

- 28 Aristo Biotech & Life Sciences
- 29 Alembic Research Center
- 30 Marsha Pharmaceuticals
- 31 Centurion Laboratories
- 32 Sun Pharma
- 33 Savli Bio-Incubator
- 34 Zytex Biotech
- 35 Alembic Pharmaceuticals

Power & Energy

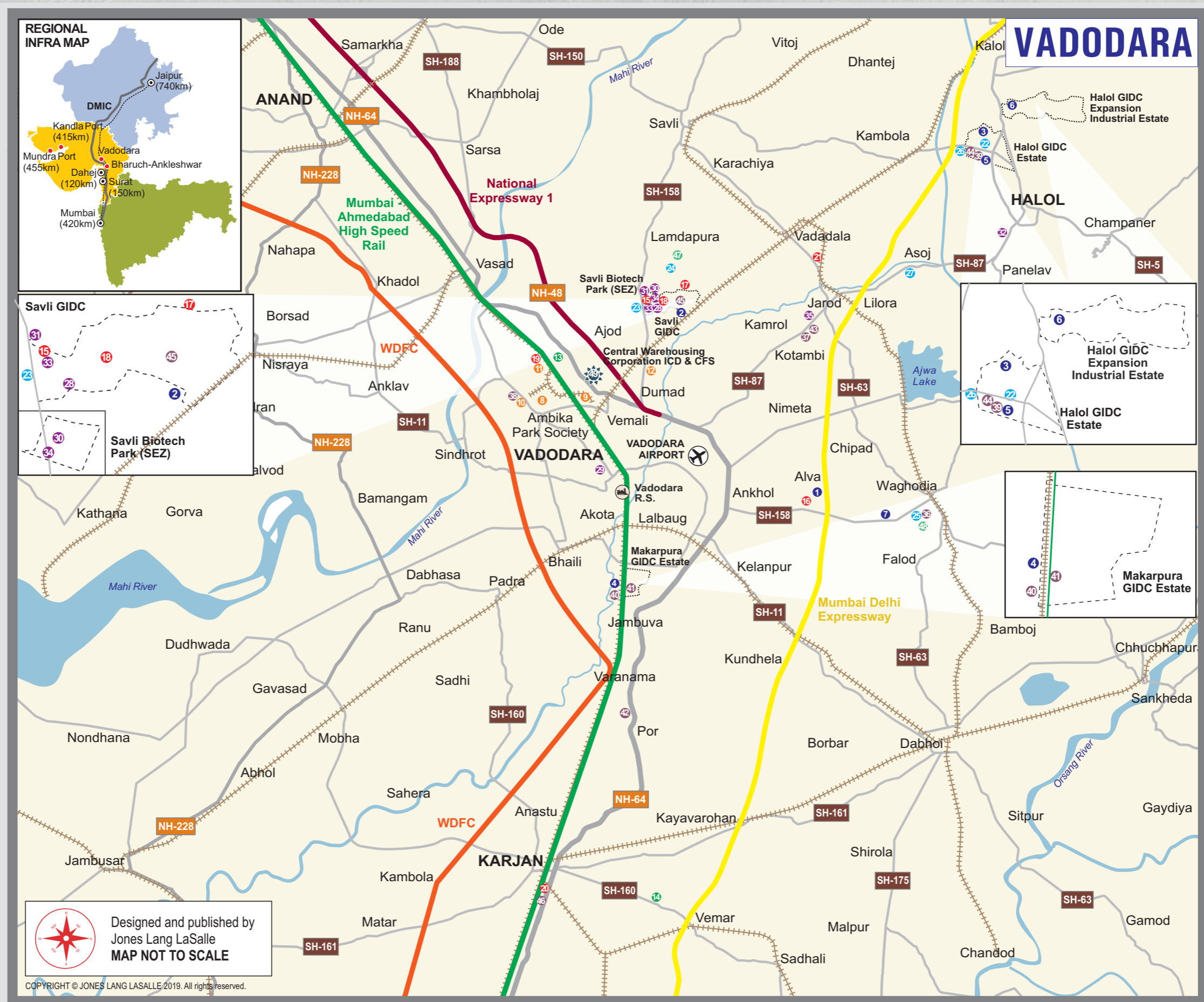
- 36 TSi Power
- 37 GE T&D India
- 38 GIPCL
- 39 Windar Renewables
- 40 GE Renewables
- 41 ABB India
- 42 Suzlon Energy
- 43 Schneider Electric
- 44 Siemens Gamesa Renewable
- 45 DuPont
- 46 TBEA

Industrial Park

- 47 Shiv Industrial Infrastructure Park
- 48 Siddhi Industrial Infrastructure Park

ICD & CFS

- 49 Central Warehousing Corporation ICD & CFS



- Western Dedicated Freight Corridor
- Mumbai Delhi Expressway
- National Expressway 1
- Mumbai Ahmedabad High Speed Rail

“Ajanta Pharma has come to Gujarat attracted by the conducive business climate. To meet the requirements of the USA market, and also WHO-approved programs and emerging markets, Ajanta Pharma has set up a plant at Dahej in Gujarat for manufacturing tablets, capsules, powders & jellies.”

- Yogesh Agrawal,
Managing Director,
Ajanta Pharma Limited