



Industrial Park

BUILDING OPPORTUNITIES ON NATIONAL HIGHWAY NO 8
A PRIME LOCATION OF 125 ACRE INDUSTRIAL PARK




Industrial Park



WELCOME TO RAJASTHAN

THE Gateway to Business

Take a closer look at this vibrant, fast-growing State and you will find all the ingredients of a perfect location for a stable and profitable investment.

Easy Market Access

Located in the northwestern part of India and well connected by rail, road and air. Abuts five major states and is in close proximity to the National

Capital Region (NCR)

- Important economic corridor between the wealthy northern and the prosperous western states of the country.
- Provides quick and low-cost access to key markets.
- Infrastructure Well developed road network. Domestic airports at Jodhpur and Udaipur and an international airport at Jaipur.
- An air cargo complex at Jaipur. Inland container depots (ICD) at Jaipur, Jodhpur, Bhilwara, and Bhiwadi.
- Over 300 industrial areas; 3 functional Special Economic Zones (SEZs)
- IT Parks at Jaipur, Udaipur and Kota; Export Promotion Industrial Parks at Jodhpur and Neemrana,
- Special Industrial Parks – Japanese Park (Neemrana), Stone Park (Dholpur), Agro Food Parks at Jodhpur, Sri Ganganagar, Kota and Alwar.

Vast Talent Pool

36% of the total finance professionals from India such as Chartered Accountants, ICWAs and Company Secretaries are from Rajasthan. The state is home to some of the most prestigious educational institutions in the country such as BITS Pilani ; The Mayo College , Ajmer; IIT, Jodhpur; INIFD, Jaipur

TOP Economic Growth

- Secondary as well as tertiary sectors have registered rapid growth.
- Between 2007-08 and 2009-10, the services sector share in GSDP (at constant prices) increased from 44.76 per cent to 50.10 per cent.
- Per capita income at constant prices has

- increased by 25.9 per cent over the last five years (2005-06 to 2009-10)
- Dedicated Freight Corridor (DFC)
- The 1483-km long DFC (Dedicated Freight Corridor) project to be commissioned between 2012-16 in Rajasthan, this will give the State direct market access to the entire country and also dramatically improve supply chains.
- Govt. of India has initiated the development of the Delhi-Mumbai Industrial Corridor (DMIC) along the DFC.
- About 39% of the DFC will pass through Rajasthan and as much as 46% of the total DMIC Project Influence Area (PIA) falls in the state. About 70% of the state area falls under the PIA.
- Basket of Unexploited Resources
- Natural choice for mineral and agro based industries due to availability of important minerals and non cereal crops.
- Leading producer of cash crops including oilseeds and spices.
- Vast and largely unexploited mineral deposits – industrial, ceramic, fertilizer, ferrous and non ferrous.
- Rajasthan is the largest producer of milk in the country.

Pro-business Governance

- Investment friendly climate and pro-business policies are attracting numerous national and international companies to choose Rajasthan as their base in India.
- 19 well developed industrial areas: 19,544 small scale and 50 medium & large scale units.
- Mahindra World City, Jaipur: 3,000-acre business city with a 2,500-acre multi-product SEZ; India's largest IT SEZ.
- INR 3.5 billion World Trade Park under construction.
- Major base of exporters of apparels, gems & jewellery, dimensional stones, carpets and handicrafts.
- Political stability has translated into a peaceful law & order situation, favorable labour relations, and consistent thrust on progressive policy reforms.

THE OPPORTUNITY

The first non-polluting industrial city in Rajasthan, private sector, **Manglam Industrial Park** offers affordable plots suitable for a range of industries, close to international airport and linked by a modern road network to Delhi, and other north Indian states. Industrial catalyst of Growth.

The first industrial township in private sector in Rajasthan – “Manglam Industrial Park” by Manglam offers affordable industrial plots with developed infrastructure for a wide range of Hi-tech and Non-Polluting Industry. This Industrial Park duly licensed by Rajasthan Government is situated close to International Airport and further lies in the heart land of industrial hub Gurgaon – Manesar – Bhiwadi – Bawal – Rewari – Neemrana.



Manglam Industrial Park



BUILD OPPORTUNITIES IN A PRIME LOCATION 125 ACRE BUSINESS PARK

DID YOU KNOW ?

Jaipur is ranked as the 3rd most-favourable destination for investment & business in a recent survey conducted jointly by KPMG & TIE on entrepreneurial preferences.



- Located on National Highway No 8 (part of Golden Quadrilateral linking Delhi-Mumbai-Bhiwari)
- As per the norms set by RIICO
- Surrounded by **Shahpura, Neemrana & Bhiwari Industrial Area**
- **30 minutes drive** from Vishwakarma Industrial Area Jaipur
- Available in plot size **500 sq. Mtr. to 5000 sq. Mtr.**

CATALYST OF GROWTH MANGLAM INDUSTRIAL CITY

The first non-polluting industrial township in Rajasthan, s private sector, Manglam Industrial City offers affordable free hold plots suitable for a range of industries, close to international airport and linked by a wide road network to Delhi, and other north Indian states. Industrial Catalyst of Growth

The first industrial Park in private sector in Rajasthan – “**Manglam Industrial Park**” by **Manglam** offers affordable industrial plots with developed infrastructure for a wide range of Hi-tech and Non-Polluting Industry. This Industrial Park duly licensed by Rajasthan Government is situated close to International Airport and further lies in the heart land of industrial hub Gurgaon - Manesar - Bhiwadi - Bawal - Rewari - Neemrana.

NATIONAL HIGHWAY 8 (NH-8)

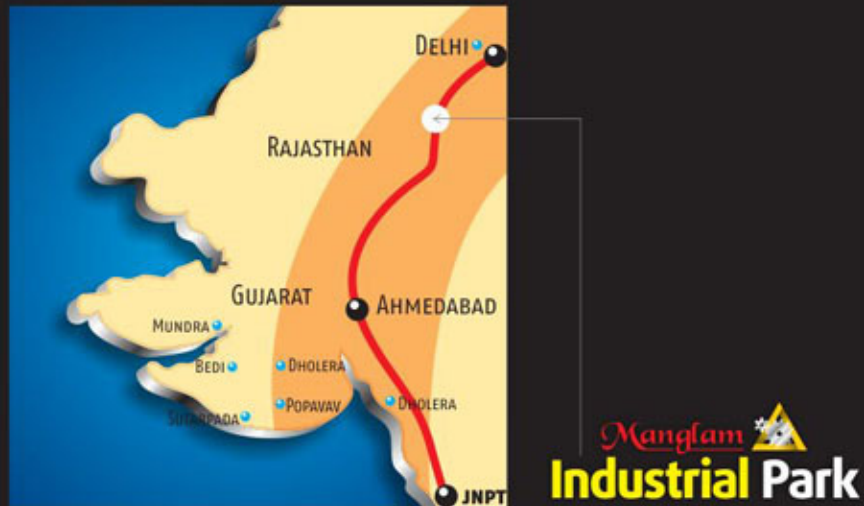
is a part of Golden Quadrilateral that connects the Indian capital city of New Delhi with the Indian financial capital city of Mumbai. The highway passes through the state capitals of Gandhinagar and Jaipur as well as important cities like Gurgaon, Ahmedabad, Surat and Vadodara. The total Length is 1375 km.

This highway is part of the Golden Quadrilateral project undertaken by National Highways Authority of India and the first part to be completed. The Delhi-Gurgaon Expressway is a part of NH-8. Before entering downtown Mumbai, NH-8 passes through nearly all suburbs on the Western line of Mumbai Suburban Railway, where it is popularly known as Western Express Highway.



DELHI-MUMBAI INDUSTRIAL CORRIDOR(DMIC)

The vision for DMIC is to create strong economic base with globally competitive environment and state-of-the-art infrastructure to activate local commerce, enhance foreign investments and attain sustainable development. Stable regulations, well-developed communications, efficient transportation systems and the pro-business environment are some of the essential requirements to be fulfilled to accomplish the huge potential for growth and development. Delhi-Mumbai Industrial Corridor is to be conceived as a Model Industrial Corridor of international standards with emphasis on expanding the manufacturing and services base and develop DMIC as the 'Global Manufacturing and Trading Hub', infusing worldwide technological advancements to the grass root level of local production sources and upgrade human skills of influencing region and the country. The underlying philosophy for DMIC is to establish a competitive economy, enhance regional/ urban-rural connectivity, integrate inherent strengths of existing resources, upgrade human skills, attain technological advancements, enhance local trade and commerce base of the country and ensure attractive investment climate by offering not only the incentives which are inherent in the central and respective state government's investment promotion policies, but also create physical and social infrastructure facilities of international standards.



DEDICATED FREIGHT CORRIDOR CORPORATION OF INDIA DFC

Dedicated Freight Corridor Corporation of India (DFCCIL) is a Special Purpose Vehicle set up under the administrative control of Ministry of Railways to undertake planning & development, mobilization of financial resources and construction, maintenance and operation of the Dedicated Freight Corridors. DFCCIL was incorporated in October 2006 under Indian Companies Act 1956.

The plan to construct dedicated freight corridors across the country marks a strategic inflexion point in the history of Indian Railways that has essentially run mixed traffic across its network. Once completed, the dedicated freight corridors will enable Indian Railways to improve its customer orientation and meet market needs more effectively. Creation of rail infrastructure on such a scale - unprecedented in independent India - is also expected to drive the establishment of industrial corridors and logistic parks along its alignment.

OPPORTUNITY FOR GROWTH-THRUST AREA

- The company had proposed to attract the hi-tech and pollution free industries to set up in the area with the focus on:
- Agro based and Food Processing Industry
- Electronics and Information and Communication Technology
- Automobiles and Automotive Components
- Handloom, Hosiery, Textile - Garments Manufacturing
- Export Oriented Units
- Footwear, Leather Garments and Accessories
- Tourism, Hotel, Healthcare
- Light Engineering Goods
- IT Software, Electronic Hardware



STATE-OF-THE-ART PHYSICAL INFRASTRUCTURE

- PowerA dedicated substation for power supply through JWNL.
- 18-30 mts. internal wide roads network with 2 to 4 lane.
- Illuminated Roads.
- Drains for storm water.
- Adequate water supply will be provided for industrial house and human consumption.

INCENTIVES AND BENEFITS PROVIDED
BY GOVT. OF RAJASTHAN



- 50% subsidy on ETP setup by MSME units .
- 25% to 35% subsidy on agro based and food processing industries
- All units which are going to be setup in the industrial area may get below mentioned benefits from Government of Rajasthan :
 - a) 50% exemption on stamp duty.
 - b) 50% exemption on electricity duty for 7 years.
 - c) Interest/Wage subsidy subject to 50% of VAT paid.
 - d) 100% exemption from luxury tax for 7 years.
 - e) 50% exemption from entertainment tax for 7 years.
 - f) 0.25% CST is applicable on small scale and tiny industries.

INFRASTRUCTURE



Well developed road network. an international airport at Jaipur. An air cargo complex at Jaipur. Inland container depots (ICD) at Jaipur, Jodhpur, Bhilwara, and Bhiwadi. Over 300 industrial areas; 3 functional Special Economic Zones (SEZs) IT Parks at Jaipur, Udaipur and Kota; Export Promotion Industrial Parks at Jodhpur and Neemrana, Special Industrial Parks – Japanese Park (Neemrana), Stone Park (Dholpur), Agro Food Parks at Jodhpur, Sri Ganganagar, Kota and Alwar.

THE FEATURES

Utilities (Proposed)

- Warehouse
- Storage Space
- Hotel
- Community Centre
- Worker's Hostel
- Bank with ATM
- Restaurants
- Food Court
- Telecom Back-up
- Waste Management System
- Water Supply
- Power Supply
- Hi-tech Security





STRENGTHENING THE PILLARS OF TRUST, QUALITY AND CREDIBILITY ...

Having charted a long and exciting road to success in Jaipur, The Manglam Group has today carved out niche for themselves in the real estate industry and is the trendsetter in creating world-class landmarks in Jaipur. From the very beginning we have been translating numerous dreams into reality with a consistent trust for success and total commitment in achieving a paradigm shift in lifestyles of Jaipurites.

The Manglam Group has strengthened its pillars of trust, quality and credibility, thereby leaving an indelible mark on the skyline of Jaipur as one of the leading developers. Some of the reasons why all our projects have met with immense success include ideal locations, impeccable quality of construction, awesome amenities and reasonable prices. Manglam stands for quality construction and honoring commitments to the highest of ethics and standards. The innovative approach of the Group has given new dimensions to the real estate market of Rajasthan. The projects commissioned by Manglam are a symbol of precision, international quality and perfect amalgamation of functionality and artistic. Each project is an edifice in itself, attribute to modern architecture symbolizing the fusion of mystic past and grand future.



KNOW YOUR NEIGHBOURHOOD

Manglam Industrial Park is spread across over an area of 125 acres on National Highway-8 near Jaipur. With four national highways passing nearby the location and a strategically developed state-of-the-art infrastructure, **Manglam Industrial Park** is a hot destination for industrial investment for both Domestic and Overseas Companies

- Strategically positioned in Manoharpur district of Jaipur.
- Thirty minutes drive from V.K.I., Jaipur.
- Nearby to Neemrana, shahpura and Bhiwadi.

PRESENT SCENARIO

A large number of reputed Industrial Houses, Overseas Companies and Export Oriented Units have already been allotted industrial plots of various sizes. We have initiated the process to hand-over possessions of plots to the buyers so that they can take effective steps and thereby implement their projects.

Manglam 
Industrial Park

