

CONCEPT NOTE

INDUSTRIAL PARK TEPLA

AN EPICENTRE
OF BUSINESS GROWTH
AND OPPORTUNITIES



INDIA - THE UNFOLDING GROWTH STORY

The Industrial sector in India has been growing rapidly for quite some time now. Industry is playing a major role in driving the growth of the Indian economy.

Robust industrial growth of 9.5 percent was a key highlight of the Economic Survey 2023-24, presented by the Union Minister of Finance and Corporate Affairs, Smt. Nirmala Sitharaman

According to the Economic Survey, manufacturing remained at the forefront of the Indian industrial sector achieving an average annual growth rate of 5.2 per cent in the last decade. The sector had a gross value added at 14.3 per cent in FY23 and an output share of 35.2 per cent during the same period, indicating that the sector has significant backward and forward linkages. The HSBC India Purchasing Managers' Index (PMI) for manufacturing also consistently remained well above the threshold value of 50 in all months of FY24, which is proof of a sustained expansion and stability in India's manufacturing sector.



PROJECT HIGHLIGHTS

TOTAL LAND

100 Acres

LOCATION

Tepla, Rajpura (Punjab)

PRODUCT

Industrial Plots of 500 to 5000 sq. yards

CONCEPT

World Class Industrial Park with
all modern facilities & infrastructure

ARCHITECT

The Creators (C.P. Kaushal)



A HUB OF WAREHOUSING AND LOGISTICS



AN AMAZING INVESTMENT AND BUSINESS DESTINATION FOR INDUSTRIALISTS, INVESTORS AND BUSINESS OWNERS.

Industrial Park, Tepla is designed around the Industry needs. Tailor made offices, industrial spaces, workshops and storage spaces are built with your goals in mind.

We are creating a landmark industrial hub that will offer exciting opportunities of growth to large and small businesses and will help them expand their growth spectrum. It will also offer opportunities for rental income.

Spread in 200 acres it will not only boost the regions economy but will generate thousands of jobs in all categories.

Once ready, Industrial Park, Tepla will be most suitable not only for **Logistics** and **Warehousing** but for a huge number of large, medium and small industries, providing great location, connectivity and world class facilities.



THE LOCATION WITH ALL ROUND CONNECTIVITY

Located on the NH-205-A

Directly connected to the Shambhu Dry Port

Straight extension towards NH-7 and NH-1,
very close to Amritsar-Kolkata Industrial Corridor (AKIC)
and Bharatmala Highway

Unmatched connectivity to
Himachal Pradesh, Delhi, Haryana, and Punjab

In close proximity to the International Airport, Mohali

Well connected to Rajpura, Mohali and Ambala railway stations



Map not to scale.

INDUSTRIAL PARK - TEPLA READY TO WRITE A NEW GROWTH STORY

Industrial Park, Tepla is a great initiative. Located adjacent to NH1 in Tepla, it will be offers industrial plots in various sizes for small to large industries from various sectors to come and set up their business in this fast-growing industrial hub. The project site is well connected to NH1 and various other highways which is the lifeline and connects various states of India.

Connectivity is superb as it is well connected to Patiala, Ludhiana, Jalandhar, Chandigarh, Ambala, Indian Rail network, International Airport at Mohali.

Industrial Park, Tepla will be equipped with state-of-the-art infrastructure and facilities and will have top class features keeping in mind the needs of various industries.



EXCLUSIVE FACILITIES

A designated Orange Zone
industrial complex
—
Solid Waste Disposal
—
Effluent Treatment Plant



200 acres of mixed-use
and industrial development
—
Commercial Zone



60 feet - 100 feet
Wide Concrete Roads
—
Motor Market



Skill Development Centre
—
State-of-the-art Laboratories
—
R&D Centre



Tool & Equipment Hub
—
Dispensary



Creche for children of
working parents
—
Separate residential phase



WORLD CLASS FEATURES



900 ft Highway Front



Near Proximity to NH-1
(Ambala - Delhi Highway) And
Other Highways



Residential Plots within
Industrial Park



Commercial Showrooms



Hotel



Restaurant

SUITABLE FOR ALL KIND OF INDUSTRIES



LOGISTICS



WAREHOUSING



PHARMA



CHEMICAL



BUILDING MATERIAL



COLD STORAGE



Manufacturing



Factories



Logistics



Transport



Warehousing



Apparels



Pharmaceuticals



Print & Packaging



Steel Industry



Automobile Industry



Renewable
Energy Plants



Electronics
Development



Food Processing



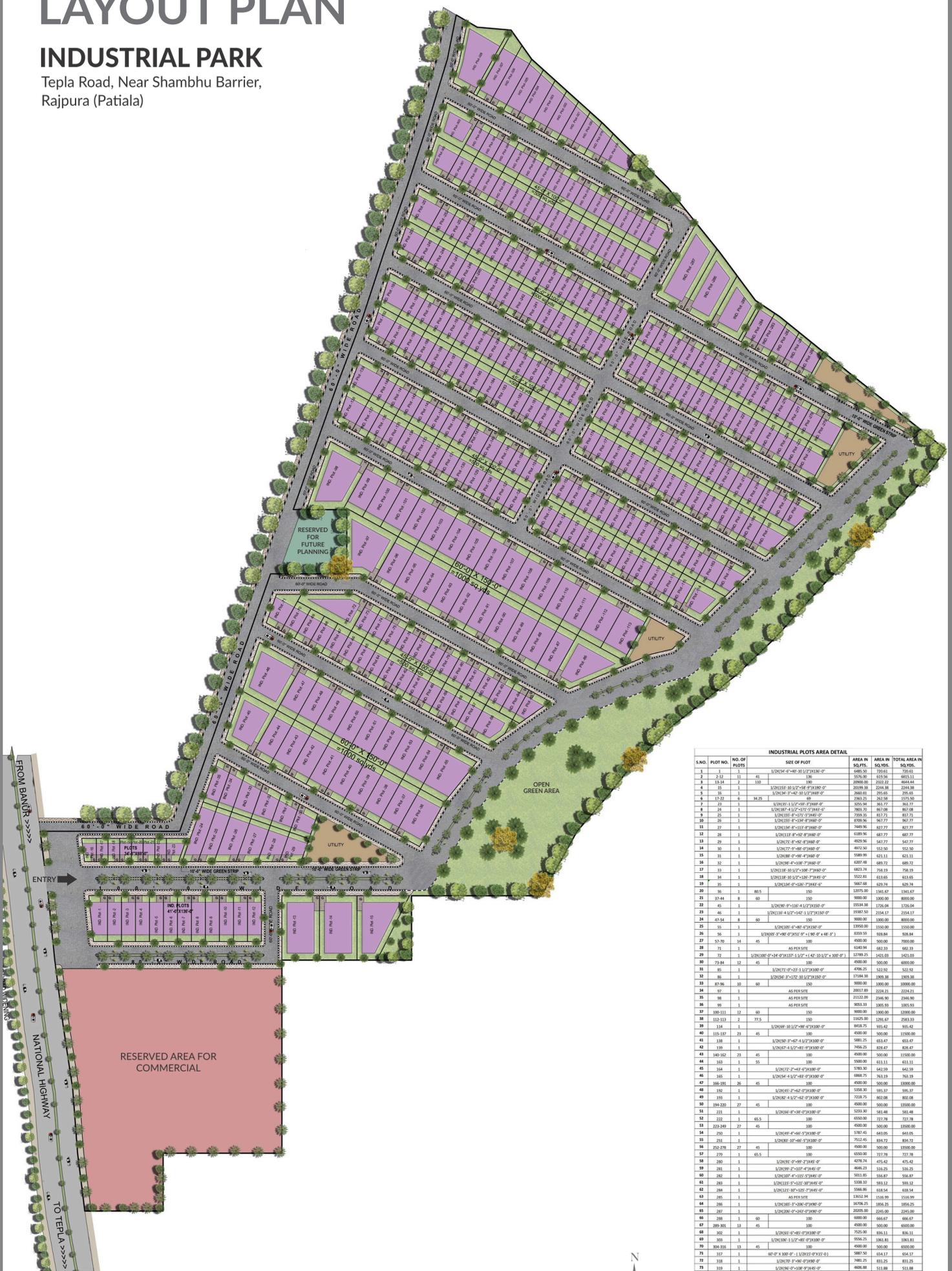
Engineering &
Technology

... and many more ...

LAYOUT PLAN

INDUSTRIAL PARK

Tepla Road, Near Shambhu Barrier, Rajpura (Patiala)



INDUSTRIAL PLOTS AREA DETAIL						
S.NO.	PLOT NO.	NO. OF PLOTS	SIZE OF PLOT	AREA IN SQ. FT.	AREA IN SQ. M.	TOTAL AREA IN SQ. M.
1	1	1	1/2X1/4-0'-0"X30'-0"X30'-0"	6481.50	720.61	720.61
2	2-22	21	100	9275.00	1067.94	4625.51
3	11-14	41	100	20000.00	2312.22	4644.44
4	15	1	1/2X1/2-00'-0"X12'-0"X10'-0"	2025.00	234.86	234.86
5	16	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
6	17-20	34	100	2361.50	274.58	1176.50
7	21	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
8	24	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
9	25	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
10	26	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
11	27	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
12	28	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
13	29	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
14	30	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
15	31	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
16	32	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
17	33	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
18	34	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
19	35	1	1/2X1/2-0'-0"X12'-0"X10'-0"	2000.00	231.65	231.65
20	36	1	100	10000.00	1161.47	1161.47
21	37-44	8	100	9000.00	1036.00	8000.00
22	45	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1934.58	223.64	1726.04
23	46	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.01	224.17	224.17
24	47-54	8	100	9000.00	1036.00	8000.00
25	55	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1935.00	223.60	1935.00
26	56	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1935.00	223.60	223.60
27	57-64	8	AS PER SITE	6434.94	746.23	653.33
28	65	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.24	224.19	1937.24
29	66	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.24	224.19	1937.24
30	67	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.24	224.19	1937.24
31	68	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.24	224.19	1937.24
32	69	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.24	224.19	1937.24
33	70	1	1/2X1/2-0'-0"X12'-0"X10'-0"	1937.24	224.19	1937.24
34	71	1	100	20017.88	2324.11	2324.11
35	72	1	AS PER SITE	21122.08	2436.90	2436.90
36	73	1	AS PER SITE	9663.38	1115.51	1115.51
37	74-113	40	100	9000.00	1036.00	10000.00
38	114-113	2	77.5	11625.00	1341.67	2583.33
39	114	1	1/2X1/2-0'-0"X12'-0"X10'-0"	8413.71	968.42	959.42
40	115-117	3	100	4000.00	463.66	1500.00
41	118	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5881.25	681.67	654.67
42	119	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5781.25	668.67	658.67
43	120-123	4	100	4000.00	463.66	1500.00
44	124	1	100	5000.00	581.11	611.11
45	125	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5781.25	668.67	642.59
46	126	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5881.25	681.67	761.19
47	126-129	4	100	4000.00	463.66	1500.00
48	130	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5781.25	668.67	595.37
49	131	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7213.75	832.00	862.39
50	132-133	2	100	4000.00	463.66	1500.00
51	134	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5233.30	604.48	561.48
52	135	1	100	8500.00	977.78	727.78
53	136-139	4	100	4000.00	463.66	1500.00
54	140	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5781.25	668.67	645.05
55	141	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7511.45	868.72	894.72
56	142-143	2	100	4000.00	463.66	1500.00
57	144	1	100	6500.00	752.78	727.78
58	145	1	1/2X1/2-0'-0"X12'-0"X10'-0"	4378.74	504.42	475.42
59	146	1	1/2X1/2-0'-0"X12'-0"X10'-0"	4878.74	564.29	564.29
60	147	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5611.88	646.87	566.87
61	148	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5338.30	616.12	599.12
62	149	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5338.30	616.12	538.30
63	150	1	AS PER SITE	13162.98	1516.99	1516.99
64	151	1	1/2X1/2-0'-0"X12'-0"X10'-0"	16706.25	1926.25	1926.25
65	152	1	1/2X1/2-0'-0"X12'-0"X10'-0"	20205.00	2325.00	2245.00
66	153	1	100	4000.00	463.66	466.67
67	154-155	2	100	4000.00	463.66	600.00
68	156	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7513.75	868.11	896.11
69	157	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7513.75	868.11	896.11
70	158-159	2	100	4000.00	463.66	600.00
71	160	1	60'-0" X 90'-0" (1/2X1/2-0'-0"X12'-0"X10'-0")	5400.00	621.67	654.17
72	161	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7481.25	861.25	811.25
73	162	1	1/2X1/2-0'-0"X12'-0"X10'-0"	4008.00	463.66	511.88
74	163	1	1/2X1/2-0'-0"X12'-0"X10'-0"	5111.87	592.61	570.21
75	164	1	1/2X1/2-0'-0"X12'-0"X10'-0"	4008.00	463.66	423.33
76	165	1	1/2X1/2-0'-0"X12'-0"X10'-0"	6886.12	794.66	676.66
77	166	1	1/2X1/2-0'-0"X12'-0"X10'-0"	4846.30	561.29	729.37
78	167	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7000.00	806.29	762.29
79	168	1	1/2X1/2-0'-0"X12'-0"X10'-0"	7511.88	861.25	855.31
80	169	1	1/2X1/2-0'-0"X12'-0"X10'-0"	8316.48	958.54	915.94
81	170	1	1/2X1/2-0'-0"X12'-0"X10'-0"	8316.48	958.54	1004.58
82	171	1	AS PER SITE	17993.00	2069.12	1999.12



GOVT. SCHEMES AND BENEFITS

- 100% Exemption of Stamp Duty.
- 100% Exemption of Electricity Duty for 7 years.
- 100% Exemption from Property Tax.
- Investment subsidy and GST reimbursement
- Investment subsidy on total project cost available for specific sectors.
- Collateral free bank loans.
- 1% exemption on overdraft.
- 50% discount on government fees on trademarks.
- Multiple tax rebates
- Credit-linked capital subsidy scheme for infrastructure upgrades.



