

INDUSPARK

Rising Industries, Empowering Dreams



Elevating *Industrial Spaces* in India

India's shift from an *agrarian economy* to a rapidly expanding *industrial powerhouse* has captured *global interest* and significant investment.

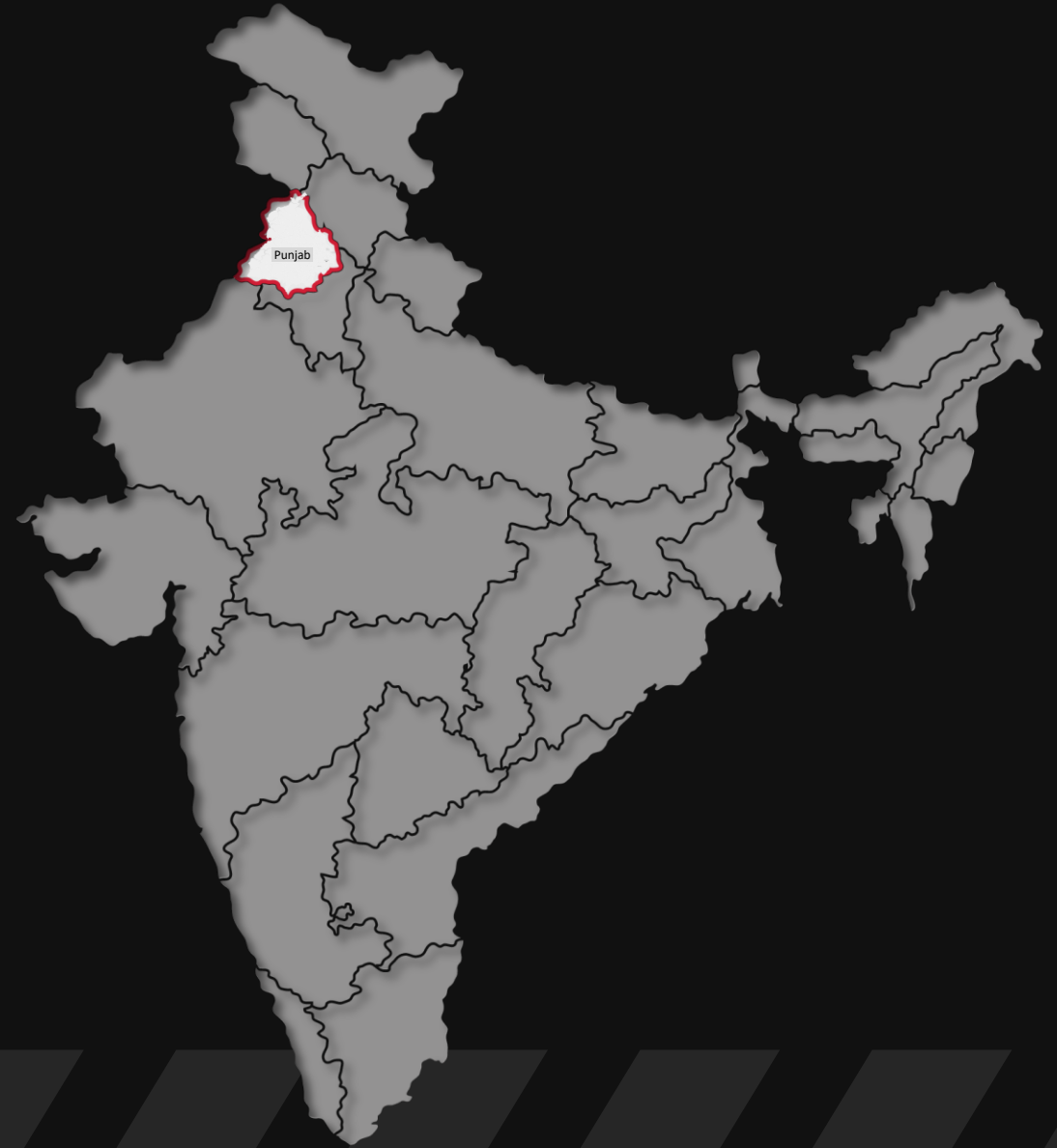


India is all set to become the **3rd largest economy** by 2030, driven by robust reforms and strategic investments

India's **Ease of Doing Business** ranking jumped from 142nd in 2014 to **63rd** in 2020

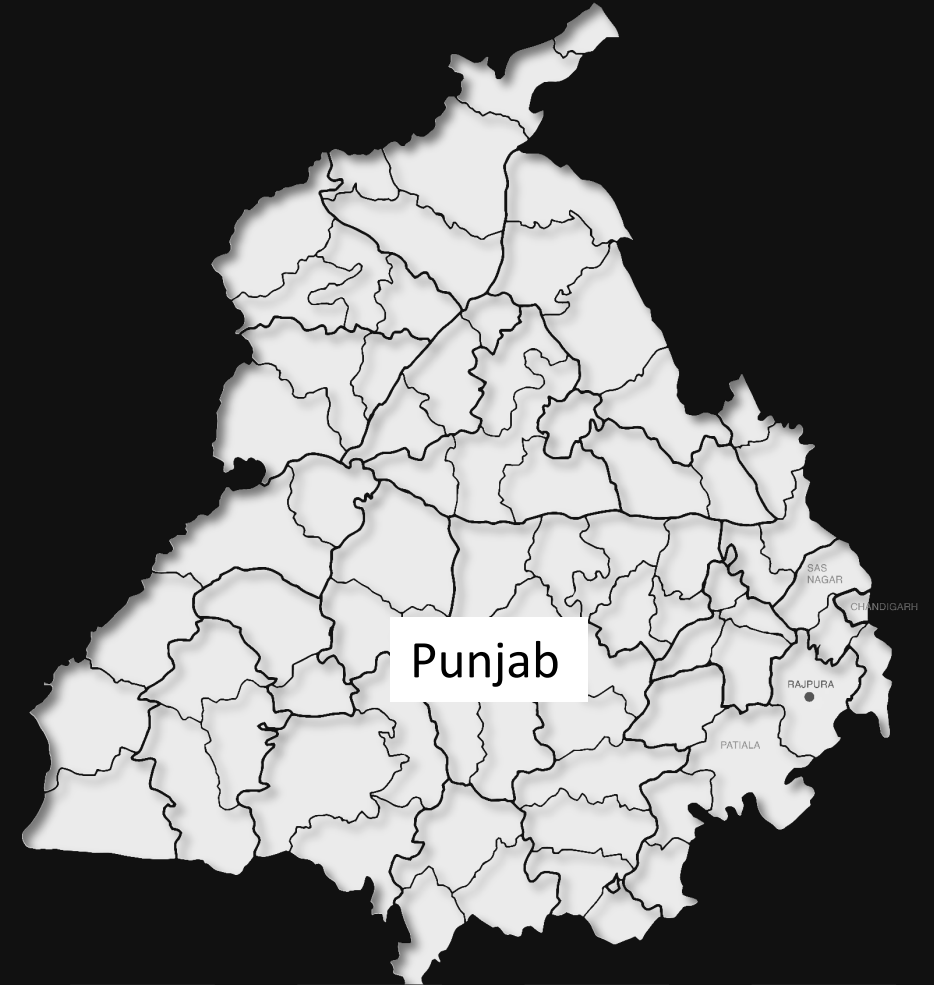
\$70.95 billion in FDI during 2023-24, fueling growth in electronics, manufacturing, and technology.

Through initiatives like *Make in India*, the country is driving *innovation* and establishing itself as a *global leader* in sectors like *IT, mobile manufacturing, and automobiles.*



Punjab: A Land of Opportunities

Punjab is more than just India's *agricultural hub*—it's quickly becoming an *industrial powerhouse*, offering *world-class infrastructure* and a *business-friendly atmosphere*.



Top performer

In *Ease of Doing Business*, ranked by the Government of India.

No labour unrest

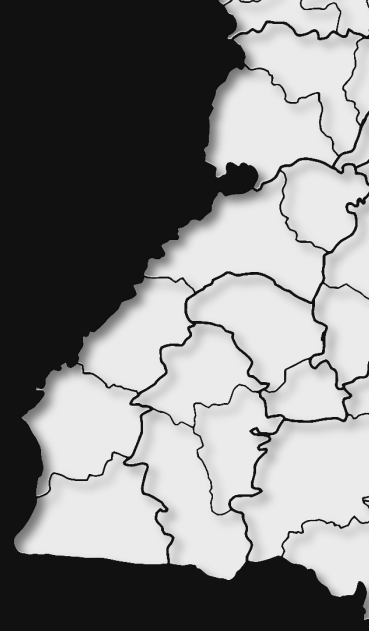
A *stable workforce*, with *no unrest* in over three decades.

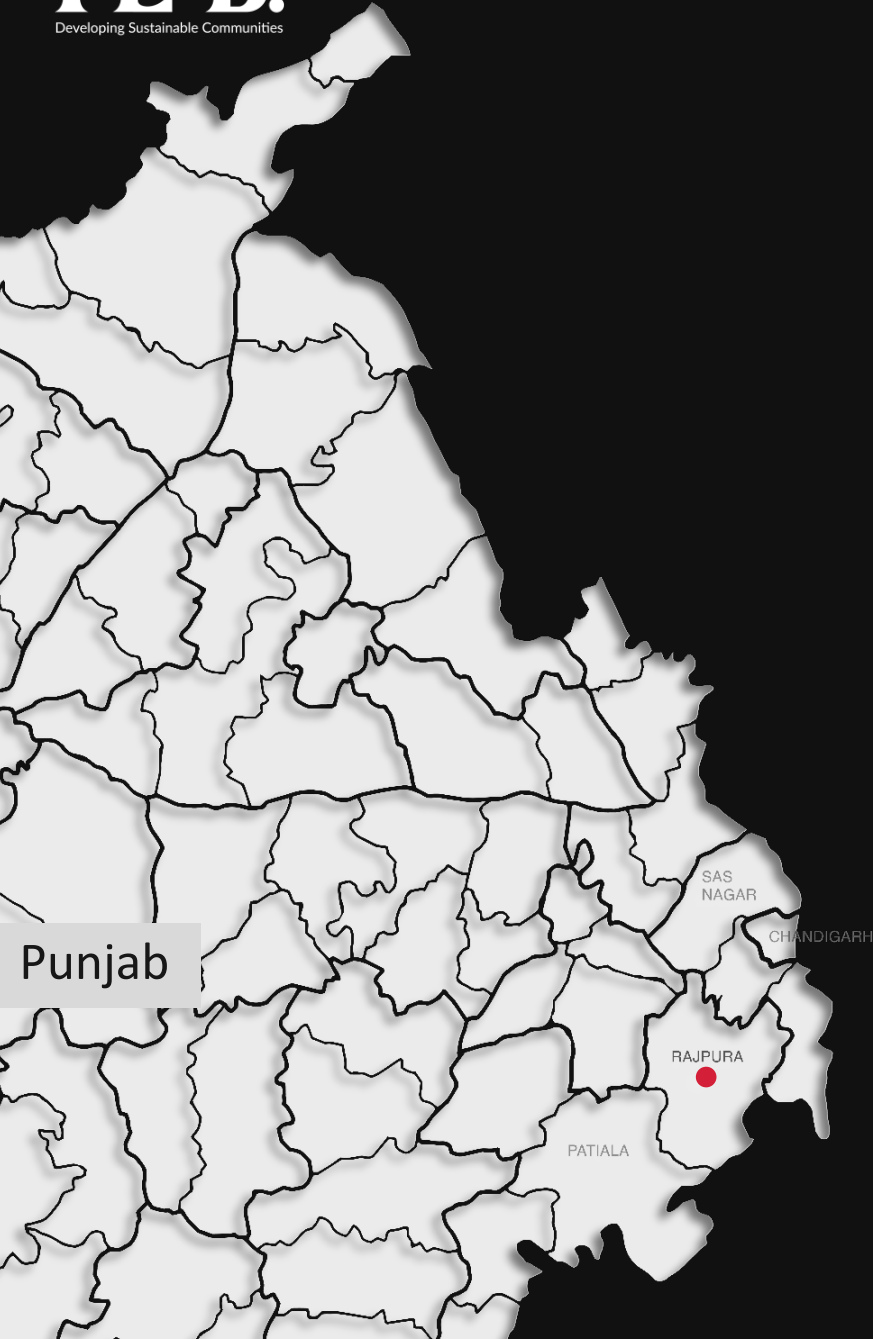
Government support

Policies like the *Punjab Anti-Red Tape Act* and the *Punjab Right to Business Act* streamline business processes and ensure *fast-track approvals*.

World-class Connectivity

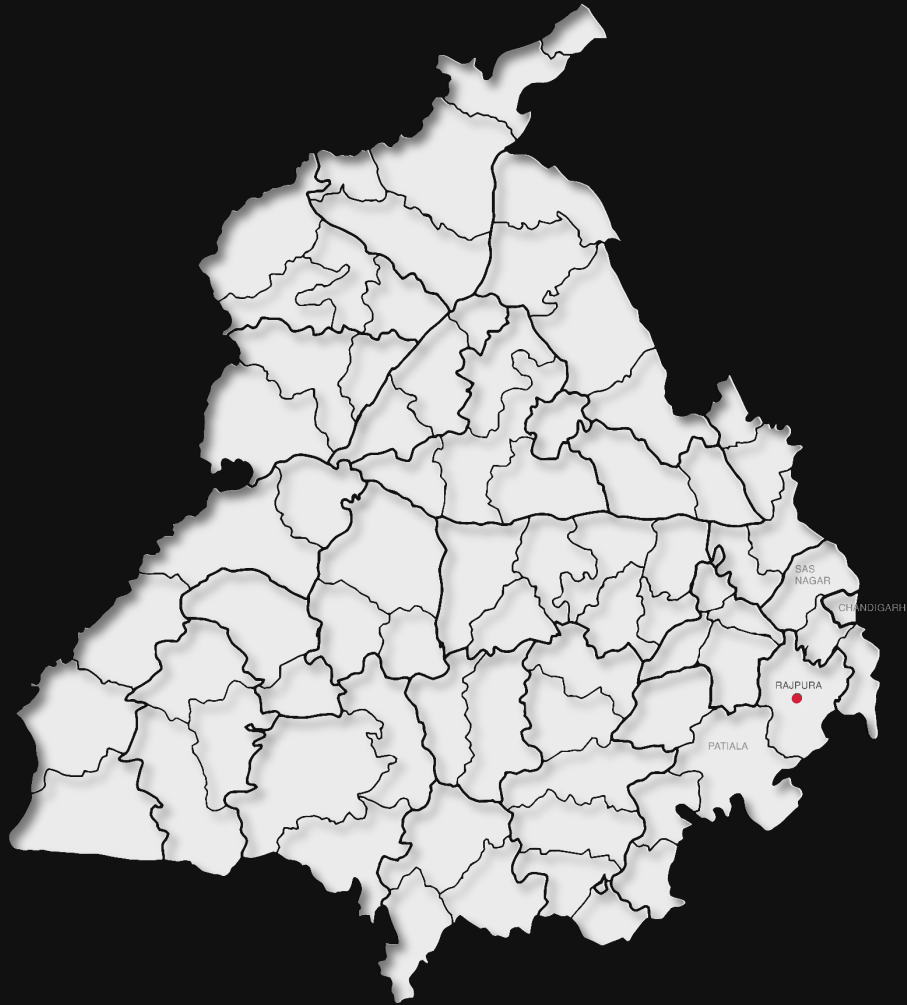
2 international airports, 4 domestic airports, and a *twice-the-average rail density*.





Rajpura: The Industrial Heartbeat of *Punjab*

Rajpura is a growing *industrial centre* in Punjab, ideally located at the junction of *major highways*, giving easy access to states and UTs like *Punjab, Haryana, Himachal, Delhi, J&K and Chandigarh*

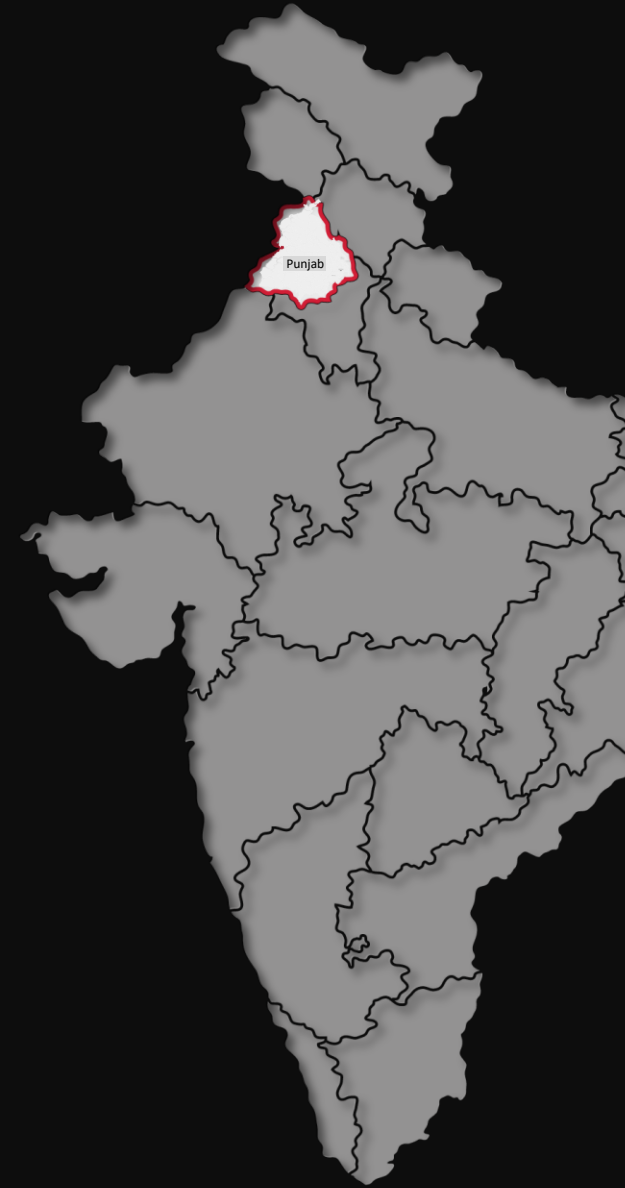


Prime Location Strategically located with access to *national highways* and *major cities*.

Investor Confidence Recent investments of over ₹70,000 crores showcase Rajpura's growth potential as a *crucial industrial destination* in Punjab.

Centre Project (IMC)

An Integrated Manufacturing Cluster (IMC) is being developed in the *Rajpura-Patiala* region of Punjab under the *Amritsar-Kolkata Industrial Corridor (AKIC)*. The Punjab Government has prioritized this project, allocating **1,100 acres of land** near Rajpura, just 5.6 km from NH 44. The IMC will be connected to NH 44 and the Rajpura bypass via a 45-meter-wide road. With proximity to the Eastern Dedicated Freight Corridor (EDFC) and major rail stations, the site will benefit from multimodal connectivity. Preliminary engineering and master planning are underway for the project.



Key *benefits* of the project

*Improved Multi-modal
Connectivity* Access to
NH 44 and EDFC stations.

*Boost to Local
Manufacturing* Drives
industrial growth and
job creation.

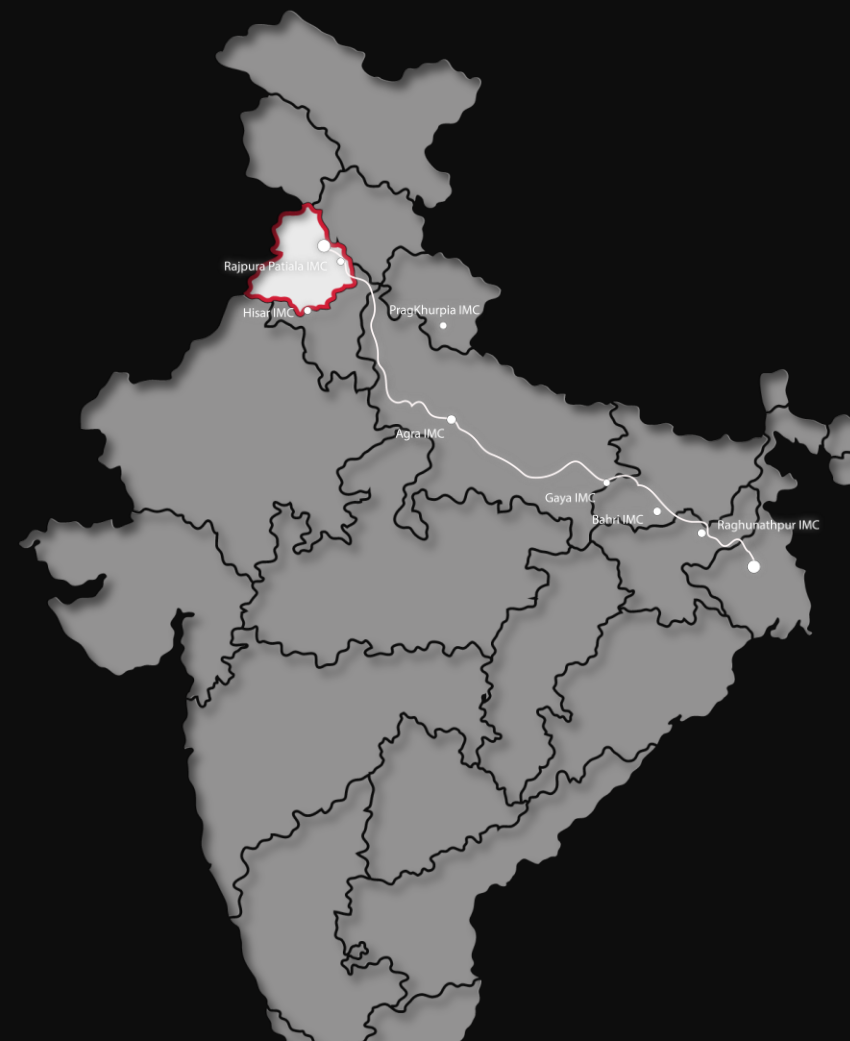
Strategic Location
Proximity to key
markets like Patiala.



AKIC

The Amritsar-Kolkata Industrial Corridor (AKIC) connects seven states—Punjab, Haryana, Uttar Pradesh, Uttarakhand, Bihar, Jharkhand, and West Bengal. Approved in 2014, It aims to boost manufacturing, trade, and logistics, with key projects like the Eastern Dedicated Freight Corridor and National Waterway 1. AKIC will create jobs, enhance regional growth, and drive economic development, promising significant benefits for Punjab, reducing post-harvest losses, improving transport times, and opening new markets.

The project is expected to create *millions of jobs*, *Enhance regional growth*, and *Contribute to economic development*, particularly in Punjab's agriculture and manufacturing sectors.



Invest Punjab

Investments and Opportunities without limits in a land of endless possibilities.

Reliable energy supply ensures cost-effective operations for industries.

Skilled talent pool and a *robust export ecosystem* drive competitiveness.

Punjab has emerged as a *hub for thriving businesses*, offering *unmatched investment potential*.

Transparent governance fosters ease of doing business across sectors.

Modern infrastructure and seamless transport systems support rapid industrial growth.

Key Drivers of Economic Growth and Investment in the Region

1

Rapid urbanisation
with smart
infrastructure

2

Thriving *MSME*
sector with
state support

3

Well-connected
logistics for
global reach

4

Competitive
industrial land
at low costs

5

Surplus, affordable,
and *reliable*
power supply

6

Vibrant culture
promoting social
stability

Benefits Under *Invest Punjab*

- 1** Full waiver of stamp duty charges
- 2** Complete exemption from electricity duty for 7 years
- 3** Total relief from property tax obligations
- 4** 90% investment subsidy through net SGST reimbursement

Benefits Under *Make in India*

Credit-linked subsidy for technical upgrades and investments

Collateral-free loans and multiple tax incentives

50% reduction in government fees for trademarks and other services

Subsidy on project costs for select sectors

1% interest rebate on overdraft



Induspark: The *Future* of Industry and Innovation

At Induspark, we're building a space where *business success* goes hand in hand with *human well-being*. More than just an industrial park, Induspark is a vibrant *community* that merges *sustainability, productivity, and innovation*.



INDUSPARK

Rising Industries, Empowering Dreams

*It is a place where your business operates at its peak, and your **employees can thrive** and **connect** in a lively environment.*





Induspark

is creating a *new model* for industry that seamlessly integrates *cutting-edge technology, eco-friendly designs, and collaborative spaces* that inspire creativity.

Key facts

Revolutionizing
real estate with
innovation

Leading developer of
the region's largest
industrial project

30 years of *real
estate expertise*

Zero-debt company
with financial stability

Set to generate
25,000 jobs

Visionary partners
for innovative
developments

Support system

Strategic location
near *dry ports*

Multi-tenant industrial
properties

Partnerships with colleges
for *job opportunities*

Reliable *power backup* for
common facilities

Modern *display area*
for products

On-site *housing*
facilities for labour

Expansive and efficient
loading docks

State-of-the-art *research*
laboratories

Advanced Effluent
Treatment Plant (ETP)

Comprehensive *liaison*
support from PLPB

Dedicated *skill*
development centre

Sewage Treatment Plant
(STP) for sustainability

Large Industrial Land

150 acres of industrial park land for expansive operations and future growth.

Flexible Industrial Plots

Customisable spaces tailored to your business's unique needs.

Advanced Warehousing

State-of-the-art *storage solutions* and excellent connectivity and access.

Induspark

On-Site Housing & Amenities

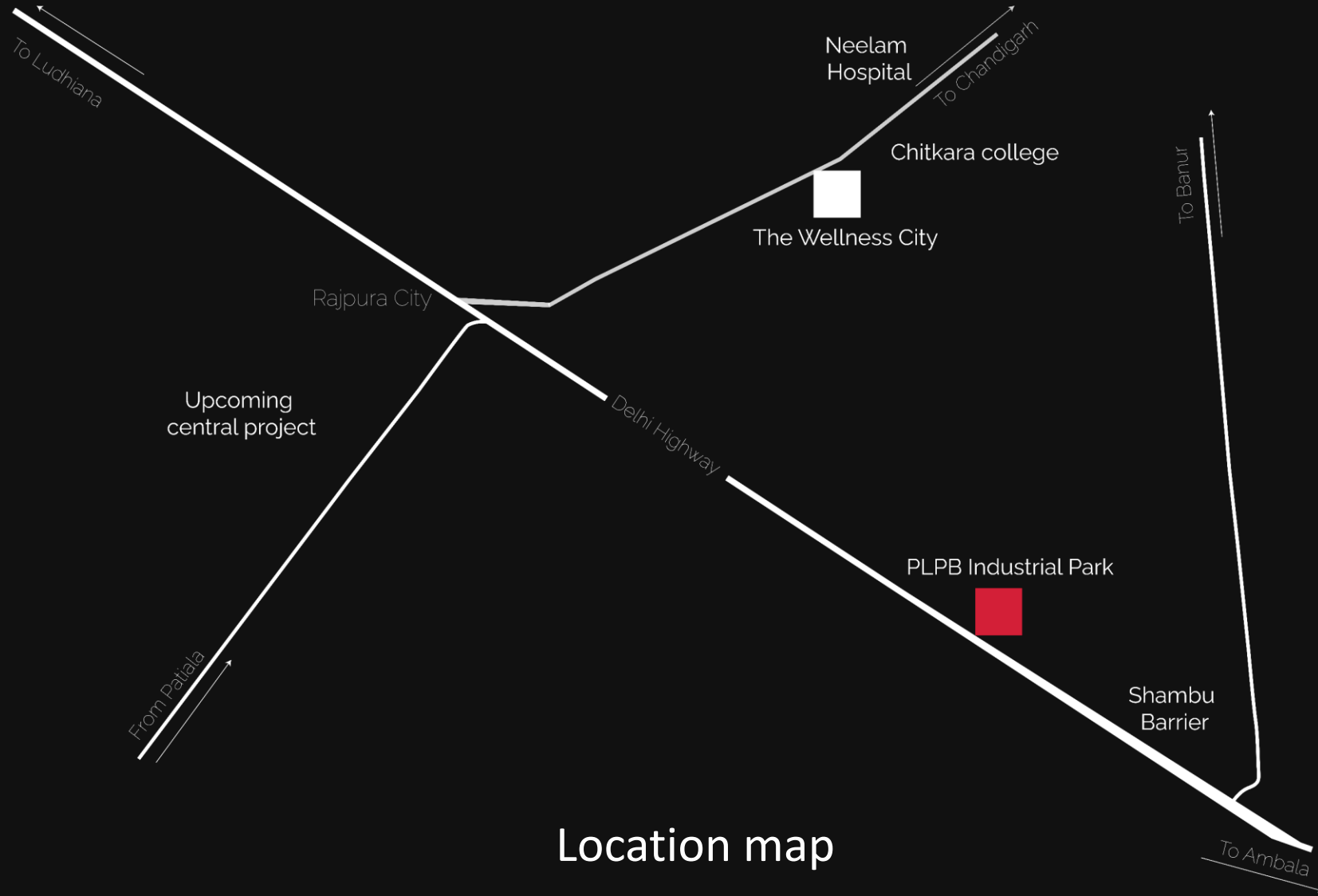
Employees can *live where they work*, with restaurants, recreational areas, and green spaces to support work-life balance.

Sustainability at the Core

Eco-friendly designs that minimise environmental impact and promote harmony with nature.

Technology-Driven Manufacturing Units

Equipped with the *latest advancements* to boost productivity and ensure worker safety.



Location map



Why choose Induspark?

Choosing Induspark means investing in a *community for the future*. You can envision running your business in a place where your employees can live and thrive in technology-driven workspaces that *encourage innovation*. With *800 feet of prime highway frontage*, Induspark offers excellent *accessibility* and *visibility*, ensuring your business is prominently positioned for success.

Orange Zone Industries

Orange category industries have moderate pollution potential, with a *Pollution Index score of 41 to 59*. These industries are *less polluting* than red category but more than green. They must obtain consent for establishment and operation and install pollution control systems like ETPs, STPs, dust collectors, or wet scrubbers.



Industries Under *Orange* Category

Food processing units (without chemical use)	Packaging and printing units	Plastic manufacturing or processing units
Textile dyeing and bleaching units	Dairy and milk processing plants	Paper mills (recycling or small-scale units)
Automobile service centers	Electroplating and metal finishing units	Pharmaceutical formulation units (without bulk drugs).
	Furniture making with chemicals or varnish	



Our *Commitment* to Excellence

At PLPB, we focus on *quality, efficiency, and innovation.*
We create environments that allow both businesses and
people to flourish.

Associate partners



Real impact,
made together.

CBRE



ARTELIA

Surbana Jurong

Surbana Jurong is a leading global consultancy specializing in urban, infrastructure, and industrial design. Key projects include Singapore's Jurong Lake District, Beijing Daxing International Airport, and smart city developments in the Middle East. The firm provides comprehensive architecture, planning, and engineering solutions, delivering innovative, sustainable designs that drive large-scale urban transformation worldwide.



Real impact,
made together.

CBRE

CBRE is a global leader in commercial real estate services, specializing in property management, advisory, and investment solutions. Operating in over 100 countries, CBRE delivers strategic consulting and innovative tools, enhancing real estate portfolios. Notable projects include New York's Hudson Yards and Dubai International Financial Centre, showcasing its global expertise and market leadership.



CBRE

Artelia

Artelia is a global consultancy specializing in project management, engineering, and urban planning. With expertise in transportation, energy, and water management, they deliver sustainable, innovative solutions. Notable projects include Paris' La Défense district, European high-speed rail systems, and water treatment plants, ensuring efficiency and adherence to environmental and social standards across large-scale infrastructure developments.



Join us at **Induspark**—where the *future*
is *being built*, and where *You belong*.



Designing spaces that foster *Growth* and *Connection*.