

UNIQUE INVESTMENT OPPORTUNITIES IN INTEGRATED TOWNSHIP DEVELOPMENT AMIDST NINE TRANSIT CORRIDORS

August 2024



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Location & Project Overview

Analysis of Site Surroundings



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Project Overview

Location & Connectivity

To be replaced with actual drone shoot



Location

Sidhrawali, Gurugram

130 Acres **Site Area**
contiguous land parcel

150 m Wide **Accessibility**
Through NH-48

“Distinct and Connected Destination”



Positioned along NH-48
Proximity to major highways & expressways- **KMP Expressway | NH-919 | Gurugram-Pataudi-Rewari Highway**



Robust connectivity through planned **Delhi-Alwar RRTS & Gurugram-Bawal MRTS Project**
Proximity to upcoming freight corridors : **Dedicated Freight Corridor & Haryana Orbital Rail Corridor**

Transit Network

Existing and Upcoming Infrastructure



"Well connected by multiple modes of transportation"

BY ROAD

National Highway 48

KMP Expressway

National Highway 919

National Highway 352W (Pataudi Road)

Delhi Mumbai Expressway

BY TRAIN

Gurugram-Bawal MRTS

Haryana Orbital Rail Corridor

Delhi Alwar RRTS

Dedicated Freight Corridor (DFC)

Catchment

Site Neighborhood



BML Munjal University



Park Inn by Radisson



Star Hospital



Thriving Industrial corridor

Presence of prominent industrial and warehousing hubs



Established Social Infrastructure

with existing good schools, hospitals, hotels, colleges, work centers, sports infra, parks etc.

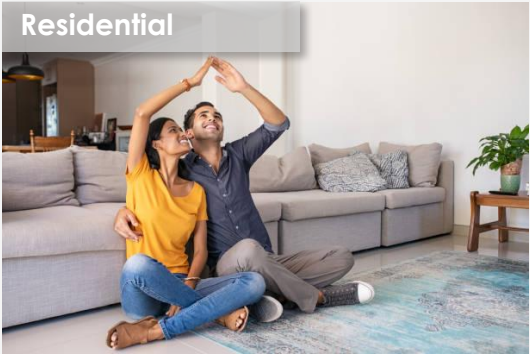
“Destination surrounded by facilities supporting your daily & occasional needs”

Project Detail

Self-Sustainable Township

130 Acres
of Self-Sustainable Township

Residential



Employment Hub



Retail



Employment Hub

46+ Acres of Trade Centre
With ample employment opportunity



Residential

29+ Acres Residential Area
The State-of-the-art Club & Facilities



Retail

1.9+ Acres of High Street Development
Value for Money Brands

Balance Area for greens and circulation

OPEN SPACE

50+ Acres of Open Area
& Community Facilities



Integrating the Existing
Greens & promoting **Healthy**
Working Environment

Innovation driven
Employment Hub

Community building
Residential Area

Greening
functional spaces

Consumer support
retail facilities



“A **Self-Sustaining Living Community** in a promising location of Sidhrawali”

Life in a Mixed-use Development

Project Detail

Self-Sustainable Township



Employment Hub

46+ Acres | 200+ Units
Industrial Plots



One of the largest planned trade destination in the region

Eco Friendly Integrated Development



Residential

29+ Acres | 2500+ Units
Low Rise Floors



Environmentally Conscious Living Spaces

Age Inclusive Living with all Modern Amenities



Retail

1.9+ Acres | 50+ Units
Retail | High Street



Value for money Retail: just few steps away

Destination for Branded Outlets



Real Estate Dynamics

Employment Hub

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Industrial Footprint

General Industries



1 Udyog Vihar

160,000 – 200,000

2 Sector 34 - 35

80,000 – 125,000

3 Manesar

70,000 – 80,000

4 Dharuhera

35,000 – 42,000

5 Bhiwadi

35,000 – 40,000

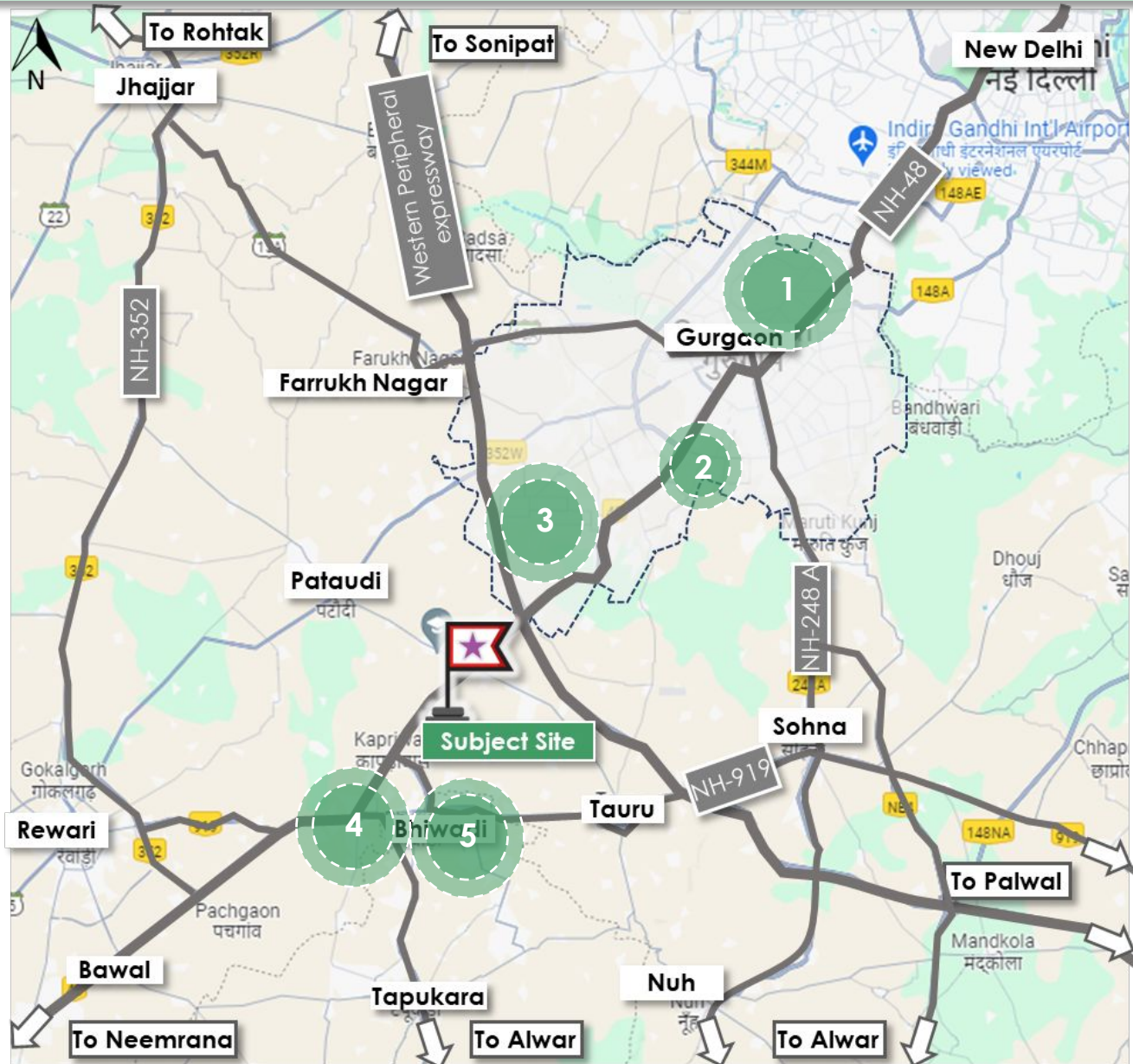
Prices in INR per Sq.yd.



Average Rent: **INR 30 - 40/sq. ft./month**

RENT

“Positioned as a viable investment opportunity on the reaping industrial corridor”



Industrial Footprint

General Industries



*Incoherent industrial estates
Substandard Infrastructure
No support amenities
High Investment – Low Returns*

Udyog Vihar | Sector
34-35 | Manesar

- **In-Adequately Maintained** Sectors
- More than **two-decade old** establishments
- **Limited Land** availability
- **Traffic congestion** during peak hours
- High Land **Prices** | Average **Rentals** | **Lower Investment Returns**

Dharuhera | Bhiwadi

- **In-Adequately Maintained** Sectors
- **No support infrastructure**
- **Far from city center**
- Inadequate **supply chain**
- Average **Rentals**

“Opportunity to serve the manufacturers with a new industrial destination offering world class facilities & amenities”

Investment Opportunity

*An opportunity to be part of **Sidhrawali's first planned township**...a growing investment region with several Infrastructure Interventions*



Investment Opportunity

Self-Sustainable Township – Distinct and connected



Industrial Cluster – Providing opportunity to establish connection between businesses | A platform for interaction & collaboration



Integrated Township – Good mix of residential, support retail & social activities



Proximity with 5 highways & 4 rail corridors – Facilitating inter and intra state freight movement



Inaugural Prices – High Return on Investments



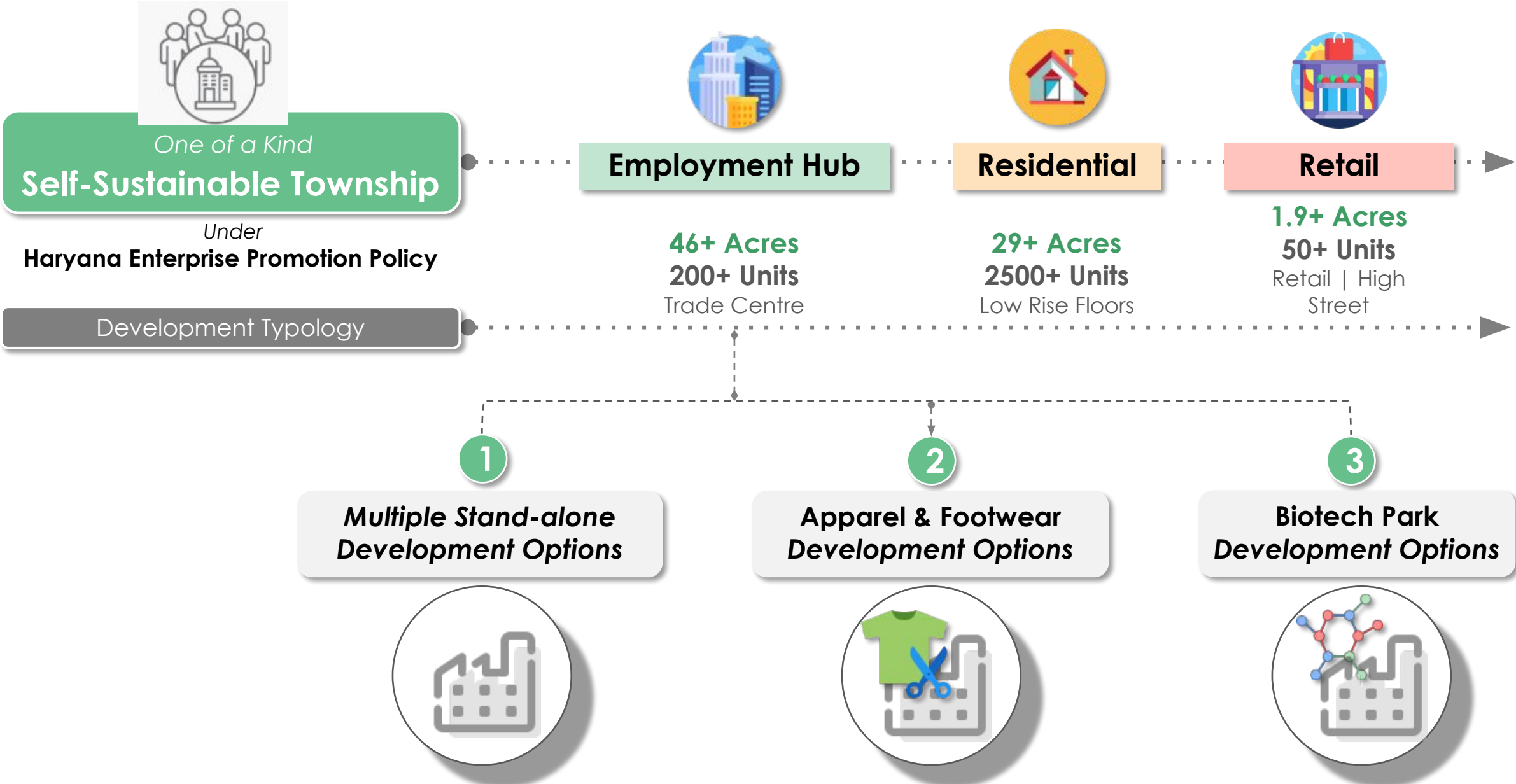
No restrictions – 24X7 commute & trade possibility



Skilled workforce – Availability of manpower from areas in vicinity



Investment Opportunity



Development Options

Self-Sustainable Township



Plot Bifurcation

46+ Acres of Trade Centre

Plot sizes in sq. yd.

300 - 600

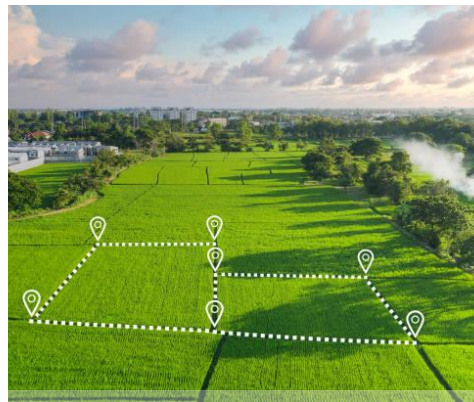
600 - 900

900 - 1200

1200 - 1500

1500 - 1800

> 1800



"Distinct Industrial Layout; Explicit Planning and Division"



Thoughtfully planned sizes



Optimal Price | Higher Returns



*Opportunity for **manufacturing companies** and **small ticket size investors***



*Option of **combining units** to accommodate demand of variety users*



***Design guidelines** to maintain uniformity of built environment*

Plot Proportions

Front/Width : 3-4x Depth

Development Options

Permitted Uses

All categories of Industries

allowed in the industrial colony

Conditions

1. Obtaining certificate from Haryana State Pollution Control Board
2. There shall be zero discharge of the industrial effluents (liquid discharge)

Low Pollution Industries

White

PI < 20

Green

PI: 21-40

High Pollution Industries

Orange

PI: 41-59

Red

PI > 60

PI : Pollution Index includes function of the

1. Emissions (Air Pollutants)
2. Effluents (Water Pollutants)
3. Hazardous Wastes Generated
4. Consumption Of Resources.

Categorization based on Pollution Index

Overview

		Low Pollution		High Pollution	
Permissible Industries		White industries	Green industries	Orange industries	Red industries
A General Industry		• Assembly of air coolers /conditioners ,repairing and servicing • Bailing (hydraulic press)of waste papers • Blending and packing of tea • Fly ash bricks/ block manufacturing	• Aluminum utensils by pressing only • Ayurveda and homeopathic medicines (without boiler) • Digital printing on PVC clothes • Synthetic detergent formulation	• Manufacturing of silica gel • Synthetic detergents and soaps (excluding formulation) • Hot mix plants • Manufacturing of glass • Tephlon based products • Synthetic resins	• Automobile Manufacturing • Organic Chemicals manufacturing • Asbestos and asbestos-based • Industrial estates/ parks / complexes/ areas/ export processing zones/ SEZs/ Biotech parks/ leather complex
	B Apparel and Footwear	• Garment / Apparel involving only stitching process, without discharge of effluent • Cotton and woolen hosiers making	• Leather footwear (excluding tanning and hide processing except cottage scale) • Cotton spinning and weaving (small scale)	• Garment/ Apparel manufacturing units having Silk screen printing, sari printing by wooden blocks • Cotton spinning and weaving	• Yarn / Textile processing involving any effluent/emission generating processes including bleaching, dyeing, printing, and coloring
	C Biotechnology	• Bio fertilizer & bio-pesticides without inorganic chemicals	• Biomass Briquettes without using toxic hazardous wastes	• Fertilizer(granulation/formulati on/blending only)	• Health-care Establishment as defined in BMW Rules, having discharge of 100 KLD.

Note : Permissible subject to that there shall be zero discharge of the industrial effluents (liquid discharge)

Illustrative Development Typology

Potential & Outlook

Multiple Stand-alone Development Options

Min Plot
Area



300 Sq.yd.*

* As Per Proposed Plan

Ground
Coverage



Max 60%

FAR



Max 150

Unrestricted Height

4



Twin Level Basement

The unit primarily engaged in making or assembling of :

- Bakery /confectionery /sweets products
- Wooden Doors And Windows
- Wooden Furniture
- Units Assembling Air Conditioners
- Water Coolers / Heater
- Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
- Handloom/ carpet weaving (without dying and bleaching operation)
- Candy
- Ayurveda and homeopathic medicines (without boiler)
- Stone/ Tiles
- Sanitary Ware



Illustrative Development Typology

Potential & Outlook

Apparel & Footwear Development Options

Min Plot
Area



300 Sq.yd.*

* As Per Proposed Plan

Ground
Coverage



Max 60%

FAR



Max 250

Unrestricted Height

4



Unrestricted Basement

Footwear : The units primarily engaged in the

- **Design, cutting, assembly and manufacturing of footwear from finished leather, fabric, rubber** and their variants and shall include other similar products such as **belts, purses, bags, suit-cases, brief cases** etc.
- Shall **not include the processing and tanning of leather and its variants**

Apparel : The unit primarily engaged in the **design, cutting and sewing of garments** from fabrics, processed leather and its variant

The unit primarily **engaged in making or assembling of :**

- Leather foot-wear (excluding tanning and hide processing except cottage scale)
- Cotton spinning and weaving (small scale)
- Rubber goods industry (with gas operated baby boiler)
- Garment / Apparel involving only stitching process, without discharge of effluent and Air emissions from process
- Cotton and woolen hosiers making (Dry process)



Illustrative Development Typology

Potential & Outlook

Biotech Park Development Options

Min Plot Area
300 Sq.yd.*

* As Per Proposed Plan

Ground Coverage
Max 40%

FAR
Max 250

Unrestricted Height
6
Unrestricted Basement

The unit primarily engaged in research in micro-organisms and its software developments. No hardware manufacturing unit of pharmaceutical.

The unit primarily engaged in making or assembling of :

- Biomass Briquettes without using toxic hazardous wastes
- Bio-agro (Bio fertilizer and bio-pesticides without using inorganic chemicals)



Investment Opportunity

Green Employment Hub

"Contributing to nature, to create a better working environment"



MAXIMIZE USAGE OF RENEWABLE ENERGY

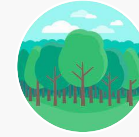


- **Solar Panel** for certain percentage of Electricity Generation
- **Solar powered LED streetlights**

SOLID WASTE MANAGEMENT



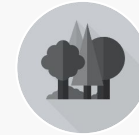
- **Waste Segregation by industries** at source
- **Organic Waste Converter** to convert garbage into manure / Composting
- **Dry waste to recycling** agency



Master Planning Level Features

Biophilic design concept for development
(integration of building with green to regulate micro-climate)

Sustainable Living (less usages of resources)



Incorporation of Sustainable Features at Project Level

Sewage Treatment Plant

Water Treatment Plant

(utilization of treated water for flushing, gardening, etc.)

Rainwater Harvesting

Pollution Control Towers

Investment Opportunity

Interacting Hub

Engagement at all levels for business growth



For businesses

- **Business Centre** for companies providing space for meetings and Client engagement



For users

- **Ecosystem** facilitating **interaction** between allied industries for further **collaborations**



For employees

- Break out spaces for employees to replenish and collaborate

Investment Opportunity

Well Planned Physical Infrastructure

PHYSICAL INFRA



Site & Plot Demarcation



Efficient plot sizes - 1:3 ratio



Wide internal bitumen road (+12m wide)



24X7 Water Supply



Rainwater harvesting



Supervisory Control and Data Acquisition (SCADA) water supply



24 Hrs. Electricity | Underground cables | Direct billing from the authority



Load management through Ring Main Unit (RMU) for High tension distribution



Sewer Lines



Pedestrian friendly



Water, sanitation & waste management



LED Street Lighting with timers



Segregated movement of residential and industrial zones



Tapping points with supply infrastructure
- Water
- Electricity, Direct billing from the authority



Provision for Data/Telecom Underground piping with (Wireless and Fibre Optic)



Investment Opportunity

Facilities & Amenities

DESIGN & CONSTRUCTION



Assistance in clearance and permission



Assistance in construction

ACCREDITATION



IBC Gold rated

SECURITY



Boundary wall



Security Check at gate



Camera surveillance



Multiple Tier Security



Fire Safety as per norms



HEALTH & WELLNESS



Healthy food options



Retail & shopping Streets

Retail facility - common for industrial and residential

LANDSCAPE



Sit-outs



**Immersive natural environment
increasing human nature
interaction**

SUSTAINABILITY



Smart- Metering

Investment Opportunity

Price and Investment



A Rare Investment Opportunity



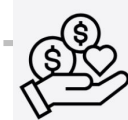
A rare offering in the prime location of Sidhrawali starting
@INR 60,000 per sq. yd.

Frequently Asked Questions



Frequently Asked Questions

Government Benefits to Investor under Enterprise Promotion Policy (Rebate on GST, Stamp Duty etc.) ?



As per policy, Pataudi is a part of Category 'B Blocks'

Benefits for MICRO, SMALL AND MEDIUM ENTERPRISES:

1. ***Investment Subsidy in lieu of Net SGST:** 50% of Net SGST for first 5 years, 25% for next 3 years with cap of 100% of FCI.
2. ***Interest Subsidy:** 5% for Micro and Small Enterprises on term loan or maximum up to INR 20.00 lakh per year for 3 years
3. ***Employment Generation Subsidy:** For capacity building of persons belonging to Haryana (skilled/semi-skilled/un-skilled) [having Haryana Resident Certificate], Subsidy @ INR 36,000/- per year for SC/ Women and INR 30,000/- per year for general category workers for 7 years for direct employment on pay roll or contract with valid ESI/PF Number.
4. ****Stamp Duty Refund:** 60% in 'B' category blocks on the land meant for industrial use, after commencement of commercial production within 5 years from the date of purchase of land.
5. ***Electricity Duty Exemption:** 100% exemption for 7 years in 'B' category blocks.

***Can be availed after start of operations by the enterprise**

Note :

1. *Category B blocks : Block categorization is based on Status of Development where Category B comprises "Areas of 'intermediate development'"*
2. *MSME : Micro, Small & Medium Enterprises are defined based on Investment in Plant and Machinery or Equipment & turnover*
 - i. *Micro Enterprise : Investment does not exceed INR 1 crore and turnover does not exceed INR 5 crore*
 - ii. *Small Enterprise : Investment does not exceed INR 10 crore and turnover does not exceed INR 50 crore*
 - iii. *Medium Enterprise : Investment does not exceed INR 50 crore and turnover does not exceed INR 250 crore*
3. *FCI Cost : Fixed capital investment (FCI) is the cost of purchasing, installing, and testing equipment and facilities for a business.*
4. *Other Category of Blocks are as follows :*

Category of Blocks	Status of Development	No. Of Cities	Example of Cities
A	Comprising of the industrially developed areas	13	Faridabad , Gurugram, Panipat, Sonipat
B	Comprising of the areas of 'intermediate development'	20	Pataudi, Sohna, Karnal, Kharkhoda, Jhajjar
C	Comprising: of industrially backward areas	41	Bhuna, Sirsa, Pundri, Kaithal, Jind
D	Comprising of industrially most backward areas	66	Loharu, Tohana, Agroha, Babin

For More details on benefits for other enterprises : [3087-3172 \(s3waas.gov.in\)](http://3087-3172.s3waas.gov.in)

Frequently Asked Questions

Any Rebate on Employment of SC/ST ?

As per Policy, Subsidy @ INR 36,000/- per year for SC/ Women for **7 years** for direct employment on pay roll or contract with valid ESI/PF Number to the Employer.



What is the ongoing circle rate of developed plot?

Ongoing Circle rate for a developed plot in Sidhrawali is Rs 20,125 per Sq.yd.

Note : May change as per official rates



What are the possession charges and are there any electricity cabling charges or any other ancillary charges to be paid to the developer?

To be confirmed



What are the applicable registration charges? Is there any rebate if the plot is in the name of a woman?

Applicable registration charges are as follows:

Only Female: 5% | Male + Female: 6% | Only male / Company name registration: 7%



Frequently Asked Questions



Can the buyers avail loans for purchase of the plot?

Loan can be availed for the purchase of industrial plot. It is offered by multiple nationalized and private banks.



What is the indicative interest rates for availing the loan?

Loan can be availed upto 55% of the sale value, at an interest rate of approximately 10-12%.



What are the indicative maintenance charges?

To be confirmed



100% exemption in electricity for 7 years – Is there any limit or the entire electricity bill will be exempted?

As per policy, Entire electricity bill will be exempted for the period of 7 years.



Frequently Asked Questions

What is the maximum possible height of the building which is allowed?

- Biotech and Apparel & Footwear Industries: No limitation on height subject to the setback norms.
- General Industry: Height restriction of upto 30 meters as per Haryana Building Code



What is the FAR allowed?

As per Building Code the FAR allowed for various development options is as follows:

General Activity : FAR 150 | Apparel & Footwear : FAR 250 | Biotech : FAR 250 | IT/ITES : FAR 250



Time Period for construction of building?

Enterprise Promotion Policy does not describe any timeline for completion of construction.



Is Basement Allowed or Not ?

Yes. As per Haryana Building Code, Number of Basements allowed in different development options are as follows –
Apparel & Footwear, Biotech , IT/ITES : Unrestricted | General : Twin Level

Note : 1. Unrestricted basement means any no. of basements

2. Four Level basements allowed only on site area more than 8000 Sq. m.



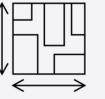
Frequently Asked Questions



What are the various sizes of plots which are available within the township?

Sizes of plots available for development of employment hub area as follows :

S.NO.	TYPE	NO. OF PLOTS
1	IA (250-500SQM)	19
2	IB (501-750SQM)	64
3	IC (751-1000SQM)	76
4	ID (1001-1250SQM)	20
5	IE (1251-1500SQM)	8
6	IF (1501-1750SQM)	7
7	IG (1751-2000SQM)	3
8	IH (2001-2500SQM)	2
9	IJ (2501-3000SQM)	4



Red and Orange Category developments allowed or not?

As per Policy, all categories of developments will be allowed in the business district subject to the condition of obtaining certificate from Haryana State Pollution Control Board and further with the condition that there shall be zero discharge of the industrial effluents (liquid discharge) in the development.



Meat Produce Industry allowed or not?

As per Policy, Meat Produce is a Red Category polluting industry; therefore, it is not allowed.

Note : Considering it produces liquid discharge



Frequently Asked Questions

Which Tehsil will the land be registered at?

Land will be registered at Manesar Tehsil.



Can each floor be registered separately?

No. Registry of individual floor is not allowed as per bylaws.



Lease Hold or Free Hold?

The upcoming integrated township is a Free Hold Development.



Is there any Transfer fee/ Mutation charges for Resale of plot?

As per market trends of townships – **To be confirmed**

Mutation Charges : INR 20,000 – 25,000

Transfer Fee : INR 700 – 800 per sq. m.

Note : Can vary based on the positioning of the project



Plots can only be purchased by Industrialist or anyone?

Everyone can buy a plot in the employment hub.



Frequently Asked Questions



Infrastructure

Please name the authorities which will be providing the services including electricity, water, etc?

DHBVNL & local authority will be providing the services including water, electricity, etc.

Note : DHBVNL: Dakshin Haryana Bijli Vitran Nigam



Is there any cap on the electricity load that the internal cabling of the township will be able to support?

To be confirmed



Will the enterprise plots be provided grey water / treated water?

Yes, all the plots will be provided treated water.



ETP/STP plant is planned or not?

A fully operational STP/ETP shall be provided as part of the infrastructure for the proposed development



All facilities such as Power Backup, Fresh Water/Recycled Water are available or not?

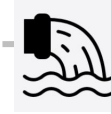
Yes. The upcoming development has world-class amenities and facilities along with Fresh Water/Recycled Water, Power Backup for common areas etc.



Frequently Asked Questions

In case an IT/ITeS building is built, it will have a discharge of waste water. Will the infrastructure / STP of the township support such discharge?

Yes. Infrastructure of the township will support the discharge of waste water generated.



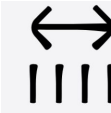
Which is the nearest existing metro station and if planned, what is the likely location of the nearest proposed metro station?

The upcoming Gurgaon-Bawal MRTS has a proposed Station "Station 24: Sector 17 near Village Kapariwas" on NH-48 in proximity to the subject site.



It is anticipated that Gurgaon limits will be extended. Is the project likely to be included in the Gurgaon limits?

There is no information regarding extension of Gurgaon limits.



Power back up – Will this be available for enterprise plot owners as well? Or is power back up limited for common areas only? If its limited to common areas only, then what is the point of smart metering?

Power Backup will be available for all common areas.



A person's hand is pointing at a laptop screen. The screen displays a complex, multi-level file system diagram. The diagram consists of a root folder on the left, which branches into several subfolders. These subfolders further branch into more subfolders and individual files, represented by document icons. The diagram is rendered in a semi-transparent, glowing style. In the background, another hand is visible, typing on the laptop keyboard. The overall scene is dimly lit, with the laptop screen providing the primary light source.

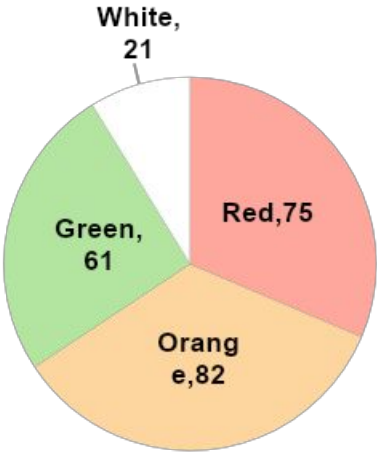
Annexure

Development Options

List of Low Pollution Industries

TYPES OF INDUSTRIES

Red Orange Green White



Permissible Developments	White	Green	Orange	Red	Total
General	18	55	76	73	222
Apparel and Footwear	2	5	4	1	12
Biotechnology	1	1	2	1	5
Total	21	61	82	75	239



Development Options

List of Low Pollution Industries

Permissible Industries	White (PI <20)	Green (PI 21-40)
General Industry (Manufacturing unit)	Assembly of air coolers /conditioners ,repairing and servicing	Aluminium utensils from aluminium circles by pressing only (dry mechanical operation)
	Assembly of bicycles ,baby carriages and other small non motorizing vehicles	Ayurvedic and homeopathic medicines (without boiler)
	Bailing (hydraulic press)of waste papers	Bakery /confectionery /sweets products (with production capacity <1tpd (with gas or electrical oven)
	Blending and packing of tea	Brass and bell metal utensils manufacturing from circles(dry mechanical operation without re-rolling facility)
	Electric lamp (bulb) and CFL manufacturing by assembling only	Candy
	Electrical and electronic item assembling (completely dry process)	Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
	Fly ash bricks/ block manufacturing	Carpentry & wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade, etc.
	Handloom/ carpet weaving (without dying and bleaching operation)	Cement products (without using asbestos / boiler / steam curing) like pipe ,pillar, jafri, well ring, block/tiles etc.(should be done in closed covered shed to control fugitive emissions)
	Manufacturing of coir items from coconut husks	Ceramic colour manufacturing by mixing & blending only (not using boiler and wastewater recycling process)
	Manufacturing of shoe brush and wire brush	Coke briquetting (sun drying)
	Organic and inorganic nutrients (by physical mixing)	Dal Mills
	Organic manure (manual mixing)	Decoration of ceramic cups and plates by electric furnace
	Packing of powdered milk	Flour mills/Atta Chakki (dry process) running on commercial mode with packing facility of Atta for selling it into market (having wheat cleaning process and fugitive dust)
	Rope (plastic and cotton)	Glass , ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
	Scientific and mathematical instrument manufacturing	Glue from starch (physical mixing) with gas / electrically operated oven /boiler.
	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 MW)	Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/ nitric acid per month)
	Printing presses without involving water polluting process	Heat treatment with any of the new technology like ultrasound probe , induction hardening, ionization beam, gas carburizing etc.
	Almirah, Grill Manufacturing without painting operation (Dry Mechanical Process)	Insulation and other coated papers (excluding paper or pipe manufacturing)
	Medical oxygen	Lubricating oil, greases or petroleum based products (only blending at normal temperature)

Development Options

List of Low Pollution Industries

Permissible Industries	White (PI <20)	Green (PI 21-40)
General Industry (Manufacturing unit)		Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
		Oil mill Ghani and extraction (no hydrogenation / refining)
		Packing materials manufacturing from non asbestos fibre, vegetable fibre yarn
		Phenyl/toilet cleaner formulation and bottling
		Polythene and plastic processed products manufacturing (virgin plastic)
		Poultry Farms handling one lac or more birds at a given time in single location and Hatchery & Piggery irrespective of no. of birds/animals
		Power looms (without dye and bleaching)
		Puffed rice (muri) (using gas or electrical heating system)
		Pulverization of bamboo and scrap wood
		Ready mix cement concrete irrespective of investment cost
		Rice mill (Rice hullers only)
		Rolling mill (gas fired) and cold rolling mill
		Rubber goods industry (with approved fuel operated baby boiler)
		Saw mills
		Soap manufacturing (hand made without steam boiling / boiler)
		Spice grinding (up to 20 HP motor)
		Spice grinding (>20 HP motor)
		Steel furniture without spray painting
		Steeping and processing of grains
		Tyres and tube retreating (without boilers)
		Distilled water (without boiler) with electricity as source of heat
		Manufacturing of optical lenses (using electrical furnace)
		Mineralized water
		Tamarind powder manufacturing
		Cutting, sizing and polishing of marble stone
		Emery powder (fine dust of sand) manufacturing
		Seasoning of wood in steam heated chamber
		Synthetic detergent formulation
		Tea processing (with boiler)

Development Options

List of Low Pollution Industries

Permissible Industries	White (PI <20)	Green (PI 21-40)
General Industry (Manufacturing unit)		Tea processing (with boiler)
		Modular wooden furniture from particle board, MDF< swan timber etc, Ceiling tiles/ partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (Without boiler)
		LPG bottling plants
		Sewage treatment plants having capacity less than 10 KLD
		Automobiles manufacturing outsourcing all of the polluting activities.
		Refurbishing of used electrical and electronic equipments
Apparel and Footwear	Garment / Apparel involving only stitching process, without discharge of effluent and Air emissions from process	Leather foot wear (excluding tanning and hide processing except cottage scale)
	Cotton and woolen hosiers making (Dry process only without any dying / washing operation)	Cotton spinning and weaving (small scale)
		Rubber goods industry (with gas operated baby boiler)
		Digital printing on PVC clothes
		Reprocessing of waste cotton
Biotechnology	Bio-agro (Bio fertilizer and bio-pesticides without using inorganic chemicals)	Biomass Briquettes without using toxic hazardous wastes

Development Options

List of High Pollution Industries

Permissible Industries	Orange (PI 41-59)	Red (PI >60)
General Industry (Manufacturing unit)	Dismantling of rolling stocks (wagons/coaches)	Automobile Manufacturing (integrated facilities)
	Bakery and confectionery units with production capacity > 1 TPD (with ovens/furnaces)	Recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Spent cleared metal catalyst containing copper, zinc, etc.
	Chanachur and ladoo from puffed and beaten rice (muri and shira) using husk fired oven	Manufacturing of lubricating oils, grease, and petroleum-based products
	Coated electrode manufacturing	DG Set of capacity > 5 MVA
	Compact disc, computer floppy, and cassette manufacturing/reel manufacturing	Industrial carbon including electrodes and graphite blocks, activated carbon, carbon black
	Flakes from rejected PET bottle	Lead acid battery manufacturing (excluding assembling and charging of lead-acid battery in micro scale)
	Food and food processing including fruits and vegetable processing	Phosphate rock processing plant
	Manufacturing of silica gel	Power generation plant (except Wind and Solar renewable power plants of all capacities and Mini Hydel power plant of capacity <25MW)
	Manufacturing of tooth powder, toothpaste, talcum powder, and other cosmetic items	Recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Spent catalyst containing nickel, cadmium, Zinc, etc.
	Printing or etching of glass sheet using hydrofluoric acid	Processes involving chlorinated hydrocarbons
	Ayurvedic and homeopathic medicine	Sugar (excluding Khandsari)
	Synthetic detergents and soaps (excluding formulation)	Fiber glass production and processing (excluding molding)
	Thermometer manufacturing	Fire crackers manufacturing and bulk storage facilities
	Almirah, grill manufacturing (dry mechanical process)	Recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Dismantlers Recycling Plants --Components of waste electrical and electronic assemblies, PCB-capacitors, etc.
	Aluminium & copper extraction from scrap using oil-fired furnace (dry process only)	Milk processes and dairy products (large, medium scale, and integrated projects)
	Automobile servicing, repairing, and painting having quantity of wastewater generation up to 100 KLD (excluding only fuel dispensing)	Phosphorous and its compounds
	Brickfields (excluding fly ash brick manufacturing using lime process)	Pulp & Paper (wastepaper-based without bleaching process to manufacture Kraft paper)

Development Options

List of High Pollution Industries

Permissible Industries	Orange (PI 41-59)	Red (PI >60)
General Industry (Manufacturing unit)	Building and construction projects more than 20,000 sq. m built-up area having quantity of wastewater generation 10 KLD to 100 KLD	Coke making, liquefaction, coal tar distillation, or fuel gas making
	Ceramics and refractories having coal consumption up to 12 MT per day	Manufacturing of explosives, detonators, fuses including management and handling activities
	Coal washeries	Manufacturing of paints, varnishes, pigments, and intermediates (excluding blending/mixing)
	Dairy and dairy products (small scale)	Organic Chemicals manufacturing
	DG set of capacity >1MVA but < 5MVA	Asbestos and asbestos-based industries
	Dry coal processing, mineral processing, industries involving ore sintering, pelletizing, grinding & pulverization	Basic chemicals and electrochemicals and its derivatives including manufacturing of acid
	Fermentation industry including manufacture of yeast, beer, distillation of alcohol having quantity of wastewater discharge up to 100 KLD (Extra Neutral Alcohol)	Cement
	Ferrous and Non-ferrous metal extraction involving different furnaces through melting, refining, re-processing, casting and alloy-making	Chlorates, perchlorates & peroxides
	Fish feed, poultry feed and cattle feed	Chlorine, fluorine, bromine, iodine, and their compounds
	Fish processing and packing (excluding chilling of fishes)	Dyes and Dye-Intermediates
	Forging of ferrous and non-ferrous metals (using oil and gas fired furnaces)	Hotels having overall waste-water generation @ 100 KLD and more or having 3 stars and above or having 100 rooms and above
	Formulation/pelletization of camphor tablets, naphthalene balls from camphor/naphthalene powders.	Recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Lead acid battery plates and other lead scrap/ashes/residues not covered under Batteries (Management and Handling) Rules, 2001.
	Glass ceramics, earthen potteries and tile manufacturing using oil and gas fired kilns, coating on glasses using cerium fluorides and magnesium fluoride etc.	Recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Integrated Recycling Plants --Components of waste electrical and electronic assemblies, PCB-capacitors, etc.
	Gravure printing, digital printing on flex, vinyl	Manufacturing of glue and gelatin
	Heat treatment using oil fired furnace (without cyaniding)	Mining and ore beneficiation
	Hot mix plants	Nuclear power plant
	Hotels (< 3 star) or hotels having > 20 rooms and less than 100 rooms or having quantity of wastewater discharge less than 100 KLD.	Pesticides (technical) (excluding formulation)

Development Options

List of High Pollution Industries

Permissible Industries	Orange (PI 41-59)	Red (PI >60)
General Industry (Manufacturing unit)	Ice cream	Photographic film and its chemicals
	Industries engaged in recycling/reprocessing/recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Paint and ink Sludge/residues	Railway locomotive workshop/Integrated road transport workshop/Authorized service centers having discharge of 100 KLD or more
	Industries engaged in recycling/reprocessing/recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 - Items namely - Brass Dross, Copper Dross, Copper Oxide Mill Scale, etc	Chlor Alkali
	Industry or processes involving foundry operations having capacity of foundry operations less than 5 MT per hr.	Ship Breaking Industries
	Lime manufacturing (using lime kiln)	Oil and gas extraction including CBM (offshore & on-shore extraction through drilling wells)
	Liquid floor cleaner, black phenyl, liquid soap, glycerol mono-stearate manufacturing	Industry or process involving metal surface treatment or process such as pickling/electroplating/paint stripping/heat treatment using cyanide bath/phosphating or finishing and anodizing/enamellings/galvanizing
	Manufacturing of glass	Tanneries
	Manufacturing of iodized salt from crude/raw salt	Ports and harbour, jetties, and dredging operations
	Manufacturing of mirror from sheet glass	Synthetic fibers including rayon, tyre cord, polyester filament yarn
	Manufacturing of mosquito repellent coil	Thermal Power Plants
	Manufacturing of Starch/Sago	Slaughter house (as per notification S.O.270(E) dated 26.03.2001) and meat processing industries, bone mill, processing of animal horn, hoofs and other body parts
	Mechanized laundry using oil fired boiler	Aluminium Smelter
	Modular wooden furniture from particle board, MDF< swan timber etc, Ceiling tiles/ partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler)	Copper Smelter
	New highway construction project	Fertilizer (basic) (excluding formulation)
	Non-alcoholic beverages(soft drink) & bottling of alcohol/non-alcoholic products having quantity of wastewater generation up to 100 KLD	Iron & Steel (involving processing from ore/ integrated steel plants) and or Sponge Iron units
	Paint blending and mixing (Ball mill)	Pulp & Paper (waste paper-based units with bleaching process to manufacture writing & printing paper)

Development Options

List of High Pollution Industries

Permissible Industries	Orange (PI 41-59)	Red (PI >60)
General Industry (Manufacturing unit)	Paints and varnishes (mixing and blending)	Zinc Smelter
	Plywood manufacturing (including Veneer and laminate) using the fuel such as wood or coal or any other authorized fuel with or without resin plant	Oil Refinery (mineral Oil or Petro Refineries)
	Potable alcohol (IMFL) by blending, bottling of alcohol products	Petrochemicals Manufacturing (including processing of Emulsions of oil and water)
	Printing ink manufacturing	Pulp & Paper (Large-Agro + wood), Small Pulp & Paper (agro-based wheat straw/rice husk)
	Printing press	Distillery (molasses / grain / yeast-based)
	Reprocessing of waste plastic including PVC	Induction Furnace clubbed with AOD Furnace
	Rolling mill (oil or coal fired) and cold rolling mill	Synthetic detergents and soaps having wastewater generation more than 100 KLD (excluding formulation)
	Spray painting, paint baking, paint shipping	Automobile servicing, repairing, and painting having wastewater generation more than 100 KLD (excluding only fuel dispensing)
	Steel and steel products using various furnaces like blast furnace /open hearth furnace/induction furnace/arc furnace/submerged arc furnace /basic oxygen furnace /hot rolling reheated furnace	Building and construction project more than 20,000 sq. m built-up area having wastewater generation more than 100 KLD
	Stone crushers	Ceramics and Refractories having coal consumption more than 12 MT per day
	Surgical and medical products including prophylactics and latex	Fermentation industry including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol) having discharge > 100 KLD
	Teflon based products	Lead metal extraction involving different furnaces through melting, refining, re-processing, casting, and alloy-making
	Thermocol manufacturing (with boiler)	Industry or processes involving foundry operations having capacity of 5 MT/hr. and more.
	Tobacco products including cigarettes and tobacco/opium processes	Manufacturing of lead glass
	Transformer repairing/ manufacturing (dry process only)	Non-alcoholic beverages (soft drink) & bottling of alcohol/non-alcoholic products having wastewater generation > 100 KLD.
	Tyres and tubes vulcanization/ hot retreating	Vegetable oil manufacturing including solvent extraction and refinery / hydrogenated oils having wastewater generation more than 100 KLD

Development Options

List of High Pollution Industries

Permissible Industries	Orange (PI 41-59)	Red (PI >60)
General Industry (Manufacturing unit)	Tyres and tubes vulcanization/ hot retreating	Vegetable oil manufacturing including solvent extraction and refinery / hydrogenated oils having wastewater generation more than 100 KLD
	Vegetable oil manufacturing including solvent extraction and refinery /hydrogenated oils without waste water generation or having quantity of waste water generation up to 100 KLD	Parboiled Rice Mills having wastewater generation > 100 KLD or fuel consumption > 12 MTD or both.
	Wire drawing and wire netting	Common treatment and disposal facilities (CETP, TSDF, E-waste recycling, CBMWTF, effluent conveyance project, incinerator, solvent/acid recovery plant, MSW sanitary landfill site
	Dry cell battery (excluding manufacturing of electrodes) and assembling & charging of acid lead battery on micro scale	Sewage treatment plants having capacity 100 KLD or more
	Pharmaceutical formulation and for R & D purpose (For sustained release/extended release of drugs only and not for commercial purpose)	Industrial estates/ parks / complexes/ areas/ export processing zones/ SEZs/ Biotech parks/ leather complex
	Synthetic resins	Units engaged in the activities of handling and management of Hazardous Waste as defined in Hazardous and other Wastes (M & TM) Rules, 2016, other than those covered under any of the category of industrial sectors, such as use, treatment, processing, recovery, preprocessing, co-processing, utilization etc. of the hazardous and other wastes
	Synthetic rubber excluding molding	Recycling of used lead acid batteries
	Cashew nut processing	
	Coffee seed processing	
	Parboiled Rice Mills having quantity of waste water generation up to 100 KLD or fuel consumption up to 12 MTD or both	
	Foam manufacturing	
Apparel and Footwear	Garment/ Apparel manufacturing units having only garment washing, with or without boiler except bleaching, dyeing, printing, coloring	Yarn / Textile processing involving any effluent/emission generating processes including bleaching, dyeing, printing, and coloring
	Silk screen printing, sari printing by wooden blocks	
	Cotton spinning and weaving (medium and large scale)	
	Jute processing without dyeing	
Biotechnology	Health care establishments (As defined in BMW Rules) having waste water generation less than 100 KLD without incinerator	Health-care Establishment as defined in BMW Rules, having discharge of 100 KLD or more with or without incinerator
	Fertilizer (granulation/formulation/blending only)	