



Model Economic
Township Limited



Model Economic Township Limited

Meet Your Future Business At Reliance MET

India – Growth Story



- Indian economy on the growth path
- India's projected GDP growth at 7.5% for FY 2019
- India rose 30 places in the Ease of Doing Business (World Bank survey 2017)
- **Forex Reserves:** US\$ 410 bn as on Dec 2017



Major Sectors Attracting Highest FDI Inflows from 2000 – 2015 (US\$ 10 billions & above): *Services Sector, Construction, Telecommunications, Computer Software & Hardware, Drugs and Pharmaceuticals, Automobiles, Chemicals*

Japan Bank for International Cooperation (JBIC) has ranked India as the No. 1 Destination for future investments

*(*Source: FY2016 JBIC Survey Report on OVERSEAS Business Operations of Japanese Manufacturing Companies)*

India – Key Strengths



Large and Growing Domestic Market

- India's consumer story will be led by its 129 mn urban mass consumers
- Private consumption will be four times by 2025



Versatile, Skilled Human Capital

- The world's largest pool of English speaking Scientists & engineers
- Total Labor force of 530 million



Abundant Resources

- Large mineral reserves and one of the largest producers of agricultural commodities



Robust Legal & Business Support Systems

- Independent judiciary & accounting systems

Steady Economic Reform Regime

- Over two decade of economic reform
- India Jumps 30 places in World Bank ease of doing business rankings



Healthy, Vibrant Financial Sector

- Transparent modern & well governed financial sector



Enriched Quality of Life

- Cosmopolitan multi-cultural lifestyle



Young India

- 50% population below the age of 25
- Two third population below the age of 35



National Capital Region (NCR) – Location Advantage



Leading Business Hub

- Leading in terms of all round economic development
- Hub for industrial service sectors like IT-ITES
- Hub for manufacturing



Rich Labor Pool

- Large base of skilled manpower
- Largest number of Educational Institutes in the Northern Region
- Premier Institutes like IIT, IIM, JNU, AIIMS, IIFT, etc. are present



Favorable Investment Destination

- FDI inflows of \$ 62 bn in the 2000-2016 period
- Of the total 250 large and medium OEMs, about 50 are located in Haryana



Quality of Life

- Well developed Urban Infrastructure
- Modern and latest amenities
- Best of Education, Health and Entertainment



Haryana State – At the heart of NCR



47% of the NCR falls in Haryana state and
57% of the Haryana state in NCR



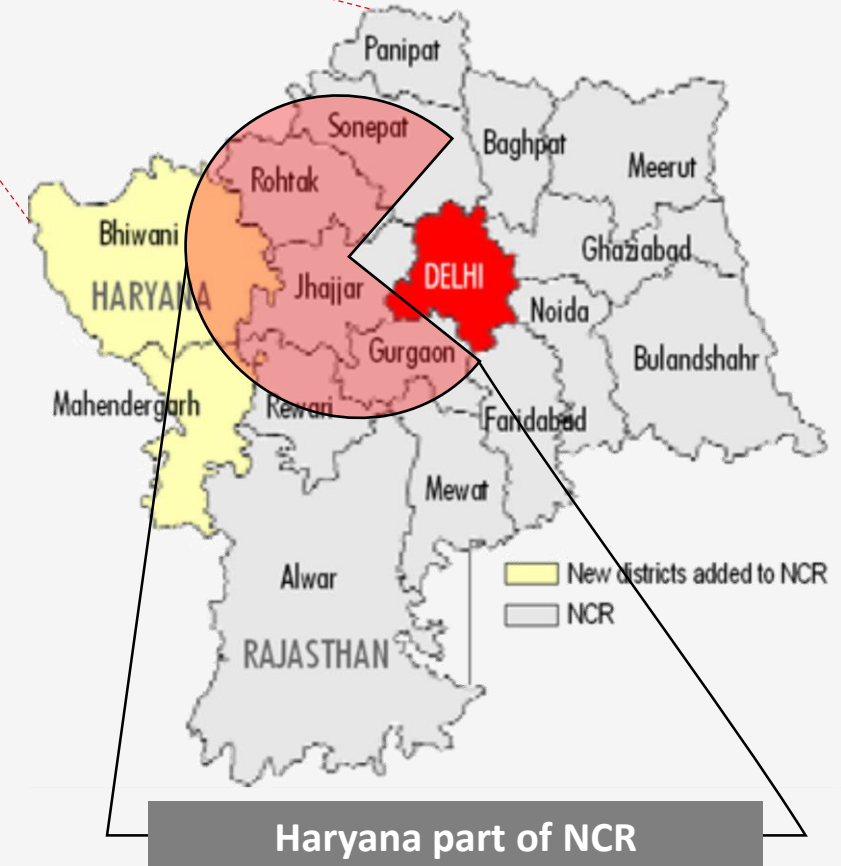
Haryana offers excellent location to start any industry.
It has a rich industrial base and a sound infrastructure



More than 250 of the Fortune 500 companies has their
corporate offices or production bases already in Haryana



Haryana jumps to 1st Place in ease of doing
business among all Indian states



Haryana State – Large & Diverse Industrial Base



Growth

Amongst top four growing states in the country



Automobile

Haryana produces 2/3rd of cars, 50% of tractors, 60% of motor cycles in India



Industry

50% of refrigerators, 25% sanitary ware and 25% of bicycles in India



SMEs

80,000 numbers of small scale industries



Large Industries

More than 1200 numbers of large and medium industries

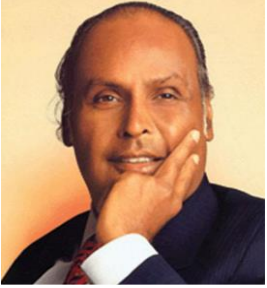


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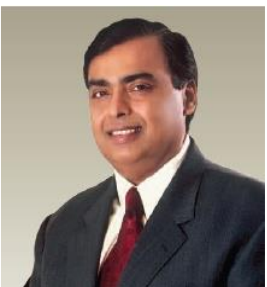
20% of country total exports of scientific instruments & IT/ITES



Project Promoter – Reliance Industries Limited



Mr. Dhirubhai Ambani,
Founder



Mr. Mukesh Ambani,
CMD

Reliance Industries Limited (RIL) started its business in Polyester (1966), expanded to Textile (1975), collaborated with Dupont (1980), entered Petroleum (1991), commissioned Telecom (1995), largest Refinery at single location (2000), Gas exploration (2002), Jio (4G) (2010)...

Over the last four decades RIL has integrated across the energy and materials value chain and has also created a strong presence in the rapidly expanding Indian retail and telecommunications sectors

Ranked in top 100 of Fortune Global 500 List | Largest Private and Most Profitable Company in India

\$ 90.1 billion

Rs. 6,22,809 crore
Annual Revenue (2018 – 19)

\$ 5.7 billion

Rs39,588 crore
Net Profit (2018 – 19)

150+

Major Products and Brands across energy and service sectors

2nd Largest

Producer of Polyester fibre/yarn, globally

4th Largest

Producer of PTA, globally

5th Largest

Producer of PP, globally

Largest

Producer of PX, globally

6th Largest

Producer of MEG, globally

Domestic fields and **Overseas** JVs
in North America

10,415

Retail Stores across India

1,372

Retail Petroleum Network

Jio

State-of-the-Art pan India 4G Services
rolled out with 306 million subscribers
till March 19

Largest

*Refining complex globally – 1.4 MMBPD
of crude processing at a single location*

*Producer of Polyester fibre and
Yarn, globally*

*Retailer in India by Revenue
(Reliance Retail)*

MET – Location and Regional Connectivity

Expressways

1. KMP Western Expressway
2. Eastern Expressway
3. NPR & SPR – North & South Peripheral Roads

National Highways

1. NH-8: Delhi – Mumbai
2. NH-71: Jalandhar – Bawal
3. NH-10: Delhi – Hissar
4. NH-1: Delhi – Amritsar
5. NH-24: Delhi – Lucknow
6. NH-2: Delhi – Kolkata

State Highways

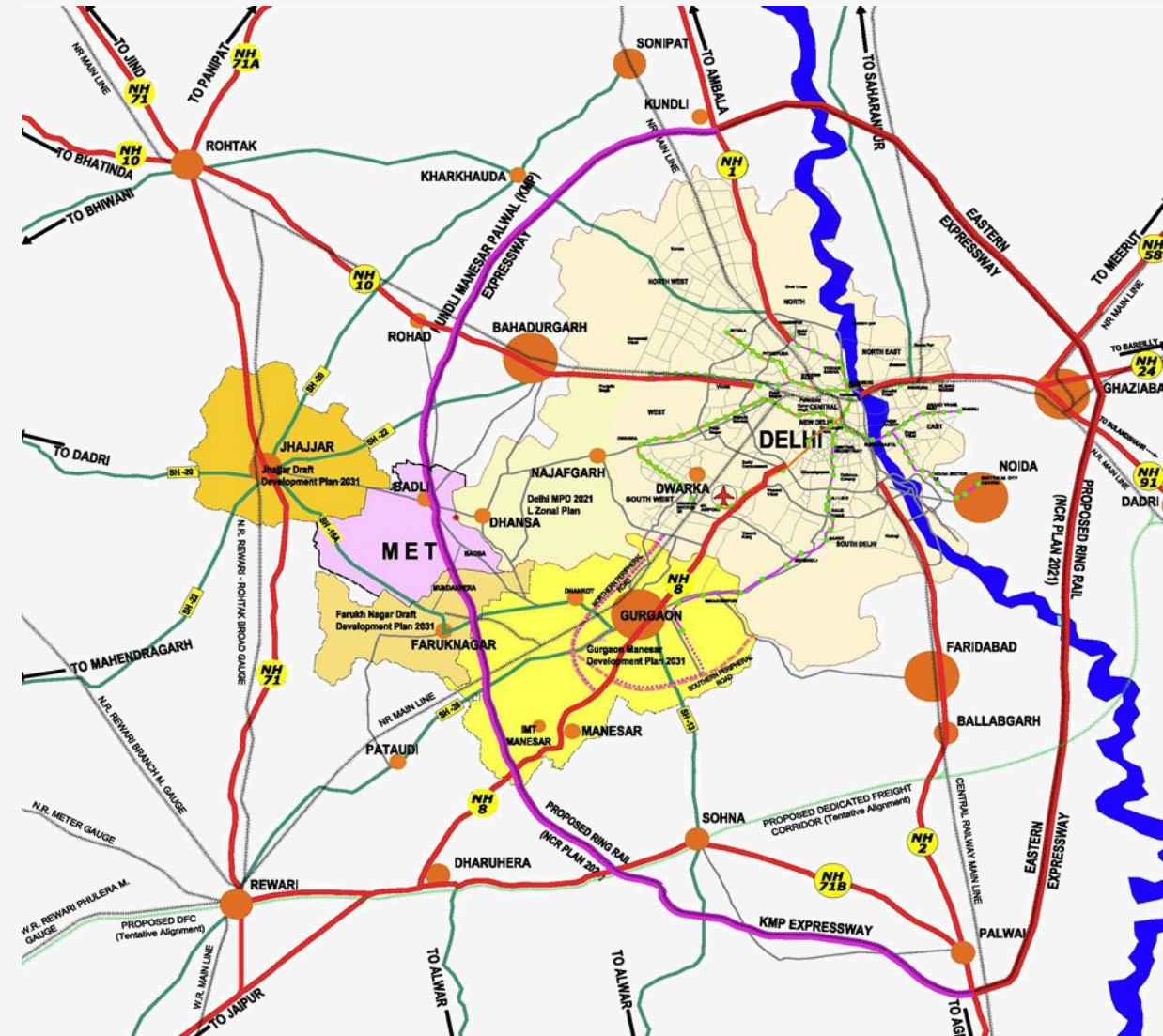
1. SH-15A: Gurgaon – Jhajjar
2. SH-26: Gurgaon – Pataudi – Rewari

Major District Roads

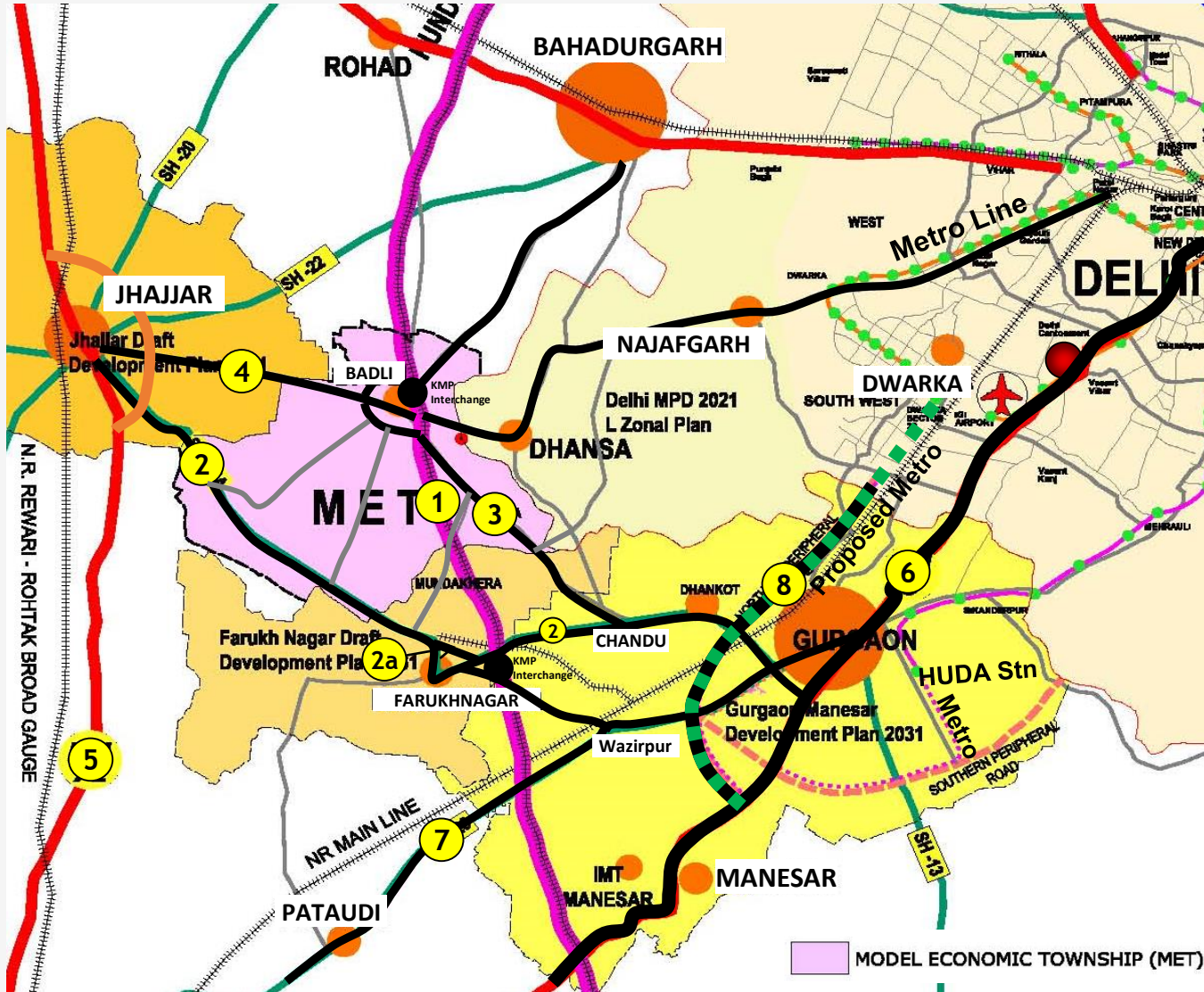
1. MDR-136: Bahadurgarh – Badli – Chandu
2. MDR-123: Jhajjar – Najafgarh

Distances of MET

- 13 Km – Jhajjar (Bypass)
- 30 Km – Gurgaon (Hero Honda Chowk)
- 29 Km – Bahadurgarh (Bypass)
- 48 Km – IGI Airport
- 24 Km – IMT Manesar
- 61 Km – Cannaught Place



MET – Local Connectivity



Major Local Roads

- 1 KMP Expressway
- 2 SH-15A: Gurgaon - Farukhnagar/ Jhajjar
- 2a SH-15A: Bypass - Farukhnagar Town
- 3 MDR-136: Chandu - Badli – Bahadurgarh
- 4 MDR-123: Jhajjar - Najafgarh
- 5 NH-71: Rohtak - Jhajjar – Rewari
- 6 NH-8: Delhi – Jaipur
- 7 SH-26: Gurgaon – Pataudi
- 8 NPR – Northern Peripheral Road

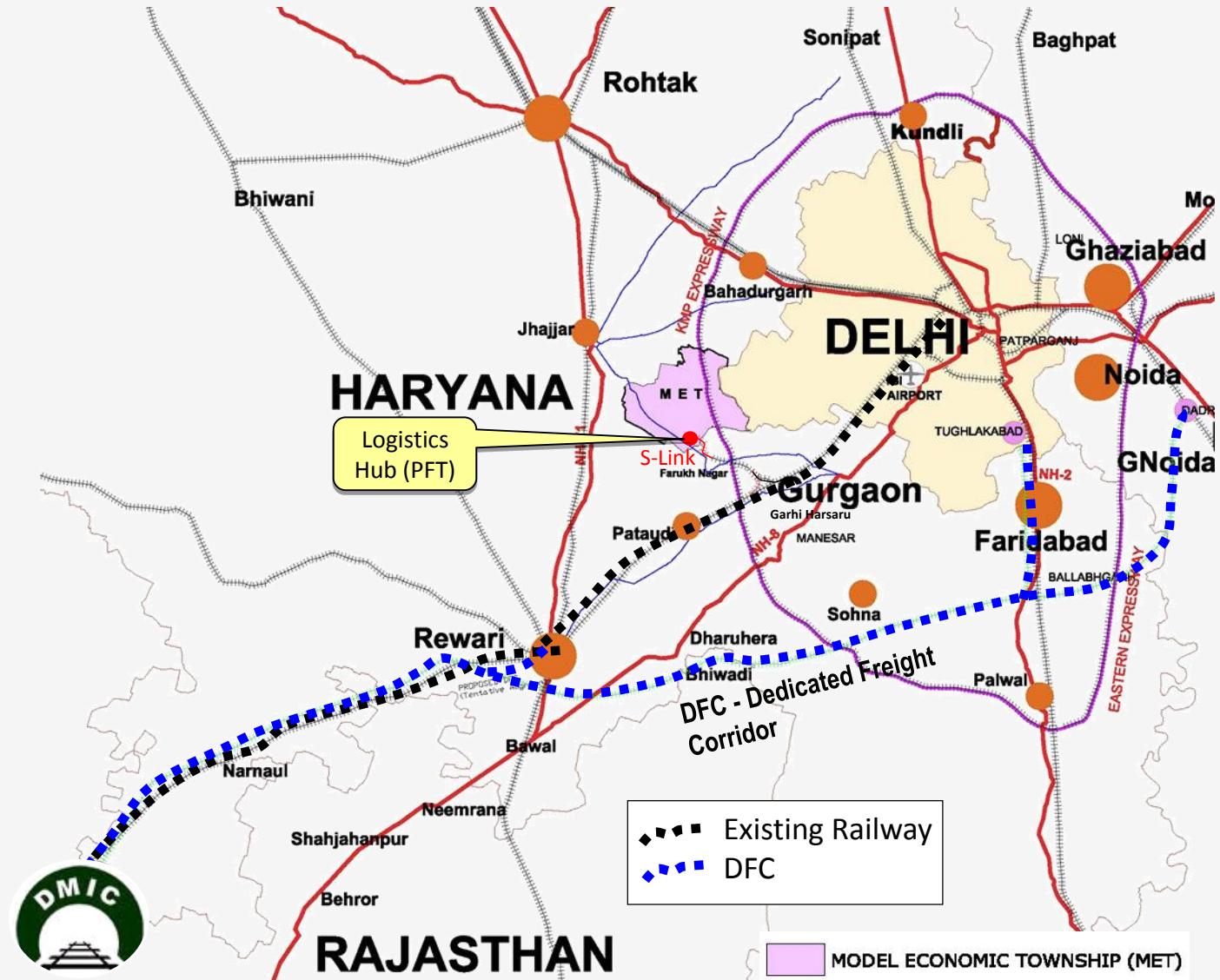
Connectivity – Rail and PFT

- MET is within the influence area of DMIC and DFC
- Distance from Delhi to JNPT Port – 1,483 Kms
- Travel Time to reduce drastically from 4 days to less than 24 hours

Private Freight Terminal (PFT)



- PFT of 182 acres in the process of development
- PFT will have direct access to the proposed DFC
- DPR/ESP approved by Ministry of Railways
- Private ICD with Export-Import operations



MET & Developments Around

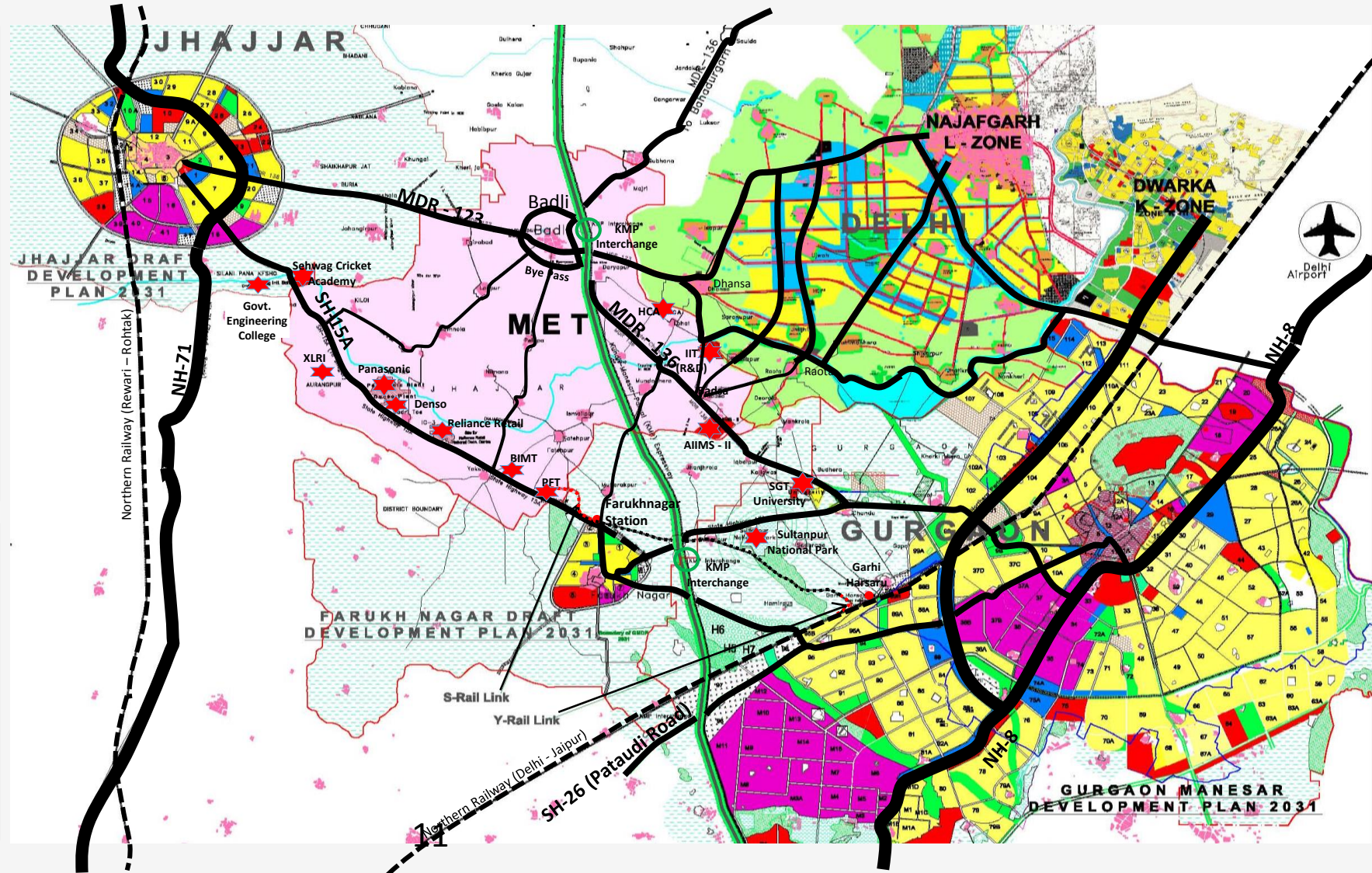
- AIIMS – Cancer Research Hospital of 2 million sft by 2019
- IIT-D R&D campus
- XLRI Campus by 2019
- Haryana Cricket Academy Stadium
- Sehwa International School

○ KMP Interchanges

- Will enable MET a direct regional and national level connect

--- Rail Link to PFT

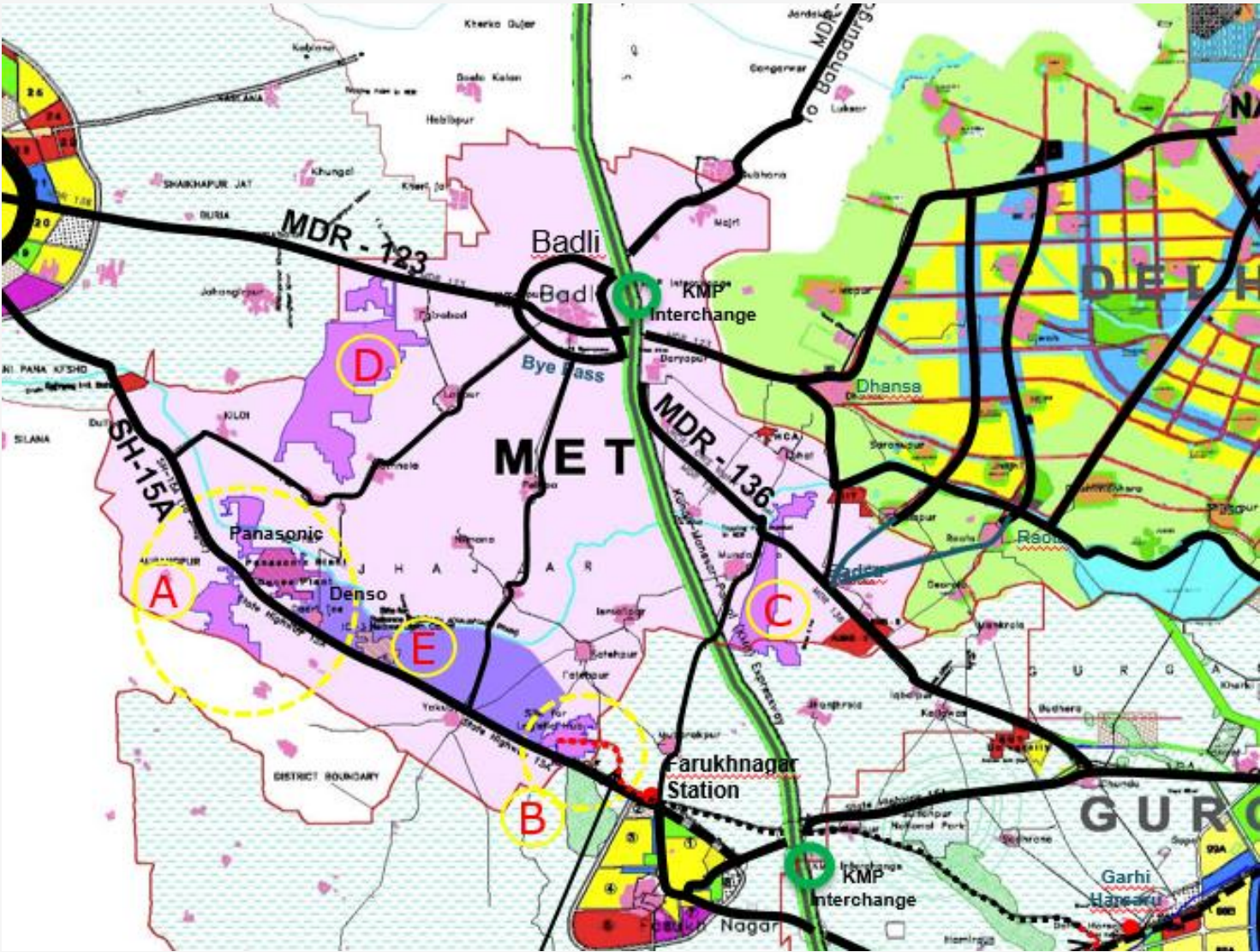
★ Landmarks



MET – Immediate Phases of Development ~ 4,000 acres

Available Land Parcels for Development

- A+E {
 - 1700 acres along SH15A
- B {
 - 182 Ac for Rail PFT
- C {
 - 600 Ac near AIIMS 2
- D {
 - 1400 Ac along MDR 123
 - 129 Ac Warehouse/Industrial Park



Milestones and Approvals for Quick Start



Land

- Total development spread over 8,250 acres
- 4,000 acres currently being developed



Environment

- Environment Clearance for 1,860 acres along SH 15A
- NOC for Consent to Establish for 1,860 acres



Industrial License

- 1,613 acres of land in various stages of development
 - 373 acres licensed Industrial Colony under development
 - 818 acres of industrial colony approval received
 - 422 acres license application pending



Logistic Hub/PFT

- Land for Private Freight Terminal (PFT)/ Rail Sidings in place
- Land for last mile rail connectivity (acquired by Government)
- All approvals received from Ministry of Railways
- Provision for ICD/EXIM provisions



Water Supply

- Water supply and conveyance approval for 100 MLD from NCR Water Channel
- Approval for tapping the water from the NCR Water Channel received
- Ground water extraction approval in place for 3.38 MLD



Power Supply

- Provide 24X7 Reliable uninterrupted power
- Approval received for a 220/33 kv substation



Cluster Based Development

- The industrial development will comprise of clusters
- Electronic Cluster and a Footwear Park have already been initiated
- SME Park ESDM Cluster and Plastics Park to be initiated shortly

MET – Project Components



Industrial Clusters

- Electronics Manufacturing Cluster including ESDM
- Footwear Park
- SME Cluster
- Engineering Park



Private Freight Terminal

- Rail Siding
- Import Export Custom Clearances
- Warehousing
- 3PL and 4PL



Physical Infrastructure

- Road Network – 18m/24m/36m/45m wide roads
- Power Supply – 24 x 7 reliability with 220 KV sub-station
- Water Supply Network – Surface and Groundwater source
- Telecommunication Network – Best in class from Reliance Jio
- Sewerage Network – Wastewater recycling/CETP
- Others – Greenbelts, Landscape, Rain Harvesting & Drainage



Social Infrastructure

- Residential – Creating **“Walk to Work”** Environment
- Commercial – Retail & Regional Wholesale Market
- Institutional
- Open Spaces, Greens, Recreational & Golf Course



Inclusive Growth

To Come



Current Development – 1613 Acres Industrial Park

KEY MAP

Licensed Land

- Area: 373 acres
- Major tenants: Panasonic – 74 acres & Denso – 18 acres

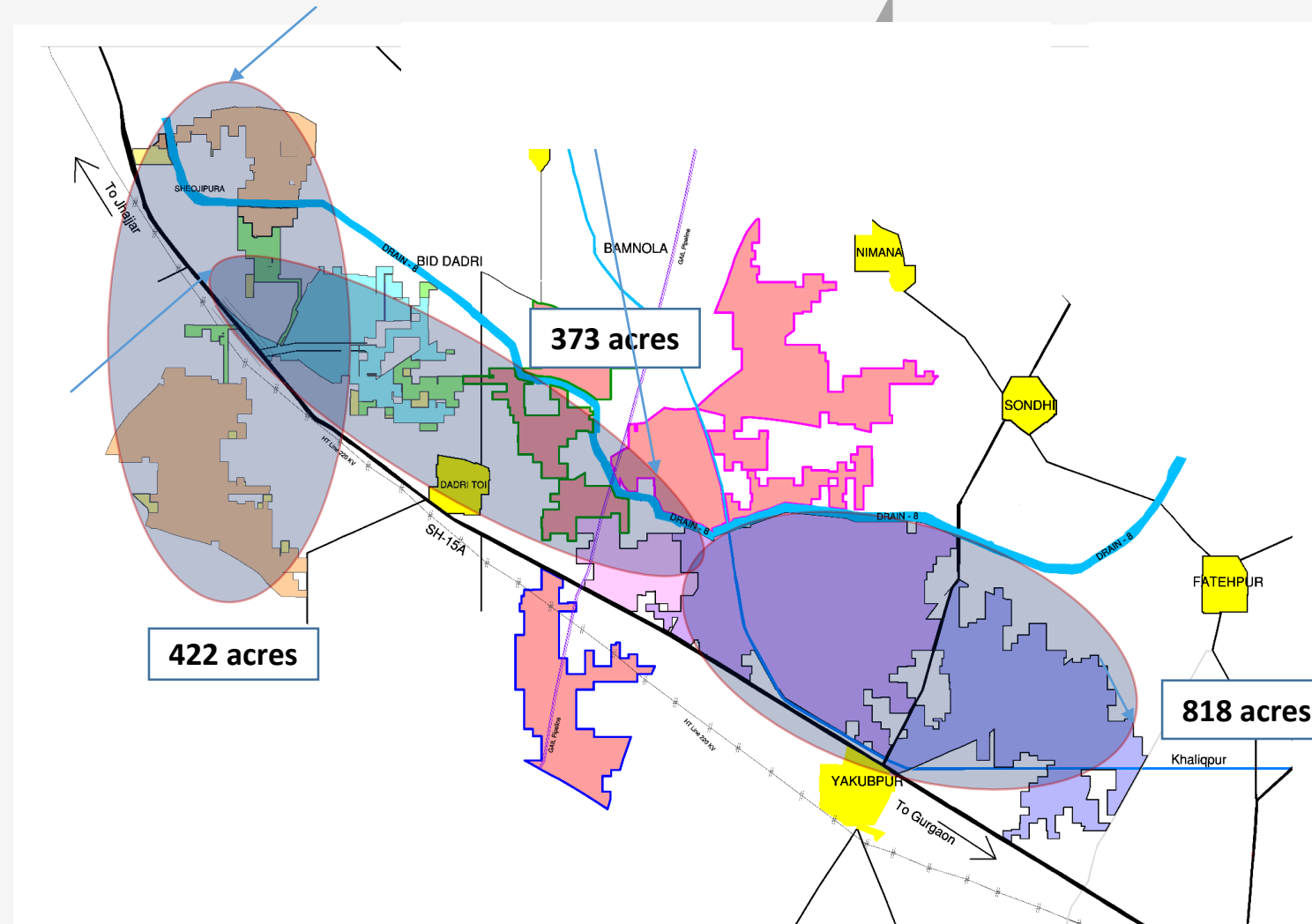
Licensed Land

- Area: 818 acres
- Major tenant: Reliance Retail for National Distribution Centre
- Footwear Park

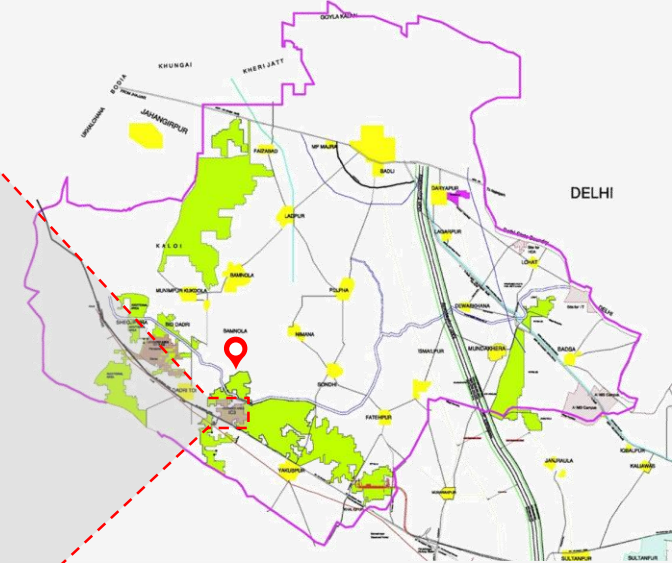
License Under Process

- Area: 422 acres

S. No	Land Use	Norm (%)
1	Industrial	35% - 45% (min)
2	Residential	25% - 15% (max)
3	Commercial	5% (max)
4	Others	35%



Reliance Logistics – National Distribution Centre



Reliance Group is merging logistics at about 18 different centres in North India to single location in MET

The total area is 165 acres of development and out of which first 25 acres (400,000 sft) is ready

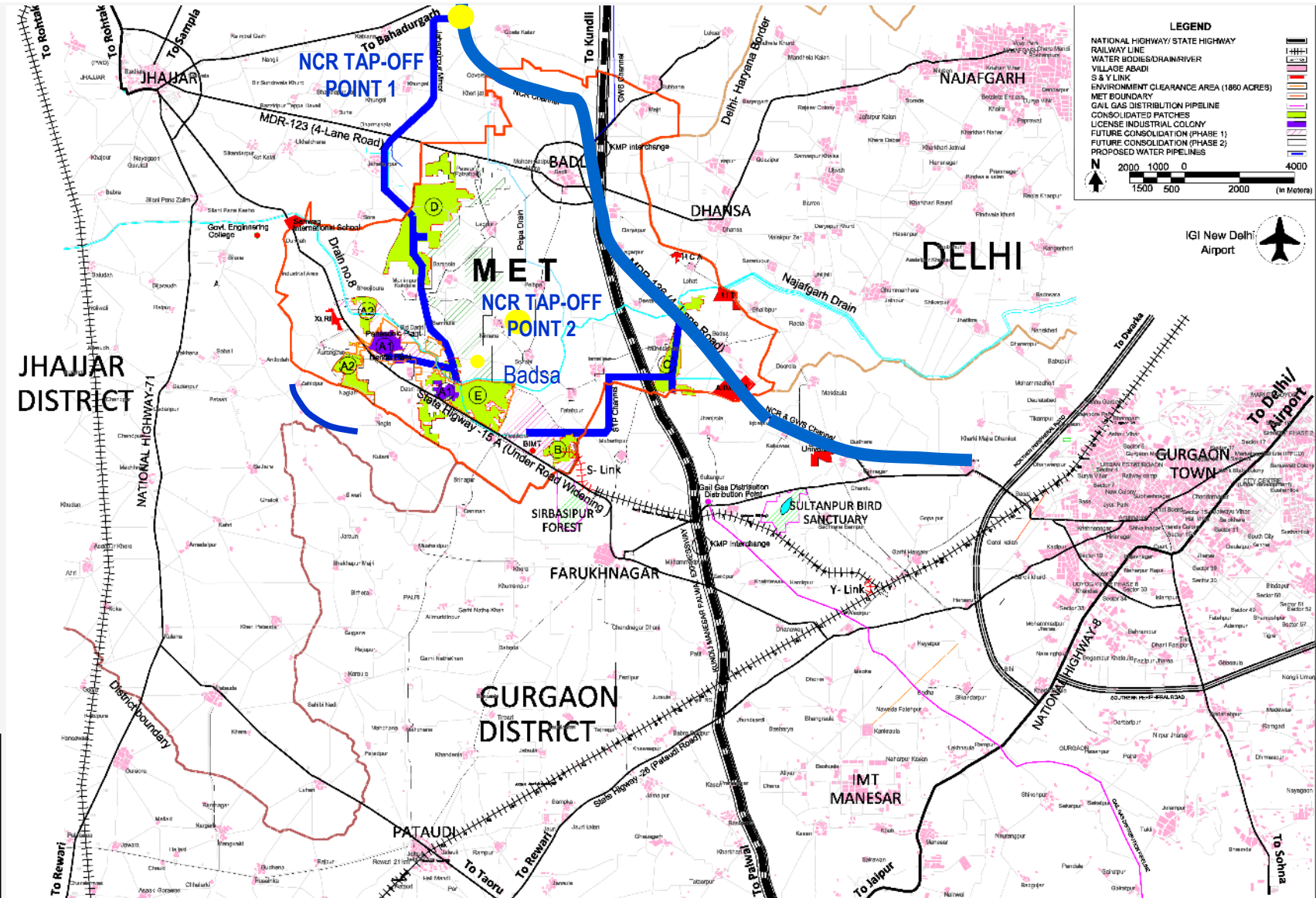
Water Supply System



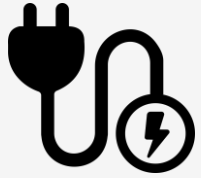
Water Supply System

- Approved allocation from new NCR Canal – 100 MLD
- 18 Km Water Mains
- Water Treatment Plant
- Master Balancing Reservoirs
- Overhead Tanks
- Distribution System

- Newly Constructed – NCR Water Channel
- Tap Off Points for MET From NCR Channel
- MET Water Main Alignments

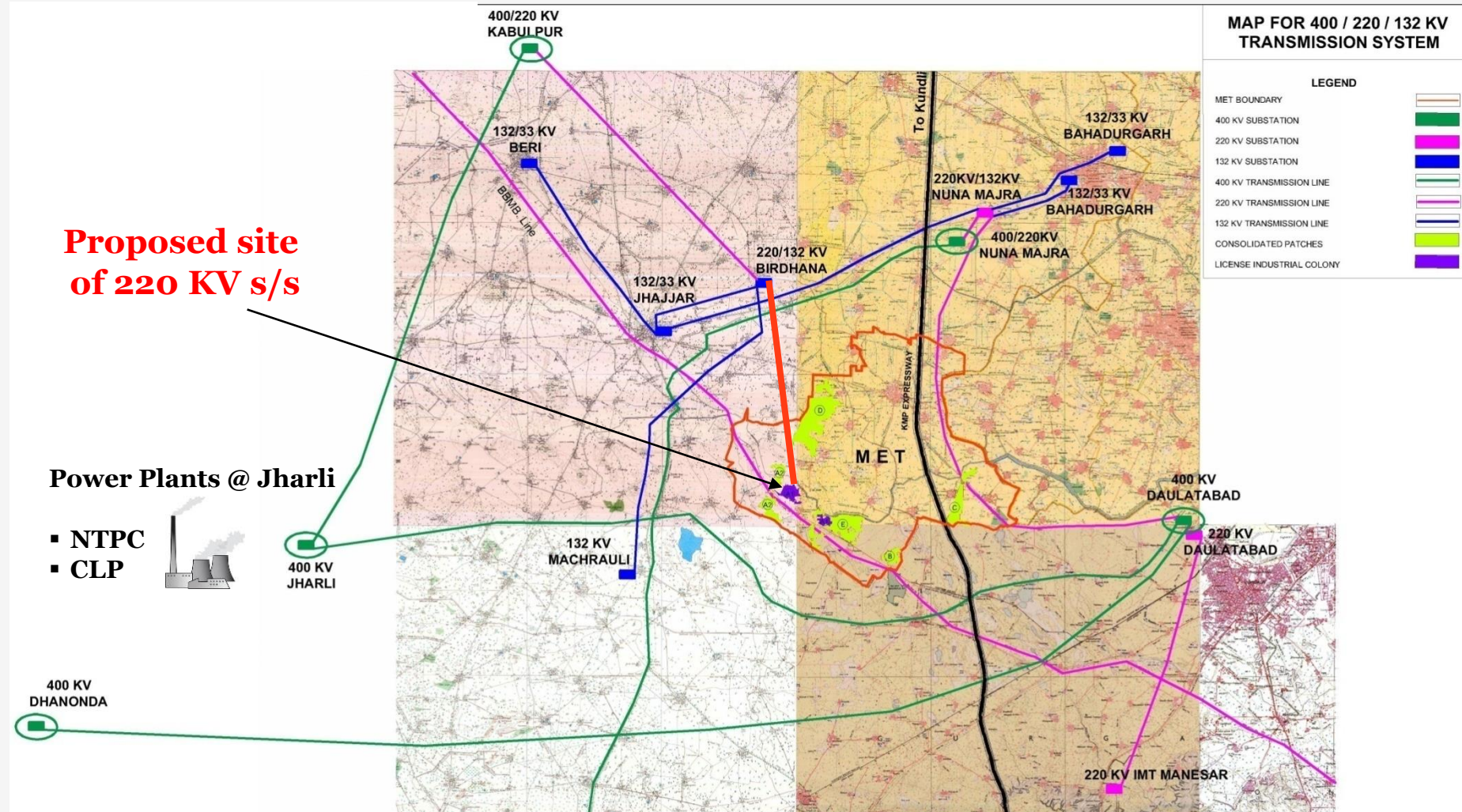


Power Supply – Dual Grid Supply



Power Supply System

- 24/7 Reliable Power
- Approval for 222/33 KV substation received from redundancy
- Electrification plan for distribution approved
- Complete Underground System
- Application for deemed distribution Licensee under the New Industrial Policy EPP 2015

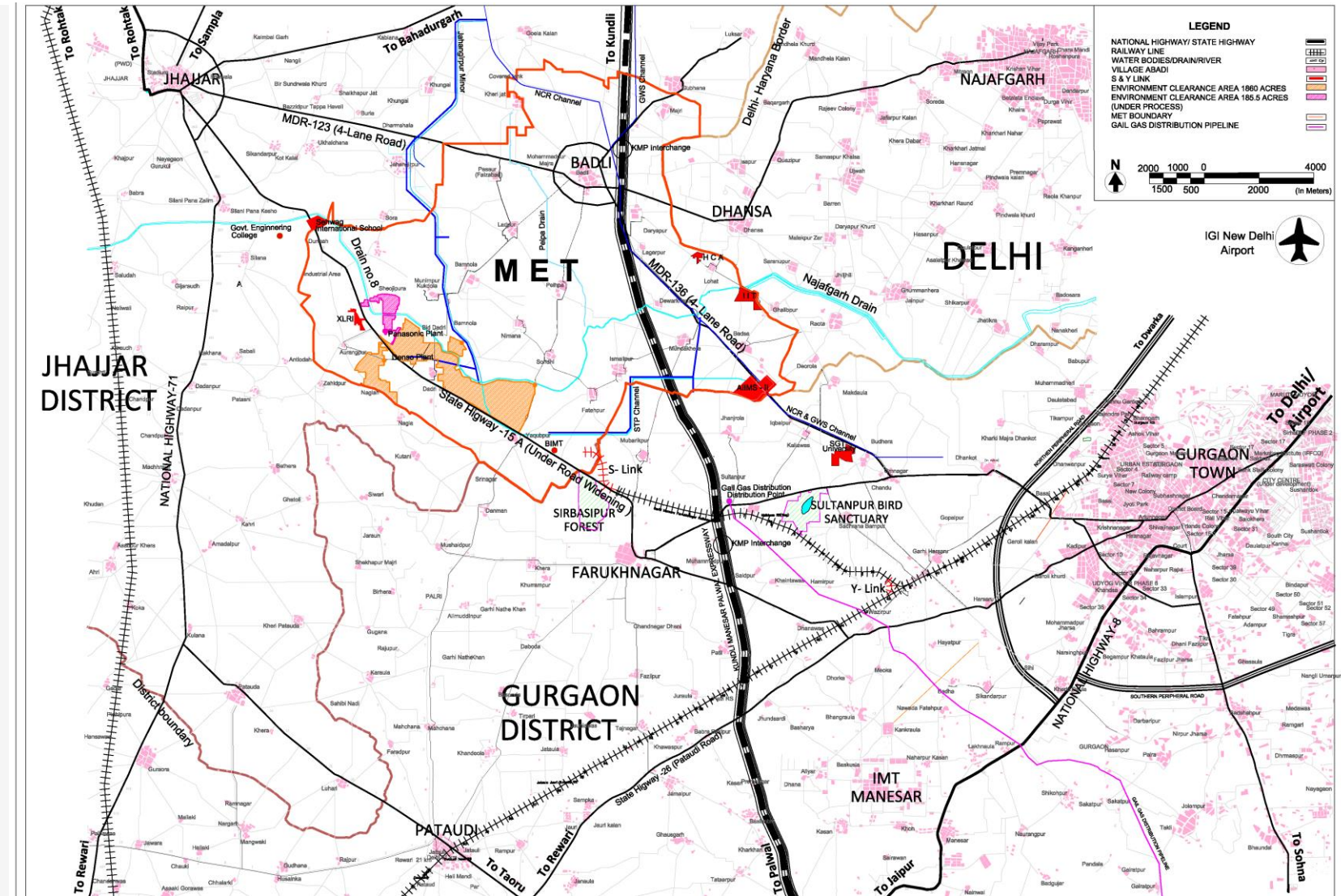


Environment Clearance



Area of Environment Clearance

- EC obtained for 1,860 acres
- Additional EC for 250 acres under process
- NOC for CTE for 1,860 acres obtained



Haryana Enterprises Promotion Policy 2015 (HEPP 2015)

Ease of Doing Business

- Single Window Clearance | Time bound approvals | Redressal mechanism

Special Focus on MSMEs

- Cluster approach | Incentives

Focus on Infrastructure

- Strengthening of Industrial Parks/Estates | Expressways

Ultra Mega Projects

- Special Incentives for Mother Units | Invite mega players

Innovation & Skilling

- Support to start ups | Funding

Thrust Sectors

- Auto & Auto Components
- Agro & Food
- Textiles & Apparels
- Footwear
- Electronics & ESDM
- Defense & Aerospace
- Transportation
- Renewable Energy
- Service Sector

Incentives Based Blocks

- Block A – Developed
- Block B – Intermediate
- Block C – Backward
- Block D – Most Backward

Block C Incentive – HEPP 2015

Sl. No.	Particulars	Conditions	Mega Projects**	Large Units	Medium Enterprise	Small Enterprise	Micro Enterprise	Large Service Enterprise
	Fixed Capital Investment (FCI)* (Rs.Cr)		> 100	10 - 100	5 - 10	0.25- 50	< 0.25	= > 10
1	Investment subsidy on VAT/SGST (subject to 100% of FCI)	First 5 years	50%	50%	75% (7 years)	75% (7 years)	75% (7 years)	50%
		Next 3 years	25%	25%	35%	35%	35%	-
2	Electricity duty exemption (@ Rs. 0.10/kwh)	For 5 years	100%	100%	-	-	-	50%
3		For 7 years	-	-	100%	100%	100%	-
4	Stamp duty refund @ 5% on land value		75%	75%	75%	75%	75%	30%
5	Exemption in EDC charges		50%	50%	50%	50%	50%	
6	Employment Generation subsidy (For SC/Women/GC)	Max of 20% of VAT/SGST deposited	Rs. 30,000- 36,000/p/ year	Rs. 30,000- 36,000/p/ year				
7	Interest Subsidy on term loan subject to net VAT/SGST paid per year	For 3 years, max of Rs. 10 lakh/year				5%	5%	
8	Assistance for technology acquisition	Max of Rs. 25 lakh			50% of cost	50% of cost	50% of cost	

Block C Incentive – HEPP 2015 (Cont'd)

Sl. No.	Particulars	Conditions	Mega Projects**	Large Units	Medium Enterprise	Small Enterprise	Micro Enterprise	Large Service Enterprise
	Fixed Capital Investment (FCI)* (Rs.Cr)		> 100	10 - 100	5 - 10	0.25- 50	< 0.25	= > 10
10	Energy / Water / Safety Audit	For each audit cost, 75% subsidy plus 50% subsidy on equipments, subject to limit					Yes	Yes
11	Credit Rating	Max of Rs. 2 lakh						75% of cost
12	Market development assistance	Reimbursement of participation charges in international fairs / exhibitions						Yes
13	Entertainment Tax/SGST	(subject to 100% of FCI)						
14	Power Tariff Subsidy	For 3 years						Rs.2/unit

* FCI means investment in Plant & Machinery, in case of large service enterprise building and equipment

** Mega Projects also include projects generating employment of more than 500 persons

1 Cr = 10 million Rupees

MET– USPs & Competitive Blend

Requirements	Availability
Location	Ideally located neighboring the NCT of Delhi
Promoter	India # 1 Private Sector Company – Reliance Industries Limited
Rail Linked	Rail linked Industrial Township
Key Occupants	Panasonic, Denso, Reliance Retail, Indospace a PE fund amongst a growing list
Logistics	Logistics hub on the DFC, Strong regional connectivity & Multi-modal transport network
Land	Free hold land of ~ 8250 acres and no future enhancement compensation
Environment Clearance	Environment Clearance for 1860 acres
Industrial Colony License	1183 acres of Licensed Industrial Colony. Additional 422 acres License in process
Power	Creation of 220 KV substation – approval received
Water	Government allocated supply of over 100 MLD from newly created NCR Channel
Sewage & Wastewater	Sewage/ Effluent Treatment Plants
Manpower	Sufficient manpower of all skill types available
World class Infrastructure	Residential including affordable housing, Commercial & Social Infrastructure such as Recreational (Golf, Clubs)
Existing/ Upcoming Infrastructure	AIIMS-II, IIT-Delhi (R&D), XLRI (Delhi Campus), SGT University, Sehwaq Intl' School, HCA Cricket Stadium, Government Engg. College, BIMT and much more
Single Window Clearance	Hassle-free, Efficient set-up & operations with Customer Facilitation Service
Maximum Incentives	Under New Haryana Enterprises Promotion Policy 2015 and Central schemes

MET – Snapshot

Licensed Industrial Colony



Denso



Licensed Industrial Colony



Panasonic



MET – Surrounding Development

SGT University



AIIMS OPD



Sehwag School



Railway Station



GAIL Gas Terminal





Model Economic
Township Limited

For more information, please feel free to write to us at:

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*or Visit **MET Project Website***

www.ModelEconomicTownship.com

HRERA-PKL-JJR-6-2018, 110 (a) of 2017, HRERA-PKL-JJR-1-2018.

— Thank You —

20/04/2018