

Executive Summary of IT Park, IMT Manesar

Experience : We are in the business of Real Estate development in the National Capital Region of India. One of our landmark projects is an Technology Park located in sector 63, NOIDA, National Capital Region, India with a built up area of 85,000 square feet currently occupied by a Fortune 500 software development company Birlasoft India Ltd.

Project Details : We own a land parcel of **32.91 acres (133,187 square meters) in Sector M10, IMT Manesar, Gurgaon** and enjoy a road front of almost 400 meters on the western side of the land parcel on a 60 meter wide sector road which connects Sector M8, IMT Manesar to Gurgaon Pataudi State Highway. A total of more than 3.6 million sq. feet built up space shall be available as per existing FAR of 250 on our total land parcel. The aforesaid mentioned land parcel shall also be accessible from a proposed 60 meter sector road on its north eastern side (150 meters of road frontage) which is connecting Utility Corridor to Gurgaon Pataudi State Highway.

Of this 13.55 acres of land has been licensed by D.T.C.P. Haryana to construct an **IT Park** with a permissible above grade built up area of 1.585 million square feet. All charges with regard to Licence Fees, Change of Land Use(CLU), Infrastructure Development Charges(IDC) and 50% of External Development charges(EDC) have been deposited by us.

Macro Environment : Nasscom and Mckinsey 2020 report have projected the IT industry revenues of over **USD 300 billion** including exports of USD 175 billion by year 2020. The current annual revenues of the industry are USD 100 billion as of 2011-12. This shall create an additional demand of 2 times the existing “A Grade” office space in the country. Our IT Park is an endeavour in this direction to provide a world class hub for multiple companies in IT/ITES related businesses.

Locational Advantages :

The **neighborhood** Sector M8 comprises of 10 Software Development campuses each admeasuring 10 acres, of companies like TCS, Agilent Technologies, HCL, Bharti Airtel. Remaining plots are being developed by Real Estate Developers such as Anant Raj Industries Ltd, Spire Edge, Vigneshwara, are leasing/selling space at INR.40-50/ INR 6000 per sq.foot respectively.

Suzuki Motors Ltd. has the largest automobile manufacturing plant spread over 600 acres just 2 kms away. Honda Scooters has another a scooter manufacturing plant spread over an area of 50 acres at a distance of 3 kms. In addition there are several hundred ancillary units of Honda and Suzuki in the vicinity. IMT Manesar, Gurgaon is emerging not only as the most well planned **IT and Automobile hub** in NCR but the entire country.

IMT Manesar is part of Manesar-Bawal Investment Region in DMIC(Delhi Mumbai Industrial corridor and within 50 kms distance from Japanese City in Neemarana-Bhiwadi Investment region.

Infrastructure : In age of Motor Cars **World Class Connectivity** is the essence of the success of Urban Development. The land acquisition of 150 meters wide Dwarka-Manesar(NPR) Road and Utility corridor is 90% complete. The time taken to Delhi international airport shall be cut to 20 minutes when this (NPR)road is completed by 2016. The Utility corridor shall connect IMT Manesar from Old Gurgaon and 20 new residential sectors in New Gurgaon thereby ensuring walk to work culture and low costs of housing and transportation. The KMP expressway which envelopes IMT Manesar shall also be motorable by end 2016. The Delhi Metro Corporation has announced to extend metro line from Gurgaon to Manesar by 2016. After T3 became operational at DIAL more than 500 flights domestic and international land in Delhi from all over. It positions Gurgaon as a unparalled location with regard to air connectivity in the country.

On the **Power** front, the State of Haryana has commissioned the 1500 MW Hissar Power Plant and 1500MW Jhajjar Power Plant in 2012. Adani Power has commissioned Underground Power Cable from Mundra to Manease for supplying additional 1500MW power. In addition to this GAIL India Ltd. has commissioned its Faridabad to Manesar

36inch dia Gas pipeline in January 2012 is now further extending it fro Manesar to Hissar and Bhatinda.

On the **Water** front. This area has highest potential for ground water exploitation. In addition to the above HUDA is augmenting water supply by constructing a pipeline from Sonapat to supply Yamuna water to Gurgaon.

Knowledge Pool Availability : Gurgaon and NCR have numerous Educational Institutions of national and international repute ensuring large pool of skilled human resources. In addition to this HSIIDC has notified land acquisition of 1100 acres which includes 300 acres for ITPO(Exhibition and Convention area) and the balance 800 acres for Educational institutions in IMT Manesar, Gurgaon along the KMP expressway.

Social and living Environment : Gurgaon is one of the fastest growing cities in India with extremely young population. Numerous malls, restaurants, bars and availability of modern accomadation at a very low price has earned it reputation as a destination for entertainment, good lifestyle and thus a very desirable place to be located.

Government support : The State of Haryana with a population of more than 25 million twice the population of Australia has taken a bold initiative to have 100% egovernance by 2020 and shall provide a big market for IT companies in addition to the exports and National market. Haryana is also one top ranking states in terms of Law and Order.

Operating Cost : Human resource costs are more than 80% costs of operating an IT/ITES unit. Human resource are direct relationship with the real estate costs. Inspite of rapid development and appreciation of real estate prices in other parts of India. Gurgaon is still very competitive in terms of operating cost which include residential accomadation costs, rents for office space and human resource costs. This is due to the ever expanding resource pool of quality real estate in Gurgaon and availability of large pool of skilled manpower from reputed educational institutes in the NCR. Inspite of being one of the desirable locations in the country Gurgaon real estate costs are comparable to Tier 2 and

Tier 3 cities. This is one of the reasons IT industry has not been able to disperse to Tier 2 & 3 towns and cities inspite of various incentives being offered by respective state governments.