

# States plan real estate blitz around new industrial cities

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**NEW DELHI:** Large-scale real estate development is expected to be carried out by state governments around the 20 new "smart industrial cities" coming up along the golden quadrilateral, even as nations such as Switzerland and Singapore are keen to take up some areas to establish country-specific investment hubs, two officials aware of the development said on Sunday.

The 1,099-acre Dholera project has already been visited by investors from Singapore, where Tata Electronics is the anchor tenant with 164 acres of land to start a semiconductor chip manufacturing facility from 2026, the officials said, requesting anonymity. Similarly, Toyota has taken space in the Shendra-Bidkin industrial area in Maharashtra and PepsiCo has done so in Vikram Udyogpuri of Ujjain in Madhya Pradesh, they said.

The Union cabinet chaired by Prime Minister Narendra Modi

## Industrial cities to spur realty

**1** Union cabinet announced 12 new smart cities as the "backbone" of the national industrial corridors.

**2** Four projects are already under implementation; four have been completed

**3** 164-acre: Tata Electronics manufacturing facility to come up at Dholera, Guj

**4** Toyota has taken space in Shendra-Bidkin industrial area in Maha

**5** PepsiCo facility planned at Vikram Udyogpuri in Madhya Pradesh

**3,380 acres**

Land already allotted

**₹1.72 lakh cr**

Investment potential

**80,000**

direct job potential of projects on land already allotted



on Wednesday announced 12 new smart cities on the "backbone" of the national industrial corridors. Apart from that four projects are already under implementation and four have been completed, taking the total number of new industrial nodes to 20.

These 12 are located in 10 states -- Khurpia in Uttarakhand,

Rajpura-Patiala in Punjab, Dighi in Maharashtra, Palakkad in Kerala, Agra and Prayagraj in Uttar Pradesh (UP), Gaya in Bihar, Zaheerabad in Telangana, Orvakal and Koppurthy in Andhra Pradesh (AP), and Jodhpur-Pali in Rajasthan. The name of the 12th project was withheld because of assembly

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polls in the state. The four ongoing projects expected to be operational by March 2028 are -- Tumakuru in Karnataka, Krishnapatnam in AP, Nangal in Haryana, and Greater Noida in UP. The four completed projects are Dholera in Gujarat, Shendra-Bidkin in Maharashtra, Greater Noida in UP, and Vikram Udyogpuri in Ujjain (Madhya Pradesh).

"Many state governments are planning to develop townships around these industrial hubs. They have ample additional land that they intend to use for commercial and residential real estate development," one official working in an economic ministry said. Each node will house large, state-of-the-art industrial units attracting human resources from across the country, hence these townships will cater to their demand for housing, schools, commercial complexes and recreational centres, he added.

Speaking about the industrial hubs on Wednesday, commerce and industry minister Piyush Goyal said each project is being implemented through separate special purpose vehicles (SPVs) where the Centre is an equity partner with the respective states. He said these new smart cities are engines of India's balanced

regional growth covering the east, west, north and south regions.

Some states that have not yet joined the project may also participate in the future, he said, citing the example of Odisha. "The previous government in Odisha did not provide land for the project. West Bengal does not talk [on this matter]. But, today, just after the cabinet approval, my brother Dharmendra Pradhan ji came to me and said that the next project must be in Odisha as the government in the state has changed and now we can allocate land for the project," he said.

According to the National Industrial Corridor Development Corporation Ltd (NICDC), the four completed projects have got anchor tenants. Tata Electronics has located its semiconductor chip manufacturing in Dholera, Gujarat. Hyosung's 98-acre textile and garment manufacturing unit is anchoring the Shendra-Bidkin smart city in Maharashtra. Haier Appliances (India) Pvt Ltd is the anchor tenant with 122 areas of land at Integrated Industrial Township at Greater Noida (IITGNL), and Amul has 12 acres for its plant at Vikram Udyogpuri in Ujjain (Madhya Pradesh).