

# **THE LAND OF OPPORTUNITIES**

## **Why Rajasthan?**

### **STRATEGIC LOCATION :-**

- 1) Close to the national capital**
- 2) Located along the North-Western development corridor of India**
- 3) Air links to principal cities**
- 4) International air-port**
- 5) Linkages to Kandla Port, Jawahar Lal Nehru Port and other ports**
- 6) 20 National Highways passing through the state**
- 7) 147 Railway stations**
- 8) 8 Inland container depots (ICD) facilitating trade**
- 9) 1 air-cargo complex**

## **The Land Details**

### **Dudhera, Teh Behror, Dist. Alwar, Rajasthan**

**Picturesque land parcel of 16.6 bigha (10.375 acres approx) bang on NH-48 (formerly known as NH-8) in Dudhera, Tehsil Behror, District Alwar, Rajasthan. The said land has direct access from the highway with one of the only hill at its rear end making it a secure stand-alone land parcel in the area around. The land is suitable for any type of commercial activity. It is surrounded by many well-known resorts, schools, colleges and**

**industries around. Underwritten are the details about location, connectivity and transportation of the said land:-**

### **Behror:-**

Behror is a municipal town in the Alwar district of Rajasthan. It serves as the administrative headquarters of eponymous Behror Tehsil. Situated 120 km south-west of national capital New Delhi and being a part of National Capital Region, it also comes under National Capital Region Planning Board which is a federal authority for urban planning purposes in NCR.

Hence, the property enjoys great location that caters to both the National Capital Region of Delhi and Gurugram and also another metropolitan city and financial district of Jaipur in Rajasthan.

### **NH-8:-**

National Highway 8 (NH 8) is a 4-lane (6-lane in most parts of Gujarat and between Delhi-Jaipur) National Highway in India. According to estimates, it is the busiest highway in the subcontinent, as it connects the national capital Delhi to the financial capital Mumbai, as well as important cities Gurgaon, Jaipur, Ajmer, Udaipur, Ahmedabad, Vadodara, Surat and Kheda.

### **Delhi-Jaipur Highway:-**

**Delhi-Jaipur super Expressway** or NH48 (Formerly known as NH-8) is a 195.1-kilometre-long, eight-lane, controlled-access expressway, connecting Delhi with Jaipur in India. It starts from Kherki Toll Plaza in Gurugram and terminate near Chandwaji at Jaipur.

Several townships were developed along the expressway, four in Haryana at Manesar, Pataudi, Bawal and Nangal Choudhary, and five in Rajasthan at Bhiwadi, Behror, Kotputli, Shahapura and Chomu.

Delhi Mumbai Industrial Corridor (DMIC)

Being developed as 'Global Manufacturing and Trading Hub'

- Along Dedicated Freight Corridor (DFC) that will connect Delhi to Mumbai
- 39% of total length passes through Rajasthan
- 60% of State area (22 districts) and 80% of State population falls in DMIC Project Influence Area
- First Node: Khushkheda-Bhiwadi- Neemrana Region – 165 sq km

Therefore, the land is aptly located on one of the busiest Highways in the country making it one of the sought after property in the area.

## **Transportation:-**

Behror municipality is well connected to major Urban conglomerations in the area.

### **Roadways**

The most important connecting road is NH-8 (NH - 48) which passes through the city connects it to Delhi to the North-East and Jaipur to the South-West. This important link is a part of the Golden Quadrilateral project of NHAI. Recently NH-8 had undergone a major development and now it has a six-lane road from Jaipur to Delhi for better.

Behror is midway between Jaipur and Delhi, at a distance of 130 km from the State Capital and 120 km from the National Capital.

Behror has also direct connectivity to the District capital, Alwar which is 60 km apart. Behror Tehsil borders Haryana's Mahendragarh/Narnaul district and is connected to Narnaul City by State Highway - 14 which reaches up to district headquarters Alwar.

MDR (Major District Road) - 78 road connects Behror municipality to Rewari and ICD at Kund.

### **Railways**

Nearest Railway station is Narnaul railway station 25 km away on Phulera-Rewari-Delhi Railway Line. Inland Container Depot is being developed near Kund Railway station of Behror Tehsil under DMRC project.

### **Airways**

The nearest airport is Indra Gandhi International Airport which is 110 km towards Delhi on Jaipur- Delhi Highway. Another international airport is proposed at Kotkasim which is only 50 km away.

The above transportation convenience is one of the main points for any thriving commercial business.

### **Proximity Advantage**

- 1) Access to high growth markets - NCR comprises 20 districts located near Delhi, with high growth potential
- 2) Access to economic center of India - NCR GDP contributes ~10% to India GDP
- 3) Captive audience available for all consumer facing products - Access to enormous market of 50 million people in NCR

### **Educational Infrastructure:-**

- 1) Highest number of finance professionals like CAs, ICWAs and CSs from Rajasthan.
- 2) Large no. of Technical Institutions to power industrial growth

<b>Courses</b>	<b>Institutes</b>
Engineering	131
MBA	111
MCA	45
Polytechnic	179
<b>Total</b>	<b>466</b>

## **Industrial Infrastructure**

Well Developed Industrial Infrastructure across the State

- 1) 328 Industrial Areas
- 2) IT Parks
- 3) Special Economic Zones (SEZs)
- 4) Agro Parks
- 5) Export Promotion Industrial Parks (EPIPs)
- 6) Stone Parks
- 7) Solar Park
- 8) Leather Park

### **Japanese Investment Zone**

Neemrana is the fastest growing industrial centre in North India and now first choice of top companies and IT giants as their next business centre leading to its fast paced growth. The Japan External Trade Organisation and the Export Promotion Industrial park, spread over 3,500 Acre, developed by RIICO Limited are examples that depict rapid development of industrial zones that have led to the emergence of Neemrana as a major industrial hub.

Some Companies in Japanese Investment Zone:-

# JAPANESE INVESTMENT ZONE, NEEMRANA



Earlier Neemrana had mainly one name to associate with it – The Neemrana Fort. Today Neemrana is blessed with an ever growing Neemrana Industrial Area and is "Gate Way of Rajasthan." Things have changed drastically.

**Hence the above points make the said land parcel one of the most sought after property in the area as connectivity, transportation, industrial development, infrastructure and growth viability of the area are the most important factors that contribute to the excel of any commercial project.**

