

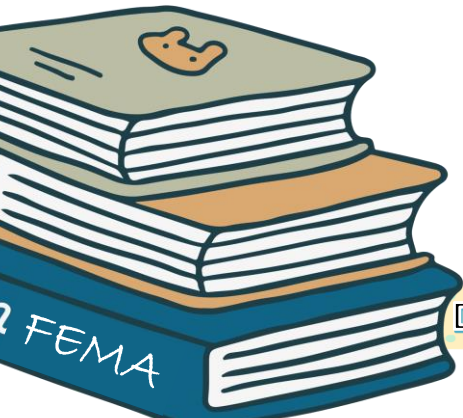
FEMA Ke Fundae

#FamiliarwithFEMA

Industrial Parks

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Gauri
(NRI)

Hi Mr. Fema Gyani, I am Gauri, living in USA, I have been enthusiastic about investing my money in India. I want to invest in infrastructure but don't know much. Someone mentioned industrial parks—what are they?



The FEMA Gyani

An **industrial park** is a specially developed area with **ready infrastructure** for businesses. Companies can set up **factories, IT hubs, research centers, or technical services** there



Gauri
(NRI)

So, it's like a business hub?



The FEMA Gyani

Yes, but for **industrial activities** like **manufacturing, IT, telecom, and R&D**. Unlike a commercial complex, it's designed for industries, not just offices and shops.

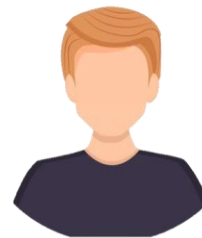




**Gauri
(NRI)**

Are there any investment restrictions?

Not if your project qualifies as an **industrial park**. Normally, foreign investment in real estate has strict rules. But if your project meets **industrial park conditions**, these restrictions don't apply.



The FEMA Gyani



**Gauri
(NRI)**

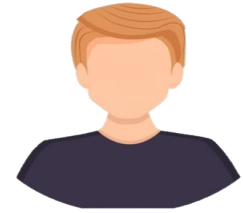
What conditions must be met?



To qualify as an **industrial park**, your project must meet two main conditions:

Minimum of 10 units – The park must have at least **10 different businesses** operating in it.

66% industrial activity – At least **66% of the total allocable area** must be used for industrial purposes.



The FEMA Gyani



Gauri
(NRI)

Can a single company take up all the space?

No. One company can't occupy more than 50% of the total available area.
The goal is to have multiple businesses benefiting from the park.



The FEMA Gyani



Gauri
(NRI)

What is included in the "allocable area"?



"Allocable area" means the part of the park that businesses can use. It depends on the type of park:

If it's land-based – The space that can be given to companies, excluding common facilities.

If it's built-up space – The floor area that companies can use, excluding shared spaces.

If it's a mix of both – The total space available, excluding common facilities.



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Gauri
(NRI)

What businesses can operate in an industrial park?

A variety of industries, such as:

- Manufacturing (electronics, textiles, machinery, etc.)
- IT & Telecom (software development, data centers)
- Research & Development (biotech, pharma, engineering)
- Consultancy firms (business, management, architecture, engineering)
- Energy & Utilities (electricity, gas, water supply)



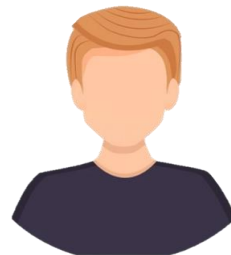
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**Gauri
(NRI)**

What infrastructure must I provide?



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Your industrial park should have:

- Roads & railway connections for easy transport
- Power supply & distribution for businesses
- Water supply & sewage treatment for operations
- Telecom & internet facilities
- Common amenities like parking, security, canteens, training centers, medical aid, and safety services



**Gauri
(NRI)**

This sounds like a big project. What's the benefit?



Huge potential! Industrial parks attract long-term businesses, create jobs, and qualify for easier foreign investment. If planned well, they **generate stable rental income and high returns.**



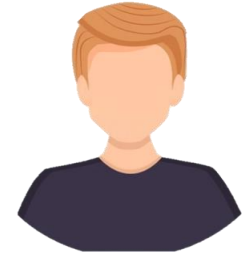
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Gauri
(NRI)

Thanks, That clears up everything for me. I feel much more confident about moving forward with my investment.

You're welcome!



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Thank You



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Comments

Feedbacks

Suggestions



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