

# IL&FS : Mota Layja Land Sale ( ~ 2850 Acre )

## Inside This Deck

- Location Understanding
- Location Connectivity
- Social Infrastructure
- Location Advantages
- Property Details
- Site Layout and Village Map
- Sale Process and Tentative Timelines



# Gujarat: Growth Engine of Indian Economy



**6%**  
of India's  
Geographical Area  
196,000 sq km



**5%**  
of India's  
Population  
60.4 million



**43%**  
Urban population –  
6 cities are being  
developed as smart  
cities



**8%**  
of India's GDP  
USD 150 billion at  
constant (2011-12)  
prices



More than  
**22%**  
of India's exports



**3<sup>rd</sup>**  
Largest recipient of  
FDI in FY 2016-17  
in Indian states



**40%**  
of India's port  
cargo handled by  
Gujarat



**19%**  
of India's industrial  
output



**10%**  
of India's factories



## Facilitating infrastructure

- There are 48 ports, 18 domestic airports & 2 international airports
- The state also has an extensive Road (80582 km) & Rail Network (5258.49 route km)
- >30 GW installed power generation capacity providing 24x7 un-interrupted supply
- A 2,200 km gas grid supplies gas to the industrial areas



## Policy Support

- The state government has framed policies in almost all key sectors such as Power, Ports, Roads, Logistics, Electronics Agriculture & Minerals

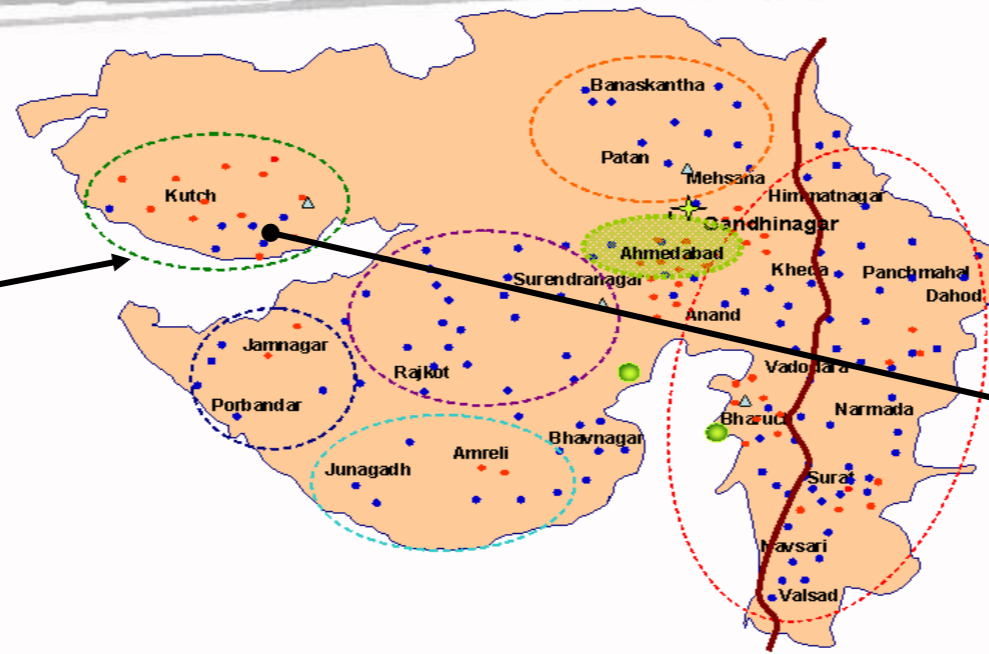
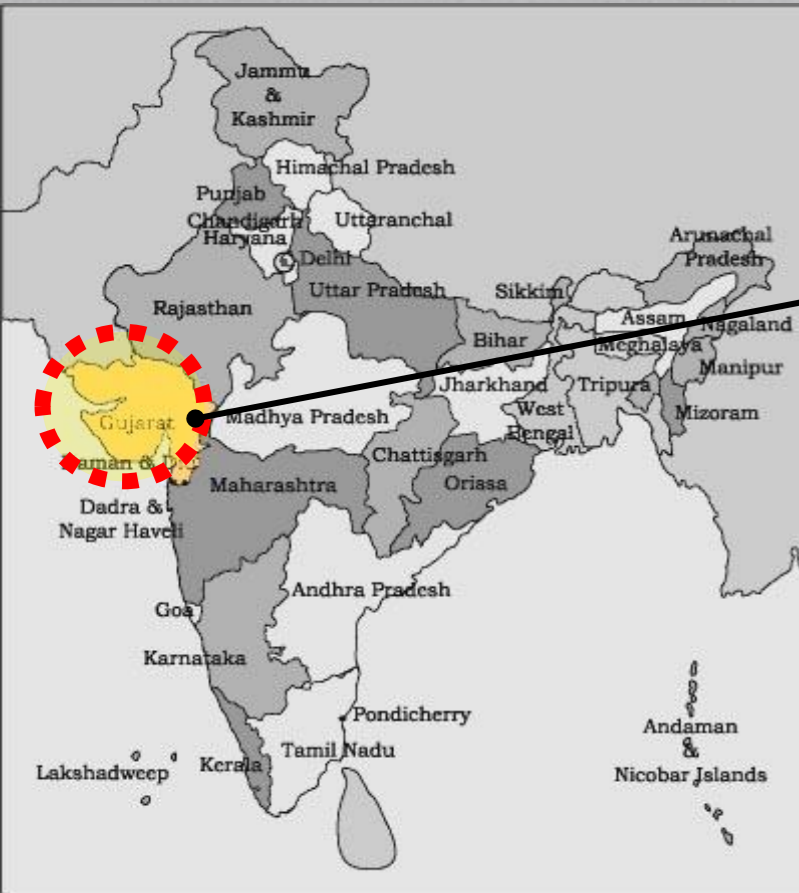


## Human Resource

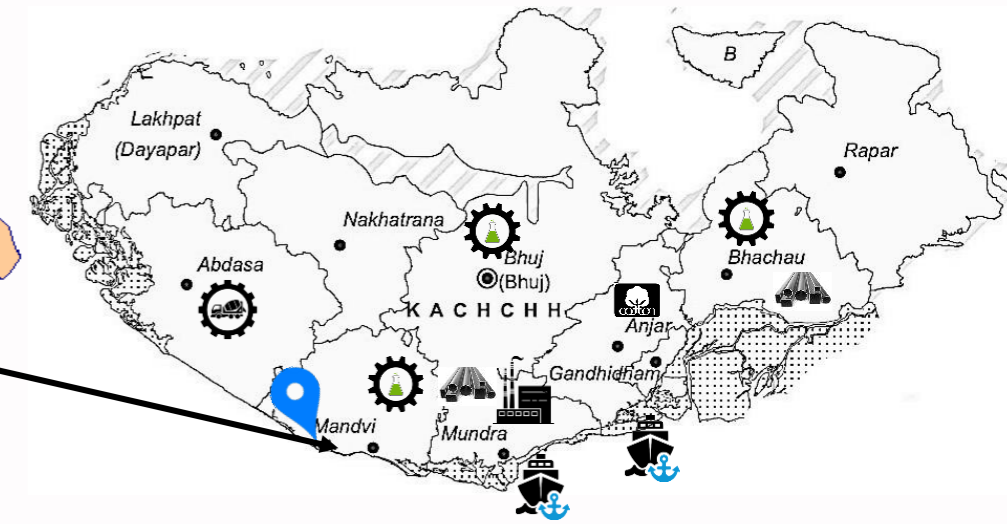
- There are industrial training institutes in each district to train manpower for the shop floor level.
- Sector specific Skill Development centres set up in PPP mode
- Great track-record in peaceful industrial relations across the state

Gujarat has achieved a significant contributor in Indian Economy in terms of country's Industrialisation initiatives

# Location Understanding



**Gujarat Map - Key Industrial Clusters**



**Kutch Map - Key Industrial Clusters**

- Located in Investor Friendly state of Gujarat
- Gujarat handles 40% of India's port cargo
- Contributes ~19% of Industrial Output
- Manufactures ~62% of Petrochemicals
- Contributes ~22% of India's export

- Strategically Located in Kutch district-Access to India's North Hinterland
- Ports in Kutch handles India's 30% port cargo
- Home to Salt Based, Steel, Petrochemical, Cement and Timber based industries
- Large Consolidated Land Parcel with Industrial Use Permission
- Approval to develop Captive Port



# Location Understanding: Connectivity From Major Cities





# Urban Clusters



## Bhuj

- Bhuj is the district HQ and is located around 70 km from the site
- Famous tourist attraction
- City has a population of ~ 200,000 people
- Multiple Living, Education, Healthcare and Recreation options
- Well connected with Road, Rail and Air



## Gandhidham

- Gandhidham is a major upcoming city located around 120 km from the site
- City has a population of ~ 300,000 people
- Modern Living, Education, Healthcare and Recreation options
- Well connected with Road, Rail and Air



## Mandvi

- Mandvi is a taluka located 15 km from the site
- The town has a population of ~ 60,000 people
- Primarily a tourist destination with Heritage and Beach resorts
- Known for 400 year old ship building industry
- Good road connectivity limited options of living, education and healthcare



## Mundra

- Mundra is a port town located around 60 km from the site
- The town has a population of ~ 150,000 people
- Known for the private port and industrial cluster developed by the Adani Group
- Good road connectivity some options of living, education, recreation and healthcare

# Connectivity: Infrastructure



## Road and Power

- NH8 A Ext. is 1.5 km to the site which connects to NH8 (Delhi-Mumbai).
- SH-6 is around 2 km which connects to Saurashtra and South Gujarat
- Site to Bhuj (District HQ) is connected through SH-47.
- 66 kV substation at Bayath (2.5 km west of the site). Main power source for Kutch district is Mehsana & Panandhro Thermal Power Plants



## Rail

- Regular passenger trains from Bhuj (70 km)
- Passenger and freight trains from Gandhidham (120 km)
- Mundra (60 km) has rail cargo connectivity
- Kothara (40 km) from the site has rail connectivity



## Sea port

- India's largest private port, Mundra located at 60 km distance handling Container, Bulk and Break-bulk cargo
- Kandla port located at 120 km, India's largest bulk cargo port
- Tuna Port (110 km) developed and operated by Adani, handling bulk cargo
- Mota Layja (9 km) having 1.5 km long sea-front and in-principle approval to develop captive port



## Airport

- Regular commercial flights from Bhuj airport (75 km)
- Kandla airport (120 km)
- Private airport at Mundra (60 km) with commercial flights to Ahmedabad
- Private airstrip at Mandvi (16 km)
- International airport at Ahmedabad (400 km)



# Social Infrastructure: Bhuj-Gandhidham-Mandvi-Mundra



## Education



## Healthcare



## Recreation



## Retail



# Industrial Profile: Major Manufacturing Companies In Kutch

	Steel	    
	Edible Oil	      
	Power	  
	Chemicals	        
	Textile	     
	Cement & Construction	     
	Engineering & Electronics	      
	FMCG	  
	Minerals	    



# Potential Sectors: Industry Segments Suitable At Mota Layja

## Kutch Ecosystem

Around 4000 industries employing 375000 people

In last 5 years total 133 projects worth 7.5 billion USD have been made in Kutch

22% of investment in Gujarat has been made in Kutch

28% of India's total salt production

Large reserves of limestone, bauxite, lignite and bentonite : 75% of Gujarat's mineral production

World's largest manufacturer of Submerged Arc Welded (SAW) pipes

India's 40% edible oil refining capacity

Hub of crude oil and petroleum products imports: Cross country crude pipeline

Thriving timber imports and wood processing cluster

Gas discovered in Kutch Offshore, further ongoing exploration

## Focus Sectors



Port

**Private port developers and operators:**  
 Container Terminal Operators  
 Bulk Terminal Operators  
 Liquid Terminal Operators



Petchem

**Petrochemical , Oil & Gas Players**  
 Indian Petchem Players  
 Global Petchem Players  
 Feedstock Traders



Industrial Park

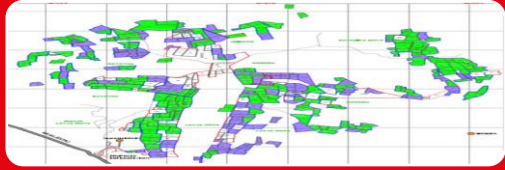
**Private Industrial Park Developers**  
 Indian Developers  
 Global Fund Houses



Heavy Industries

**Large Format Industries**  
 Capital Goods & ODC (Over Dimensional Cargo)  
 Salt based and Chemical (Water front requirement)  
 Ship Building/Breaking/Rig Storage/Overhaul  
 Solar Power and Wind Energy Farms

# Key Selling Points: Potential To Be Tapped



Large aggregated land parcel with industrial NA  
Flat non-undulated land terrain with no R & R issues



Proximity to sea front



Excellent road connectivity supported by Multi modal logistics connectivity within 60 km



Policy Advantage- Progressive Industrial Policy support by Central and State Govt. through CEZ and Make in India

Kutch is one of the 14 shortlisted CEZ locations for Cement, Petroleum and Furniture industries



Strategic location for servicing north and central India hinterland

Located on the India-Middle East trade sea route to connect key export markets of ME, SE and SA



Developed industrial cluster of Edible oil refining, Chemicals, Steel, Textile and Cement industry



# Property Details

Sr. No.	Particular	Details
1	Address	Spread across five villages of Mota Layja, Godhra, Bayath, Undoth, Ratadiya and Kathda Taluka Mandvi, District Kutch, Gujarat
2	Area	2,850 acres of non-contiguous land
3	Google Co-ordinates	Mota Layja, Bayath :Latitude- 22° 56' 11" N , Longitude- 69° 14' 20" E
		Kathda: Latitude-22.8449496 N, Longitude-69.2680622 E
		Nana Layja: Latitude- 22.8459028 N, Longitude-69.2332029 E
4	Ownership	Land parcels owned by ALPL (Awash Logistics Pvt Ltd), SPPL (Sealand Ports Pvt Ltd)
5	NA	Industrial NA (see next slide)
6	Access	NH8 A Ext. is <b>1.0</b> km to the site at Mota Layja village
7	Deal Type	Freehold Sale on as is where is basis

# Site Layout: Consolidated Land Parcels

Cluster	Area (acres)
A	423.48
B	281.73
C	167.05
D	416.04
E	243.73
F	154.13
G	219.65
H	286.46
I	471.34
Stray	19.00
DILR*	169.13
<b>Total</b>	<b>2851.74</b>

## LEGEND

PRIVATE LAND ACQUIRED.

NA OBTAINED

NA TO BE OBTAINED

NA IN PROCESS

STATUS QUO—SC, NG

COURT CASES

OTHERS

508-668 OLD SURVEY NO-NEW

SURVEY FOR DILR MAP PENDING

LM LAYAJA MOTA

UD UNDOTH

RT RATADIYA MOTA

GO GODHRA

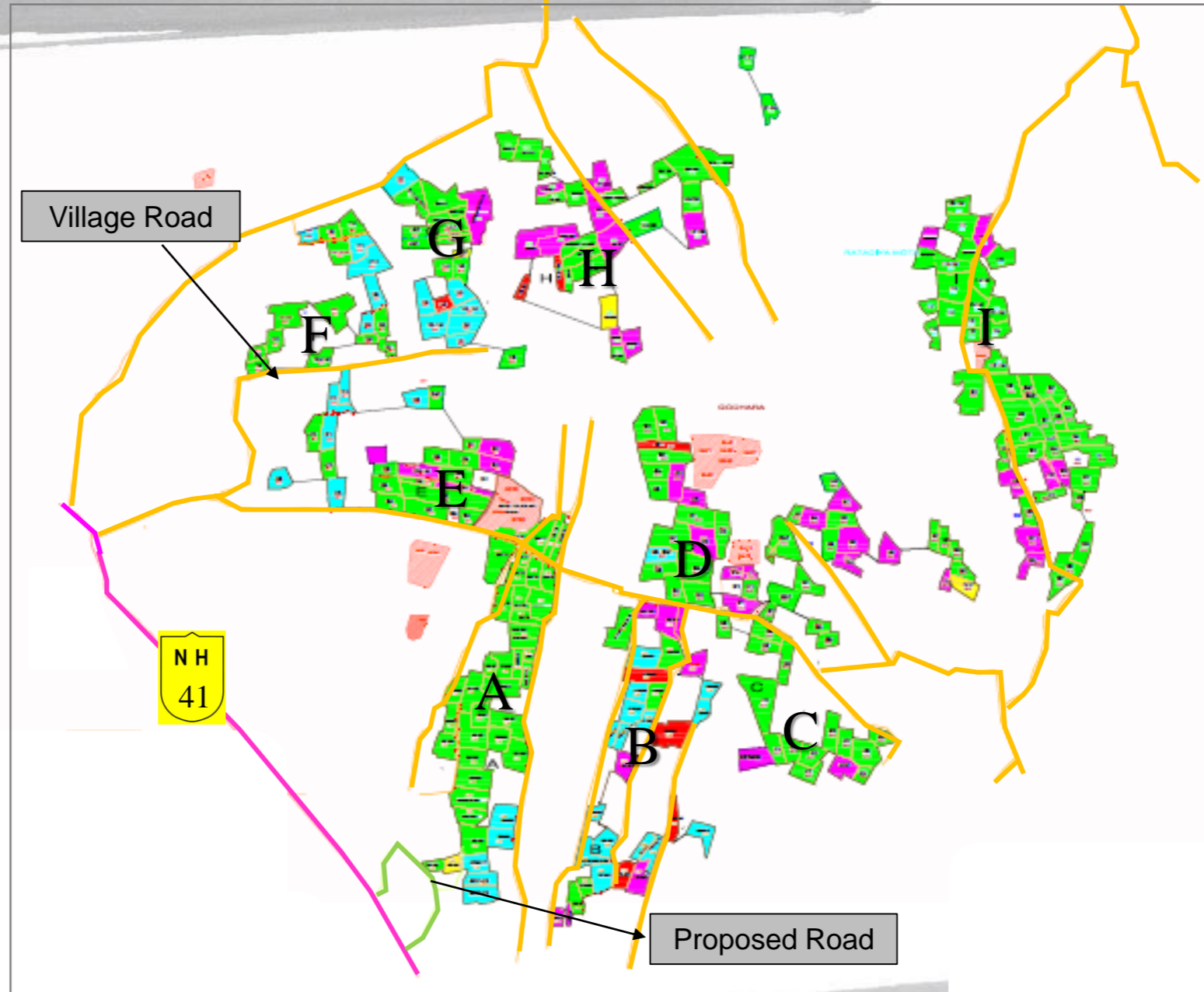
NH ROAD

INTERNAL ROAD

VILLAGE ROAD

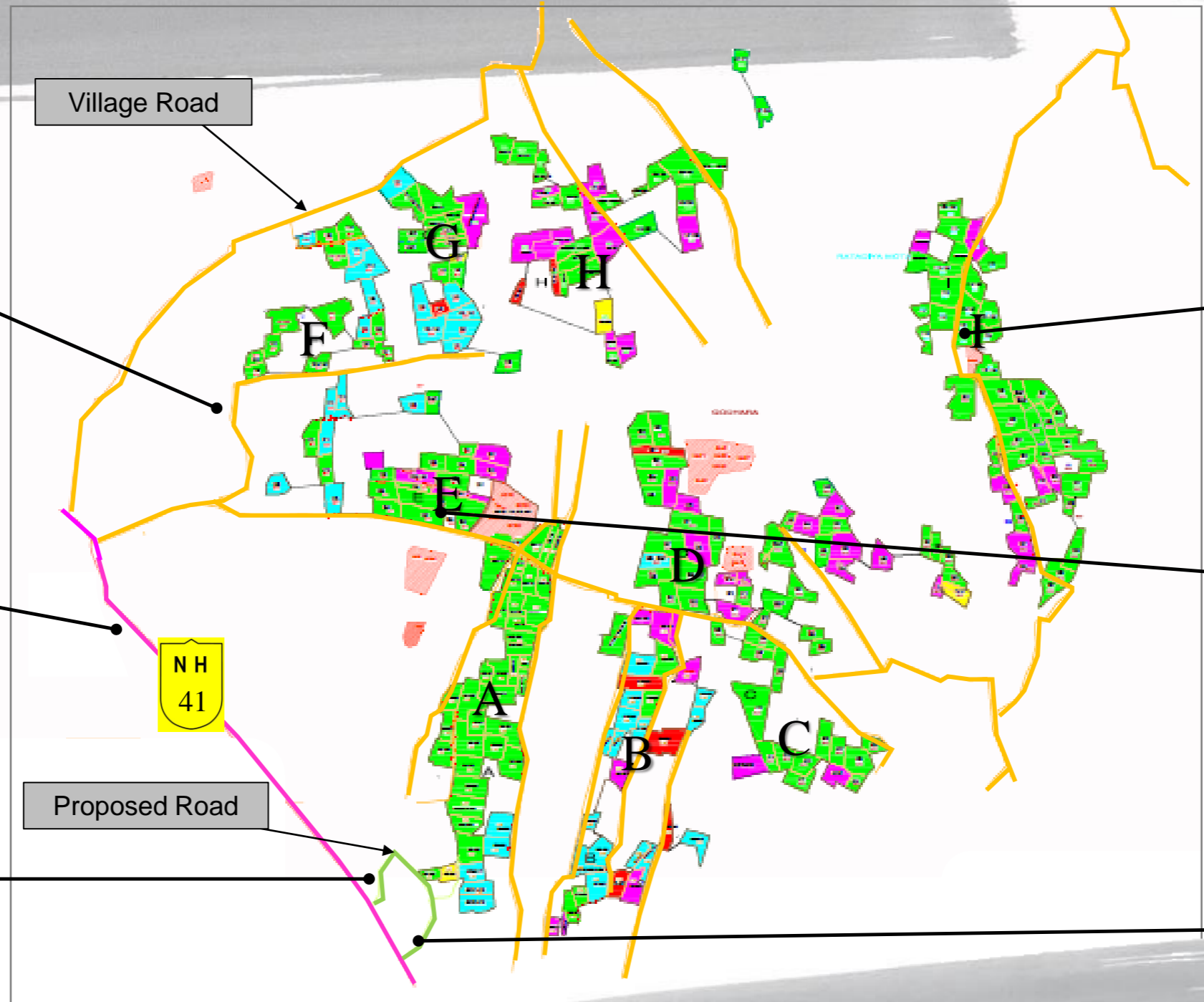
PROPOSED ROAD

Note:- SURVEY FOR DILR MAP PENDING , 18 PARCELS(169 ACRES)





# Site Glimpses





## Site Glimpses ...2



Mandvi-Layja Road



Bayath Village



Godhra Village



Mota Layja Village



Undoth Moti Village



Ratadiya Mota Village



# Site Glimpses ...3



Bayath Tower



Fencing



Access Roads



Undoth Moti Tower



Access Roads



Access Roads

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