



Industry *meets* Innovation *in the heart of* Rajpura-Punjab

Integrated Manufacturing Cluster (IMC) Rajpura, Patiala District, Punjab
Client : NICDC Punjab Industrial Corridor Development Corporation Limited

Punjab Means Business - Policy to Practice



BRIEF DESCRIPTION OF THE PROJECT

The Rajpura–Patiala Integrated Manufacturing Cluster (IMC) is a major greenfield industrial development planned under the Amritsar–Kolkata Industrial Corridor and the National Industrial Corridor Development Programme. The project is being developed over approximately 1,098.25 acres near Rajpura in Patiala District and is intended to serve as a modern manufacturing and logistics hub for northern India.

The project is being implemented by National Industrial Corridor Development and Implementation Trust through its joint venture company National Projects Implementation Company for Delhi–Mumbai Industrial Corridor and Industrial Corridors Limited, established as a 50:50 partnership between NICDC and the Government of Punjab. **The development focuses on creating world-class trunk infrastructure, including internal road networks, water supply systems, drainage and sewerage networks, power distribution infrastructure, and other essential utilities required to support industrial operations.**

Project Overview

Project Area
1,099
acre

Project Cost
1,307
crore

Investment Potential
7,500
crore

Employment Potential
64,204
crore

Categories of Industries and Distribution as per Layout (Plot Sizes, etc.)

Categories of Industries & Layout Distribution - IMC Rajpura

- **Total Area:** Approximately 1,098.25 acres (near Rajpura town, Patiala district, Punjab).
- **Focus Sectors/Industry Categories:**
 - o MSME
 - o ESDM
 - o Machinery & Equipment's
 - o Fabricated Metal Products
 - o Pharma
 - o Textiles & Apparels
 - o Food & Beverages
 - o Logistic
 - o Rubber & Plastic Products
 - o Chemicals

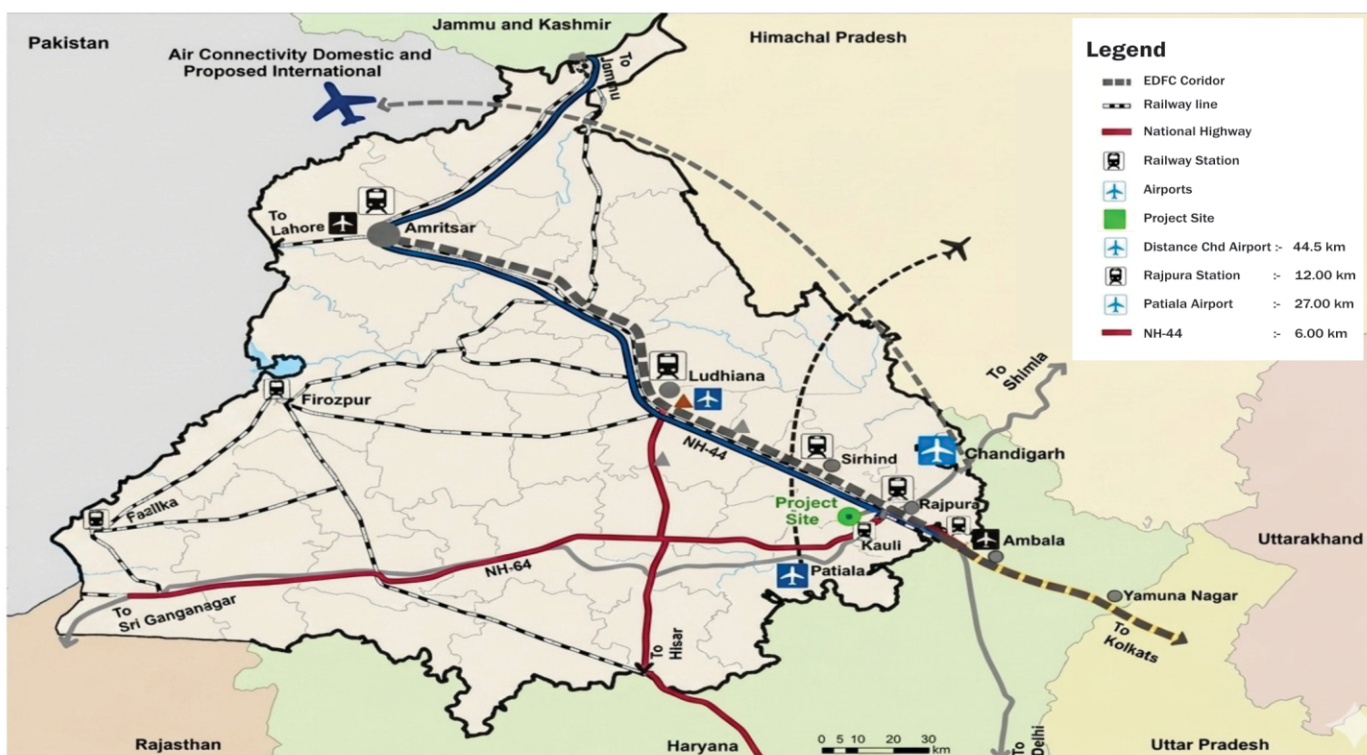
Land-Use Distribution:

Land Use	Area (Acre)	Percentage (%)
Industrial	653.36	59.50
Commercial	18.34	1.67
Institutional / Public and Semi-Public	28.32	2.58
Residential	32.62	2.97
Services / Utilities	35.95	3.27
Green & Waterbody	175.884	16.01
Transportation	153.78	14.00
Total	1098.25	100.00

Plot Sizes & Details:

- o Industrial plots range from 0.5 to 35 acres
- o Flexible for various business scales; includes "Red Zone" for heavy manufacturing in associated estates like SBP SIEL (plots: 500–5,000 sq. yards).
- o Plots clustered by similar production needs (e.g., ESDM in one zone) for efficiency.

IMC RAJPURA - Multimodal Connectivity to Site



IMC Rajpura is strategically located at the junction of NH-44 and NH-64 ensuring seamless connectivity to Chandigarh, Mohali, Ludhiana and Ambala.

11 km from Rajpura

24 km from Patiala

54 Km from Chandigarh



5 M Set back
Along the GAS, ROU to be reserved as No Construction Zone as per Natural Gas Transmission pipelines and City Gas Distribution networks, OGD standard ZKH, Oil Industry Safety Directorate

The Residential pocket to leave minimum 15M green belt in the west periphery as a part of its mandatory green for residential zone

LEGEND

- | | | | |
|--|---|--|---------------------------------|
| | Project Site Boundary | | Water Reservoir |
| | Chemicals | | Water Treatment Plant |
| | Electronics System Device Manufacturing | | Ground Storage Reservoir |
| | Fabricated Metal Products | | Elevated Storage Reservoir |
| | Food & Beverages | | Solid Waste Management |
| | Machinery & Equipments | | Common Effluent Treatment Plant |
| | Rubber & Plastic Product | | Sewage Treatment Plant |
| | Pharma | | Substation |
| | Textile & Apparels | | Fire Station |
| | Micro, Small & Medium Enterprises | | Fuel Station |
| | Logistic Park | | Parking+Bus Terminal |
| | Residential | | HT Line |
| | Primary School | | Industrial |
| | Convention Centre/Institutional Site | | Residential |
| | Admin+Telecom+ICCC | | Commercial |
| | Dispensary | | Logistic Park |
| | Center for Excellence | | Institutional |
| | Commercial Spaces | | Services |
| | Skill Development Institute+Canteen | | Transportation |
| | Nursing Home | | Organized Green |
| | Public Utility | | Green Belt |
| | Police Post | | Buffer Green |

Tentative layout

Future Entry/Exit

PROJECT BENEFITS

The IMC Rajpura-Patiala is also one of the first development to kick start the development for overall 7 nodes under AKIC. The development of the AKIC as a manufacturing hub will generate a series of direct and indirect benefits through enhancement of GDP, promoting development of manufacturing industries and generate significant employment. The development of IMC with best sustainable development practices will create benchmarks for urban development in the country.

With the development of project, it is expected that the following broad benefits would flow to the society:

- Localizing the global/domestic value chain
- Shifting of manpower resources from low productivity to high productive activities
- Technology transfer
- Improved working condition
- Foreign Direct Investment
- New employment generation due to the construction and development activity in the project area
- Integrated skill development centre will lead to training to the local population.
- Significant employment generated through initial construction and development phases.

It has been envisaged during the costing of Master Plan that project will bring the investment of Rs. 7,500 Crores in the vicinity. Further, proposed project will also enhance the state GDP. The IMC area is estimated to generate employment of about 47,600 from industrial and non-industrial support amenities, when the IMC is fully operational. The employment in service industry has been projected from both secondary as well as primary sources. The development work of first phase of IMC Rajpura is proposed to complete by the end of the year 2029.



Artistic Impression

Unified Regulator

State Investment Promotion Agency Ranking, Invest India, Gol

ONE OFFICE > INVEST PUNJAB | ONE OFFICER > CEO | ONE PORTAL > INVEST PUNJAB | BUSINESS FIRST PORTAL

Functions

- Investment Promotion
- Investment Facilitation
- Regulatory Clearances
- Fiscal Incentives

Key Features

- Unified Regulator (23 Departments)
- Investment Promotion Agency
- Dedicated Relationship Officer
- Digital Approvals

PUNJAB'S INDUSTRIAL & BUSINESS POLICY 2026

Best in Country

- One overarching and 24 sectoral policies announced simultaneously
- Investors can choose up to 20 incentives to design their own package
- Employment Generation Subsidy eligibility reduced to INR 25 Cr. & 50 workers

Key Incentives & Reforms

- Capital subsidy introduced for the first time
- Modernisation and expansion projects eligible for incentives
- Land, labour housing, R&D facilities, ETP/STP/ZLD etc. taken into FCI calculation
- Higher EGS for women, SC/ST, PWD, IT/ITeS & GCC
- Investors can avail up to 100% FCI as incentives
- 25% extra incentives for 9 thrust sectors and border & Kandi areas
- Government Startup Hub to be established in Mohali; Startup seed grants increased
- IT/ITeS/GCC, EVs, ESDM, semiconductor, filmmaking, tourism introduced as new dedicated policies

Additional Benefits

- Freight and marketing subsidy support to boost exports
- Investor choice for extended incentive period up to 15 years
- Customised package committee for mega projects
- Pathbreaking power, labour and building reforms

Fast Track Punjab Portal – Reforms

India's Most Advanced Single Window System

Key Features & Highlights

- Single Entry – Single Exit
- All Clearances in Max 45 Working Days
- India's First Digital Revenue Feasibility Certificate (CRO) in 15 Working Days
- 200+ Online G2B Applications
- Scrutiny Protocol on Digital Applications
- Auto-Deemed Approval
- Multi-Level Monitoring – Chief Secretary & Administrative Secretary
- Upto INR 125 Cr. FCI, Self declaration based Certificate of In-Principle Approval to Eligible Units – Valid for 3.5 Years
- Call Centre & AI Chatbot

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