Housing & Urban Development, Transport, Infrastructure & Logistics

RISING HIMACHAL INVESTORS’ HAVEN

GLOBAL INVESTORS’ MEET
07\textsuperscript{th} - 08\textsuperscript{th} NOV 2019, DHARAMSHALA
Himachal Pradesh

Himachal Pradesh, known for its pristine beauty, is one of the most visited state in Northern India and is bordered by Jammu and Kashmir on north, Punjab on west and South-West, Haryana on South, Uttarakhand on South-East, and China on East. The State has made a significant transition from agrarian to an industrial economy; with a quantum jump from a mere 7% contribution of secondary sector to GDP in 1950-51 to a 43.01% in 2017-18.

- The State GDP at current prices is INR 151 lakh crore (USD 21.69 billion) in FY2019
- The compounded annual growth rate (CAGR) of GDP of Himachal Pradesh grew at 11.2% from 2011-12 to 2017-18
- The Per Capita Income at current prices is INR 1.76 Lakh (USD 2528) in FY 2019, registering a growth of 10%

State at a Glance

| Total population (million) | 6.9 |
| Density (per Sq Km) (2011) | 123 |
| Summers | March to June (22°C - 37°C) |
| Monsoon | July To Sep (15°C - 28°C) |
| Winter | Oct To Feb (0°C - 15°C) |
| Literacy rate (census- 2011) | 82.80 |
| Life Expectancy (in years) | 72 |

1 USD = INR 70.00
REASONS TO INVEST IN HOUSING SECTOR OF HIMACHAL

- Adequate well-connected land bank for setting up housing projects in Himachal Pradesh
- Reliable and affordable power: Himachal Pradesh is a “power surplus State” and provides round the clock power at reasonable rates
- Higher per capita income and disposable income
- Good Governance: Himachal has been recognized as the top performing State by NITI Aayog, Government of India. Recognized as no.1 in UN Sustainable Development Goals amongst Indian states
- The State has also been awarded for “Good Governance” in Public Affairs Index among small states in 2018
- Policy support

Road Connectivity
State has provided round the year connectivity to all industrial areas. To reduce the travel time between major cities and industrial areas within the State as well as with other States, various four lane Highways are being constructed across the State as below

- NH22 (Parwanoo-Solan-Shimla-Dhalli)
- NH21 (Garamaura-Swarghat-Mandi-Manali)
- NH21A (Baddi-Nalagarh)
- NH88 (Shimla- Mataur)
- NH20 (Pathankot-Chakki-Mandi)

Tunnel
The under constructed Rohtang Tunnel (expected completion by Mid-2020) shall provide all weather connectivity to Lahaul & Spiti

Air connectivity
Himachal Pradesh has 3 operational airports namely Shimla, Bhuntar (Kullu-Manali) and Kangra. Also as helicopter is the fastest way to commute within the State, it has 63 operational helipads with heli-taxi service between main cities expected to start soon

Rail Connectivity
Narrow gauge rail lines from Kalka to Shimla and from Pathankot to Jogindernagar
- Broad gauge rail line from Nangal to Daulatpur
Upcoming Broad-Gauge Projects:
- Chandigarh-Baddi Rail Line
- Bhanupali-Bilaspur-Beri Rail Line
Himachal Pradesh Housing & Urban Development (HIMUDA) Housing

Haven of Opportunities!
Sirmaur District is having huge housing demand because it shares border with Uttarakhand in East, Haryana in the West.
Total land available in 4 districts is 428 acres

<table>
<thead>
<tr>
<th>S. No</th>
<th>Location</th>
<th>District</th>
<th>Area of land (Sq mt)</th>
<th>Connectivity</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mandhala, Baddi</td>
<td>Solan</td>
<td>6,70,821</td>
<td>37 km from Chandigarh</td>
</tr>
<tr>
<td>2</td>
<td>Mohal Sohala Sub- Tehsil Narag</td>
<td>Sirmour</td>
<td>4,80,510</td>
<td>43 kms Nahan 194 km from Chandigarh</td>
</tr>
<tr>
<td>3</td>
<td>Nargota, Tehsil Dharamshala</td>
<td>Kangra</td>
<td>2,54,976</td>
<td>3 Kms from Circuit house Dharamshala 4 KM from Dharamshala Bus Stand.</td>
</tr>
<tr>
<td>4</td>
<td>Majhola/ Chanan Near Jathiya Devi</td>
<td>Shimla</td>
<td>2,08,221</td>
<td>16.5 kms from SHILMA ISBT</td>
</tr>
<tr>
<td>5</td>
<td>Moginand</td>
<td>Sirmour</td>
<td>46,269</td>
<td>Chandigarh – 74 Kms Ambala – 44 Kms Yamunanagar – 49 Kms Nahan – 13 Kms</td>
</tr>
<tr>
<td>6</td>
<td>Trilokpur-I</td>
<td>Sirmour</td>
<td>43,330</td>
<td>Chandigarh – 75 kms Ambala – 45 Kms Yamunanagar – 50 Kms Nahan – 22 Kms</td>
</tr>
<tr>
<td></td>
<td>Trilokpur-II</td>
<td>Sirmour</td>
<td>29,505</td>
<td></td>
</tr>
</tbody>
</table>

(Source: HIMUDA)
**HIMUDA POLICIES/ SCHEMES**

- To have better governance and cordial relations with the customers. HIMUDA website provides policy/ schemes and all information of the projects and online facility for allottees and applications for sale, registration, NOC’s, tenders etc.

  Brief of policies/ schemes are:

  - HIMUDA also has a provision under its Act vide items no. 17 and the control of State Government, the Authority may,  
    (a) frame the schemes on its own;  
    (b) frame a scheme on the request of a Promoter;  
    (c) adopt scheme proposed by a Promoter; and  
    (d) incur expenditure and undertake works in any area in which this Act is enforced for the farming and execution of such housing and development schemes, as it may consider necessary

  - HIMUDA has recently formulated a scheme named as “landowner becoming partner” in this scheme a land owner can become a partner of HIMUDA for development of housing activities on the land and profit of the project is shared on the ratio of 80:20 with the land owner

**MODELS OF ENGAGEMENT UNDER PUBLIC PRIVATE PARTNERSHIP**

HIMUDA has proposed 2 models for engagements with private investors. The models details are provided below:

<table>
<thead>
<tr>
<th>Model 1</th>
<th>Model 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Developer role</strong></td>
<td><strong>GOHP role</strong></td>
</tr>
<tr>
<td>Development of township in partnership of HIMUDA</td>
<td>• Development of external infrastructure</td>
</tr>
<tr>
<td>• Development of township, internal infrastructure, units and all related infrastructure in partnership of HIMUDA</td>
<td>• Expeditious approvals</td>
</tr>
<tr>
<td>• Sale of Units</td>
<td></td>
</tr>
<tr>
<td><strong>GOHP role</strong></td>
<td><strong>Developer role</strong></td>
</tr>
<tr>
<td>• Development of external infrastructure</td>
<td>• Purchase of land</td>
</tr>
<tr>
<td>• Expeditious approvals</td>
<td>• Development of township, internal infrastructure</td>
</tr>
<tr>
<td></td>
<td>• Sale of units</td>
</tr>
</tbody>
</table>

- Model 1: Developer role: Development of township in partnership of HIMUDA
  - Development of township, internal infrastructure, units and all related infrastructure in partnership of HIMUDA
  - Sale of Units

- Model 2: Developer buys private land and develops a township
  - Purchase of land
  - Development of township, internal infrastructure
  - Sale of units

- GOHP role: • Development of external infrastructure
  - Expeditious approvals
Urban Development Sector Profile
Himachal Pradesh
Haven of Opportunities!
Urbanization is an important determinant of national economic growth and poverty reduction. In India, urbanization has witnessed an exponential increase in population in large cities, even though India is in a transitional phase from a primarily rural to a quasi-urban society.

Highlights of Urban Population:
- As per Census 2011, 377.10 million (31.2%) is urban and 833.40 million (68.8%) is rural
- Percentage increase in urban population is far greater than the growth in rural population
- As per projections, by 2050 urban population will be around 50% of the total population

Urban Infrastructure potential
- In India, the main types of basic Urban Infrastructure are, (a) drinking water, (b) sanitation and sewerage, (c) solid waste management, (d) housing, (e) Urban roads and (f) Street lights and (g) traffic related infrastructure
- According to the High-Powered Expert Committee (HPEC) appointed by the Ministry of Urban Development, an investment of 39 billion (39.2 lakh crore at 2009-2010 prices) in Urban Infrastructure is required over the next 20 years.
- Around 44% of Investments are required in Urban Roads, 20% in water, sewerage, solid waste management, storm water drains, streetlights, 14% in Transport and Traffic related infrastructure, 10.5% in Slum redevelopment and 2.5% in Urban Governance

Urban Development: India Scenario
- GoI is offering schemes and incentives to promote investment in Urban Infrastructure
- An estimated investment outlay of US$ 1.2 tn to build Urban Infrastructure
- As per Report ‘India’s Urban Awakening’ by McKinsey, 68 cities will have populations of 1 million plus, 13 cities with more than 4 mn population and 6 cities with more than 10 mn population, by 2030
- Urbanization will provide an investment opportunity for private players for the following:
  - Build 700-900 mn sqm of commercial and residential space every year
  - Pave 2.5 bn sqm of roads
  - Develop 7,400 km of metros and subways

Rising Himachal: Investors’ Haven
Adequate land bank
Department of Urban Development has identified adequate land bank for taking up of development projects under Pradhan Mantri Awas Yojna, Smart Cities and Solid Waste Management

Fastest moving state in the ‘Ease of Doing Business’
Key Business Reforms initiated to increase Ease of Doing Business in Urban Development are:

a. The Government of Himachal Pradesh has notified Single Window Clearance Act 2018. Under this Act, following services would be provided to developer:
   - Investor will submit regulatory documents/proposal to a single entity authorised by State Government
   - NOC from HPPWD, HPPIH/MC, Pollution Control Board, Forest, HPSEB, Fire, local Body/ Panchayat may be issued through this single window system
   - Approval of the project by TCP department may be given within 20 to 60 days

b. The State Government has implemented Uniform Building Code with following features:
   - Uniform Building Code/ building bylaws, which may have separate sections applicable to specific geographic areas or areas under administrative control of different agencies/ bodies
   - Applicable to all urban areas and industrial estates/parks in the State
   - Provisions for risk-based classification of buildings

c. Enablers for Construction Permit:
   - Computerized system that mandates
     - Identifying buildings/areas that need to be inspected based on risk assessment
     - Computerized allocation of inspectors
     - A single, joint site inspection to be carried out by all concerned authorities for granting construction permits in urban areas and IDCs,
     - Grant of approval to Low Risk buildings based on Third Party Certification basis (during building plan approval and/or construction and/or completion stage) of structural design and architectural drawings across all urban areas and Infrastructure Development Corporations
   - Well-defined inspection procedure: A checklist will be available on the department’s website and inspections (except in case of complaint based inspections) shall be limited to the checklist only
   - Online submission of inspection report within 48 hours to the Department website

Source: Town & Country Planning Government of Himachal Pradesh
Salubrious Environment

The State is home to a variety of natural flora and fauna with favorable climatic conditions. The Government takes on several steps to ensure a clean & pollution-free environment that helps in a higher life expectancy rate.

Reliable and Affordable Power

Himachal Pradesh is a “power surplus State” and provides round the clock power at reasonable rates.

Good Governance

Himachal has been recognised as the top performing State by NITI Aayog, Government of India in Sustainable Development Goals, 2018. The State Government efforts have resulted in making it as one of happiest states with 3rd rank nationally on Human Development Index. The State has also been awarded for “Good Governance” in Public Affairs Index among small states in 2018.
Atal Mission for Rejuvenation and Urban Transformation (AMRUT)

a) Launched in 2015, with focus on ensuring robust sewerage networks and water supply for urban transformation
b) Ministry of Urban Development approved investment of INR 6000 Crore for the AMRUT mission during 2018-19, which is an increase of 20%.

Smart Cities Mission

- Launched in 2015, with focus to create 100 smart cities across India, aims at driving economic growth and improve the quality of life by enabling local area development and harnessing technology
- Total investment of INR 2,03,979 Crore proposed by the smart cities in their smart city plans. So far, 220 projects worth INR 3000 Crore (approx.) have been completed and 496 projects with a cost of INR 18,000 Crore (approx.) are currently under implementation

Pradhan Mantri Awas Yojna Housing for all (Urban)

A new mission ‘Housing for all’ (Urban) has been launched by the Government of India
1. In-situ Rehabilitation of existing slum dwellers using land as a resource through private participation
2. Credit Linked Subsidy
3. Affordable Housing in Partnership
4. Subsidy for Beneficiary-led individual house construction/enhancement

National Urban Livelihood Mission (NULM)

National Urban Livelihoods Mission (NULM) was launched by the Ministry of Housing and Urban Poverty Alleviation (MHUPA), Government of India aimed at providing livelihood and shelters equipped with essential services to the urban homeless in a phased manner

Urban Development—Himachal Pradesh Scenario

Three Tier Municipal Administration
- Municipal Corporation 2 Nos
  - Urban areas with population exceeding 50 thousand
  - Generating annual revenue exceeding INR 2 Crore
- Municipal Councils 31 Nos
  - Urban areas with population exceeding 5 thousand
  - Generating annual revenue exceeding INR 10 lakhs
- Nagar Panchayats 21 Nos
  - Urban areas with population exceeding 2 thousand
  - Generating annual revenue exceeding INR 5 lakhs

KEY URBAN SCHEMES OF GOI

- Atal Mission for Rejuvenation and Urban Transformation (AMRUT)
  - Aims to ensure robust sewerage networks and water supply for urban transformation
  - Ministry of Urban Development approved investment of INR 6000 Crore for the AMRUT mission during 2018-19, which is an increase of 20%.
- Smart Cities Mission
  - Focuses on creating 100 smart cities across India to drive economic growth and improve quality of life
  - Total investment of INR 2,03,979 Crore proposed by the smart cities in their smart city plans
- Pradhan Mantri Awas Yojna Housing for all (Urban)
  - Focuses on providing housing solutions for urban poor
  - Launched in 2015
  - Provides in-situ rehabilitation, credit-linked subsidy, affordable housing, and beneficiary-led house construction
- National Urban Livelihood Mission (NULM)
  - Aims to provide livelihood and shelters equipped with essential services to urban homeless
  - Launched by the Ministry of Housing and Urban Poverty Alleviation
  - National Urban Livelihoods Mission (NULM) launched by MHUPA, Government of India
HIGHLIGHTS OF CENTRAL/STATE SCHEMES

Sewerage Scheme
Budget provision for setting up of new and maintenance of sewerage is allocated in financial year 2018-19.

Atal Mission for Rejuvenation and Urban Transformation (AMRUT)
- Shimla and Kullu have been included under this Mission

Smart City Mission (SCM)
- The Smart City Mission has been launched in 2015. Municipal Corporation Dharamshala has been approved by Government of India under the mission with a project cost of INR 3,000 Crore (approx.)
- During the financial year 2017-18 Municipal Corporation, Shimla has also been selected by Government of India under the Mission with a project cost of INR 2000 Crore (approx.)

Construction of Parking’s & Parks:
- Funds under this scheme are released in the ratio of 50:50. (50% to be provided by State Government and 50% by the concerned ULBs).
- Funds under this scheme are released in the ratio of 60:40 (60% to be provided by State Government and 40% by the concerned ULBs).

Details of PMAY projects (housing projects under PMAY)
Current Opportunities – Details of demand Survey conducted to analyse the housing projects under PMAY
(Project location and land given in table & map)

<table>
<thead>
<tr>
<th>Sr. no.</th>
<th>Project Location</th>
<th>Land and area (in SqMt)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mandi</td>
<td>13500</td>
</tr>
<tr>
<td>2</td>
<td>Shimla</td>
<td>29800</td>
</tr>
<tr>
<td>3</td>
<td>Nahan</td>
<td>41899.25</td>
</tr>
<tr>
<td>4</td>
<td>Sunder Nagar</td>
<td>9616</td>
</tr>
<tr>
<td>5</td>
<td>Nerchowk</td>
<td>26000</td>
</tr>
<tr>
<td>6</td>
<td>Nurpur</td>
<td>1850</td>
</tr>
<tr>
<td>7</td>
<td>Dharamshala</td>
<td>30,000</td>
</tr>
<tr>
<td>8</td>
<td>Narkanda</td>
<td>2045.5</td>
</tr>
<tr>
<td>9</td>
<td>Sarkaghat</td>
<td>332</td>
</tr>
<tr>
<td>10</td>
<td>Baddi</td>
<td>23700</td>
</tr>
</tbody>
</table>
### Available Land bank to develop housing project under PMAY

<table>
<thead>
<tr>
<th>Area (Sq Mt)</th>
<th>Development model</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mandi</td>
<td>13500 Public Private Partnership</td>
</tr>
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<td>Nahan</td>
<td>41899 Public Private Partnership</td>
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<tr>
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<td>29800 Public Private Partnership</td>
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<td>26000 Public Private Partnership</td>
</tr>
<tr>
<td>Narkanda</td>
<td>2045 Public Private Partnership</td>
</tr>
</tbody>
</table>

Note: These sites are under process of transfer to Department of Urban Development.
Urban Infrastructure Projects

<table>
<thead>
<tr>
<th>S No.</th>
<th>Projects</th>
<th>Components</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Smart City, Dharamshala (Project worth INR 679.86 Cr.)</td>
<td>McLeod Ganj re-development project, Theme Park - Mini, Himachal - Charan Khal, Funicular at Bhagsu, Convention centre – McLeod Ganj, Smart Parking at 22 locations (including commercial at 10 locations), Waste to Biogas plant, Public e-toilet, Redevelopment of Kachhar additions, Kotwali Bazar, Recreational Clubs, Indoor sports complex, Cultural centre, e-library</td>
</tr>
<tr>
<td>2</td>
<td>Smart City, Shimla (Project worth INR 1274.63 Cr.)</td>
<td>Construction of lifts/escalators, Development of new parkings, Development of bus stand at Dhalli, bus parking at new ISBT, Ice skating rink, Service Apartments, Hotel and Commercial Space development, Installations of solar panels including net-metering</td>
</tr>
<tr>
<td>3</td>
<td>Solid waste Management Project worth INR 15 Crore (5 crore each)</td>
<td>To cater the 10 – 20% of left out waste, DoUD proposes to setup landfill in three areas i.e. Bhariyal, Totu-Tara Devi by-pass, Shimla (area of 9923 Sq Mtrs), Old Kangra to Brigeshwari Temple road, Kangra (area of 359633 Sq Mtrs) &amp; Badalavill, Una (280000 Sq Mtrs)</td>
</tr>
<tr>
<td>4</td>
<td>Affordable housing project (Project worth INR 544.50 Cr.)</td>
<td>Affordable housing in Shimla, Baddi, Nahan, Mandi, Dharamshala, Nurpur, Sundernagar, Nerkochak, Sarkaghat, Nankanda</td>
</tr>
</tbody>
</table>

Approval Process for Affordable Housing /Smart City/ Solid Waste Management:

1. Expressions of Interest (EOI) – To shortlist potential agencies before seeking detailed information
2. Office Memorandum of Selection (OMS) & Quality and Cost Based Selection (QCBS) & in lead cost L-1
3. Request for Proposal (RFP) - Department will invite proposal from selected agencies
4. Bid will be accepted in two envelopes i.e. technical and financial bid
5. Evaluation of the bid will include technical presentation from bidders
6. Offer letter to the winner
7. Acceptance from the winner and signing of agreement with the winner

INVESTMENT PROJECTS IN URBAN DEVELOPMENT SECTOR

Housing & Urban Development, Transport, Infrastructure & Logistics

Rising Himachal Investors’ Haven
Transport, Infrastructure and Logistics Sector

Haven of Opportunities!
TRANSPORT, INFRASTRUCTURE AND LOGISTICS SECTOR HIGHLIGHTS

Transportation, infrastructure and logistics are precursors to overall growth and development of a State.

- The State has a geographical stretch of 55,673 sqkm, providing transportation in the State is both a challenge and an opportunity due to its tough hilly terrain
- As on December 2018 the State Government has a total of 37,913 km of motorable roads (inclusive of jeepable and track)

Snapshot of Transport, Infrastructure and Logistics sector in Himachal Pradesh

The passenger transport services within and outside the State are being provided by Himachal Road Transport Corporation with a coverage of 6.35 lakh km (approx.) daily (up to 15.12.2018).

ROAD DENSITY

- Himachal Pradesh: 0.62 km per sq. km of area
- India: 1.7 km per sqkm of area

RAIL

- Himachal Pradesh: 4.34 route km/1000 sqm
- INDIA: 20 route km/1000 sqm

CIVIL AVIATION

- Himachal Pradesh has 3 Airports and 63 Operational Helipads

FREIGHT

- 9% increase of goods carrier vehicles from 2009 to 2018 (State Transport Department, Himachal Pradesh, 2018)

PUBLIC TRANSPORT

- 6378 Buses on 6275 routes
- 3078 HRTC Buses, 3300 Private Buses, more than 40 Electric Buses intra city in Shimla and Manali
- 50 Electric Taxies

ROAD SAFETY (Fatalities reported)

- Himachal Pradesh: 17.9 per lakh population
- India: 11.9 per lakh population

Source: (Road Accidents in India, Ministry of Road Transport & Highways, 2016)
Road

The State has around 37,913 km of motorable roads till December 2018 and 2017 km of National Highway

- NH22 (Parwanoo-Solar-Shimla-Dhalli)
- NH21 (Garamaura-Swarghat-Mandi-Manali)
- NH21A (Baddi-Nalagarh)
- NH68 (Shimla-Mataur)
- NH20 (Pathankot-Chakki-Mandi)
- In terms of rural connectivity 10,308 villages are connected with roads as on 31.12.2018

Tunnel

The under construction Rohtang Tunnel (expected completion by mid 2020) shall provide all weather connectivity to Lahual Spiti with a total length of 8.845 km

Rail

There are two narrow gauge rail lines connecting Shimla with Kalka (96 km.) and Jogindernagar with Pathankot (113 km) and a 33 km broad gauge rail line from Nangal Dam to Charuru in District Una. Upcoming Broad-Gauge Projects are:

- Chandigarh-Baddi Rail Line
- Bhanupali-Bilaspur-Beri Rail Line

Air

There are 3 airports in Himachal Pradesh at Kullu (Bhuntar), Kangra (Gaggal) & Shimla (Jubbar Hatti) and 63 operational helipads. The helicopter taxi service from Shimla to Chandigarh is operational

Logistics

- The Inland Container Depot operated by Container Corporation of India at Baddi serves as a container freight station for industries. Container Parking Facility spreading across 34,600 sqm is constructed at Baddi for exporting units Warehouse at Baddi spreading over 35,000 sqm for exporting units
<table>
<thead>
<tr>
<th>S.No</th>
<th>Cold Chain Project</th>
<th>Location</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Adani Agri Fresh Ltd.</td>
<td>Shimla</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>2.</td>
<td>Aromatrix Flora Pvt Ltd.</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>3.</td>
<td>Canvas Integrated Cold Chain Ltd.</td>
<td>Una</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>4.</td>
<td>Dev Bhumi Cold Chain Ltd.</td>
<td>Shimla</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>5.</td>
<td>Fresh Produce Impex</td>
<td>Shimla</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>6.</td>
<td>Hillcrest Foods</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>7.</td>
<td>Himalaya Cotton Yarn Ltd.</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>8.</td>
<td>Him Fresh Produce Co.</td>
<td>Shimla</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>9.</td>
<td>Paonta Sahib Food Corporation</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>10.</td>
<td>Pulkit Fresh &amp; Healthy</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>12.</td>
<td>Paras Spices</td>
<td>Una</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>13.</td>
<td>Om Hospitalities &amp; Resorts</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>14.</td>
<td>Vision Fresh Frozen</td>
<td>Una</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>15.</td>
<td>Sai All Season</td>
<td>Solan</td>
<td>F&amp;V</td>
</tr>
<tr>
<td>16.</td>
<td>Shobla Foods Products</td>
<td>Kullu</td>
<td>Non-Horti</td>
</tr>
<tr>
<td>17.</td>
<td>Aditya Milk Products</td>
<td>Bilaspur</td>
<td>Non-Horti</td>
</tr>
<tr>
<td>18.</td>
<td>Gaukaran Farmers Producers Co. Ltd.</td>
<td>Solan</td>
<td>Non-Horti</td>
</tr>
<tr>
<td>19.</td>
<td>ODDI</td>
<td>Shimla</td>
<td>HPMC CA Storage</td>
</tr>
<tr>
<td>20.</td>
<td>Gumma (Kotkhai)</td>
<td>Shimla</td>
<td>HPMC CA Storage</td>
</tr>
<tr>
<td>21.</td>
<td>Rohnu</td>
<td>Shimla</td>
<td>HPMC CA Storage</td>
</tr>
<tr>
<td>22.</td>
<td>Jarol-Tikker</td>
<td>Shimla</td>
<td>HPMC CA Storage</td>
</tr>
<tr>
<td>23.</td>
<td>Patlikuhal</td>
<td>Shimla</td>
<td>HPMC CA Storage</td>
</tr>
<tr>
<td>24.</td>
<td>Panwanoo</td>
<td>Solan</td>
<td>HPMC Cold Storage</td>
</tr>
</tbody>
</table>

F&V – Fruits and Vegetable
Non-Horti – for Non-Horticulture Products
**REASONS TO INVEST IN HIMACHAL PRADESH**

**High demand of transport and logistics**
Himachal Pradesh is the leading fruit producer, second largest producer of apple along with stone fruits and citrus fruits and is also a major producer of vegetable in India. The pharmaceutical manufacturing industries in Baddi is one of the leading pharmaceutical hubs and is the largest in Asia.

The high yield of fruits, vegetables, pharmaceuticals and other manufacturing output makes transportation, infrastructure and logistics a sector of prime importance in the State.

**Policy Support from the State**
The Himachal Pradesh Public Service Guarantee Act 2011 enables supportive business environment, by stipulating the time frame of various services. The following labour laws are brought under the Act in the State.

<table>
<thead>
<tr>
<th>Licence/ Registration</th>
<th>Time limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grant of licence under HP Shops &amp; Commercial Act, 1969</td>
<td>15 days</td>
</tr>
<tr>
<td>Grant of licence under Factories Act, 1948</td>
<td>20 days</td>
</tr>
<tr>
<td>Grant of licence under inter State Migrant Workmen Act, 1979</td>
<td>20 days</td>
</tr>
<tr>
<td>Grant of licence under Contract Labour Act, 1970</td>
<td>20 days</td>
</tr>
<tr>
<td>Grant of licence under Motor Transport Act, 1961</td>
<td>20 days</td>
</tr>
<tr>
<td>Grant of Registration Certificate under Building &amp; Other Construction Workers Welfare (RE&amp;CS) Act, 1996</td>
<td>20 days</td>
</tr>
<tr>
<td>Registration of Principal Employer under the Contract Labour (Regulation and Abolition) Act, 1970</td>
<td>20 days</td>
</tr>
</tbody>
</table>

Renewal of above licences and registrations are also confined to the same timeframe.

**Ease of doing Business**
The State has been adjudged as the Fastest Moving State in EODB under DIPP-World Bank EODB Ranking, 2017. The online Single Window Clearance System provides investors a platform to obtain necessary approvals for starting/ expansion of industry.

- Common Application Form (CAF) is a single form to be filled by the investor for obtaining all necessary approvals under a single umbrella through online mode for setting up or expansion/diversification of Industry.
- 337 reforms have already been implemented under Business Reform Action Plan 2017 and State achieved implementation score of 94.13%. More than 100 timelines have been notified under state Single Window Act, 2018 and Public Service Guarantee Act, 2011.
- 37 services from 11 line departments have been made online, with online application submission, payment, tracking and processing of applications.
**Good Governance**

Himachal Pradesh has been adjudged as the top performing State in Sustainable Development Goals, 2018 by NITI Aayog, Government of India. The State has also been awarded for “Good Governance” in Public Affairs Index amongst small states in 2018 and Special Performance Award for MSME Facilitation Council by Chamber of India Micro Small and Medium Enterprises in April 2019

**Reliable and Affordable Power**

Himachal Pradesh is a power surplus State and provides round the clock power at reasonable rates

### LIST OF INVESTIBLE PROJECTS

<table>
<thead>
<tr>
<th>S. No</th>
<th>Project detail</th>
<th>Investment Amount/ Land</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Passenger Ropeway at Baglamukhi Mata in Mandi District</td>
<td>INR 50 Cr. (USD 7.14 mn)</td>
<td>Promoter appointed</td>
</tr>
<tr>
<td>2.</td>
<td>Innovative Multi-modal Rapid Urban Transportation</td>
<td>INR 2500 Cr. (USD 357.14 mn)</td>
<td>Pre-feasibility study</td>
</tr>
<tr>
<td>3.</td>
<td>Puzzle Parking in Manali and Shimla</td>
<td>INR 90 Cr. (USD 12.86 mn)</td>
<td>Pre-feasibility study</td>
</tr>
<tr>
<td>4.</td>
<td>Smart Parking at Manali</td>
<td>INR 20 Cr. (USD 2.86 mn)</td>
<td>Pre-feasibility study</td>
</tr>
</tbody>
</table>
| 5.    | Ropeway –  
  -Karla Village Manali to Malinig Thatch and Commercial Complex at Malinig Thatch  
  -Thalot/ Chhet Village to Pundrik Rishi Temple & Forest Village Ropa (Panjia) and Commercial Complex | INR 50 Cr. (USD 7.14 mn) | Pre-feasibility study         |
| 6.    | Charging station for Electric Vehicles in Shimla, Manali and Dharamshala  
  -Charging station for small vehicle  
  -Charging station for long distance and heavy duty vehicle | INR 1.7 Cr. (USD 0.24 mn) | Pre-feasibility study         |
| 7.    | Industrial Corridor -  
  -Damtal to Indora, Length 12 km Double Lane  
  -Nalagarh to Ghanauli, Length 14.3 km (4 km in Punjab), Double Lane/ 4 Lane  
  -Nalagarh To Bharatgarh, Length 12.9 Km (2 km In Punjab), Double Lane/ 4 Lane  
  -Pannevane To Badli, Length 29 Km, Double Lane  
  -Shahilar To Chauaur, Length 10 Km, Double Lane/ 4 Lane | Estimated cost-  
  - INR 80 Cr. (USD 11.43 mn.)  
  - INR 110 Cr. (USD 15.71 mn.)  
  - INR 100 Cr. (USD 14.29 mn.)  
  - INR 250 Cr. (USD 35.71 mn.)  
  - INR 100 Cr. (USD 14.29 mn.) | Pre-feasibility study         |
| 8.    | Development of Transport Nagar at Mohal Rampur, Tehsil & Distt. Una | Land identification under process |                             |
| 9.    | Establishment of Automated Driving Test Track Centres in Himachal Pradesh on PPP mode. | 0.809 Ha. of land | Land identification under process |
| 10.   | Establishment of Mobile Automated Vehicle Inspection & Certification Station on PPP mode in Himachal Pradesh. | Not Applicable | Pre-feasibility study |
Details of the concerning Nodal Officer of the “Housing, Urban Development, Transport, Infrastructure & Logistics sector”

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Phone: +91-1772803136, +91-177-2808642 | Email: transport-hp@nic.in

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