

Executive Summary Indore presents exceptional investment opportunities as India's fastest-growing Tier-2 city, combining robust economic fundamentals with strategic government support. With Rs 2.46 lakh crores in investment pledges secured in 2024-25 and projected employment generation of 1.24 lakh jobs, the city offers compelling returns across manufacturing, IT services, real estate, and infrastructure sectors. ~ 1.24 Lakh Rs 64,813 Cr

District GDP

Jobs Generation

Sector-wise Investment Distribution

Economic Performance Indicators

GDP Growth (%)

Investment Inflow (Rs Cr)

Current Status & Key Data

7-8%

Annual GDP Growth



IT Services Real Estate Others 1,500+ 50,000+ Manufacturing Units **Annual Graduates**

Cleanest City (8 Years)

Key Financial Metrics

In Pithampur alone Technical institutions **GROWTH RATE EMPLOYMENT OPPORTUNITIES**

SECTOR INVESTMENT PLEDGED Manufacturing (ESDM) Rs 12,000+ crores **IT Sector** Rs 5,500 crores **Real Estate** Rs 8,000+ crores **Pharmaceuticals** Rs 3,000+ crores

80,000 + jobs8-10% 2 lakh jobs 15-20% 50,000+ jobs 9-10% 12-15% 25,000+ jobs

💂 JNPT Mumbai Port

Infrastructure & Connectivity

Strategic Location Advantages

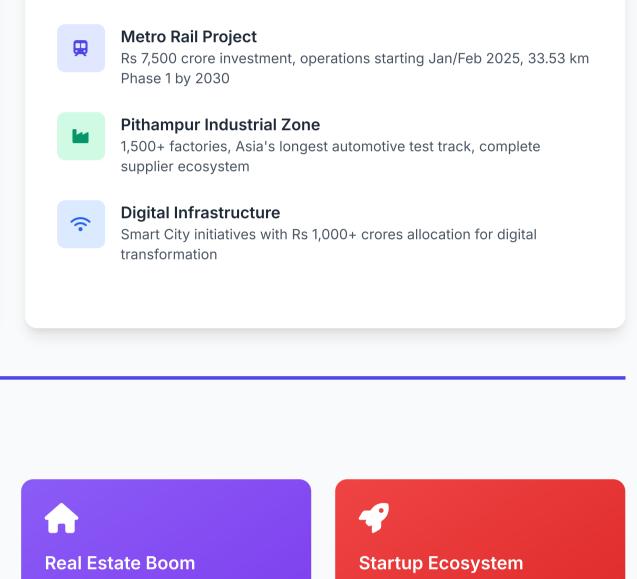
Shopal

Ahmedabad

💂 Hazira Port, Surat

Trends & Market Dynamics	
Sustainable Tech	
EV manufacturing and green mobility gaining momentum with policy support	
V	

DESCRIPTION



116 top startups with global ranking

GROWTH PROJECTION

15-20%

25-30%

15-20%

40%+

#106 in edtech

Infrastructure Highlights

25-30% price appreciation in Super

Corridor due to metro connectivity

INVESTMENT IMPACT

High ROI in IT parks

Commercial yields 8-12%

Venture capital inflows

FDI & NRI Benefits

100% FDI Allowed

No Investment Limits

Schedule 4 TISPRO

Expansion, R&D hubs

RERA projects, \$8M+ investments

ROI Projections by Sector

Real Estate

SaaS focus, 100+ unicorns

25

20

10

ROI %

Zero-investment solar models

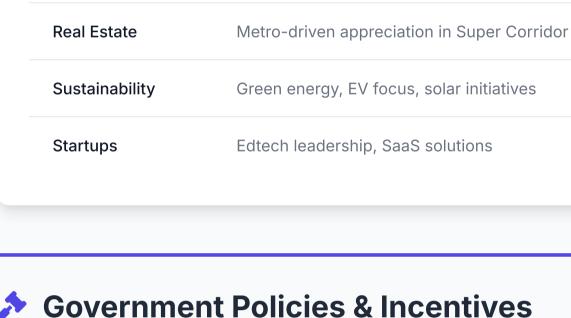
220 km

350 km

480 km

550 km

Tech Adoption Al, blockchain, 5G integration across sectors



Investment-Based Incentives

Rs 50-150 crores investment

Up to Rs 200 crores investment

Special electricity discounts

Ease of Business Ranking

TREND

Government Policies & Incentives Industrial Promotion Policy 2025 Highlights 40% incentives 32% incentives

Industrial users

Sector-Specific Benefits Food Processing 60% incentives **Pharmaceuticals** 52% incentives **Textiles Enhanced rates**

In townships, housing, and infrastructure under automatic route

Non-repatriation basis treated as domestic investment

Flexible regulations without FC-GPR filings required

World Bank Ranking Single Agency Clearance System Investment Promotion Centers 48,000 hectares land bank **Major Companies & Industrial Players Automotive Pharmaceuticals**

Cipla

• Lupin

Glenmark

• Sun Pharma

• IPCA Laboratories

• Piramal Healthcare

Among Indian States

<> IT Services FMCG • TCS (2011) • ITC Limited Parle Products • Infosys (2013) • Britannia Industries • IBM Accenture • Nestle India Yash Technologies • Samsung Electronics • Impetus Technologies • Panasonic India NOTABLE ACTIVITIES MARKET POSITION GenAl solutions, tech centers Growing

Established

Expanding

Emerging

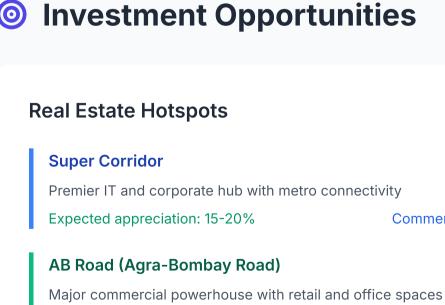
KEY PLAYERS

TCS, Nextel, DigiValet

Omaxe, Godrej Properties

Gramophone, Academia ERP

Sun Pharma, Cipla



Strategic connectivity

Stable rental income

1,500+ industrial units

• Pithampur SEZ: 1,038.57 hectares

• IT/ITES SEZs: Multiple locations

• Agro SEZ: 222.58 hectares

• Integrated Industrial Parks

Pithampur Industrial Zone

Manufacturing hub requiring supporting infrastructure

Special Economic Zones

Tax Benefits & Export Incentives

Tier-2 City Comparison

Competitive Analysis vs Peer Cities

Vijay Nagar

Bajaj Auto

• Eicher Motors

Bosch Limited

• Cummins India

SECTOR

IT/BPO

Pharma

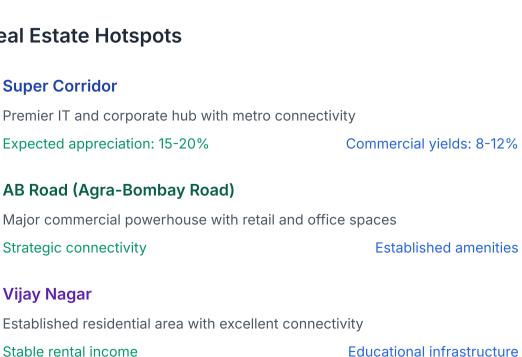
Real Estate

Startups

Industry Sector Analysis

• Hindustan Motors

• Bridgestone



Growing demand

• Metro Rail: Rs 7,500 crore

• Ring Roads & Flyovers

• Digital Infrastructure

Indore [

Connectivity

Pune [

Infrastructure

Cost Efficiency

Nagpur

5-6%

Mining, Logistics

Geographic

center

Low

Metro planned

Medium

Competitive Advantages

Talent Availability

20-30% cheaper operations than Tier-1 cities

50,000+ annual graduates from premier institutions

GDP Growth 100

Talent Pool

Jaipur

6-7%

Tourism, Gems

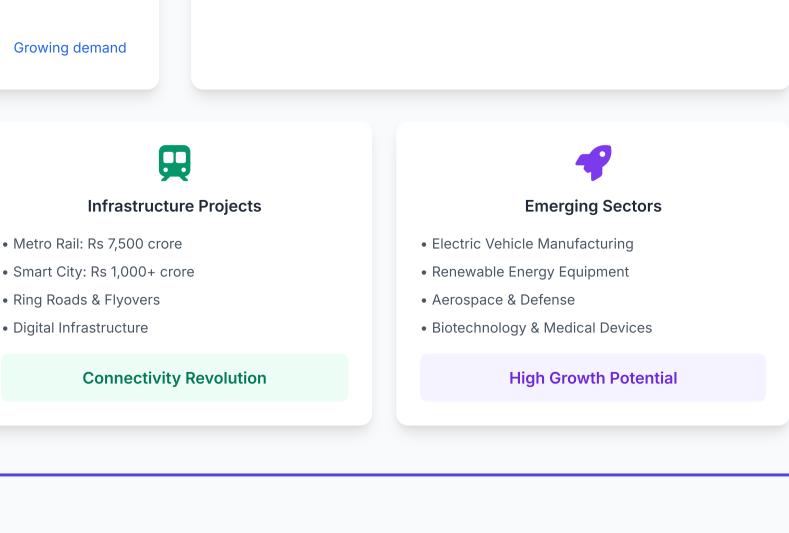
Tourist circuits

High

Metro

operational

Medium



Surat

8-9%

Textiles,

Chemicals

Port proximity

Moderate

No metro

High

Pune

7-8%

IT, Auto

Tech corridor

High

Metro

operational

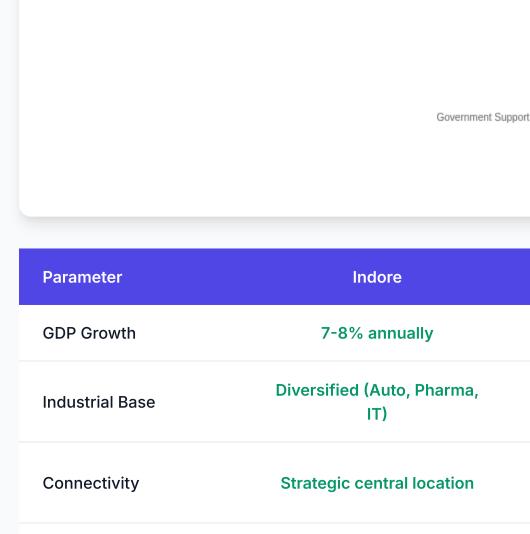
High

Expected ROI (%)

IT Services

Manufacturing

Pharmaceuticals Green Energy



Moderate

Metro starting 2025

High

Cost of Living

Infrastructure

Competitiveness

markets

growth potential

Risks & Challenges

Infrastructure Bottlenecks

Current Limitations

Mitigation Strategies

Risk Mitigation Framework

Investment Details

technologies.

Success Factors

• Ring roads and flyovers under construction

Regulatory & Compliance

Investment Promotion Centers providing

facilitation services and pre-approved industrial

Case Studies & Success Stories

Global technology services expansion in Indore

Accenture opened its Advanced Technology Center in Brilliant Sapphire,

Indore in June 2022, focusing on AI, cloud, data analytics, and metaverse

Access to local talent from IIM Indore, IIT Indore, and DAVV

Cost advantages compared to Tier-1 cities while maintaining quality

Transformation to "Detroit of India" status

Pithampur Automotive Cluster Evolution

• 47% female workforce supporting diversity goals

Accenture Advanced Technology Center

Indore's Unique Strengths

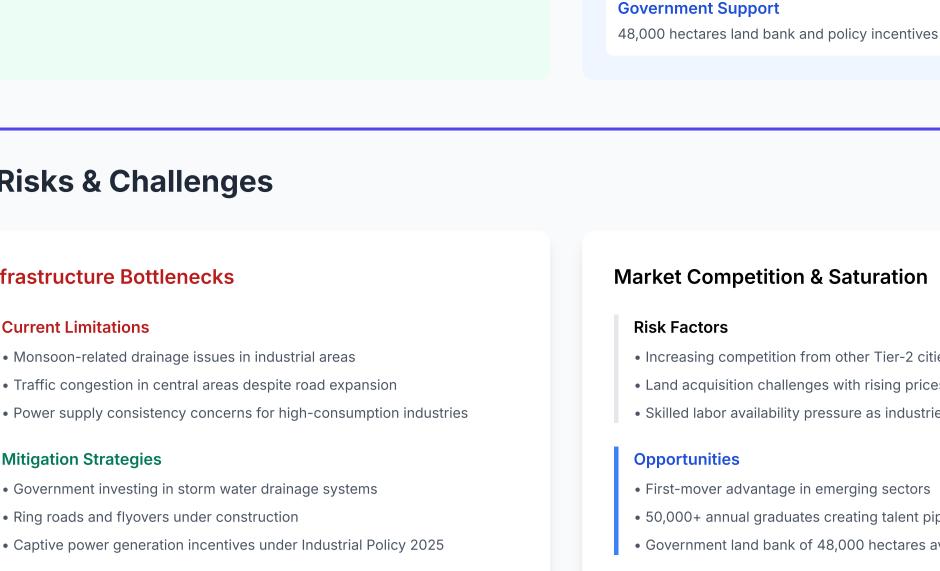
#1 Cleanest City for 8 consecutive years enhancing livability

Strategic location with equal access to northern and southern

Balanced economy across manufacturing, services, and agriculture

Lower real estate costs compared to Pune while offering similar

Score



Impact & Results

10,000+

Current Status & Impact

1,500+

Manufacturing Units

Results & Ecosystem Impact

10,000+

Direct Jobs

Sector Growth Forecast

2026

Integrated Townships

Residential, commercial, and recreational

facilities

6.0

5.5

5.0

4.5

4.0

3.5

3.0

2025

GDP (Rs Lakh Cr)

institutes, and support services.

supply chain from components to finished vehicles.

High-value Technology Jobs Created

Established Indore as viable location for global technology centers and

Contributes significantly to India's automotive exports with integrated

Triggered ecosystem development of smaller IT companies, training

GDP (Rs Lakh Cr)

2027

2028

2029

Industrial Real Estate

Growing demand with manufacturing

expansion

For International Investors

• Joint Ventures with established local players

• Technology Transfer (50% reimbursement

• Export-Oriented Units with freight subsidies

High-value Manufacturing: Electronics, automotive,

Technology Services: Software development, R&D

Infrastructure: Power, transportation, urban projects

Entry Strategies

Sector Prioritization

pharmaceuticals

centers

available)

\$2B+

Annual Production Value

100+

Supporting Companies

Jobs (Lakhs)

7.0

6.5

6.0

5.5

5.0 4.5

4.0

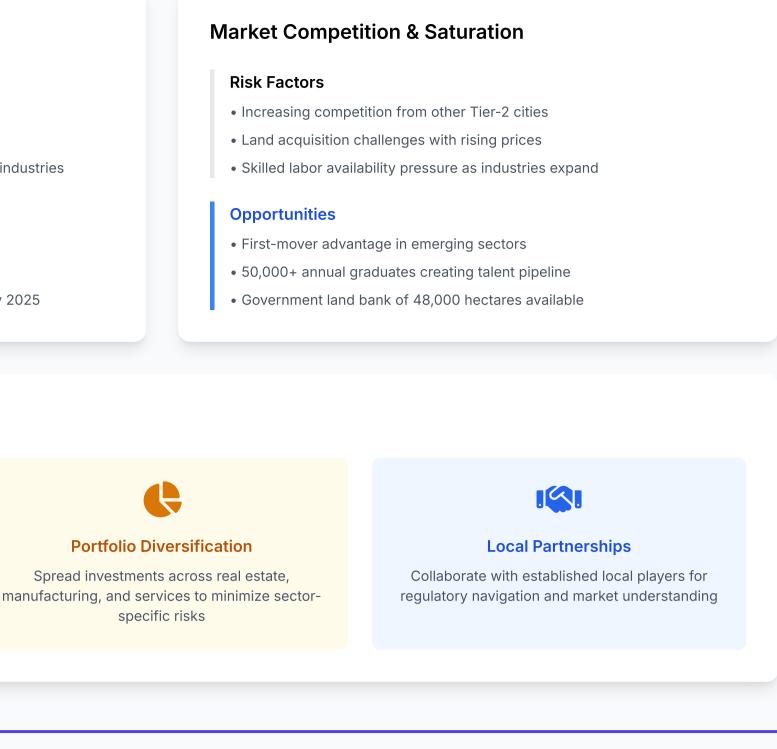
3.5

3.0

2.5

2030

triggered ecosystem development of supporting services.



Bridgestone setting up tire manufacturing facility Asia's longest test track for automotive testing **TCS & Infosys IT Hub Creation**

Strategic Investment Rationale

Timeline & Development

Key Developments

• 1980s: Industrial zone establishment

2000s: Major automotive companies setup

• 2010s: Complete supplier ecosystem development

• Bajaj Auto establishing major manufacturing presence

• 30-40% operational cost savings vs. Bangalore/Mumbai

Stable talent pool with lower attrition rates

Government support through IT policy incentives

Quality infrastructure with reliable connectivity

Future Outlook (5-10 Years)

Growth Projections 2025-2030

Strategic IT services delivery center establishment

• Present: 1,500+ manufacturing units operating



Emerging Opportunities

Electric Vehicle Manufacturing

Renewable Energy Equipment

▼ Biotechnology & Medical Devices

Real Estate Market Evolution

Super Corridor

100%+ appreciation by 2030 with metro

connectivity

For Domestic Investors

• Real Estate Development: Super Corridor, AB

• Manufacturing Support Services: Logistics for

• Educational Infrastructure: Technical training

Immediate (2025): Metro corridor real estate

Short-term (2025-2027): IT and commercial real

Long-term (2027-2030): Industrial infrastructure

Risk Management & Best Practices

Start small before major commitments

Spread across real estate, manufacturing, and services

Navigate regulations and understand market dynamics

Risk Mitigation Strategies

Diversified Portfolio:

Local Partnerships:

Phased Approach:

Priority Sectors

Pithampur cluster

Investment Timeline

institutes

Road (15-20% appreciation)

★ Aerospace and Defense

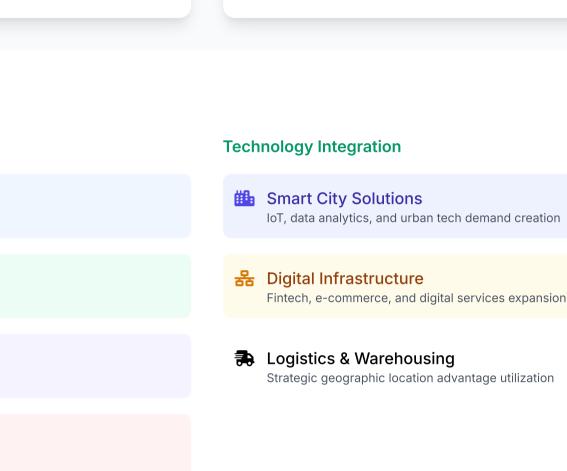
Dedicated EV policy incentives and infrastructure support

Leveraging central India's renewable energy potential

New policy framework supporting defense production

Specialized incentive structures and research support

Next-Generation Sectors



For NRI Investors

• 100% NRI investment allowed in townships and

• No limit on non-repatriation basis investment

• Schedule 4 TISPRO flexibility without FC-GPR

Real Estate Plots: Rau, Mhow corridor before

Industrial Investment: Food processing and

Commercial Properties: Vijay Nagar and AB Road

Regulatory Advantages

Recommended Strategies

infrastructure completion

pharmaceutical sectors

infrastructure

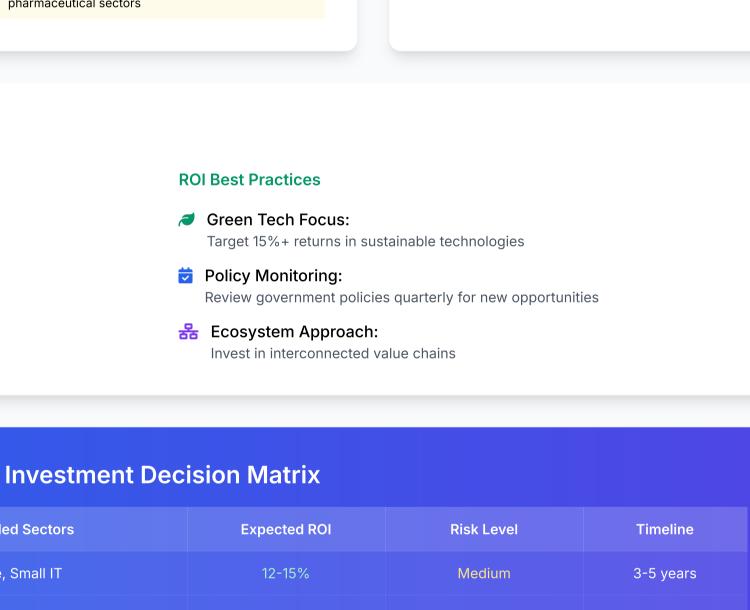
filings

Airport Corridor

Development with aviation sector

expansion

Actionable Insights & Investment Strategies







Cost Advantage

20-30% lower operational costs

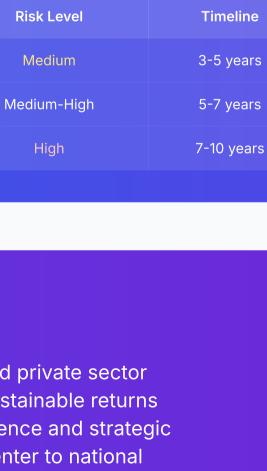
than Tier-1 cities

Our Services

Residential Properties

Contact Us Today

Property Consultation: Lashkari Properties



Investment Size Recommended Sectors Rs 1-5 Crores Real Estate, Small IT Rs 5-25 Crores Manufacturing, Commercial RE Rs 25+ Crores Industrial, Infrastructure

High

Strategic Location

Central India connectivity to major

markets and ports

The convergence of government support, infrastructure development, and private sector growth positions Indore as a compelling investment destination offering sustainable returns while contributing to India's economic transformation. With proper due diligence and strategic planning, investors can capitalize on the city's transition from regional center to national **High Growth Potential Government Support**

7-8% annual GDP growth with

diverse sector opportunities

promising locations.

Local Market Expertise

Legal Documentation

Local Insights

Deep understanding of Indore's micro-markets,

Premium plots, apartments, and villas in Super Corridor, AB Road, and emerging areas **Commercial Investments** Navigate Indore's dynamic real estate market with confidence. Office spaces, retail outlets, and industrial properties with high ROI We provide comprehensive property consultation services, helping investors identify prime opportunities in the city's most **Investment Consultation** Market analysis, project evaluation, and strategic investment planning **NRI & International Services** Investment Analysis compliance **End-to-End Support**

Comprehensive policy framework

and investment incentives

Specialized assistance for overseas investors with regulatory lashkariproperties.com Professional property consultation services in Indore

Made with Genspark

Quick Turnaround

Efficient processes and local networks ensure fast

and due diligence before recommendation upcoming developments, and growth corridors property identification and transaction completion This comprehensive investment guide is based on latest available data and market research as of 2024-25. Investors are advised to conduct their own due diligence and consult with local experts before making investment decisions.

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Verified Properties

All properties undergo thorough legal verification