



Invest in land... invest in future!



ECOHABITAT - 1 |

at DAHEJ



Presenting:



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NJ ECO Habitat an project by NJ India Realty Pvt. Ltd. Specially design for tomorrow as because of global warming we need to have Eco friendly atmosphere to reduce negative impact on the planet in every way possible!

NJ ECO Habitat is location in Dahej – Gujarat. Just 80km from vadodara. An upcoming location which has great opportunity of growth. Dahej is also located at the path way of DMIC project. Eco Habitat is project with concept of Residential Plotting with Eco friendly environment and a complete water management considering all the requirement of the user.


NJ ECO Habitat is eco-friendly developed plots which is design to create a responsible lifestyle apt for a future in Eco preservation and living comforts. Designed by leading architects and designers, keeping in mind the human, environmental and all technological factors.

A great OPPORTUNITY...





WHY INDIA?

- 1.3 Billion (130 Cr.) population.
 - Worlds largest democracy.
 - India is now worlds 4th largest economy and it will cross Japan by 2012 and 2014 to become the 3rd - largest GDP \$576 Billion.(\$57600 Cr.) (GDP rate 8%)
 - Real Estate sector accounts for approximately 5% of India's GDP. The current size of the industry is close to USD 50 billion (\$5000 Cr.) and the same is expected to reach a size of USD 180 billion (\$18000 Cr.) by 2020*
 - The Real Estate sector is the second largest employer in the country, next to agriculture. The sector has backward and forward linkages with about 250 ancillary industries such as cement, brick, steel etc**
 - 70% new employment will be generated in cities, contributing more than 70% of GDP
 - Rise of globally competitive Indian companies: Reliance, Jet Airways, Wipro, Infosys, Ranbaxy, Tata Motors etc.
 - 100 Indian Companies have market cap of US\$ 1 billion (\$100 Cr.)
 - 125 Fortune 500 companies have R&D bases in India
 - 91 Million (9.1Cr.) urban households will be middle class, up from 22 million today
 - 68 Cities will have population of 1 million plus, up from 42 today; europe has 35 today
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Why GUJARAT?


Strategic Location:

- Access to major International and domestic markets.
- Located on the west coast of India and connected to major ports of UK, Middle East, Africa, East Asia and Australia. **1,500 km coast line** - the longest in India, offers numerous opportunities for port based industries. Gateway to land locked states in India.

Strong Economy:


- Gross State Domestic Product (GSDP): **INR 3,372 billion (33.72 Lac.Cr.) (US\$ 7500 Cr.)**
- Population: **51 million (5.1 Cr.)**
- Urbanisation: **37.4%**

Facts:

- Highly industrialized state, with **38%** of GDP contributed by secondary sector.
 - Sustained investor confidence, state with the one of the highest number of investment proposals in India.
 - Around **22%** of India exports contributed by Gujarat.
 - An economy on the boom and beating recession, GSDP growth of more than **10%** since 2004.
 - Per Capita Income at current prices (2007-08): **Rs. 49,251 (US\$ 985)** National Average: **R40,141 (US\$ 802)**
 - Industrial Growth Rate (2004-08): **13.7%**
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Gujarat - The Growth Engine of India

- World's largest producer of processed diamonds.
 - World's largest grass root petroleum refinery at Jamnagar.
 - World's largest producer of Psyllium Husk, Fennel Seeds and Castor.
 - India's largest producer of Cotton.
 - India's first state to enter Carbon Trading Agreement with World Bank.
 - India's largest producer of Pharmaceuticals, Chemicals and Petrochemicals.
 - India's largest Copper Smelter.
 - India's largest producer of Salt, Soda ash and Marine products.
 - India's only state to have an Integrated State-wide Gas Grid.
 - India's first two LNG Terminal at Hazira and Dahej.
 - India's first Chemical Port at Dehej.
 - Amul ranked world's top 21 largest dairy business.
 - World's 3rd largest producer of denim.
 - World's largest gas based single location sponge iron plant.
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DMIC - Delhi Mumbai Industrial Corridor

- Delhi-Mumbai Industrial Corridor is a mega infra-structure project with the financial & technical aids from Japan, covering an overall length of **1483 KMS** between the political capital and the business capital of India, i.e. Delhi and Mumbai.
 - Government of India has announced establishing of the Multi- modal High Axle Load Dedicated Freight Corridor (DFC) between Delhi and Mumbai with an investment potential of **US\$90 billion**.
 - The alignment of the proposed DFC passes through Palanpur, Mehsana, Ahmedabad, Vadodara, Bharuch and Valsad in Gujarat. About 62% of area of the state (18 out of 26 districts) is covered within the influence area of DMIC.
 - Being laid down between Delhi and Mumbai, DFC is a new rail transportation system with high axel, multimodal and computerised features.
 - **38% (564 km)** of the 1500 km length of DFC will pass through Gujarat. DMIC area to be developed as 'Global Manufacturing & Trading Hub' in two phases (6 nodes) – supported by world class infrastructure & enabling policy framework.
 - Investment potential for Gujarat is about **US\$30bn** (1/3rd of total investment potential in DMIC). Government of Gujarat has announced during the 'Vibrant Gujarat' summit in January, 2007 that the state has signed Memorandum of Understanding (MoU) with renowned corporate in various industrial sectors worth **INR 2,84,451Crore** offering employment to **6,93,747** people.
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Why DAHEJ?

Special Investment Region Gujarat:

Dahej is a fast developing port town situated on the Gulf of Khambhat in Bharuch District, Gujarat. It is the site of Dahej Port and IPCL Petrochemical Complex. Dahej is situated 42 km west of Bharuch. Bharuch Junction Railway Station serves Dahej. Nearest airport is at Vadodara.

Special About DAHEJ:


- GIDC - Special Investment Region.
- Area: 453 sq. km/45300 hectares.
- Focus Sectors: Chemical & Petrochemical, Engineering, Ship building, SEZs.
- GIDC as Developer - Dahej SEZ Special Economic Zones (SEZ).
- Dahej SEZ - a 1700 hectare multi product SEZ - has been developed by Dahej SEZ Ltd. (DSL), a company jointly promoted by GIDC and ONGC.
- Dahej SEZ, Vagra, Bharuch - SEZ is a part of Dahej Petroleum, Chemicals and Petrochemicals Investment Region (PCPIR) and is within Delhi-Mumbai Investment Corridor (DMIC).

Dahej SEZ has been identified as among the top 25 Global Free Zones of the Future 2010-11 by fDi Magazine, FT business, London



Development at DAHEJ

Proposed Component

- Export-oriented Industrial Units/ SEZ.
 - IT/ITES/Biotech Hub.
 - Truck Terminal with Warehousing.
 - Integrated Townships with residential, institutional, commercial and leisure/recreation infrastructure.
- Development of Vadodara Airport.
- Feeder Road Links: Development of Feeder road linkages connecting the identified industrial area with NHDP, DFC corridors and Hinterland includes following proposals :
 - Connectivity to NH-8, the Golden Quadrilateral Corridor.
 - Augmentation of Jambusar-Vadodara, Vadodara-Rajpipla and Rajpipla-Ankleshwar-Dahej links.
 - Development of requisite grade separators/flyovers/interchanges and underpasses along the National Highways/ State Highways and access roads for uninterrupted freight and passenger movement to the region.
 - Proposed Petroleum, Chemicals and Petro-Chemical Investment Region (PCPIR) in the region would attract large scale investments in chemical/petrochemical industry as well as in providing world-class infrastructure.
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Industries in DAHEJ

ABG Shipyard
ActionPetrochem
Adani Petronet Port
Expanded Polymer Systems
Fermenta Biotech
Firmenich Aromatics Production
Gujarat Alkalies and Chemicals
Gujarat Chemical Port Terminal Co.
Gujarat Fluorochemicals
Gujarat Narmada Vally Fertilizer Co.
Hemani Intermediates
Hindalco Industries
Indofil Chemicals Co.
Insecticides (India)
Luna Chemical Industries
Meghmani Finechem
Meghmani Organic
Nahar Colours & Coating
Organic Industries
Pavit Ceramics
Payal Petrochem
Petronet LNG
Pidilite Industries
Rallis India Ltd.
Reliance Industries
Roxul Rockwool Insulation India
Siris Crop Science
SRF
Sterling Auxiliaries
Styrlutin India / BASF Styrenics
Universal Chemical & Industries
Welspun Corp

APPL Industries
Aries Colorchem
Arora Sales Agency
Benzo Chem Industries
Bharat Sanchar Nigam
BOC India
Breeze Intermediates
Cambay SEZ Hotels
Chemetall Lithium India
Chokshi Colours
CS Performance Chemiclas
DIC Fine Chemicals
Euclid Constructions
Fermenta Biotech
Fernas Construction India
Galaxy Surfactants
Glenmark Generics
Glomet Technologies
Godrej & Boyce Mfg. Co.
Gujarat State Petronet
Hindustan Polyamides & Fibres
Hindusthan M-I Swaco
Indo Baijin Chemicals
Indofil Industries
ISGEC
Makhteshim Agan India
Meghmani Chemtech
Meghmani Industries
Meghmani Unichem
Neesa Infrastructure
Neobags Overseas
ONGC Petro Additions

P&J Cretechem
Panama Petrochem
Pidilite Industries
Rallis India
Ramdev Chemical Industries
Roxul Rockwool Insulation India
Sabero Organics Gujarat
Sajjan Specialty
Sapthagiri Hospitality
Sarju Impex
Shiva Pharmachem
Sigachi Cellulos
Sterling Vinnyl Additives LLP
Survival Technologies
Tatva Chintan Pharma Chem
Tega Industries (SEZ)
Torrent Energy
Torrent Pharmaceuticals
Vijay Tanks & Vessels






Why ECO?

- **Social Responsibility:** Practice ownership & responsibility towards environment.
- **Customer Centric:** Better and sustainable living for future for communities.
- **Values:** Low carbon footing & environmental impact in pursuance of project developmental works.
- **Marketability:** Growing awareness, sensitivity & consciousness among public.

Why NJ ECO Habitat

- **Location:** NJ ECO Habitat is located in Dahej, the fast growing place in Gujarat.
The growing industrial belt with DMIC project makes Dahej very lucrative for residential project too.
 - **Process Driven:** NJ ECO Habitat will be well programmed with proper land acquisition, cost analysis and project designing, which will be dealt with by an expert team of architect, structure designer, various consultants, legal advisors, auditors etc.
 - **Wealth Creation:** As a philosophy of NJ, we always look for the customer 'Wealth Creation'. With the same objective, we identify the realty opportunity with defined research & analysis for the long term wealth creation.
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Presenting...



ECOC HABITAT - 1 |

at DAHEJ



Phase 1: sold out



NJ ECO Habitat Features

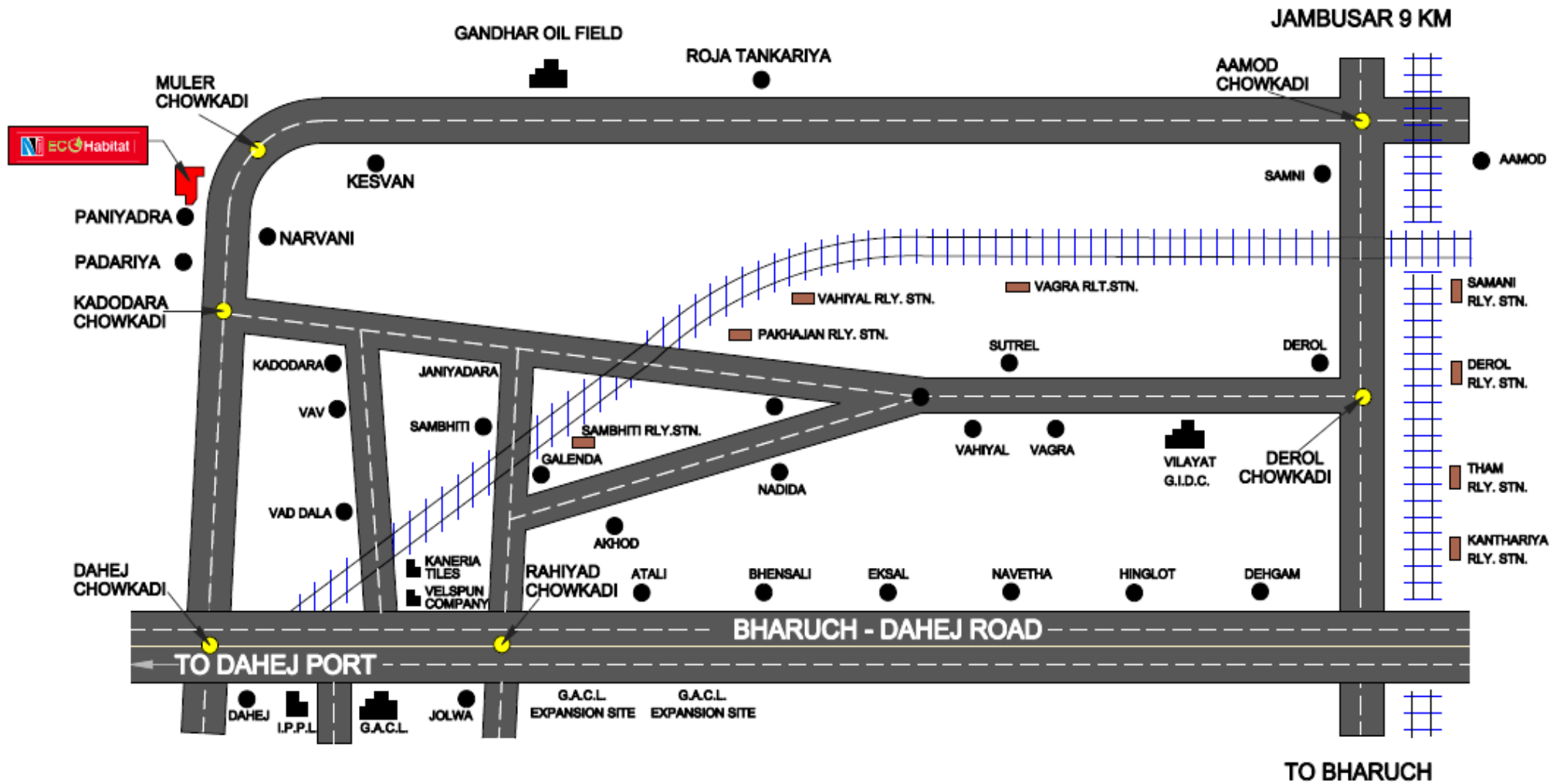
- RCC/Pavers Roads
- Paver Blocks for the Pathways
- Storage Water Tanks
- Rainwater Harvesting System for the Campus
- Underground Water Supply
- Underground Storm Water Drain
- Large Open Spaces for Gardens
- Underground Cables for Electricity
- Street Lights

ECO Preservation Features

Pollution Control:

- Use of trees as sound barriers
 - Reduced air, water, sound, land and light pollution with
 - plantations and technology
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Location Map



-: Developer :-

SANSKRITI Infrastructure & Developers

-: Project Design and Conceptualization:-

Designlogic

-: Marketing Partner:-





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