

DISCOVER
YOUR PATH TO
PROGRESS

INDUSTRY IS THE
SOUL OF BUSINESS AND
THE KEYSTONE OF PROSPERITY.

- CHARLES DICKENS -



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MAKE IN INDIA



The Make in India initiative was launched in 2014 by the honorary Prime Minister of India to boost the domestic manufacturing sector. The initiative was devised to transform the industry by creating and encouraging avenues for the development, manufacturing, and assembly of products in India. Drawing inspiration from the four pillars of the initiative, Highland Industrial City strives to present a New Mindset, New Sectors, New Infrastructure, and New Processes to transform the region's industrial landscape. With world-class design and cutting-edge infrastructural facilities, the development is poised to be a hub of growth for new-age industrial magnates and ambitious entrepreneurs.

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THRIVING THROUGH INDUSTRY

At the helm of every economy is industry - driving crucial growth and consistent progress for every aspect of a region. Whether it is local, state, national, or international - industry is linked to income, opportunities, and empowerment for the people and for governments.

Since the days of yore, industrial towns have always flourished and are often the first choice for those seeking a better way of life. These towns often become hubs of development and advancement as they are characterised by technological progress. In India, cities like Jamshedpur and Bombay are testament to this fact, and in modern times we have many more such examples.

Elevating the modern industrial revolution a step further is the vision of the Indian government under the aegis of the Make In India scheme. The government of India is nurturing a secure and self-sufficient economy by strengthening the industrial landscape of the country.

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DERABASSI - LALRU: A RESPECTED INDUSTRIAL LANDSCAPE

Strategically located on the Chandigarh-Delhi national highway, DeraBassi-Lalru became the perfect destination for rapid industrial growth as multiple manufacturing units were established in the late 1980s and early 1990s.

Even today, the Ramgarh-Barwala belt of DeraBassi is home to numerous manufacturing units of local, regional, national, and international brands including food processing, precision machinery, sanitary ware, construction goods, and electrical appliances amongst others.

The regional economy was built and continues to thrive on the local industry.



HIGHLAND INDUSTRIAL CITY

A REVOLUTIONARY NEW DIMENSION TO DERABASSI- LALRU INDUSTRIAL BELT

Lalru's strategic location and established reputation as a manufacturing hub with approved industrial zones make it ideal for a path breaking organised industrial park. Highland Industrial City will be the first-of-its-kind world-class hub providing robust and cutting edge infrastructural support to the industry.

Designed to be an innovative solution to the growing needs of the industry, the necessities and goals of the progressive industrial entrepreneur are the guiding principles for Highland Industrial City.

Offering fully customised sheds, Highland Industrial City will deliver versatile solutions to the region's industrial needs. Highland Industrial City will also offer tailor made solutions and act as a catalyst for industrial growth in this region.

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LOCATION MAP



LOCATION AND CONNECTIVITY

Highland Land is Adjacent to the Upcoming 600-Acre GAMADA Residential Project.

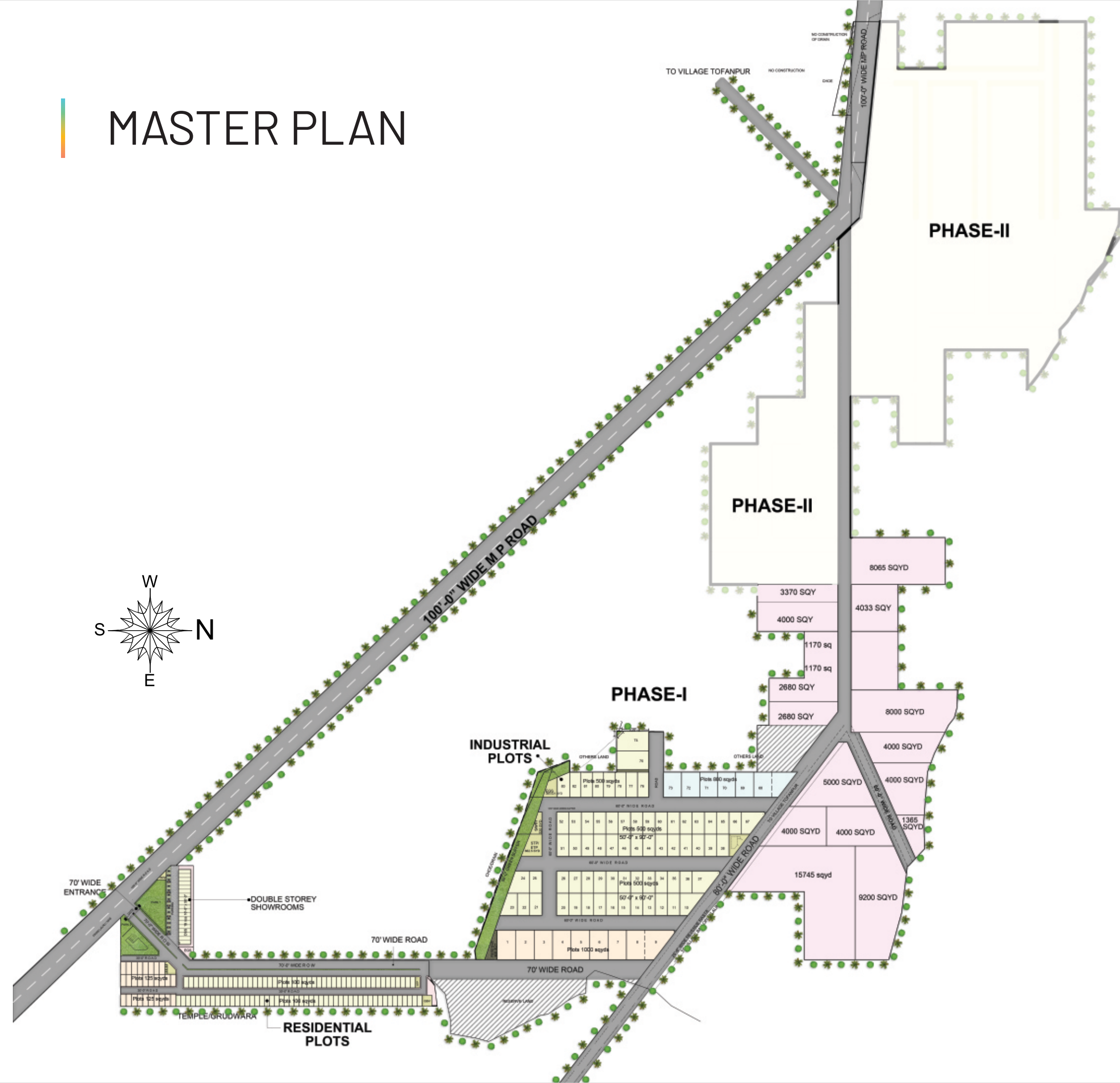
Easy access to major cities like Delhi, Ambala and panchkula via NH-44 and NH-64.

First project is an Integrated Industrial City that combines Residential, Commercial, and Industrial spaces.

Lalru is a town located in the Mohali district of Punjab. It is situated just 20 kilometres away from Chandigarh.

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MASTER PLAN



MANUFACTURING UNIT



**HIGHLAND
INDUSTRIAL
CITY** CHD-AMBALA ROAD
Lalru, Punjab

AUTOMOBILE INDUSTRY

Punjab is the largest tractor manufacturing center in the world. Mahindra & Mahindra being a pioneer in tractor's manufacturing has set up their plant in Lalru. This will not only add to the advancement of the region, it will also did Lalru in emerging as an auto ancillary hub of the neighbouring area.

INDUSTRY CLUSTERS IN FOCUS

CHEMICAL



TOOLS & PRECISION



TEXTILE



PHARMA



BUILDING MATERIAL



FOOD PROCESSING



GENERAL



FURNITURE



PROPOSED FEATURES & SUPPORT SYSTEM

 Red Zone (Main Requirement of Industry)	 With 100+ Acres Land	 Wide Roads 60ft. and above	 Solid Waste Disposal
 Weighing Bridge	 Daily Convenience Store	 Sanctions & Approval Assistance	 Govt. Department Liasoning Support
 Dispensary	 Temple	 Residential Plot for Senior Employee	 Concrete Roads* (Proposed)
 Construction Support	 STP	 Bank Loan and Funding	 Drivers Resting Area

BENEFITS



- » 100% Reimbursement of Stamp Duty
- » 100% Exemption of Electricity Duty for 7 years
- » 100% Exemption from Property Tax
- » Investment subsidy by way of reimbursement of Net SGST on Inter State Sale
- » And many other benefits as per Government Policies



- » Subsidies on total project cost on most of the sectors available
- » Collateral free Bank loans
- » 1% interest exemption on overdraft
- » 50% discount on Govt. fee on trade marks
- » Other Tax Benefits as per Government Policies
- » Credit linked Capital Subsidy Schemed for Technical Upgradation



DEVELOPED BY
THE DYNAMIC
HIGHLAND GROUP

Highland LifeSpaces is the real estate vertical of the Highland Group. Renowned as a versatile business house, Highland Group possesses a widely diverse portfolio of investments and interests that began 30 years ago with a paper mill incorporated in 1993. Apart from real estate, Highland Group manages assets in hospitality, extending into food and beverage. Based in Chandigarh and operating in Upper North India, Highland LifeSpaces expands into key functioning areas across real estate, namely - township development, logistics parks, warehousing, hotels, commercial buildings, and luxury apartments. The company has a demonstrated track record of on time delivery with 100% project occupancy.

Corporate Office

SCO – 159, 160, 2nd Floor, Sector 117, Mohali

Site Office

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