

Development Opportunities:

INDIA: A Welcome Growth Story:

As the global geopolitical and economic environment turns increasingly volatile. India's stability along with a large domestic consumer base, continuous to provide significant opportunities for global investors. The deft handling of challenges by our policy makers has gone a long way in securing that spot for our country in the international arena. Investors are now gravitating to the second largest emerging economy after the regulatory crackdowns in China. New investments in digital services, manufacturing and sustainable energy generation projects are bearing fruit, as the vast and under-penetrated domestic market insulates India from global recession. With the world highest Young and educated population has opened unending demand for the various Real Estate and Infrastructure Projects.

We humbly invite our prospective partners and joint-venture firm to be part of the Indian growth story.

INDIA

India as the fastest growing economy in the world with highest middle level income of young population, offers enormous growth for the Real Estate & Infrastructure Development. The country with world's second largest population and rapid urbanization has vast scope for foreign funds and collaborations, resulting in good returns.

Government of India is working on its international declaration for achieving 100% zero emission nation by 2070. Thus the Centre and all the State Governments are giving great emphasis, importance and are offering encouragement to new technologies along with sustainable and environment friendly LEED/IGBC rated Green Building design and development expertise.

To give impetus to the economic activity, GDP and employment generation the Government of India has taken many important steps, policy decisions and production link incentive (PLI) schemes. The results have started coming and signs of growth are being noticed by the international agencies like; World Bank, IMF, ADB, EU, Bloomberg and economists etc. The PLI schemes for various Electronics items are worth billions of US \$ like; Manufacturing of Semiconductor Chips & Display Systems and packaging including allied software R&D apart from the various electronics & electrical products. Massive cash incentive and PLI for Small and Medium industries, award of 100 Smart Cities, Redevelopment of Airports & 200 Railway Stations, National Highways and Inland Waterways, IT Parks, SEZ's, New National Logistics Policy (NLP), various schemes for Real Estate and Affordable Housing projects with control on basic prices of Cement & Steel has given right growth momentum to the overall growth story of India. The right push to industrial manufacturing along with NLP, launched can lead to greater integration of India into global value chain, higher share in international trade, higher employment, and accelerated economic growth. The rapid technology advancement and

growth of telecom sector and Mobile manufacturing itself along with launch of 5G are also massive contributors to the growth story.

MAMS Infracon Projects (MIP) wish to bring in new technologies and environment friendly LEED/IGBC rated Green Building design and development expertise on the lines of 'Smart Cities' & 'Smart Neighborhood'. The idea behind smart neighborhood is to enhance human, economic and social development, reduce costs and optimize resource consumption. We wish to implement Green Building features with eco-friendly energy efficient design solutions having solar power and promoting EVC etc. The projects will have cost efficient and environment friendly design and layout with emphasis on energy efficiency and provision of; large and well distributed Landscaped/Green areas and tot-lots, Internal road network with EV charging stations, Dedicated Cycle Tracks and Pedestrian walkways, Rainwater harvesting, Sewerage treatments plants with recycling of treated water etc leading to zero waste society. We envisage the proposed development from water, energy and waste management to indoor and outdoor sustainable environment quality leading to happy and healthy place to live and work.

Projects

1. Satellite Township & Smart City Projects:

A. Green Field Development of Satellite Townships & Smart Cities: The rise in GDP and individual income with influx of population from rural areas to urban areas has enormously increased the demand for planned smart cities along with rapid expansion and extension of all existing Indian cities, for an urban population of 600 million. **Also to give the urban mission a proper directive, Government of India has already approved with participation of State Governments more than 100 Smart Cities, and the basic works have already started in last two years.**

Opportunities:

(i) Satellite Townships/ Smart Cities:

Self-sustainable, well planned environment friendly Township projects are the current and urgent requirement adjoining the existing Metro Cities of Tier-1, 2 or 3, due to unplanned and overflowing of population and vastly insufficient Infrastructure, transportation systems and devoid of basic facilities.

(ii) Education & Knowledge Park -Smart City

With full residential and support infrastructure facilities; India is becoming education hub for Gulf and African nations apart from students from neighboring countries. Country has vast requirement of Grade-I residential High Schools (with complete boarding & lodging facilities) and all type of Technical, Medical and Management Universities/Institutions. Skill

development institutes, ITI's and E-learning platform to cater for every student. As per new education policy the foreign tie-up and collaborations with Universities has also been approved, which opens new avenues for **Foreign Direct Investments - FDI** in this field.

Collaborating with an existing College/University or going for green field city are some of the business propositions.

(iii) Electronics and SME Smart City

With full Residential and support infrastructure facilities: Complete infrastructure facilities for manufacturing of environment friendly Electronics & Electrical products to avail PLI and various incentives being offered by the central and state governments, Solar Photovoltaic modules, Solar Wafers and Polysilicon with push for Integrated units, Cell modules etc. Provision of IT Park/Plug to Play Smart Office Building; 24x7 working environment; Various type of Group Housing Projects, Educational Institutions, Community & Recreational facilities, Hotel & Serviced Apartments; to meet the immediate and future needs for on-site 'walk to work' accommodation of staff.

(iv)

Mixed Land Use design Smart City;

The Proposed Development Model: Having Mixed Land Use for an Industrial Estate/Township with all the Self-Contained Facilities promoting walk-to-work culture in sustainable environment friendly development consisting of :

- Non Polluting Industrial Plots of various sizes with all the infrastructure facilities ;
- IT Park/Plug to Play Smart Office Building;
- 24x7 working environment ;
- Hotel & Serviced Apartments;

to meet the immediate and future needs for on-site 'walk to work' accommodation for the Jr & Sr Executives within this Estate ; Affordable Group Housing for all categories of industrial and white color workers & staff within the Estate, proposed Group Housing may consists of Studio, 1 BR, 2BR & 3BR type of units & well planned dormitories with dining facilities for workers ; Local Shopping Centre, Site for Creech/Nursery School & Health Centre, Community Centre and Club with well distributed Landscaped Parks & Green areas.

Such Cities have good requirements as they offer employment and residential facilities in a single developed city. Every large Metro City of India has, around or adjoining it the requirement of such Mix Land Use designed cities.

(v)

Logistics Hub and Industrial Township:

WORK - EMPLOYMENT - RESIDENTIAL

Requirement of many large Smart Cities consisting of Logistics Parks supplemented with Medium and Large Industrial areas with complete self-sustained Infrastructure facilities and well planned residential & commercial areas, are need of the time for providing various activities of work avenues, employment with full residential facilities (supported by Schools & Colleges, Shopping, Community facilities, Recreation, Health, Hospitality and well

distributed Landscaped Gardens & Parks and self-sustainable Infrastructure facilities) in a well-planned environment friendly smart city, to compliment the rapid industrial growth and logistics hub requirements with environment friendly Industrialization & Urbanization.

Uninterrupted movement of Goods, Services and people is the utmost requirement of a developed economy. The new National Logistics Policy has now unveiled to provide an overreaching vision for India's logistics sector. Enabled by different technologies, the NLP Smart Industrial City will focus on unified measures across different logistics modes, including roads, rail, port, Airport, Sea & Water port and warehousing will give a decisive edge to ease of doing business in India (EoDB). The City will aim to develop a technology enabled, integrated, cost-efficient, resilient, sustainable and trusted logistics eco-system for accelerated and inclusive growth of India. Connected to unified logistics interface platform (ULIP), which basically a large secure network to which Shippers, Transporters, Industries, Exporters & Importers, Consignees as well as Government agencies can access for real-time information.

The Government of India, ministry of Railways have just invited EOI from investors to develop 9 numbers of Multi Model Cargo Terminal entirely on Railway Land. The aim of this hub is linking industrial hubs and nearby industries with Railways. Providing warehousing, packaging, processing facilities etc in the facility. To attract Cargo from nearby industries. Increasing cargo handling capacity and cutting logistics costs. To enable transportation of bulk and finished cargo, perishable items, time sensitive cargo etc and reducing turn round time. This type of projects have good returns and future lies in this business model.

The Industrial City site will have different sizes of plots and ready-made modular planning based flatted ready to use units, modern R&D Centers, Products Testing & Certification Labs, ITI's supplemented with worker's facilities like Health Centers, Creech and Nursery Schools, Canteen etc spread over various locations of the Township. There will be smooth rapid transportation & Electric Highway with EV Buses, linking all three major parts of Logistics Hub, Industrial & Residential districts of the Township. **All three districts will have independent and self-sustainable infrastructure services and facilities as per their specific requirements, linked with seamless rapid Metro & Electric Highway, apart from complementing and supporting each other shall boost employment and sustainable residential districts in a single township/smart city.**

(vi) Smart Cities already being developed:

We can participate in development, completion and operationalization of at least 10 of above noted already approved 100 Smart Cities in various states of India. Most of these Smart Cities has been approved as extension/total refurbishment of existing cities/areas with a new central and digitized control and command center. Due to paucity of funds and choice of suitable PPP partner, these projects are progressing slowly, thus the private sector participation, for which MAMS Infracon will offer the required support at the local levels, opens a large scope for PPP model for FDI & Sovereign funds.

What We OFFER:

MAMS Infracon with the help of overseas technology partners, FDI & Sovereign funds Managers, who wish to avail the opportunity to work on Self-Sustainable & Environment Friendly Smart Townships, based on TOR (Transit Oriented Development near Rapid Metro Corridors-extension) & by creating Electric Highways, promoting limited use of personal Vehicles, promoting environment friendly EV based public and private transport network supplemented with dedicated Cycle tracks and Pedestrian Walkways, leading to walk-to-work society. India is already having Metro Rapid Rail system in about 22 Cities and it is growing rapidly, second largest Metro Rail network in the world.

What We OFFER:

2. Residential Projects:

A. Urban Affordable Smart Housing

(i) The massive requirements of more than 25 million of Affordable Housing Units in country is always growing and are well supported by the Central as well as State Governments policies and tax incentives. MAMS Infracon has presence in this regard with various state governments like; J&K, Uttar Pradesh, Telangana, Andhra Pradesh, Chennai, Delhi-NCR etc.

The Government of India has taken a major step in 2019 by conducting Global Housing Technology Challenge-India. The main intend was to get the best globally available innovative construction technologies through a challenge process. It aims to demonstrate and deliver ready to live-in houses in minimum time and minimum cost with high-quality of construction in a sustainable manner. LHPs (Light House Projects) are model housing projects with houses built with shortlisted alternate technology suitable to the geo-climatic and hazard conditions of the region. This will demonstrate and deliver ready to live houses with speed, economy and better quality of the end product. Already work on projects of about 1000 units each in different 5 cities of India with 5 different LHP model are going on. The Urban Affordable Group Housing Project will be model for 'Smart City Living', and shall be planned and developed as 'Smart and Self-Contained Neighborhood' with sustainable Infrastructure facilities for its residents with an aim to improve their living quality.

What is required clusters of 1BR and 2 BR units (up to 90 & 110 Sq mt carpet area of each type of unit) in simplest form (Urban Affordable Smart Homes) of neat and clean environment supported by necessary infrastructure, and the site connectivity to the city mass transportation system. MAMS will select and may use one of the already selected LHPs technology or an equally viable and suitable technology for its development of Affordable Housing at various cities in India with FDI partner, based on the site location and its geo-climate and hazard conditions of the region.

(ii) Multistoried Group Housing Projects:

All Metro Cities of India have massive demands for the well planned and timely implemented Group Housing Projects. Due to the increasing population of middle and higher income group professionals and couples in IT, Management and Education sectors the need for well secured with provision of all type of leisure and commercial facilities in house are sought after.

The location of site and its connectivity to the central business districts and adjoining neighborhood are important advantages of the project as it would demand higher ROR. Thus the initial costing of the project will be more due to premium land rates and higher construction and finishing specifications, but young professionals are ready to pay. The midlevel and high-end projects offer many facilities and services to make their project more attractive for the customers, including offering incentives in payment of installments and free add on finishes.

Some of the amalgamation of modern day's luxury and amenities being offered are; Superior modular Kitchens, grand bedroom, quality fittings for an unriveted life style. Proposition of Club, Swimming Pool, Dining & Cafeteria, indoor and outdoor sports facilities, landscaped gardens, Parks and children play area and local shopping etc are minimum facilities to be considered. Now is on offer are high end specifications, large balconies/terraces, smart features such as Fiber Optics Connectivity, 24x7 CCTV Surveillance, apart from fully gated complex-Security with intercom at each tower, Automated Water management, Fire Control and Prevention, Garbage & Solid Waste management, Street Light Automation, Video door phone for each apartment, Central Command and Smart metering system etc. The new generation of professionals ready to pay for the luxuries and high quality interior finishes. If handled wisely and delivered within the stipulated time frame, these Group Housing Condominium projects offer good return.

(iii) Custom Designed standalone Villas and Row Housing:

Although the 5-6 prominent Indian metro cities hardly have any land pockets for low rise housing or Villas but still families prefer to have independent villa/row houses. So the areas adjoining the major cities and tier 2&3 cities, offer such living neighborhood opportunities like; Hyderabad, Telangana ; Vijayawada, Andhra Pradesh ; Chennai Srinagar, Jammu, J&K ; Lucknow, Agra, Meerut, Aligarh, Mathura, Kanpur in Uttar Pradesh; Delhi-NCR (adjoining areas like Yamuna Expressway, Sonipat).

The cities of J&K like Srinagar, Jammu, and Udhampur, nearby areas of Hyderabad, Chennai, Mysore, Bengaluru etc and tier-2 cities are sought after locations for the Custom designed Villa, Row Housing projects or even low rise Apartment floors, with touch of local Architecture features with all the modern facilities and independent infrastructure for environment friendly easy life style. Many families wish to enjoy the life of independent stand-alone Villa/Home but due to paucity of large regulated approved land parcels and very high base prices are not able to fulfill their dream, however little distant location from main city with all the amenities and landscaped areas are provided, people readily go for such housing schemes to get away from the city pollution, noise and daily routine of the busy life.

There are sufficient and growing requirement of such neighborhoods villa and Smart Cities having low height independent houses and floors. These developments offer ready clientele if proposed near waterfront, mountain valleys, forest reserve and large green belts.

3. Tourism Projects;

Hotels, Motels and development of Time-Share Vacation oriented Holiday Resorts For all income groups in Various Indian States:

India has very large tourist income from foreign and domestic tourist contributing to its economy and foreign currency reserves. With multi type and varied climate tourist destinations, India has emerged as a favorite tourist destination of the world, due to various heritage sites, monuments & forts, mountain resorts, ancient temples, many sea beaches, rivers, forests reserves with wild life etc.

Tourism is an industry which promotes employment at various levels, directly or indirectly. Hotels, Motels, Holiday Resorts, Commercial Complexes with Food Courts, Restaurants and Cafeterias are direct beneficiaries of growth in foreign and local tourists.

The large numbers of middle and high income population are itself driving force behind rise in tourism and Hotel industry apart from large influx of foreign tourist. This has created demands for all categories of Hotels, highway Motels and Holiday Resorts at tourist's destinations. Apart from 5, 4 and 3 Star categories of Hotels with or without banquet facilities, demand has also been for the budget Hotels and Time Share Resorts. The prominent comply in Time Share Management field, 'RCI' has more than 50 affiliated resorts in all over India.

All the world prominent hospitality groups around the world have presence in India and are always looking to expand due to immense business opportunities. **One of the 7 wonders of the world 'The Taj Mahal' at Agra, Forts of Delhi and Agra & Jaipur, Temples and Sea Beaches of South India, River Boat Cruise of Kerala Backwaters, Sea Beaches of Goa and Mountains of J & K and Houseboats at Dal Lake in Srinagar are some of the prominent tourist destination of India.**

The opportunities for project development in tourism sector are immense, such as; outright purchase of an existing hospitality facility, expand and refurbish it and come in market with new brand. Develop a green field Hotel, Motel or Resort on viable land location. Every State has a tourist development and promotion policy and various incentives are provided.

4. IT Park Development

Plug-n-Play and Warm Shell Office Buildings and Commercial Complexes:

India is world leader in Information Technology. It's highly educated and technically sound young professionals are driving the Software and data centers revolution around the globe. The highly accredited Software Parks and Data centers have created massive demand for IT Park hubs, having fully sustainable and environment friendly offices with all sorts of facilities for the young professionals.

The Software design and Data processing industry is the one of the biggest employer and revenue generation activity for the country, contributing to the higher growth towards the GDP, as well its offices scattered all over the countries of the world, thus very contribution towards foreign exchange also.

The demand for the IT Parks , Well designed Plug-n-Play and Warm Shell Offices are always in demand, as the things are looking up after the sluggish period of last two years. Apart from top Indian Metro Cities, which have continuous demand for these self-contained buildings/complexes, even tier-2 and 3 cities have market for it due to reasonable living costs and benefits of better pollution free environment.

The growing Indian middle class and higher income professional drive the demand for the well planned Commercial Complexes with Movie theaters and many- types games alleys, recreation and add on facilities at one destination, although each city has such Malls/Complexes but many more are required, especially as extension of adjoining Office Tower blocks or Residential Districts/ Group Housing Societies. The office real estate segment in India is one of the fastest to recover from the impact of pandemic and market across top 7 Metro Cities is likely to touch more than 1.2 billion Sq ft by 2030. India's Grade 'A' office market across top 7 cities is poised to grow and continues to remain world leaders in IT services India outsourcing and capitalize on its gains as the biggest R&D development, and Global capability center hub across financial services data center, software development, Skill development, new technology Cloud & Artificial intelligence, Skill development and machine learning etc the Unicorn's and Startups are also driving the demand.

5. Health Tourism

Multi-Specialty Hospitals with or without Medical and Nursing College:

The India is now very popular with regards to Health tourism, due to reasonable price Hospitals, Diagnostics centers with assessment and all the allied Path lab requirements. The citizens of all the neighboring and Gulf countries find Indian medical system and the provisions very user friendly and economical. Suddenly there has been large outflow of competent Doctors and Nurses due to emphasis by central government towards more and more medical and nursing colleges. Indian doctors and nurses are warmly welcome all over world in various capacity and fields.

Whole country has big network Hospitals by the Central and State Governments, large, medium size with or without attached medical, dental and nursing colleges and on districts and block levels health centers catering to 1350 million population. Apart from these there is substantial presence of Private groups managing multi city various multi specialists' hospitals.

However each day we all feel the requirement of more and more Hospitals and supporting diagnostics and path labs. Thus a massive shortfall exists in Indian medical care system and the requirement of new hospitals are mince.

As noted several times above India is having largest middle income group professionals, they and their families **have health insurance** and group insurance by the office, therefor the demand for good and reasonable priced Multi-Specialty Hospital is increasing day by day. The Government has also given free health insurance to millions of poor families all over India,

and it has increased the demand for good health facilities in tier-2 & 3 cities. The business opportunities exist in medical sector by Opening new green field hospitals with the ever welcome policies of various state governments. The good availability of medical professionals like doctors, nurses and allied staff offers a reassuring proposition.

The availability of sites near good locations like mountain, river and sea helps to create a large scope of medical rejuvenation and health tourism. The scope bringing FDI with an existing group for expansion or a new project at many other destinations always exists. Some hospitals are ready for outright sale due to various reasons and cash crunch. Opening of mid-size hospitals in tier-2 & 3 cities are also lucrative business model.

Opening of a fully self-sustainable multi-specialty hospital with a tie up for medical education from one of the renowned medical universities of the world would be a good business proposition.

6. Opportunities of Investment in Partly Completed Projects:

All over Indian-Metro's (Delhi-NCR, Hyderabad, Chennai, Bangalore, Srinagar, Jammu, Lucknow, Jaipur, Pune etc) have fully sanctioned Projects of various nature (Like... Residential Group Housing, Small and Large Townships, IT Park with Office Buildings, Commercial Projects, Knowledge Parks, Hospitals and Hotels etc.) are in different stages of completion. These projects if discussed and due-diligence done professionally, offer very good business proposition, leading to early recognition of the group with less gestation period.

The few reasons behind the slow progress and distress condition of many of these projects are slowing of the Real Estate demands and various unexpected interruptions like Covid-19 and availability of men and materials. The fund crunch and mismanagement are also prime reasons for many projects. Thus this impasse situation offers good and viable opportunity to work on already approved and sanctioned projects on dully approved land parcels. Now again the overall scenario of Real Estate has started to grow, buyers prefer to book on the ready to move on completed projects. The Banks and financial institutions are more than eager to provide loans to the large young middle income group as things are looking up. **As required: MAMS has bank of few projects and can help to locate and identify stressed projects urgently.**

7. Real Estate Opportunities in Infrastructure Projects:

To give momentum of growth and generation of employment, Government of India has been pushing massive funds in various nature of Infra projects, all over India. All these specific projects have large real estate component for financial viability of the PPP partner, in terms of Commercial, Residential and Hospitality sectors etc.

(i). Airports:

The Massive increase in Air travel and tourists, the demand for the modern Airports are self-driven. Total renovation/upgradation of Existing Airports... including City Side as well Airport Side developments are required to augment and catch up with the market forces. **The PPP model of Airport development provide some green field opportunity for the participant to develop Hospitality and Commercial Projects towards City side as well as multi-storied Parking facilities.** Proposed as one of the largest International AirPort's with many add on facilities is being developed in DELHI-NCR region at Jewar, by Noida International Airport with Zurich Airport International AG on PPP model. The Tata Projects are the EPC contractor, and after all clearances and designs, the work on site has been going on. Apart from projects of new Airports, total upgradation and development of many existing Airports with scope of Hospitality, Commercial and High-end Apartments are also good business proposition, which government is soon launching.

(ii). Railway Stations:

The Government of India has embarked on the total modification and redevelopment of the major 200 Railway Stations to make the passengers feel like Airport, as a major urban design and infrastructure mission. The basic framework of development along with preliminary designs and the relevant data are ready by the RLDA. **Already work on total new urban development of the three major Railway Stations have been started with a budget of U.S. \$ 1.25 billion on EPC model.**

All the major Railway Stations in India have large land banks around it, which requires now to be judiciously used. Apart from total redevelopment of the particular Railway Station Infra, Platforms, Entrance, Exit and redesigned road network, and various categories of parking spaces the development model offers lot of green field spaces in the form of Roof Plazas for commercial, food courts, waiting lounge and retiring rooms with bath for short or long duration, development of hospitality & residential projects for monetization by the PPP model.

The Railways are about to launch total redevelopment of 16 major Railway Stations spread all over metro cities of India on PPP mode, in which many prominent Real Estate developers are expected to participate, due major opportunity to develop excess land attached with the Stations.

(iii). Interstate Bus Terminals:

For the lower and lower middle class population travelling by Buses remains most common and economical mode of transportation. Driven by requirements both the Central as well as State Governments are embarking on developments of ISBT's, with many friendly policies and incentives for the PPP mode as well as EPC development participation. Now as a part of rapid and integrated transport system and multi-mode planning all the mass transport systems like, Railway, Metro Trains, Electric Highways are being planned along with ISBT's with seamless connectivity to switch over from one mode to another. These projects scattered all over

country offer various development add-ons like Commercial/Shopping, Hotel/Motel and Warm-Shell Offices for the ROR of the Participating PPP or EPC participants

(iv). Sea & River Ports

Inland Waterways having Passenger and Goods Terminal with Warehouse facilities:

With massive rise of Industrial production, Export & Import and Warehousing requirements with an aim to minimize turnaround time for the heavy transport vehicle's these facilities are urgent requirements for the growth story of India. Till now most suitable mode of goods transport is by road network all over India along- with Railways goods trains and now also coming up dedicated freight corridors. However, the new and ongoing work on linking of various major rivers and dredging of existing river banks have opened vast opportunity for the above mentioned small ports and terminals linked with logistics road transport and Railways for seamless movements of goods and passenger Ships. Along with it opens avenues for tourism related activities and river cruise, with landside requirements of Hospitality and Commercial areas with Food Courts.

The upcoming destination for River and allied Port destinations, inland waterways are: Varanasi, Kanpur, Prayagraj, Lucknow, Agra, Patna, Hawarah, Guwahati, Ahmadabad/ Gandhinagar and States like Andhra Pradesh, Tamilnadu, Karnataka, Kerala and Maharashtra etc.

8. Energy Parks

(Solar, Wind and Ethanol); With Nearby Green Field Residential Smart Neighborhood / Smart City:

India is second largest producer of Solar Power in the World. It also host headquarter of the Solar Energy World alliance. With an aim to phase out polluting thermal power plants in country and simultaneously massive push for sustainable environment friendly energy generation by Solar and wind power plants as well as incentives for the production of Ethanol blending petrol programme. Recently Government of India has announced PFI (Production Link Incentive Scheme) of U.S. \$ 2.5 billion to high efficiency solar module manufacturing. Apart from it incentives by the State Industrial Policy, Customs Concessional schemes etc add to when computing the return on investment while analysing feasibility for manufacturing solar PV modules in India. India has also vast scope for generation of Wind turbine farms.

Ethanol production and blending with Petrol is one of the important industrial policy and programme of India. Already 10% ethanol blending has been achieved and immediate aim is to make it 20%. **It opens a new type of energy related agro industry which has an overwhelming, vast and sustainable future.** Government is giving incentives and fast environment clearances to such projects. The grain based distilleries which are used solely for ethanol blended programme with zero liquid discharge have been given preference. Many north Indian states like Punjab and Haryana are having distilleries producing ethanol from paddy stubble will help reducing its burning by farmers and thus reduce air pollution and also saving the soil fertility. Some states units are also using Molasses based distilleries.

Alongside of the above mentioned energy generation plants be it Solar, Wind or Ethanol a new Smart Residential neighborhood or Smart City can be developed with self-supporting infrastructure facilities. As these projects will help each other to grow side by side.