

Research
India | March 2026

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India: Electronics and Semiconductor Manufacturing Hub

Advanced Manufacturing Real Estate Lifecycle

JLL

FICCI 100

Advantage India as a Global Manufacturing Destination

Fastest Growing Economy

- Holds the **4th** position among the world's economies with a GDP of ₹187.95 lakh crore (2024-25)[1]
- Projected to be **one of the top 3** global economies by 2030

Large pool of low-cost skilled labour force

- **Second largest** in the world, with 593 million people employed (16% of the global workforce)[5]
- **1 billion working-age adults by 2030;** sourcing 1/4th of the incremental global workforce for the next decade
- India has the **third-largest group of scientists and technicians** in the world[6]

Favourable Business Ecosystem

- India's FDI inflows doubled from FY2014-15 to FY2024-25, with the country now targeting annual FDI inflows of **USD 100 billion**
- India's cumulative FDI inflow crossed **USD 1 trillion** between April 2000 and March 2025[2]

Government support

- The Indian government has implemented various policies and initiatives to promote manufacturing, such as the "Make in India" campaign. Also, it provides support through incentives, tax benefits, special economic zones (SEZs), and ease of doing business reforms.

Large Domestic Market

- **The world's largest Democracy** contributing 18% of world population in 2024[3]
- **3rd largest consumer market** by 2026[4]

Growing infrastructure

- Capital investment outlay of **INR11.21 lakh crore for infrastructure** (US$ 128.64 billion), which would be 3.1% of GDP in FY 25-26[7]

[1] RBI
[2] PIB, Department for Promotion of Industry and Internal Trade (DPIIT), GoI
[3] World Bank and NIUA
[4] Ministry of External Affairs, GoI
[5] World Bank
[6] All India Management Association, The Boston Consulting Group
[7] IBEF

India: Electronics and Semiconductor Manufacturing Hub: Advanced Manufacturing Real Estate Lifecycle

Advanced Manufacturing: A Paradigm Shift in Manufacturing

India is at a pivotal moment, offering unique opportunities. Global factors like the **COVID-19 pandemic, supply chain rebalancing, rising costs in China, and technological advancements** have led multinational companies to reassess their global value chains. They're seeking diversification, resilience, sustainability, and cost-effectiveness.

Governments are increasingly focused on supply chains and access to critical technologies. As businesses adapt to these trends, countries promote their strengths in advanced industries to attract investment.

In this rapidly changing global economy, India emerges as an attractive destination for **high-tech advanced industries, including semiconductors, renewable energy, electric vehicles, medical devices, precision tools and defence, cellular and electronics components, heavy equipment, etc.**

India's push for Advanced Manufacturing Ecosystem: Government Initiatives

Make in India

Launched in 2014, Make in India aims to transform India into a global manufacturing and design hub by attracting investment, encouraging innovation, and developing world-class infrastructure. As part of the 'Vocal for Local' initiative, it promotes domestic manufacturing capabilities and showcases India's industrial potential globally. The current "Make in India 2.0" phase covers 27 sectors, including 15 manufacturing sectors, reinforcing India's competitive position in global manufacturing.

Manufacturing Sectors under Make in India 2.0: Aerospace and Defence, Automotive and Auto Components, Pharmaceuticals and Medical Devices, Biotechnology, Capital Goods, Textile and Apparels, Chemicals and Petrochemicals, Electronics System Design and Manufacturing (ESDM), Leather and Footwear, Food Processing, Gems and Jewellery, Shipping, Railways, Construction, and New and Renewable Energy.[9]

[9] www.makeinindia.com

Production linked Incentive (PLI) Schemes

Aligned with India's vision of self-reliance, the Production Linked Incentive (PLI) Schemes were introduced to enhance the country's manufacturing capabilities and boost exports. With an impressive outlay of ₹1.97 lakh crore (over USD 26 billion), these schemes cover 14 key sectors aimed at fostering investment in cutting-edge technology and promoting global competitiveness. By March 2025, PLI Schemes have seen 764 applications gain approval. These primarily span several key sectors, including Bulk Drugs, Medical Devices, Pharmaceuticals, Telecommunications, White Goods, Food Processing, Textiles, and Drones.[10]

Industrial Corridor Development Programme

To accelerate growth in manufacturing, the Government of India (GoI) has adopted the strategy of developing Industrial Corridors in partnership with State Governments. The objective of this programme is to develop Greenfield Industrial regions/areas/nodes that link key economic hubs through a comprehensive network of logistics infrastructure like roads, railways, ports and airports and make available plug and play industrial infrastructure at the plot level. As part of the National Industrial Corridor Program, 11 Industrial Corridors are being developed in 4 phases, along with the development of new industrial cities as greenfield smart cities of global standards.

[10] Press Information Bureau, Government of India



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Semicon India Programme

Launched in 2021, this initiative aims to boost semiconductors and display manufacturing through capital support and technological collaborations. India has implemented policies that encompass the entire semiconductor ecosystem, including fabrication plants (fabs), packaging, display technologies, outsourced semiconductor assembly and testing (OSAT), and sensors, along with Design Linked Incentives

Phased Manufacturing Programme

The PMP was introduced to promote domestic manufacturing of electric vehicle components, including batteries. Under this program, the government offers incentives and benefits to manufacturers who produce EV components locally. It envisaged a graded duty structure to promote indigenous manufacturing over a period of time.

Promotion of Medical Devices Parks

Financial assistance of Rs. 100 crore each has been allotted to the States of Uttar Pradesh, Tamil Nadu, Madhya Pradesh and Himachal Pradesh for establishment of common facilities in their Medical Device Parks.

Defence Testing Infrastructure (DTI) Scheme

Financial assistance of up to 75% of the project cost to set up greenfield defence testing infrastructure facilities that are required for defence and aerospace-related production.

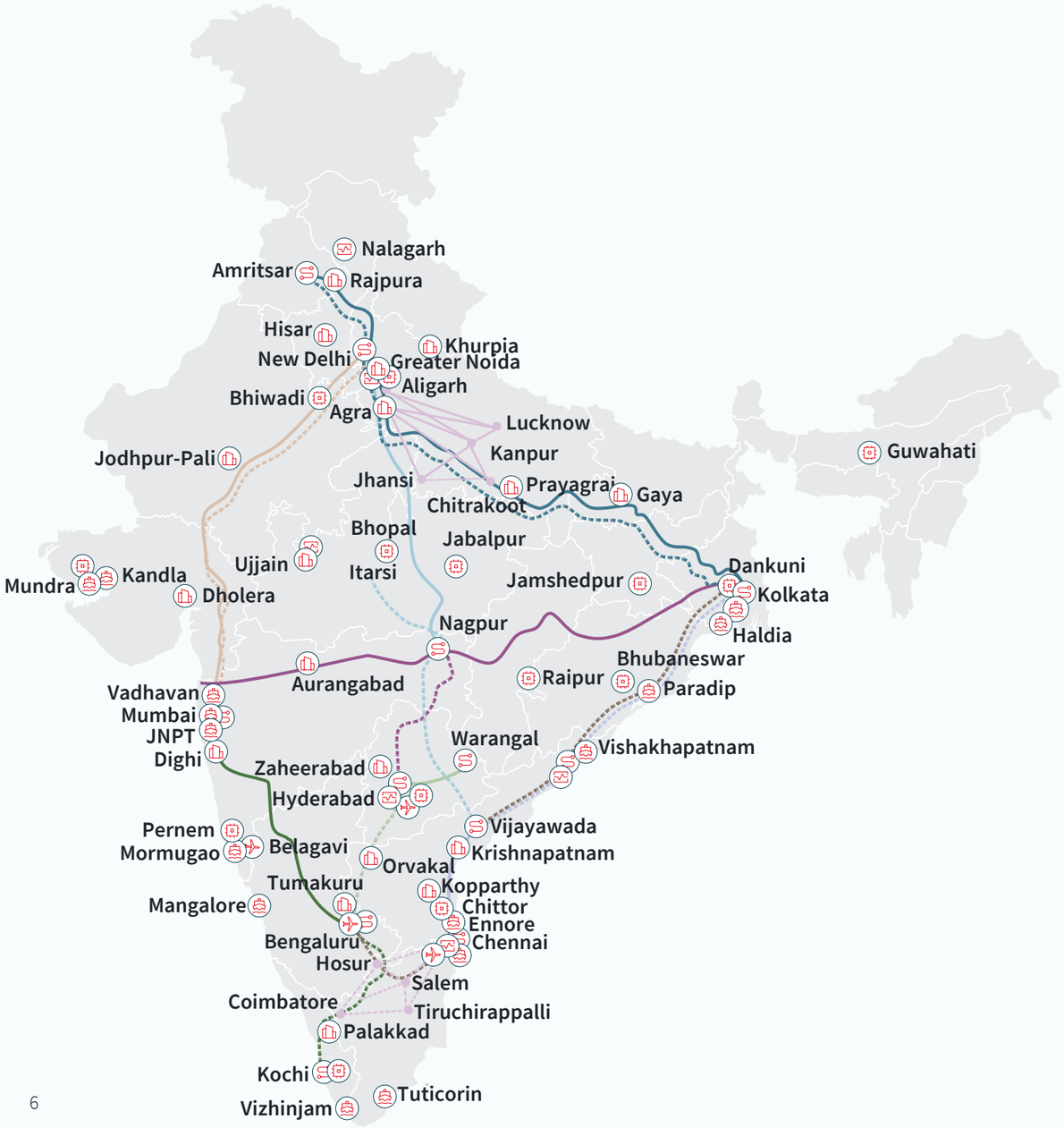
Goods and Services Tax (GST) 2.0

The GST Council has recommended comprehensive reforms effective from September 22, 2025, featuring a simplified two-slab structure (5% and 18%) with significant rate reductions across key sectors including common consumer goods, labor-intensive industries, agriculture, healthcare, and core economic drivers. The reform package prioritizes consumers through lower rates on essential and high-value items, strengthens state revenues, and boosts demand-driven consumption and manufacturing growth by correcting inverted duty structures to enhance domestic value addition and exports.[11]

[11] Ministry of Finance, Government of India

India’s Industrial Infrastructure to Support Advanced Manufacturing

India’s industrial infrastructure is undergoing a strategic transformation to establish the nation as a prominent global hub for advanced manufacturing sectors. The government has initiated comprehensive development programs including Industrial Corridors, Dedicated Freight Corridors for enhanced logistics connectivity, and integrated industrial clusters featuring world-class infrastructure and modern amenities.



India: Electronics and Semiconductor Manufacturing Hub: Advanced Manufacturing Real Estate Lifecycle



Map Legend

- Delhi Mumbai Industrial corridor
- WDFC-Dadri-JNPT
- Amritsar-Delhi-Kolkata Industrial corridor
- EDFC-Sahnewal-Sonnagar-Dankuni
- Delhi Nagpur Industrial corridor
- North South DFC-Vijayawada to Itarsi
- East Wesh DFC-Bhusawal-Nagpur-Dankuni
- Hyderabad Nagpur Industrial corridor
- Hyderabad Warangal Industrial corridor
- Hyderabad Bengaluru Industrial corridor
- Chennai Bengaluru Industrial corridor
- Odisha Economic corridor
- Vizag-Chennai Industrial corridor
- East Coast DFC-Vijayawada to Kharagpur
- Bengaluru Mumbai Industrial corridor
- Begaluru Kochi Industrial corridor
- UP Dedicated Defense corridors
- Tamil Nadu Dedicated Defense corridors
- Medical Device Parks
- Industrial Smart Cities
- Aerospace Parks
- Electronics Manufacturing Cluster
- Major Nodes of Industrial corridors
- Seaports

Source: Press Information Bureau - GoI, National Industrial Corridor Development Corporation Limited, Make In India, Ministry of Electronics and Information Technology.

Note: This map provides a comprehensive overview of key industrial projects, with a primary focus on GoI-approved and funded clusters. While not exhaustive, it covers most dedicated manufacturing clusters declared by the Government of India, as well as relevant industrial clusters developed by state governments.



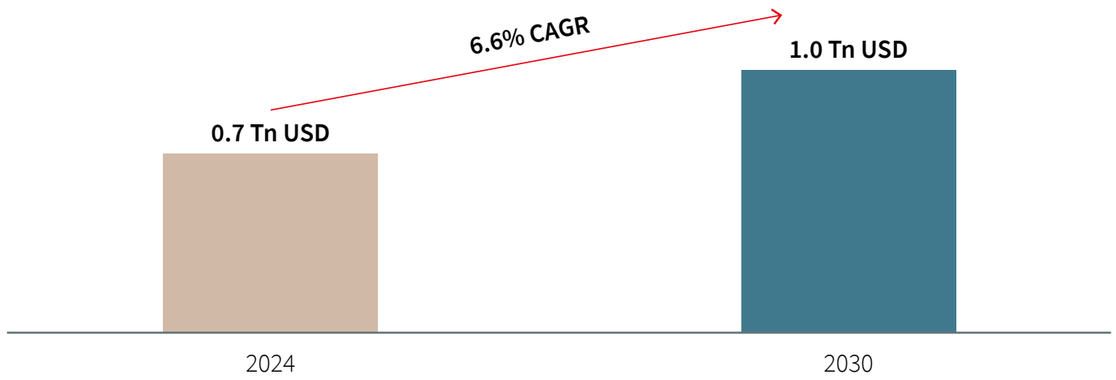
Semi-Conductor Manufacturing

The semiconductor industry specializes in designing, fabricating, and producing integrated circuits (ICs) or microchips. These semiconductor devices are crucial components in a wide range of modern electronic products.

How does the sector measure up globally?

The global semiconductor industry has been experiencing consistent and substantial growth. This expansion is predominantly fueled by the increasing **demand for advanced smart devices, artificial intelligence technologies, digital twins, software-driven mobility ecosystems, sustainability, and geopolitical tensions.**

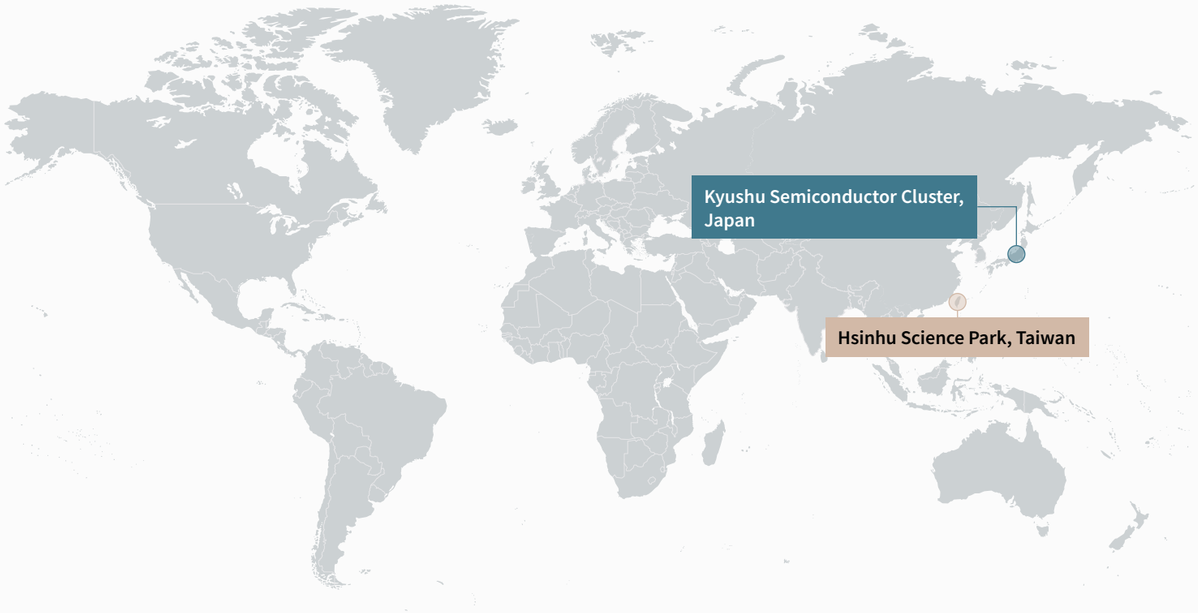
Global Semiconductor Market Size (2024-2030)



Source: SEMI and Omdia

Major Countries	Major Players	End Users
Taiwan, South Korea, China and the USA account for **90%** of the fab investments in the world	**Foundry Companies:** TSMC, Samsung, SMIC, Global foundries **Semiconductor Companies:** Samsung, Nvidia, Intel, SK Hynix, Qualcomm, Broadcom, Micron	Consumer Electronics, Communications, Automotive, Defence and Aerospace, Clean Energy

Note: a semiconductor company designs and fabricates semiconductors, while a foundry company manufactures them



Global Case Studies

Hsinchu Science Park, Taiwan

One of the world's leading semiconductor manufacturing clusters and home to the biggest chip players.

- **Location:** Yilan County, Taiwan
- Area: ~1,400 Ha Approx
- **Year of Establishment:** 1980
- **Number of Manufacturing Plants:** 500+
- **Major Players:** TSMC, UMC, MediaTek, Macronix International, Winbond Electronics Corporation, etc.

Its success stems from developing a comprehensive ecosystem that clusters research institutions, universities, and companies, supported by strong government policies and incentives. The park's culture of innovation, encouraging startups and entrepreneurship, coupled with efforts to localize the supply chain, has been instrumental in its growth.

Kyushu Semiconductor Cluster, Japan

Kyushu nicknamed "Silicon Island", **one of the world's top 5 semiconductor clusters**, accounts for about 1/4 of semiconductor production in Japan.

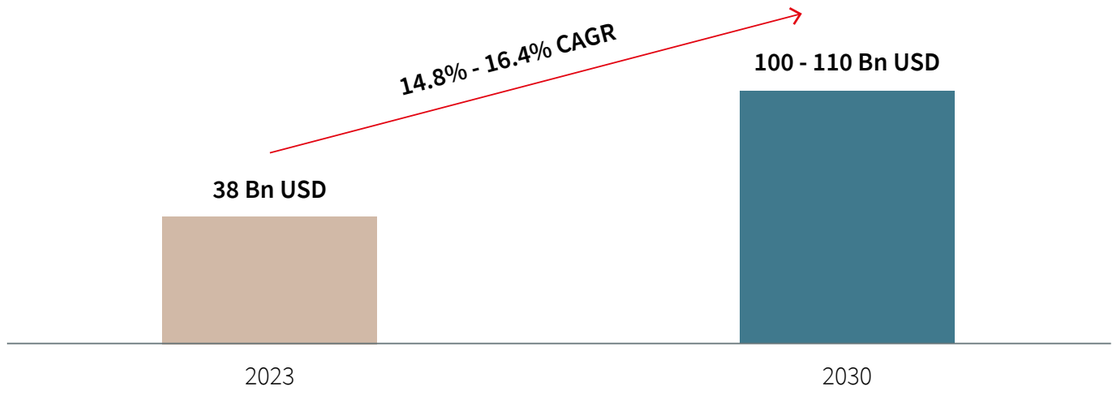
- **Location:** Kyushu, Kumamoto, Japan
- **Year of Establishment:** 1967
- **Number of Manufacturing Plants:** 1,000+ facilities
- **Major Players:** TSMC, NJR Fukuoka, Sony Semiconductor Corporation, Nagasaki TEC, Toshiba Corporation, Mitsubishi Electric Corporation, Yamaha Kagoshima Semiconductor, LAPIS Semiconductor Miyazaki, Renesas Semiconductor

Kyushu's rise as a top semiconductor hub is primarily due to its natural advantage of abundant water resources. The region's plentiful water supply directly supports the water-intensive processes inherent in chip production, thus leveraging this resource while establishing it as a global hub built over 60 years.

What is India's standing in the world market?

- India's semiconductor industry is poised to experience significant growth amid a **global trend towards diversifying supply chains and reducing dependence on single geographic locations.**
- India's abundant engineering talent, combined with a favourable business environment that provides **well-thought government incentives (India Semiconductor Mission, SEMICON India, Semiconductor Fabs Scheme and Display Fabs Scheme, Production Linked Incentive (PLI), Design Linked Incentive Scheme** (DLI - financial and design infrastructure support to boost India's semiconductor chip design ecosystem), etc.), and calculated partnerships (MoUs with various countries) generate significant global interest and attract substantial investments.
- **By 2030,** India aims to capture **~10% of the global market.**[15]
- **Nearly 80% of semiconductor sales are fueled by computers, smartphones, wearables and industrial.**[16]

India Semiconductor Market Size (2023 – 2030)



Source: PIB

[15] Invest India

[16] PIB

Manufacturing Trends in India: Who, Where, and Which Segments?

Target Segments

Development and design centers, Outsourced Semiconductor Assembly and Test (OSAT) facilities, and Modified Assembly, Testing, Marking, and Packaging (ATMP).

Major International Players

AMD, Qualcomm, Applied Materials, Micron Technology.

Major Domestic Players

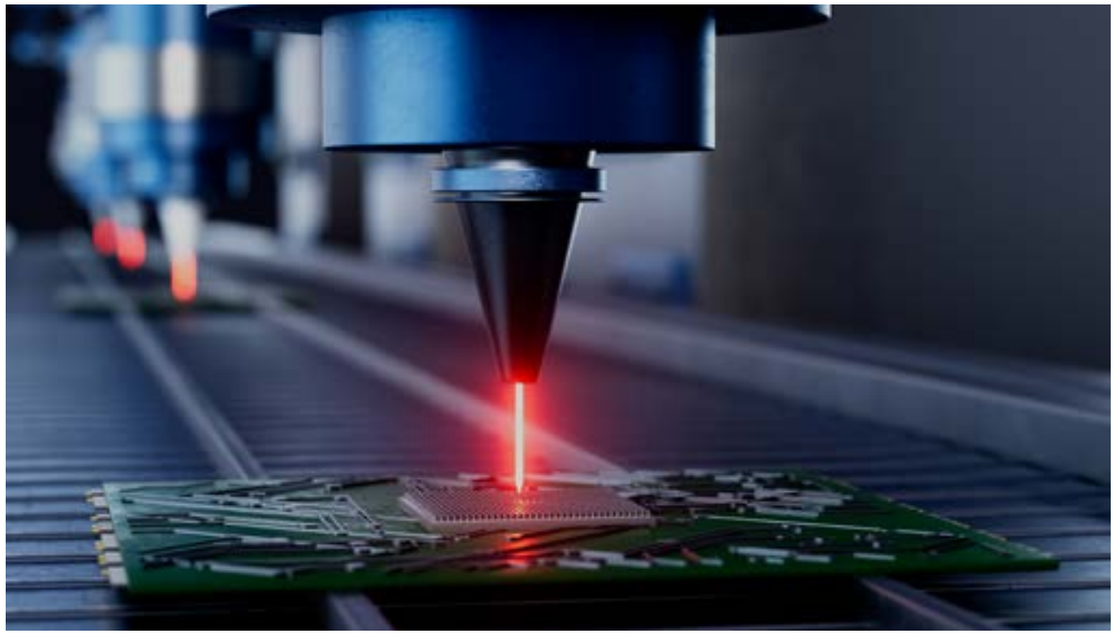
Tata, CG Power, HCL, L&T, Vedanta, Jindal Group, Kaynes Technology, Sahasra, SicSem.

Emerging Hubs

Uttar Pradesh, Gujarat, Maharashtra, Telangana, Karnataka, Andhra Pradesh, Odisha, Tamil Nadu, Assam.

Source:

Note: The table above presents a list of prominent international players and leading domestic companies that have established/developing manufacturing facilities and Design Centers across India



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Tracing Investment Trails: Source, Budget and Location?

Sl No.	Company	Country of Origin	Investment (USD Million)	State
1	**TATA Group with Tokyo Electron**	India - Japan	3,600	Assam
2	**CG Power, Renesas and Stars Microelectronics**	India - Japan and Thailand	870	Gujarat
3	**HCL-Foxconn JV**	India - Taiwan	433	Uttar Pradesh
4	**Indichip Semiconductors and Yitoa Micro Technology Limited**	Japan	1,639	Andhra Pradesh
5	**TATA Group with PSMC**	Taiwan	11,000	Gujarat
6	**LAM Research**	United States	1,200	Karnataka
7	**Micron Technology**	United States	825	Gujarat
8	**Applied Materials**	United States	400	Karnataka
9	**AMD**	United States	400	Karnataka
10	**Microchip**	United States	300	Karnataka, Tamil Nadu and Telangana
11	**3D Glass Solutions**	United States	228	Odisha
12	**Kaynes Technology and UST**	India	390	Gujarat
13	**Kaynes Technology**	India	413	Telangana
14	**SicSem and Clas-SiC Wafer Fab**	India	242	Odisha
15	**Polymatech Electronics**	India	135	Chhattisgarh
16	**RIR Power Electronics**	India	70	Odisha
17	**ASIP (Advanced System in Package Technologies) and APACT Co. Ltd**	India	55	Andhra Pradesh
18	**CDIL (Continental Device)**	India	14	Punjab

Exchange rate: 1 USD = 85.4 INR

Source: Data collected from various reputed news articles

Note: Investment news covering the period from 2023 through the current date has been documented and included. However, it's important to note that this compilation does not represent a comprehensive or complete inventory of all investment activities during this timeframe.



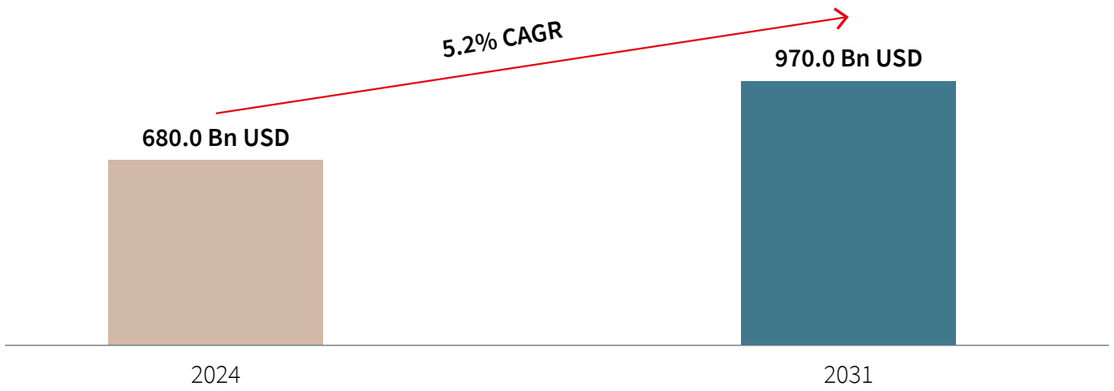
Cellular and Related Electronics Component Manufacturing Sector

This sector focuses on producing vital components for mobile and wireless communication devices, wearables and their components.

How does the sector measure up globally?

The global expansion is primarily fueled by the rapid **evolution of smartphone technology, increasing demand for wearable devices, the global rollout of 5G networks, rising adoption of Internet of Things (IoT) devices, advancements in microprocessor and semiconductor technologies, growing consumer electronics markets** in developing countries, and the ongoing trend towards **miniaturization and energy efficiency in electronic components.** The sector also benefits from the increasing integration of electronics in automotive systems, the rise of smart home devices, and the continuous innovation in display technologies.

Global Cellular and Related Electronics Component Market Size (2024 – 2031)



Source: Statista

Major Countries	Major Players
China is the largest exporter of electronic components, followed by the **United States, Germany, South Korea and Japan**.	Telecom Equipment Companies: Ciena, Cisco, Ericsson, Motorola Solutions, ZTE, Nokia, Tejas Networks. Cellular Manufacturing Companies: Samsung, Apple, Xiaomi, Sony Group Corporation, Oppo and Vivo.



Global Case Studies

Bayan Lepas Free Industrial Zone, Penang Island, Malaysia

Being one of the oldest and most successful free trade zones in Southeast Asia, it is known for its concentration of multinational electronics and semiconductor companies.

- **Location:** Penang Island, Malaysia
- **Year of Establishment:** 1972
- **Number of Manufacturing Plants:** 300+ facilities
- **Major Players:** Bosch, Motorola, Sony, Dell, Intel and Hewlett-Packard.

Initially attracting electronics firms for basic manufacturing, this cluster has transformed over five decades from an agriculture-based economy into a high-tech industrial hub. It significantly boosts Malaysia's GDP and exports by producing electronics, semiconductors, microchips, and consumer electronics. This cluster demonstrates how targeted industrial policies, investment in infrastructure, and focus on high-value manufacturing can drive economic growth and technological advancement.

Shenzhen Hi-Tech Industrial Park, China

A global epicenter for electronic manufacturing, hosting tech giants and startups that produce everything from smartphones to cutting-edge IoT devices.

- **Location:** Shenzhen, Guangdong Province, China
- **Year of establishment:** 1980
- **Number of Manufacturing Plants:** 5000+ facilities
- **Major players:** Huawei, Tencent, Konka, Shenzhen Kaifa Technology, ZTE, etc.

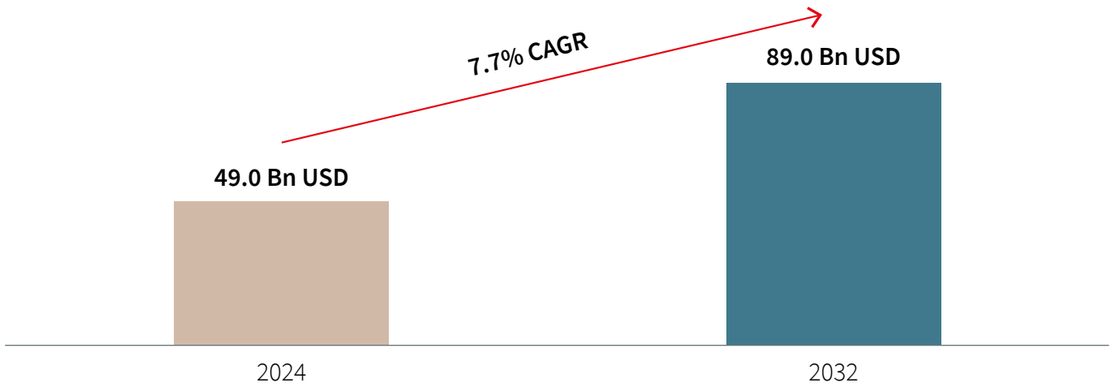
Evolving from a rural area to a global tech manufacturing powerhouse, this cluster focuses on IT, biotech and new materials. It transformed from basic electronics assembly to a comprehensive ecosystem for Electronics, telecommunications equipment, software, and AI technologies incorporating 5G and IoT. This cluster significantly contributed to making Shenzhen a leading city for patent applications in China.

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What is India's standing in the world market?

- **India is Second Largest Mobile Phone Producer in the World after China.**
- The country's expanding electronics market, ambitious national targets tech-savvy workforce and cost-competitive manufacturing ecosystem are attracting significant investments.
- The smartphone manufacturing sector has transitioned from being **78% import-dependent in 2014 to 99.2% self-sufficient in 2024**, reflecting significant strides under the 'Make in India' initiative.[17]
- India emerged as the fourth-largest global exporter of mobile phones in 2024[18].

India Smart Phone Manufacturing Market Size (2024 – 2032)



Source: IBEF

[17] Ministry of Electronics and IT, GoI

[18] Export Import Data.in

Indian Government initiatives driving and supporting investments to the sector:

Production Linked Incentive (PLI) Scheme for Large-Scale Electronics Manufacturing: With a budget outlay of INR 34,193 Cr, the scheme has disbursed INR 11,603 Cr in incentives through March 2025. Thirty-two applications have been approved for manufacturing mobile phones, specified electronic components, and Assembly, Testing, Marking and Packaging (ATMP) units.

PLI for IT Hardware 2.0: PLI for IT Hardware 2.0: The scheme allocates INR 17,000 Cr to incentivise domestic manufacturing of laptops, tablets, all-in-one PCs, servers, and ultra small form factor devices. Twenty-seven PLI applications are approved as on March 2025

Scheme for Promotion of Manufacturing of Electronic Components and Semiconductors (SPECS): To provide financial incentive of 25% on capital expenditure for the identified list of electronic goods that comprise downstream value chain of electronic products, i.e., electronic components, semiconductor / display fabrication units, ATMP units, specialized sub-assemblies and capital goods for manufacture of aforesaid goods. As on March 2025, It has attracted Cumulative investment of INR 10,723 Cr

Electronics Manufacturing Clusters (2.0): Aim to provide support for creation of world class infrastructure for attracting major global electronics manufacturers along with their supply chain. Under the scheme, total 9 EMC and 1 CFC projects are approved out of which 2 projects with project cost of INR 1,012.02 crore have been approved in the state of Tamil Nadu.



India: Electronics and Semiconductor Manufacturing Hub: Advanced Manufacturing Real Estate Lifecycle

Manufacturing Trends in India: Who, Where, and Which Segments?

Target Segments

Smartphones and mobile devices, Telecommunications Infrastructure, IOT devices, Wearable technology, Consumer electronics

Major International Players

Apple, BBK Electronics (Vivo, Oppo, Realme, OnePlus), Xiaomi, Samsung, Foxconn

Major Domestic Players

Dixon Technologies, Lava, Optiemus Electronics, Intex Technologies, Zetwerk, Bhagwati Products

Emerging Hubs

NCR, Tamil Nadu, Andhra Pradesh, Maharashtra, Karnataka, and Telangana

Source: IBEF

Note: The table above presents a list of prominent international players and leading domestic companies that have established manufacturing facilities across India.

India’s Electronics Manufacturing Evolution

India’s electronics sector has evolved from assembling finished products to manufacturing modules, and is now advancing toward producing sub-modules, components, raw materials, and manufacturing machinery demonstrating deepening vertical integration.

EMS Dominance: Major Electronics Manufacturing Services providers including Dixon Technologies, Tata Electronics, Foxconn, and Jabil now command India’s mobile phone production landscape, achieving significant economies of scale and operational efficiency.

Apple’s India Expansion: Apple has substantially diversified its supply chain into India, with approximately 25% of global iPhone production now based domestically. The company exported USD 10 billion worth of iPhones from India in H1 FY26, representing a 75% increase over H1 FY25.

Component Ecosystem Growth: Government incentives have catalysed rapid expansion in domestic component manufacturing, particularly for batteries, PCB assemblies, and camera modules, strengthening India’s position across the electronics value chain.

Tracing Investment Trails: Source, Budget and Location?

Sl No.	Company	Country of Origin	Investment (USD Million)	State
1	**HyVision System**	South Korea	5	Karnataka
2	**Foxconn**	Taiwan	3,000	Karnataka
3	**Wistron Infocom**	Taiwan	135	Telangana
4	**Corning**	United States	120	Telangana
5	**RGBSI**	United States	12	Tamil Nadu
6	**Tata Group**	India	2,800	Assam
7	**Dixon Technologies**	India	120	Tamil Nadu
8	**Zetwerk**	India	120	Uttar Pradesh
9	**Veira**	India	51	Uttar Pradesh

Exchange rate: 1 USD = 85.4 INR

Source: Data collected from various reputed news articles

Note: Investment news covering the period from 2023 through the current date has been documented and included. However, it's important to note that this compilation does not represent a comprehensive or complete inventory of all investment activities during this timeframe.

Changing Manufacturing Real Estate Landscape

Indian manufacturing real estate is currently undergoing a transformation phase with enhanced quality of space (primarily Grade A space), demand for large boxes and re-positioning of location.

Manufacturing companies are investigating novel transaction structures to align with their timeline objectives, funding strategies and overall efficiency. This growth is demonstrated by a significant increase in leasing activity for light manufacturing spaces with advanced specifications.

Leased manufacturing spaces provide an expedient and streamline route for manufacturers in India to enter the real estate market, effectively catering to the needs of most non-polluting industries. These spaces not only offer the advantage of being readily available but also provide flexibility for customization to cater to specific requirements.

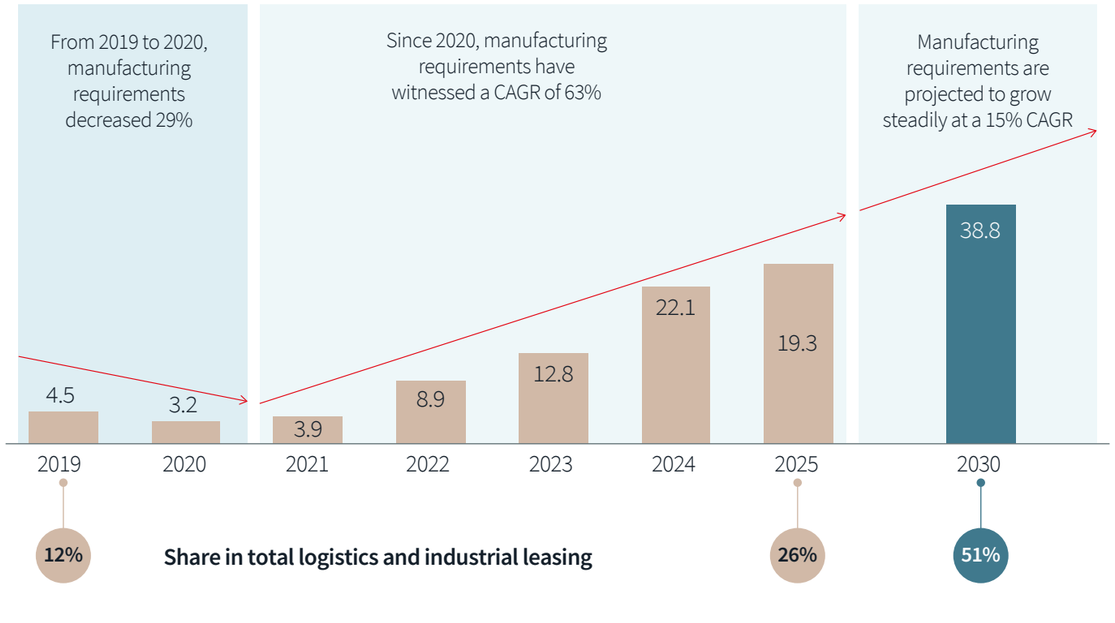
Additionally, ready and built-to-suit (BTS) leased factories present a compelling "capex-light" proposition for manufacturers. By outsourcing the cost of land and buildings to developers, manufacturers can allocate their financial resources more strategically, reducing their upfront capital expenditure. This risk-mitigating approach allows manufacturers to focus on their core competencies while enjoying the benefits of a fully functional and well-equipped facility.

Manufacturing Leasing Market Trend

Absorption Trends

- Manufacturing leasing activity demonstrated robust performance in 2025, with gross absorption reaching 19.3 Mn.sq.ft., encompassing new leases, renewals, and churning.
- Nearly 6-fold increase in leasing activity for light manufacturing spaces from 2020-2025
- The light manufacturing sector's contribution to India's industrial and warehousing space gross absorption has experienced a 100% augmentation during the preceding five-year interval.

Gross Manufacturing Leasing Absorption (2019 – 2030) (Mn.sq.ft.)

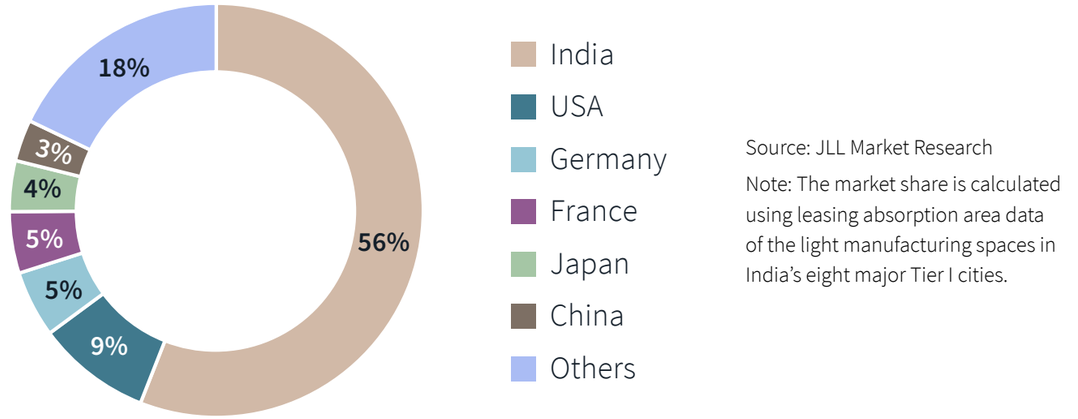


Source: JLL Market Research

- Indian companies drove the majority of leasing activity, while U.S., France, Japan, China and Germany manufacturers also contributed significantly.
- A significant portion of demand, over 89%, was concentrated in Grade A properties during 2025, an increase from 66% in 2020.
- The demand for quality spaces from sectors like Auto and Ancillaries, Electronics and White Goods and Engineering sectors has led to a significant increase in the absorption of Grade A spaces owing to strict adherence to enhanced building specifications, hygiene and safety norms.
- In 2025, Pune and Chennai emerged as the dominant markets among India's eight Tier I cities for manufacturing leasing activity, collectively accounting for ~77% of total demand for manufacturing leasing spaces.

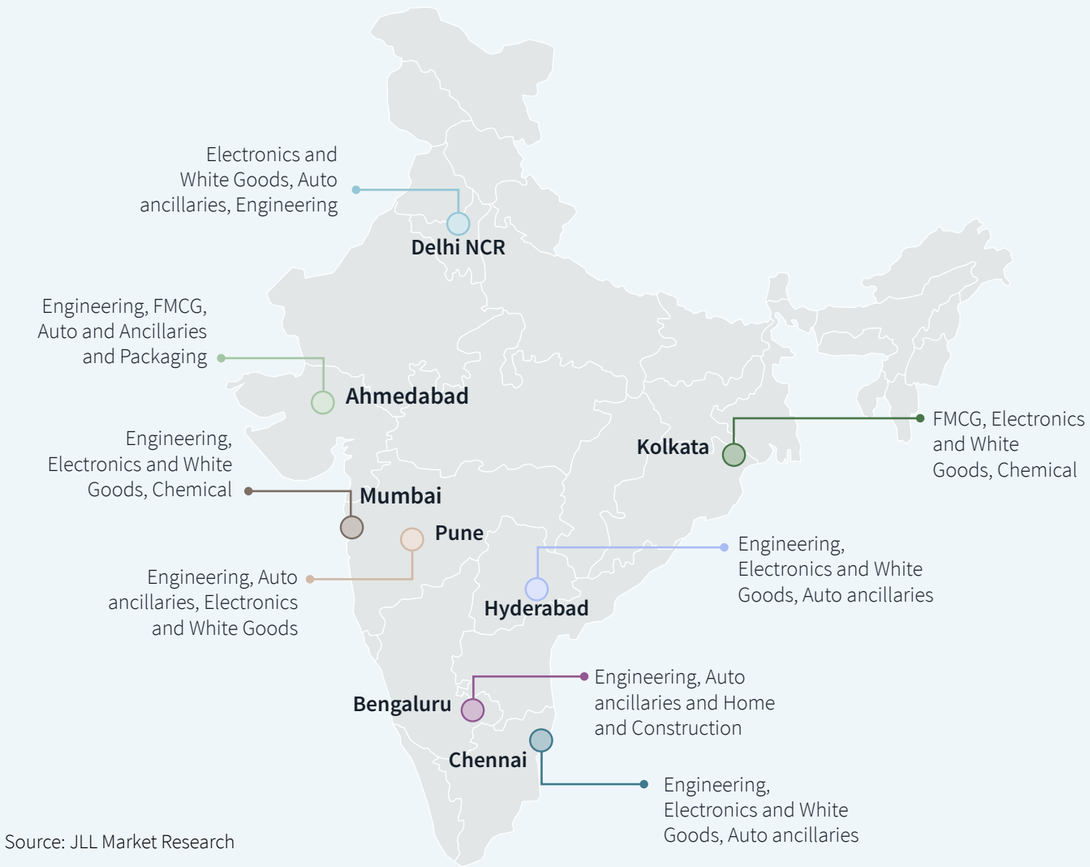
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Country wise Share of Light Manufacturing Leasing Absorption, 2022 - 2025



Source: JLL Market Research

Note: The market share is calculated using leasing absorption area data of the light manufacturing spaces in India's eight major Tier I cities.



Source: JLL Market Research

Changing Space Typology Preferences

- Ready-built facilities are finding more share in absorption as it allows quicker move-in times since the structure is already constructed, reducing the time from decision to operation.
- Over 76% of the ready-built facilities requirement is concentrated in cities of Pune, Chennai, and NCR (2020-2025).

Share of Ready Built in Light Manufacturing Space Demand (2020)	Share of Ready Built in Light Manufacturing Space Demand (2025)
64%	**74%**

Rental Trends

- Rents of Grade A light manufacturing spaces in the 8 major cities have been increasing since last 5 years. Country may witness average y-o-y rent appreciation of 4-6% due to Increasing demand and investment pipeline from sectors such as engineering, auto and ancillaries, electronics etc. owing to the strong manufacturing ecosystem.
- Due to the stringent building specifications and compliances, the rental rates for light manufacturing spaces across all sectors demonstrate a noticeable distinction from normal Grade A warehouse facilities.

Rent for Speculative Warehouse Space		Rent for Speculative Light Manufacturing Space
INR **25** per sq. ft. per month	Rental Delta up to **25%**	INR **30** per sq. ft. per month

Note: The rents are as per the Chargeable/ Leasable area excluding Tenant Improvement and CAM charges. There may be a variation of 5%-10% over this with the actual Warehouse Box area. Grade A warehousing space is having a loading of 5%, which has gradually increased towards 11% on structural specifications (subject to measurement on-site), which is inherent to the evolution of structural specifications from Grade B/ B+ to Grade A spaces. However, for any rent calculation, as per city market practice, the Loading factor is not considered to calculate the rent in general transaction activity. The reason being the difference in rent due to the loading factor is not significant and is based on the general discussion between the developer and the occupier regarding building measurements and specifications which are not shared publicly.

Future Outlooks

Looking ahead, demand for manufacturing spaces is forecasted to reach ~ 38.8 Mn sq. ft by the end of 2030, representing 51% of the country's industrial and warehousing absorption.

India: Electronics and Semiconductor Manufacturing Hub: Advanced Manufacturing Real Estate Lifecycle

'One JLL' Concept to operation (C2O) service offerings

We can help across Warehousing, Manufacturing and Integrated Logistics with services ranging from Transactions, Investments, Supply Chain Solutions and Consulting.

From Concept

Target

Location selection
- Business Location Advisory
- Supply Chain Studies

- **338+** industrial consul studies
- **36+** supply chain studies
- **41+** Location Advisory

Analyze

Incentives andtax
- Incentive Appraisal
- Incentive Negotiation
- Tax Advisory

- **30+** projects pitched solo or in consortium with our partners

Transact

Transactions advisory
- Govt. Land
- Private Land
- Built Space Lease
- Lease to Buy

- L&I Transaction Snapshots:
- **1,342+** trans. concluded.
- **144+** Mn. sq ft of Built-up Area
- **4,345+** Acres land transacted

Ascertain

Due diligence
- Technical DD
- Environmental DD
- Pre-construction advisory

Technical DD:
- **30+** options evaluated
- **35+** SMEs

Develop

Project management
- Design Consultancy
- Project Management
- Cost Management
- Principal Services

- Space managed or WIP
- **80+** Mn. Sq. Ft. manu spaces.
- **35+** Mn. Sq. Ft. WH spaces
- **2,550+** team streangth

Manage

Facility operations
- Facilities Consultancy
- Operational Management
- Technology Solutions
- Mobile Engineering

- **2700+** Facilities managed
- **164+** Mn. Sq. Ft. managed
- **16,000+** team strength

Commercial operations

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