

PROJECT REPORT 2023 - 34

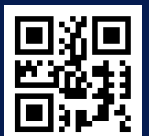
Over 608,900 Acres in
30 States Across INDIA



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Acquisition and strategic
management of prime
land parcel


Presented By:
Indian Golden Cities Limited



INDIAN GOLDEN CITIES



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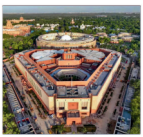


IGC

REDEFINING LIVING,
BUILDING DREAMS

OVER 6,08,900 ACRES

a transformative project poised to rewrite the urban development rulebook.



DELHI



TELANGANA



MAHARASHTRA



TAMIL NADU



PUNJAB



GOA



UTTAR PRADESH



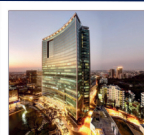
GUJARAT



WEST BENGAL



HARYANA



KARNATAKA



JAMMU AND KASHMIR



ANDHRA PRADESH



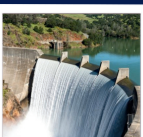
HIMACHAL PRADESH



MANIPUR



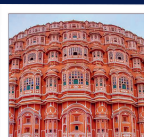
CHHATTISGARH



KERALA



MADHYA PRADESH



RAJASTHAN



MIZORAM



MEGHALAYA



TRIPURA



SIKKIM



ARUNACHAL PRADESH



NAGALAND



BIHAR



ODISHA



JHARKHAND



UTTARAKHAND



ASSAM

ELITE VILLAS

Discover unparalleled elegance at Luxurious Elite Villas, nestled in India's Golden Cities. These exclusive homes offer bespoke designs, serene landscapes, and state-of-the-art amenities, promising a lifestyle of opulence and tranquility in the heart of India's most prestigious locales



APARTMENTS

Experience elegance at Indian Golden Cities' Modern Apartments - stylish living spaces with state-of-the-art amenities, nestled in India's vibrant urban landscapes. Your ideal home awaits in the heart of tradition and modernity.



MALLS

Discover shopping paradise at our shopping malls, jewels in India's Golden Cities. Featuring a rich blend of international brands, local crafts, and culinary delights, this mall offers an unparalleled shopping and cultural experience, embodying the vibrant spirit of India's urban elegance.





COMPLEX

Indian Golden Cities' Residential Complex offers a harmonious blend of modern living and cultural richness, featuring elegantly designed apartments, lush green spaces, and state-of-the-art amenities, all nestled in the heart of vibrant urban settings.



RESORTS

Indian Golden Cities' Resorts offer a blend of traditional elegance and modern luxury, set amidst India's rich cultural heritage. Each resort is a haven of tranquility, featuring exquisite architecture, lush gardens, and world-class amenities, promising an unforgettable experience.



FARM LANDS

Indian Golden Cities Farmlands, A verdant oasis of fertile fields and sustainable agriculture. Embrace a harmonious connection with nature, cultivating opportunities for growth, nourishment, and sustainable living.



Key Highlights

Land Bank:

- Strategic acquisition and management of a vast land bank to fuel future development.
- Identify and acquire prime land parcels across India.
- Utilize a combination of direct purchase, joint ventures, and land pooling strategies.
- Establish a robust land bank to meet future demand.

Infrastructure Development:

- Develop essential infrastructure, including roads, utilities, and public amenities.
- Collaborate with government agencies to expedite infrastructure projects.
- Prioritize sustainable infrastructure solutions to minimize environmental impact.

Community Development:

Prioritize community development and sustainable practices.

Financial Partnerships:

- Forge strategic partnerships with financial institutions to secure funding.
- Explore innovative financing mechanisms, such as debt, equity, and public-private partnerships.
- Optimize capital allocation to maximize returns.

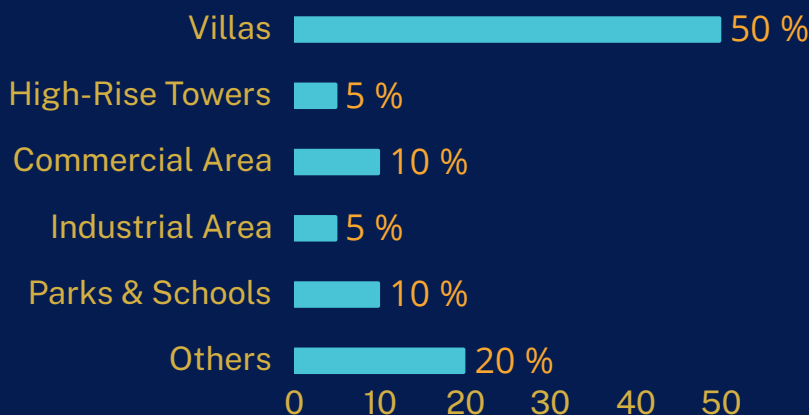
Talent Acquisition and Development:

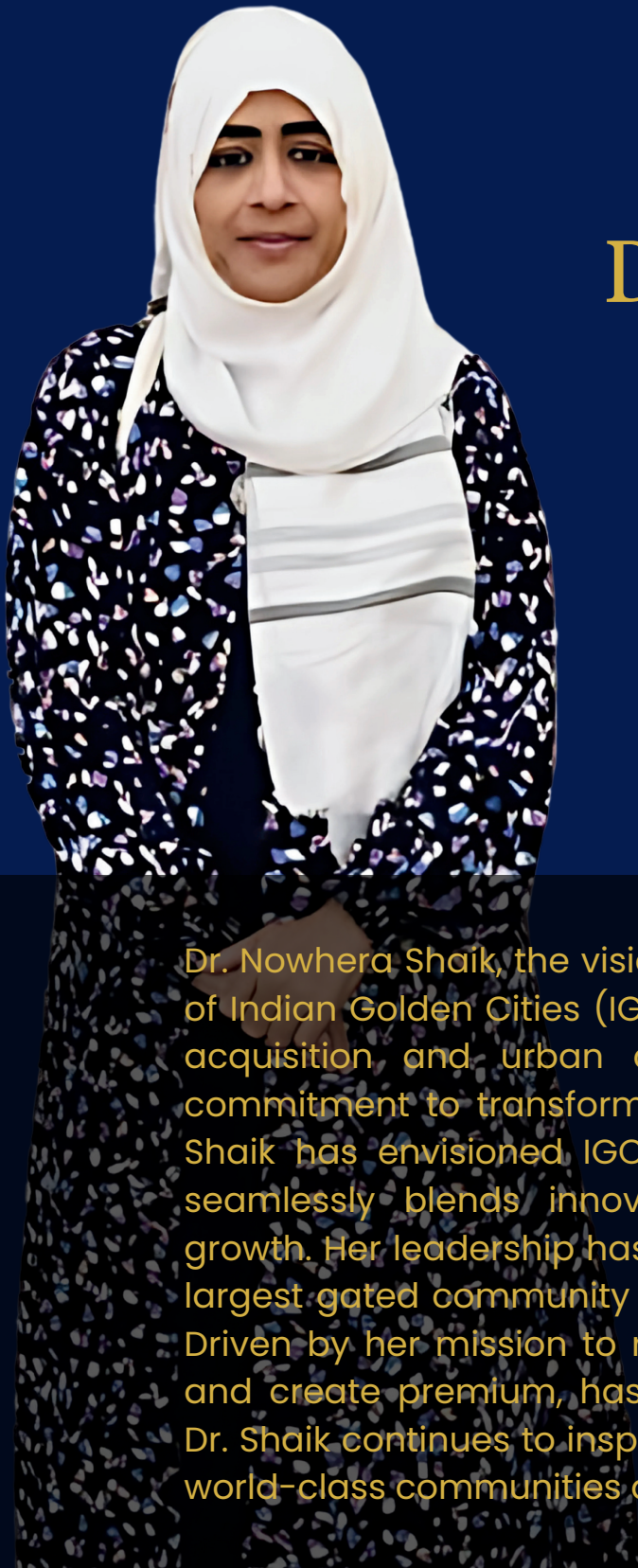
- Recruit and retain top talent in real estate, finance, engineering, and legal fields.
- Foster a culture of innovation and continuous learning.
- Invest in employee development programs to enhance skills and capabilities.

Expert Team:

- Assemble a team of seasoned real estate experts, legal professionals, financial gurus, experienced entrepreneurs, and innovative architectural and technological minds.

Indian Golden Cities (IGC) embodies a fusion of innovation and cultural grandeur, harmonizing India's heritage with avant-garde urbanity. Our project seamlessly marries traditional architectural beauty with contemporary sustainability, crafting a space that reverberates history and embraces ecological foresight. Beyond lucrative returns, IGC offers an investment in sustainable living and cultural preservation, charting a course toward a brighter urban future. We extend an invitation to join us in shaping India's urban landscape, contributing to a legacy that redefines urban living in the nation.





Dr. Nowhera Shaik

Founder & Managing Director

LIFE PHILOSOPHY

Passion is the engine that drives success.

Dr. Nowhera Shaik, the visionary Founder and Managing Director of Indian Golden Cities (IGC), is a trailblazer in the fields of land acquisition and urban development. With an unparalleled commitment to transforming India's real estate landscape, Dr. Shaik has envisioned IGC as a groundbreaking initiative that seamlessly blends innovation, sustainability, and economic growth. Her leadership has propelled IGC to become the world's largest gated community project, spanning over 608,900 acres. Driven by her mission to revolutionize the land-buying process and create premium, hassle-free opportunities for developers, Dr. Shaik continues to inspire through her dedication to fostering world-class communities and holistic urban development.

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Mr. Sameer Khan

Director & CEO

LIFE PHILOSOPHY

Success is not the key to happiness. Happiness is the key to success. If you love what you do, you will be successful.

Mr. Sameer Khan, Director and CEO of Indian Golden Cities (IGC), brings a wealth of expertise in land acquisition and real estate development. With years of hands-on experience in identifying strategic locations and fostering large-scale urban projects, Mr. Khan has been instrumental in IGC's vision of transforming India's landscape. His leadership is marked by a commitment to sustainable development, legal clarity in land transactions, and creating value-driven opportunities for builders and developers. Under his guidance, IGC is poised to redefine urban living through innovation and excellence.

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Introduction

Land Bank: A Cornerstone of Real Estate Development

What is a Land Bank? A land bank is a public or private entity that acquires, holds, and redevelops vacant, abandoned, or foreclosed properties. The primary goal is to revitalize communities by putting these properties back into productive use.

How Does a Land Bank Work?

- **Acquisition:** Land banks acquire properties through various methods, including tax foreclosures, donations, or purchases.
- **Rehabilitation:** They may rehabilitate existing structures or demolish them to prepare the land for redevelopment.
- **Redevelopment:** Land banks work with developers, community organizations, and government agencies to identify suitable uses for the land.
- **Sale or Lease:** They sell or lease the land to developers or community organizations for affordable housing, commercial development, or public spaces.

Why Land Banks Matter?

- **Community Revitalization:** By addressing blight and vacancy, land banks improve neighborhoods and increase property values.
- **Affordable Housing:** They can help create affordable housing options by providing land at below-market rates.
- **Economic Development:** Land banks can stimulate economic growth by attracting investment and creating jobs.
- **Environmental Improvement:** They can help clean up contaminated sites and promote sustainable development.

Types of Land Banks

- **Public Land Banks:** Created by government entities, often with specific legislative authority.

- **Private Land Banks:** Established by private investors or developers.
- **Community Land Trusts:** Nonprofit organizations that acquire land and hold it in trust for the community.

Challenges and Opportunities

- **Funding:** Land banks often face challenges in securing adequate funding for acquisition, rehabilitation, and administrative costs.
- **Legal and Regulatory Hurdles:** Navigating complex legal and regulatory frameworks can be time-consuming and expensive.
- **Community Engagement:** Effective community engagement is crucial for identifying community needs and ensuring support for land bank initiatives.

The Future of Land Banks Land banks are increasingly recognized as a valuable tool for revitalizing communities. As cities and towns face challenges of urban decay and housing affordability, land banks can play a significant role in shaping the future of our communities.

The Importance of Land Banks in India In a rapidly urbanizing country like India, land banks play a crucial role in addressing several critical challenges:

- **Urban Sprawl:** Land banks can help curb urban sprawl by facilitating planned development and preventing haphazard growth.
- **Affordable Housing:** By acquiring and developing land efficiently, land banks can contribute to the creation of affordable housing solutions.
- **Infrastructure Development:** Land banks can expedite infrastructure projects by ensuring the availability of land.
- **Economic Growth:** Well-managed land banks can stimulate economic growth by attracting investment and creating jobs.
- **Social Equity:** Land banks can be used to address social inequalities by providing affordable housing and community amenities.

By strategically acquiring and managing land, land banks can help shape the future of India's cities and towns.

IGC Among Few to Introduce Land Banks in India

IGC is uniquely positioned as a "**Developer of Developers**," a concept that redefines real estate development by enabling other developers to thrive. This involves providing resources, expertise, and infrastructure essential for large-scale developments.

Key Roles and Responsibilities of a Developer of Developers:

- **Land Acquisition and Assembly:** Acquiring large tracts of land, often in strategic locations, and assembling them for development.
- **Infrastructure Development:** Building essential infrastructure like roads, utilities, and public amenities to facilitate development.
- **Master Planning:** Creating comprehensive master plans that outline the overall vision, zoning regulations, and design guidelines for the development.
- **Financing and Investment:** Providing financial resources, either directly or through partnerships, to support other developers' projects.
- **Regulatory Compliance:** Navigating complex regulatory procedures and obtaining necessary permits and approvals.
- **Marketing and Sales:** Promoting the development to attract other developers and investors.
- **Project Management:** Overseeing the overall development process, including construction, marketing, and sales.

Benefits of the Developer of Developers Model:

- **Efficiency:** By providing essential infrastructure and resources, the developer of developers can streamline the development process for other developers.
- **Risk Mitigation:** By sharing the risks and costs of large-scale development, the developer of developers can reduce the risk for individual developers.
- **Scalability:** This model allows for large-scale development and can accelerate the pace of urbanization.

- **Community Development:** By creating well-planned and sustainable communities, the developer of developers can contribute to the overall well-being of the area.

Examples of Developer of Developers:

- **Real Estate Investment Trusts (REITs):** REITs often invest in large-scale developments and then lease land or properties to other developers.
- **Government Agencies:** Government agencies may play the role of a developer of developers by creating development zones and providing incentives to developers.
- **Private Equity Firms:** Private equity firms may invest in large-scale development projects and then partner with other developers to execute the projects.

In essence, a “**Developer of Developers**” acts as a catalyst for real estate development, enabling other developers to bring their projects to life. By providing the necessary resources and expertise, they contribute to the growth and prosperity of cities and regions.

Why IGC Stands Out?

Transforming Real Estate:

IGC's Core Values:

- Sustainability: Ensuring eco-friendly projects with minimal environmental impact.
- Inclusivity: Projects that prioritize communities, offering affordable and luxury options.
- Innovation: Adopting cutting-edge technologies like IoT and smart city concepts.

Competitive Edge:

- Strategic land acquisitions for maximum ROI.
- Proven track record in sustainable urban development.
- Partnerships with globally renowned architects, developers, and financial institutions.

Key Offerings:

- Master planning for smart cities.
- Affordable housing solutions integrated with modern infrastructure.
- Customizable investment opportunities for various stakeholders.

Client-Centric Approach:

- Transparent processes and fair pricing.
- Unmatched after-sales support.

Impact:

- Over 1 million jobs will be created by 2034.
- Landmark projects reshaping urban living in India.

Stakeholder Benefits and Collaboration Opportunities

Joining Hands with IGC: Endless Opportunities

Benefits for Stakeholders:

- Investors: High ROI with detailed market insights.
- Government Bodies: Accelerated urban development aligned with Smart City missions.
- Local Communities: Enhanced living standards and inclusive development.
- Landowners: Transparent land acquisition with equitable compensation.

Partnership Opportunities:

- Public-Private Partnerships for infrastructure development.
- Joint ventures with regional and international developers.
- Technology integration with IT firms to implement smart city solutions.

Success Metrics:

- Financial growth metrics for investors.
- Community satisfaction surveys.
- Environmental compliance benchmarks.

Indian Golden Cities (IGC) stands as a beacon of innovation, sustainability, and transformative growth in India's real estate sector. By investing in IGC, you are not just acquiring assets but contributing to a brighter future—where smart cities thrive, communities prosper, and dreams take shape. Our unwavering commitment to excellence, sustainability, and inclusivity ensures unparalleled opportunities for investors, partners, and communities alike. Join us on this journey of redefining urban living. Together, let's build the cities of tomorrow and unlock limitless potential. Be a part of the legacy—invest in IGC today!

Executive Summary

Indian Golden Cities (IGC) stands as a trailblazer in India's real estate development landscape, introducing the innovative and transformative concept of "**Developer of Developers.**" This unique model positions IGC as a facilitator for other developers, providing resources, expertise, and infrastructure to enable large-scale, sustainable projects.

With a vision to acquire and manage over 6 lakh acres of land across 30 states and union territories by 2034, IGC is committed to reshaping urban India through strategic land banking, cutting-edge infrastructure development, and robust community engagement. Our projects aim to create thriving, sustainable communities while fostering economic growth, social equity, and environmental stewardship.

Key highlights of IGC's strategy include:

- The establishment of a vast land bank to fuel future developments.
- Investment in sustainable infrastructure to minimize environmental impact.
- Partnerships with developers, government agencies, and financial institutions to streamline operations and accelerate project timelines.

IGC's mission is not just about building structures but about crafting vibrant, inclusive cities that offer economic opportunities and an enhanced quality of life for millions. Through innovation, collaboration, and an unwavering commitment to sustainability, IGC is shaping the cities of tomorrow.

Vision and Mission

Vision:

To be India's foremost "**Developer of Developers**," driving the creation of 100 smart and sustainable cities by 2034. IGC envisions transforming urban landscapes through innovation, inclusivity, and responsible development, ensuring a prosperous future for all stakeholders.

Mission:

- 1.To acquire and strategically manage prime land resources, creating a robust foundation for real estate development.
- 2.To foster partnerships with developers, government bodies, and investors to facilitate the construction of 50,000 affordable housing units and generate over 1 million jobs by 2034.
- 3.To design and develop communities that prioritize sustainability, incorporating renewable energy, green spaces, and advanced urban planning principles.
- 4.To leverage cutting-edge technologies and innovative practices, ensuring efficient, transparent, and impactful project execution.

By aligning our efforts with global standards and local needs, IGC is committed to driving urban transformation, fostering economic growth, and creating long-term value for communities and stakeholders alike.

Key Highlights

Land Bank:

- Strategic acquisition and management of a vast land bank to fuel future development.
 - Identify and acquire prime land parcels across India.
 - Utilize a combination of direct purchase, joint ventures, and land pooling strategies.
 - Establish a robust land bank to meet future demand.

Infrastructure Development:

- Develop essential infrastructure, including roads, utilities, and public amenities.
- Collaborate with government agencies to expedite infrastructure projects.
- Prioritize sustainable infrastructure solutions to minimize environmental impact.

Community Development:

- Prioritize community development and sustainable practices.

Regulatory Compliance:

- Navigate complex regulatory frameworks and obtain necessary approvals.
- Build strong relationships with government authorities to streamline processes.
- Ensure adherence to environmental and social impact assessments.

Financial Partnerships:

- Forge strategic partnerships with financial institutions to secure funding.
- Explore innovative financing mechanisms, such as debt, equity, and public-private partnerships.
- Optimize capital allocation to maximize returns.

Talent Acquisition and Development:

- Recruit and retain top talent in real estate, finance, engineering, and legal fields.
- Foster a culture of innovation and continuous learning.
- Invest in employee development programs to enhance skills and capabilities.

Expert Team:

- Assemble a team of seasoned real estate experts, legal professionals, financial gurus, experienced entrepreneurs, and innovative architectural and technological minds.

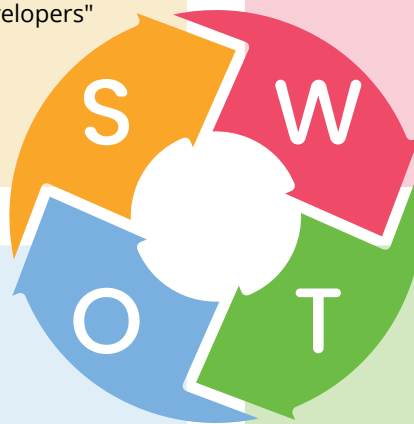
SWOT Analysis

Strengths:

- Strong leadership with an experienced team well-versed in real estate development.
- Extensive industry network, enabling efficient project execution and partnerships.
- Deep understanding of market dynamics and emerging trends.
- Strong financial backing to execute large-scale projects.
- Innovative "Developer of Developers" model, offering scalability and efficiency.

Weaknesses:

- Heavy reliance on external factors such as economic conditions and government policies.
- Potential challenges in land acquisition due to regulatory complexities.
- High upfront costs associated with large-scale infrastructure development.
- Dependency on partnerships and collaborations for smooth execution.



Opportunities:

- Growing demand for real estate in Tier II and Tier III cities.
- Government initiatives promoting affordable housing and infrastructure development.
- Increasing interest in sustainable and green building practices.
- Emerging technologies for smart city development and urban planning.
- Rising global investment in India's real estate sector.

Threats:

- Economic downturns or recessions that can affect funding and demand.
- Regulatory delays or changes in policies impacting project timelines.
- Natural disasters and climate-related risks posing operational challenges.
- Competition from other developers and investors in key markets.

Marketing and Branding Strategy

A robust marketing and branding strategy is essential to establish a strong presence in the real estate market and build trust with stakeholders. The following key strategies outline the approach for sustainable growth and brand positioning:

Key Strategies

1. Land Bank Creation

- **Data-Driven Insights:** Leverage data analytics and GIS tools to identify high-potential areas for land acquisition based on growth trends, infrastructure development, and market demand.
- **Local Expertise:** Utilize local market knowledge and build relationships with stakeholders to facilitate smooth and cost-effective land transactions.
- **Risk Management:** Conduct comprehensive due diligence, including legal, environmental, and financial assessments, to mitigate potential risks.
- **Diversification:** Strategically acquire land parcels across various locations and sectors to ensure a balanced portfolio and minimize market-specific risks.

2. Strategic Partnerships

- **Developer Collaboration:** Partner with reputed developers, contractors, and consultants to ensure high-quality project execution and timely delivery.
- **Government Alliances:** Forge relationships with government agencies to expedite approvals, secure incentives, and align projects with urban development plans.
- **Financial Support:** Build strong ties with financial institutions and investors to secure funding at favorable terms for both project development and operational needs.
- **Community Engagement:** Work with local communities and organizations to align developments with community needs and ensure long-term social acceptance.

3. Sustainable Development

- **Green Building Practices:** Embrace sustainable design principles that promote energy efficiency, water conservation, and waste reduction.
- **Eco-Friendly Materials:** Use environmentally friendly construction materials to reduce the carbon footprint and enhance project sustainability.
- **Community Focus:** Develop livable, people-centric communities with ample green spaces, recreational facilities, and essential amenities to foster a high quality of life.
- **Compliance and Certifications:** Aim for certifications like LEED, IGBC, or other green building standards to enhance the project's credibility and marketability.

4. Technology Adoption

- **Operational Efficiency:** Deploy advanced technologies, such as AI and IoT, for land management, project planning, and construction monitoring to optimize resource utilization and reduce costs.
- **Digital Transformation:** Utilize digital tools and platforms for financial analysis, project tracking, and stakeholder communication to improve transparency and decision-making.
- **PropTech Integration:** Incorporate emerging technologies like 3D modeling, BIM (Building Information Modeling), and AR/VR to streamline design processes and enhance customer experiences.
- **Smart Living Solutions:** Integrate smart home technologies in residential projects to meet modern lifestyle demands and improve energy efficiency.

5. Brand Building and Marketing

- **Digital Marketing Campaigns:** Use social media, search engine optimization (SEO), and email campaigns to generate leads and increase brand visibility.
- **Content Strategy:** Develop informative and engaging content, such as blogs, videos, and case studies, to establish thought leadership in the real estate sector.
- **Customer-Centric Approach:** Focus on exceptional customer service and personalized experiences to build long-term relationships and foster brand loyalty.
- **Event Marketing:** Organize property expos, seminars, and webinars to connect with potential customers and showcase the company's expertise.

Expected Impact

The execution of this comprehensive strategy is anticipated to create significant and multifaceted impacts across economic, social, urban, and environmental dimensions. These impacts will strengthen our position as a transformative leader in India's real estate landscape.

1. Economic Growth

- **Job Creation:** Generate employment opportunities across sectors, including construction, technology, and ancillary industries.
- **Investment Attraction:** Attract both domestic and international investors by showcasing lucrative real estate opportunities and sound financial practices.
- **Revenue Generation:** Contribute to local and national economies through increased tax revenues, improved infrastructure, and thriving commercial hubs.
- **Skill Development:** Foster a skilled workforce by partnering with vocational training institutions to upskill local talent.

2. Urban Development

- **City Resilience:** Contribute to the creation of sustainable, well-planned urban centers that integrate smart city concepts.
- **Infrastructure Advancement:** Drive the development of robust infrastructure, including transportation networks, utilities, and public services, to enhance urban functionality.
- **Balanced Growth:** Focus on holistic urbanization by addressing the needs of both metropolitan and tier-2/tier-3 cities, ensuring equitable regional development.

3. Social Impact

- **Affordable Housing:** Address the housing deficit by delivering affordable yet high-quality residential options tailored to diverse income groups.
- **Community Well-being:** Improve the quality of life by integrating community-focused amenities, such as schools, healthcare centers, parks, and recreational facilities.

- Inclusive Development: Ensure inclusive growth by supporting marginalized communities through job opportunities and accessible housing initiatives.
- Empowering Local Economies: Enable local businesses and vendors to thrive by incorporating them into the supply chain ecosystem.

4. Environmental Sustainability

- Eco-Friendly Practices: Reduce the carbon footprint of developments through the adoption of green building standards and renewable energy sources.
- Resource Efficiency: Minimize resource consumption by implementing water-saving technologies, energy-efficient systems, and effective waste management solutions.
- Biodiversity Conservation: Protect and enhance natural ecosystems within and around project sites, fostering harmony with the environment.
- Climate Resilience: Develop projects that can withstand and adapt to climate change challenges, ensuring long-term sustainability.

Strategic Vision

By executing this well-rounded and forward-thinking strategy, we aim to:

- Establish ourselves as a "developer of developers" recognized for innovation, excellence, and sustainable practices.
- Drive the growth and transformation of India's real estate sector, contributing to the nation's progress.
- Deliver long-term value to stakeholders while leaving a positive legacy in the communities and environments where we operate.

Why Join Us & How?

Join Us: Be a Part of the Future

Explore various ways to collaborate with us and contribute to the transformation of the real estate landscape. Whether you're an investor, land depositor, freelancer, employee, or land buyer, we provide unique opportunities to shape a sustainable and prosperous future.

1. Investors and Financers

Why Join Us

- Invest in innovative and future-ready real estate projects.
- Benefit from high potential returns on investment.
- Diversify your portfolio with stable, long-term assets.
- Participate in transformative projects that redefine urban development.

How to Join

1. Connect: Contact our investment team to discuss opportunities.
2. Explore: Review our range of investment options, including equity, debt financing, and joint ventures.
3. Engage: Begin your investment journey with expert assistance and ongoing support.

2. Land Depositors

Why Join Us

- Receive fair and timely compensation for your land.
- Enjoy a transparent and hassle-free acquisition process.
- Contribute to impactful large-scale development projects.
- Unlock added benefits, such as job opportunities or equity participation.

How to Join

1. Initiate: Reach out to our land acquisition team.
2. Submit: Provide essential property documents and details.
3. Collaborate: Partner with us to ensure a seamless land transfer process.

3. Expert Freelancers

Why Join Us

- Engage in exciting and challenging projects that push creative boundaries.
- Collaborate with experienced professionals in a dynamic work environment.
- Enjoy flexible work arrangements and competitive compensation.
- Make a meaningful impact by contributing to sustainable development initiatives.

How to Join

1. Apply: Submit your resume and portfolio to our HR team.
2. Showcase: Highlight your skills and expertise in relevant domains.
3. Join: Complete the selection process and become part of our freelancer network.

4. Employees

Why Join Us

- Join a forward-thinking organization driving innovation.
- Experience professional growth through training and development opportunities.
- Benefit from competitive salaries and comprehensive perks.
- Work on groundbreaking projects that shape the real estate industry.

How to Join

1. Search: Visit our careers page for the latest job openings.
2. Apply: Submit your application online or email your resume to our HR team.
3. Interview: Prepare for an engaging and thorough selection process.

5. Land Buyers

Why Join Us

- Access premium land parcels in strategic locations.
- Experience a transparent and efficient purchasing process.
- Receive expert support for a seamless transaction.
- Invest in high-potential real estate projects with promising returns.

How to Join

1. Inquire: Contact our sales team for details about available properties.
2. Verify: Provide the necessary documentation and financial information.
3. Purchase: Complete the verification and finalize your land acquisition.

Join hands with us to redefine the future of real estate. Together, we can create innovative, sustainable, and vibrant communities.

This format clearly separates each category, making it easier to read and understand while maintaining a professional tone.

Share Capital of IGC

Particulars	Details
Number of Equity Shares	5,00,00,000
Value per Equity Share in Rupee	1000/-
Total Equity Value in Rupee	50,00,00,00,000/-

IGC Equity Distribution

S.No.	Shareholder Category	Holding (%)	Number of Shares	Amount (₹)
1	Promoters	55%	2,75,00,000	27,50,00,00,000/-
2	Foreign Institutional Investors (FIIs)	10%	50,00,000	5,00,00,00,000/-
3	Domestic Institutional Investors (DIIs)	10%	50,00,000	5,00,00,00,000/-
4	Public	25%	1,25,00,000	12,50,00,00,000/-
Total	--	100%	5,00,00,000	50,00,00,00,000/-

Explanatory Notes

1. Promoters: The primary shareholders responsible for the management and strategic decision-making of the company.
2. Foreign Institutional Investors (FIIs): Investors based outside the country who contribute to equity through institutional channels.
3. Domestic Institutional Investors (DIIs): Local institutions investing in the company's equity.
4. Public: Individual and retail investors participating in the company's equity.

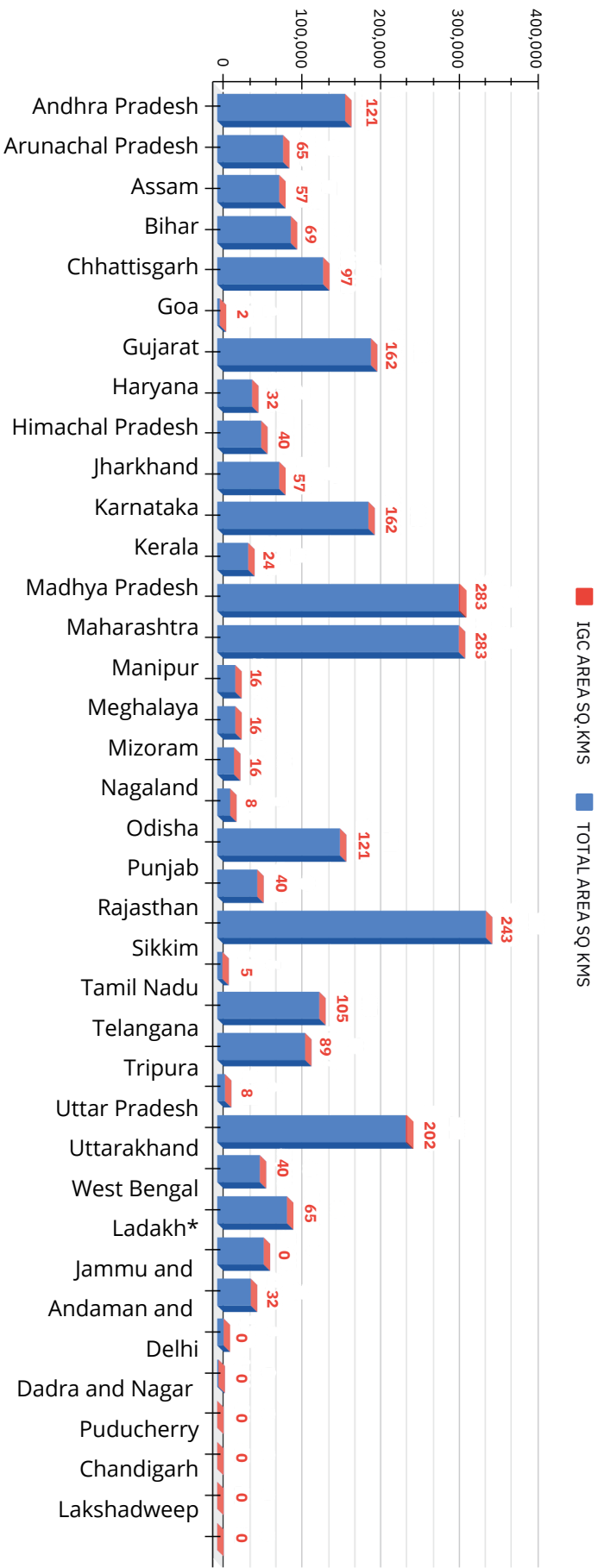
Key Highlights

1. Promoters hold the majority stake of 55%, signifying significant control over the company.
2. Institutional investors (FIIs and DIIs) collectively own 20% of the equity.
3. Public shareholders hold 25% of the equity, showcasing diversified participation.

State-Wise Land Acquisition by IGC in India:

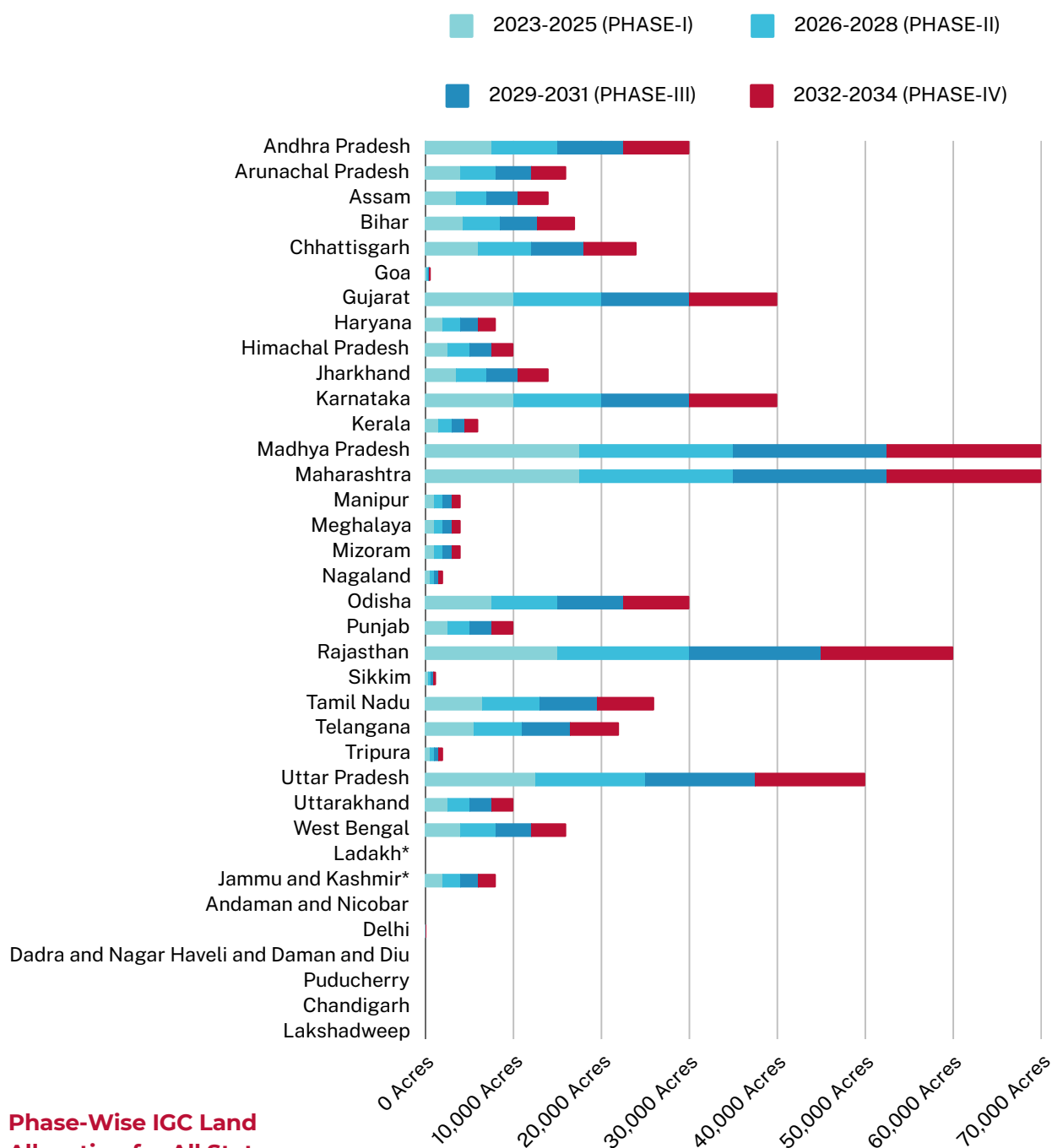
The stacked bar chart below provides a visual representation of state-wise land acquisition by IGC (Imperial Green Corporation) in India. The company's focus is reflected in the data, showcasing the total area of land to be acquired, the overall project budget, and the projected timeline for completion.

- Land to be Acquired by IGC: 608,000 Acres
- Total Area of India: 3,166,414 square kilometers
- Project Budget: ₹12,178,000 crores
- Project Duration: 12 years (2023 to 2034)



Phase-Wise IGC Land (in Acres) Allocation for All States

The stacked row chart presented below illustrates the distribution of IGC's land across different phases for each state in India. The project spans a duration of 12 years, from 2023 to 2034, divided into four distinct phases, with each phase lasting for three years. The chart provides a visual representation of how the land allocated for the project is distributed among the states in India during each of these four phases.

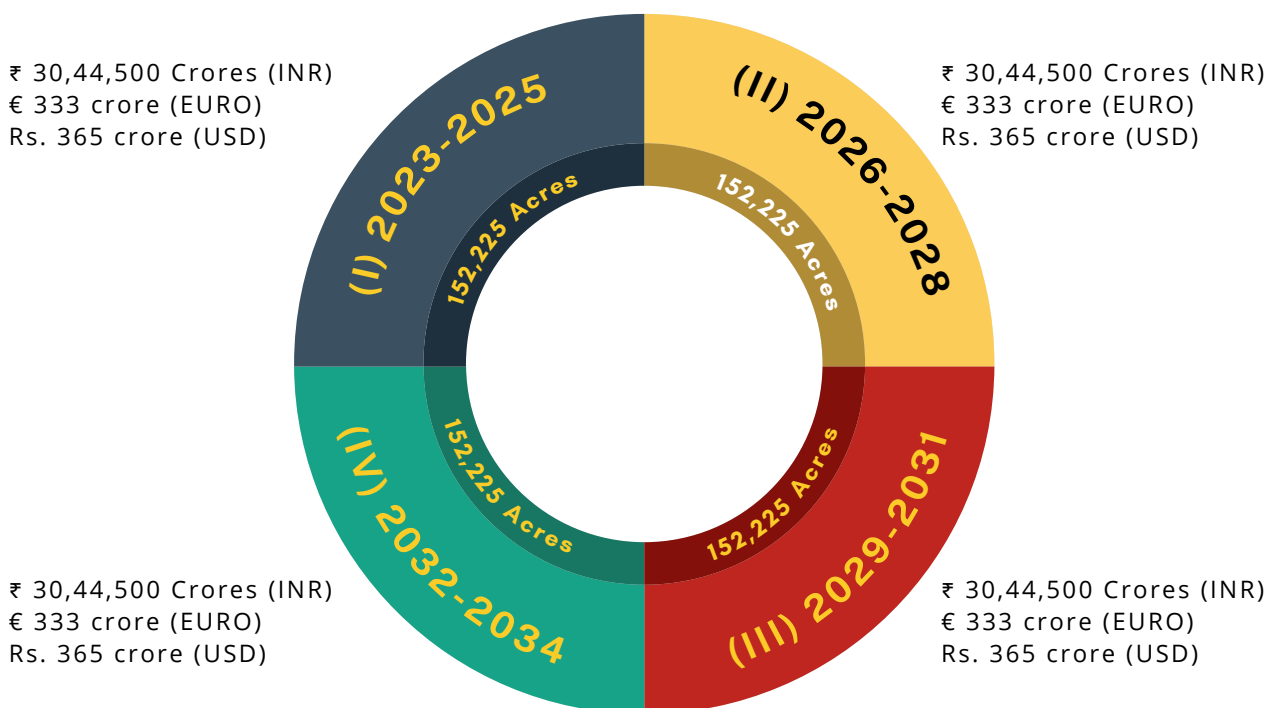


Phase-Wise IGC Land Allocation for All States (2023-2034)

Phase-wise Allocation of Budget for IGC India Project

The pie chart below illustrates the distribution of the budget across different phases for the IGC India Project. The budget is presented in crores and is denominated in three currencies: INR (Indian Rupees), EURO, and USD (United States Dollars). The exchange rates used for conversion are 1 Euro = 91.45 INR and 1 USD = 83.31 INR. This visual representation provides a comprehensive overview of how the allocated funds are distributed among various project phases in each of the specified currencies.

ALL INDIA MEGA PROJECT BUDGET SHEET 2023-2034				
Phase	Target Acre	Amount In Crores (INR)	Amount In crore (EURO @ 91.45)	Amount In crore (USD @ 83.31)
(I) 2023-2025	152,225 Acres	₹ 30,44,500	€ 333	Rs. 365
(II) 2026-2028	152,225 Acres	₹ 30,44,500	€ 333	Rs. 365
(III) 2029-2031	152,225 Acres	₹ 30,44,500	€ 333	Rs. 365
(IV) 2032-2034	152,225 Acres	₹ 30,44,500	€ 333	Rs. 365
Total	608,900 Acres	₹ 1,21,78,000	€ 1,332	Rs. 1,460

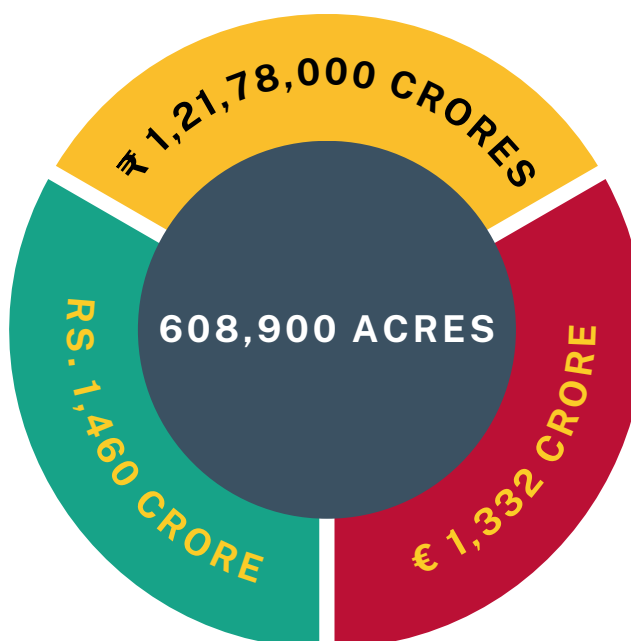


Phase-wise Allocation of Budget for IGC India Project

Total Budget for IGC India Project

The pie chart below illustrates the Total Budget in crores for the IGC India Project, presented in three different currencies: INR (Indian Rupees), EURO, and USD (United States Dollars). The conversion rates used for the currencies are 1 Euro = 91.45 INR and 1 USD = 83.31 INR. The project involves the acquisition of a total land area of 22,000 Acres.






ALL INDIA MEGA PROJECT BUDGET SHEET 2023-2034			
Target Area	Amount In Crores (INR)	Amount In crore (EURO @ 91.45)	Amount In crore (USD @ 83.31)
608,900 Acres	₹ 1,21,78,000	€ 1,332	Rs. 1,460



Total Budget for IGC India Project

Nationwide Total Project Cost (In crore) Overview

The table presents the nationwide total cost of the project in crores in the top 10 currencies, accompanied by their respective conversion rates in INR (Indian Rupee), Euro, and USD (United States Dollar). This comprehensive overview facilitates a clear understanding of the project's financial scope on a global scale, providing insights into the costs in key currencies and enabling effective financial planning and analysis.

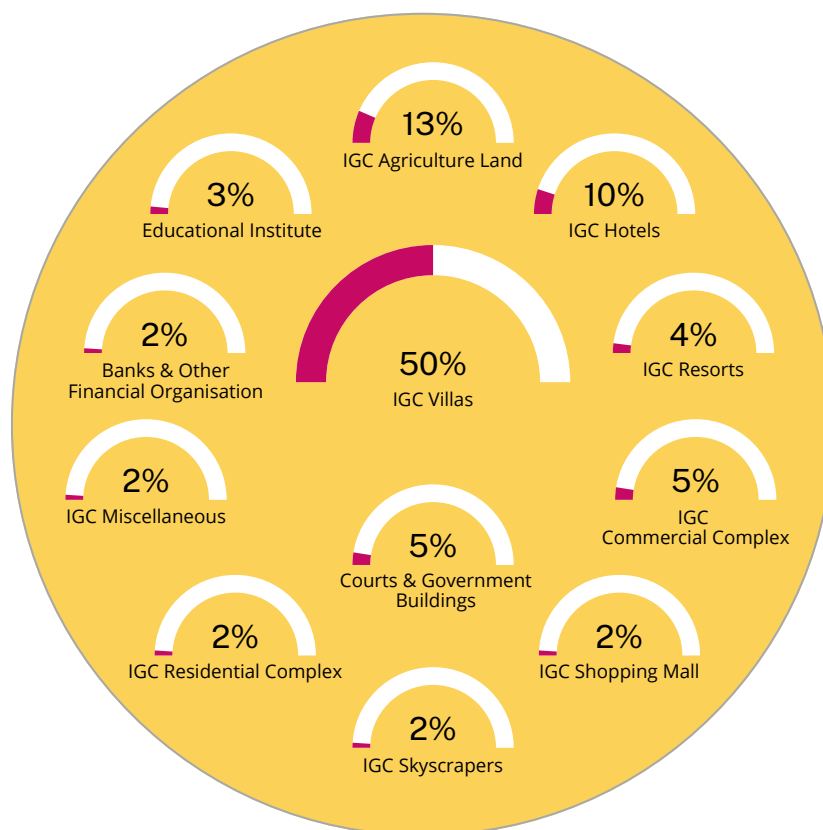
TOP 10 CURRENCIES PROJECT COST AND CONVERSION RATES							
Top 10 Highest Currencies				Conversion Rates			
Sr.No.	Highest Currencies	Code	Project Cost in crore	INR	Euro	USD	
1	Kuwaiti Dinar 	KWD	453	₹ 268.97	€ 3	Rs. 3.24	
2	Bahraini Dinar 	BHD	552	₹ 220.69	€ 2.46	Rs. 2.65	
3	Omani Rial 	OMR	564	₹ 216.12	€ 2.14	Rs. 2.6	
4	Jordanian Dinar 	JOD	1,038	₹ 117.29	€ 1.31	Rs. 1.41	
5	Gibraltar Pound 	GIP	1,200	₹ 101.45	€ 1.16	Rs. 1.25	
6	British Pound 	GBP	1,212	₹ 100.46	€ 1.17	Rs. 1.26	
7	Cayman Island Dollar 	KYD	1,227	₹ 99.25	€ 1.11	Rs. 1.2	
8	Swiss Franc 	CHF	1,348	₹ 90.32	€ 1.06	Rs. 1.14	
9	Euro 	EUR	1,396	₹ 87.24	-	Rs. 1.08	
10	United States Dollar 	USD	1,464	₹ 83.2	€ 0.93	-	

Bifurcation of Construction in IGC India Project by Category

The chart below illustrates the distribution of construction across various categories:

- **Residence**
 - IGC Villas: 50%
 - IGC Residential Complex: 13%
 - IGC Skyscrapers: 10%
- **Public Places**
 - Educational Institute: 4%
 - IGC Commercial Complex: 5%
 - IGC Shopping Mall: 2%
 - IGC Hotels: 2%
 - IGC Resorts: 2%
- **Government Alignments**
 - Banks And Other Financial Organisation: 2%
 - Courts And Government Buildings: 2%
- **Others**
 - IGC Agriculture Land: 3%
 - IGC Miscellaneous: 5%

This breakdown provides a detailed overview of the allocation of construction efforts in various sectors within the IGC India Project.



Product Category Bifurcation Chart

Project Overview

- Project Name: Indian Golden Cities (IGC) Telangana State Project
- Scale: Among India's largest gated community initiatives, covering 22,000 acres.
- Budget: ₹4,40,000 crore (~\$52.8 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Telangana's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies.
- Commercial Development: Development of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem for Telangana.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Redefine urban living standards in Telangana.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

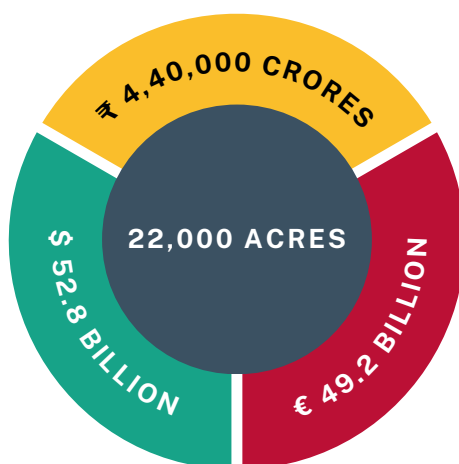
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) TELANGANA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
22,000 Acres	₹ 4,40,000	€ 49.2	\$ 52.8



Project Overview

- Project Name: Indian Golden Cities (IGC) Andhra Pradesh State Project
- Scale: Among India's largest gated community initiatives, covering 30,000 acres.
- Budget: ₹6,00,000 crore (~\$72.02 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Andhra Pradesh's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Substantial employment opportunities, boosting local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Economic Ecosystem: Creation of a vibrant economic ecosystem for Andhra Pradesh.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Emphasis on green initiatives, prioritizing environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Revolutionize urban living standards in Andhra Pradesh.
- Sustainability: Advocate sustainable development and active community engagement.
- State Alignment: Synchronize with Andhra Pradesh's growth trajectory to ensure long-term economic and social benefits.

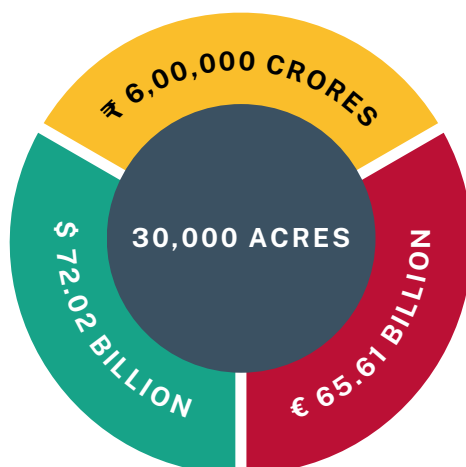
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) ANDHRA PRADESH STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
30,000 Acres	₹ 6,00,000	€ 65.61	\$ 72.02



Project Overview

- Project Name: Indian Golden Cities (IGC) Maharashtra State Project
- Scale: Among India's largest gated community initiatives, covering 70,000 acres.
- Budget: ₹14,00,000 crore (~\$168 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Maharashtra's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment creation, contributing to Maharashtra's economic growth.
- Commercial Development: Development of commercial complexes, hypermarkets, and modern infrastructure.
- Thriving Ecosystem: Establishment of a vibrant economic ecosystem across the state.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Emphasis on green initiatives and community-oriented designs.

Visionary Goals

- Redefine Standards: Set new benchmarks for urban living in Maharashtra.
- Sustainability: Drive sustainable development and enhance community engagement.
- State Alignment: Align with Maharashtra's growth objectives, ensuring economic and social benefits.

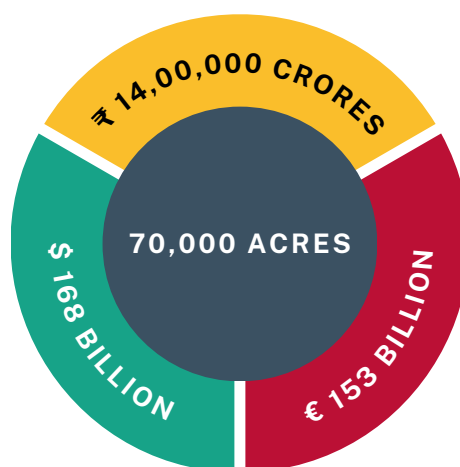
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) MAHARASHTRA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
70,000 Acres	₹ 14,00,000	€ 153	\$ 168



Project Overview

- Project Name: Indian Golden Cities (IGC) Karnataka State Project
- Scale: Among India's largest gated community initiatives, covering 40,000 acres.
- Budget: ₹8,00,000 crore (~\$96 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Karnataka's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities contributing to local economies.
- Commercial Development: Development of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem for Karnataka.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

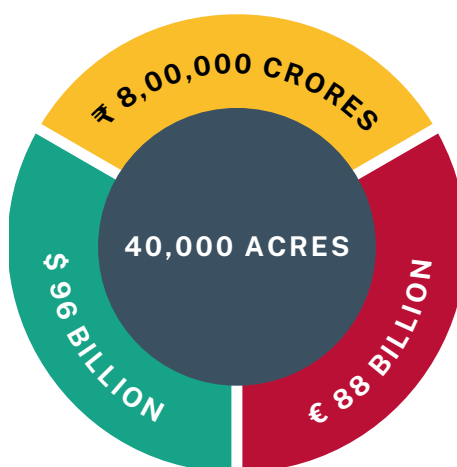
- Redefine Standards: Redefine urban living standards in Karnataka.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with Karnataka's growth trajectory, ensuring long-term economic and social benefits.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) KARNATAKA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
40,000 Acres	₹ 8,00,000	€ 88	\$ 96



Project Overview

- Project Name: Indian Golden Cities (IGC) Tamil Nadu State Project
- Scale: Among India's largest gated community initiatives, covering 26,000 acres.
- Budget: ₹5,20,000 crore (~\$62 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Tamil Nadu's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies.
- Commercial Development: Development of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem for Tamil Nadu.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

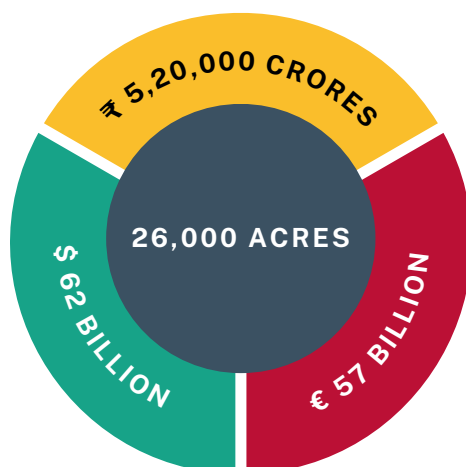
- Redefine Standards: Redefine urban living standards in Tamil Nadu.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) TAMIL NADU STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
26,000 Acres	₹ 5,20,000	€ 57	\$ 62



Project Overview

- Project Name: Indian Golden Cities (IGC) Gujarat State Project
- Scale: Among India's largest gated community initiatives, covering 40,000 acres.
- Budget: ₹8,00,000 crore (~\$96 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Gujarat's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment creation, boosting local economies.
- Commercial Development: Establishment of commercial complexes, hypermarkets, and hubs.
- Thriving Ecosystem: Development of a thriving economic ecosystem for Gujarat.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives with environmentally responsible designs and community-centered developments.

Visionary Goals

- Redefine Standards: Redefine urban living standards in Gujarat.
- Sustainability: Advance sustainable development and encourage community engagement.
- State Alignment: Support Gujarat's growth trajectory for long-term economic and social benefits.

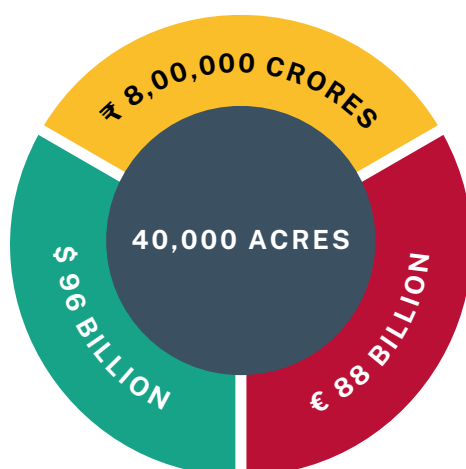
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) GUJARAT STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
40,000 Acres	₹ 8,00,000	€ 88	\$ 96



Project Overview

- Project Name: Indian Golden Cities (IGC) Madhya Pradesh State Project
- Scale: Among India's largest gated community initiatives, covering 70,000 acres.
- Budget: ₹14,00,000 crore (~\$168 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Madhya Pradesh's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, contributing to local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a robust economic ecosystem for Madhya Pradesh.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centric designs.

Visionary Goals

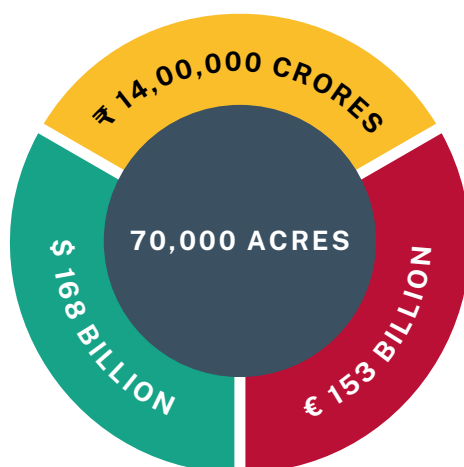
- Redefine Standards: Revolutionize urban living standards in Madhya Pradesh.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with Madhya Pradesh's growth trajectory, ensuring long-term economic and social benefits.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) MADHYA PRADESH STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
70,000 Acres	₹ 14,00,000	€ 153	\$ 168



Project Overview

- Project Name: Indian Golden Cities (IGC) Delhi UT Project
- Scale: Among India's largest gated community initiatives, covering 100 acres.
- Budget: ₹2,000 crore (~\$0.24 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Delhi's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Substantial employment opportunities contributing to local economic growth.
- Commercial Development: Establishment of modern commercial hubs, including business parks and markets.
- Thriving Ecosystem: Creation of a sustainable and inclusive economic ecosystem for Delhi.

Key Features

- Architectural Diversity: A blend of high-end villas, residential towers, and multifunctional industrial spaces.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community zones.
- Sustainability Focus: Integration of green building initiatives, prioritizing energy efficiency and eco-friendly designs.

Visionary Goals

- Redefine Standards: Establishing new benchmarks for urban living in Delhi.
- Sustainability: Advocating for sustainable development with community participation.
- Alignment with Growth: Supporting Delhi's urban development goals, ensuring long-term benefits.

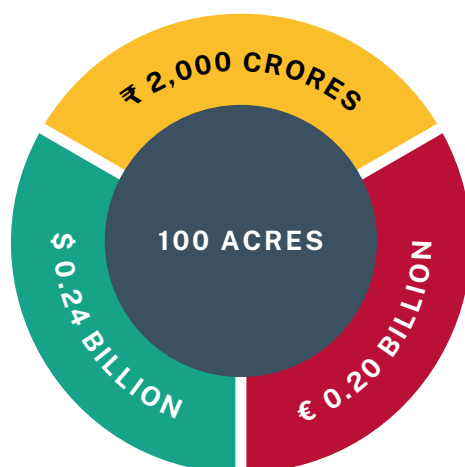
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) DELHI UT PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
100 Acres	₹ 2,000	€ 0.20	\$ 0.24



Project Overview

- Project Name: Indian Golden Cities (IGC) Kerala State Project
- Scale: Among India's largest gated community initiatives, covering 6,000 acres.
- Budget: ₹1,20,000 crore (~\$14.40 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Kerala's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, boosting local economies in Kerala.
- Commercial Development: Development of commercial complexes and hypermarkets across the state.
- Thriving Ecosystem: Establishing a thriving economic ecosystem for Kerala.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs tailored for Kerala.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Emphasizing green initiatives with environmentally responsible and community-centered designs.

Visionary Goals

- Redefine Standards: Elevate urban living standards in Kerala.
- Sustainability: Advance sustainable development while fostering community engagement.
- State Alignment: Support Kerala's growth trajectory to ensure long-term economic and social benefits.

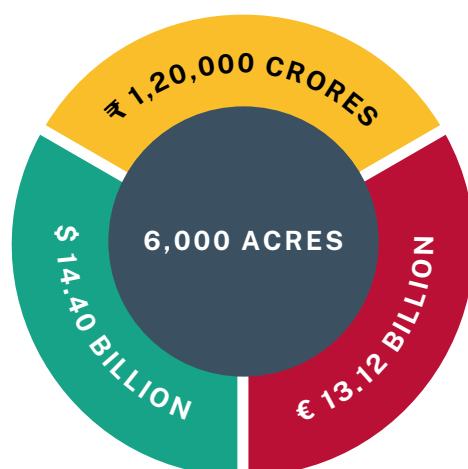
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) KERALA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
6,000 Acres	₹ 1,20,000	€ 13.12	\$ 14.40



Project Overview

- Project Name: Indian Golden Cities (IGC) Punjab State Project
- Scale: Among India's largest gated community initiatives, covering 10,000 acres.
- Budget: ₹2,00,000 crore (~\$24.01 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Punjab's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to Punjab's local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a self-sufficient economic ecosystem for the state.

Key Features

- Architectural Diversity: Integration of luxurious villas, high-rise towers, and industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Implementation of green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Set new benchmarks for urban living in Punjab.
- Sustainability: Foster sustainable development and active community engagement.
- State Alignment: Align with Punjab's development trajectory to ensure long-term economic and social growth.

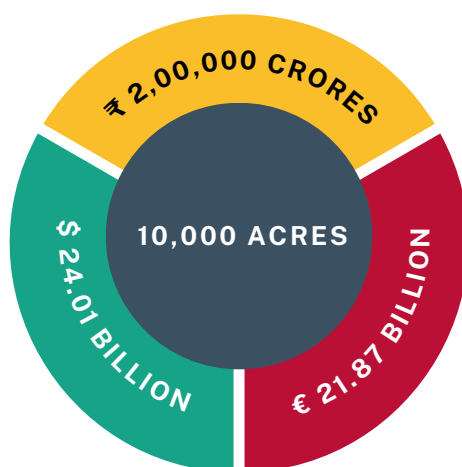
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) PUNJAB STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
10,000 Acres	₹ 2,00,000	€ 21.87	\$ 24.01



Project Overview

- Project Name: Indian Golden Cities (IGC) Rajasthan State Project
- Scale: Among India's largest gated community initiatives, covering 60,000 acres.
- Budget: ₹12,00,000 crore (~\$144.04 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Rajasthan's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, driving local economic growth.
- Commercial Development: Establishment of commercial complexes, hypermarkets, and industrial hubs.
- Thriving Ecosystem: Creation of a self-sustaining economic ecosystem for Rajasthan.

Key Features

- Architectural Diversity: Includes luxurious villas, high-rise towers, and integrated industrial and cultural hubs.
- Modern Amenities: Features hospitals, schools, parks, jogging tracks, fitness centers, eco-friendly community spaces, and solar-powered utilities.
- Sustainability Focus: Emphasizes green building practices, water conservation systems, and community-centered urban planning.

Visionary Goals

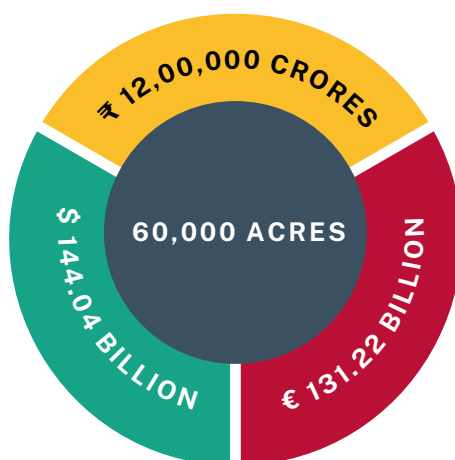
- Redefine Standards: Elevate urban living standards across Rajasthan.
- Sustainability: Champion eco-friendly development and community participation.
- State Alignment: Synchronize with Rajasthan's growth goals, ensuring long-term socio-economic advantages.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) RAJASTHAN STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
60,000 Acres	₹ 12,00,000	€ 131.22	\$ 144.04



Project Overview

- Project Name: Indian Golden Cities (IGC) Uttar Pradesh State Project
- Scale: Among India's largest gated community initiatives, covering 50,000 acres.
- Budget: ₹10,00,000 crore (~\$120.03 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Uttar Pradesh's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Massive employment opportunities, fostering regional economic growth.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Development of a thriving economic ecosystem for Uttar Pradesh.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Implementation of green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

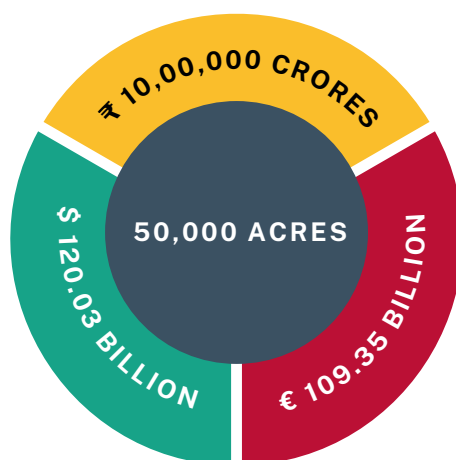
- Redefine Standards: Redefine urban living standards in Uttar Pradesh.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) UTTAR PRADESH STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
50,000 Acres	₹ 10,00,000	€ 109.35	\$ 120.03



Project Overview

- Project Name: Indian Golden Cities (IGC) Jammu and Kashmir UT Project
- Scale: Among India's largest gated community initiatives, covering 8,000 acres.
- Budget: ₹1,60,000 crore (~\$19.21 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Jammu and Kashmir's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant job creation contributing to local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a vibrant economic ecosystem for Jammu and Kashmir.

Key Features

- Architectural Diversity: Premium villas, residential complexes, and integrated industrial hubs.
- Modern Amenities: State-of-the-art hospitals, schools, parks, fitness centers, and eco-friendly spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centric designs.

Visionary Goals

- Urban Transformation: Redefine urban living standards in Jammu and Kashmir.
- Sustainability: Promote sustainable development and active community engagement.
- Regional Alignment: Align with the Union Territory's developmental goals for long-term socio-economic benefits.

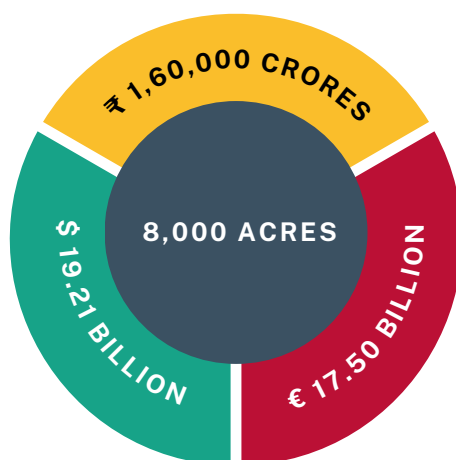
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) JAMMU AND KASHMIR UT PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
8,000 Acres	₹ 1,60,000	€ 17.50	\$ 19.21



Project Overview

- Project Name: Indian Golden Cities (IGC) West Bengal State Project
- Scale: Among India's largest gated community initiatives, covering 16,000 acres.
- Budget: ₹3,20,000 crore (~\$38.41 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform West Bengal's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities contributing to local economies.
- Commercial Development: Creation of commercial complexes and hypermarkets.
- Thriving Ecosystem: Establishing a robust economic ecosystem for West Bengal.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Implementation of green initiatives to ensure environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Redefine urban living standards in West Bengal.
- Sustainability: Foster sustainable development and active community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

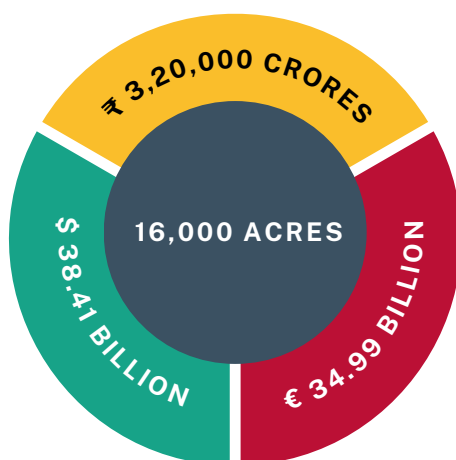
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) WEST BENGAL STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
16,000 Acres	₹ 3,20,000	€ 34.99	\$ 38.41



Project Overview

- Project Name: Indian Golden Cities (IGC) Uttarakhand State Project
- Scale: Among India's largest gated community initiatives, covering 10,000 acres.
- Budget: ₹2,00,000 crore (~\$24.01 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Uttarakhand's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant opportunities contributing to Uttarakhand's local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Building a vibrant economic ecosystem for Uttarakhand.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives promoting environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Raise urban living standards in Uttarakhand.
- Sustainability: Advocate sustainable development and community engagement.
- State Alignment: Support the state's development trajectory for lasting economic and social benefits.

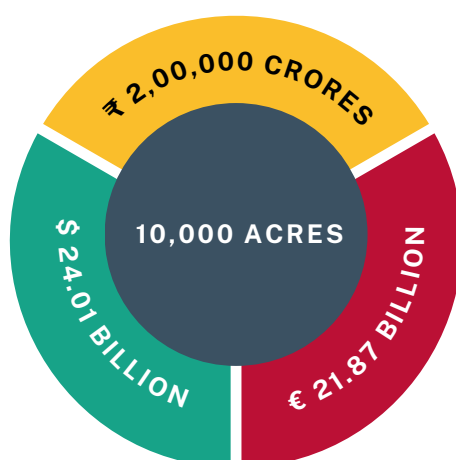
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) UTTARAKHAND STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
10,000 Acres	₹ 2,00,000	€ 21.87	\$ 24.01



Project Overview

- Project Name: Indian Golden Cities (IGC) Himachal Pradesh State Project
- Scale: Among India's largest gated community initiatives, covering 10,000 acres.
- Budget: ₹2,00,000 crore (~\$24.01 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Himachal Pradesh's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem for Himachal Pradesh.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Redefine urban living standards in Himachal Pradesh.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

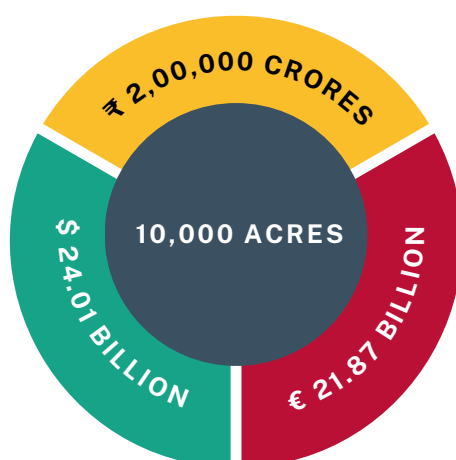
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) HIMACHAL PRADESH STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
10,000 Acres	₹ 2,00,000	€ 21.87	\$ 24.01



Project Overview

- Project Name: Indian Golden Cities (IGC) Meghalaya State Project
- Scale: Among India's largest gated community initiatives, covering 4,000 acres.
- Budget: ₹80,000 crore (~\$9.60 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Meghalaya's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, driving growth in local economies.
- Commercial Development: Establishment of commercial complexes and local hypermarkets.
- Thriving Ecosystem: Development of a self-sustaining economic ecosystem for Meghalaya.

Key Features

- Architectural Diversity: Luxurious villas, eco-friendly residential complexes, and state-of-the-art commercial hubs.
- Modern Amenities: Inclusion of schools, hospitals, parks, fitness centers, and community spaces.
- Sustainability Focus: Environmentally responsible initiatives promoting green practices and community-centric designs.

Visionary Goals

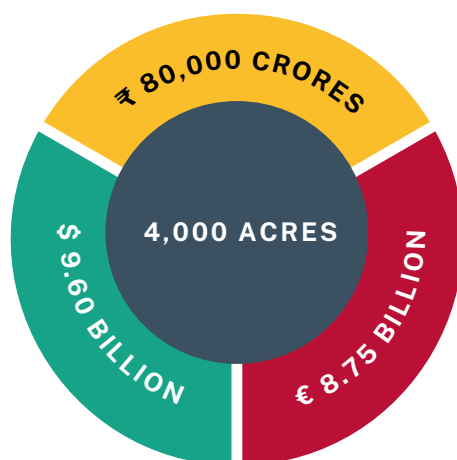
- Redefine Standards: Elevate urban living standards across Meghalaya.
- Sustainability: Focus on sustainable growth and active community engagement.
- State Alignment: Align with Meghalaya's developmental goals, ensuring long-term economic and social growth.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) MEGHALAYA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
4,000 Acres	₹ 80,000	€ 8.75	\$ 9.60



Project Overview

- Project Name: Indian Golden Cities (IGC) Bihar State Project
- Scale: Among India's largest gated community initiatives, covering 17,000 acres.
- Budget: ₹3,40,000 crore (~\$40.81 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Bihar's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, boosting Bihar's local economies.
- Commercial Development: Development of commercial complexes and hypermarkets.
- Thriving Ecosystem: Establishment of a thriving economic ecosystem for Bihar.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Redefine urban living standards in Bihar.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with Bihar's growth trajectory, ensuring long-term economic and social benefits.

Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) BIHAR STATE PROJECT			
Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
17,000 Acres	₹ 3,40,000	€ 37.18	\$ 40.81

The donut chart represents the project's targets. The central circle indicates a target area of 10,000 acres. The surrounding segments show the corresponding financial amounts: ₹ 3,40,000 Crores (yellow), € 37.18 Billion (red), and \$ 40.81 Billion (green).

Project Overview

- Project Name: Indian Golden Cities (IGC) Assam State Project
- Scale: Among India's largest gated community initiatives, covering 14,000 acres.
- Budget: ₹2,80,000 crore (~\$33.61 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Assam's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Massive opportunities contributing to Assam's local economies.
- Commercial Development: Creation of commercial complexes and hypermarkets, boosting commerce.
- Thriving Ecosystem: Development of a thriving economic and social ecosystem for Assam.

Key Features

- Architectural Diversity: Incorporates luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Features include hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Implements green initiatives emphasizing environmental responsibility and community-focused designs.

Visionary Goals

- Redefine Standards: Establish new benchmarks for urban living in Assam.
- Sustainability: Drive sustainable development while encouraging active community engagement.
- State Alignment: Strategically align with Assam's developmental goals, ensuring long-term social and economic benefits.

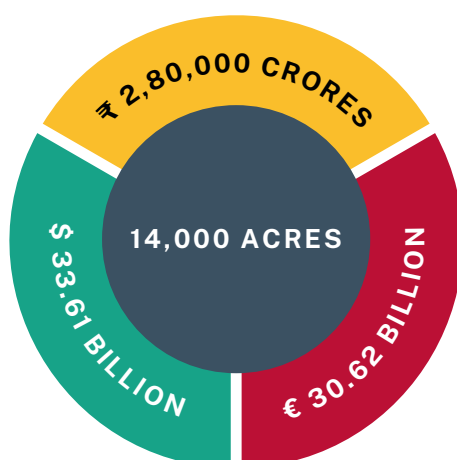
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) ASSAM STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
14,000 Acres	₹ 2,80,000	€ 30.62	\$ 33.61



Project Overview

- Project Name: Indian Golden Cities (IGC) Arunachal Pradesh State Project
- Scale: Among India's largest gated community initiatives, covering 16,000 acres.
- Budget: ₹3,20,000 crore (~\$38.41 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Arunachal Pradesh's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, contributing to the local economy of Arunachal Pradesh.
- Commercial Development: Establishment of commercial complexes, hypermarkets, and retail spaces.
- Thriving Ecosystem: Creation of a vibrant economic ecosystem in Arunachal Pradesh, boosting long-term prosperity.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Emphasis on green initiatives, environmental responsibility, and community-centered designs.

Visionary Goals

- Redefine Standards: Redefine urban living standards in Arunachal Pradesh.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

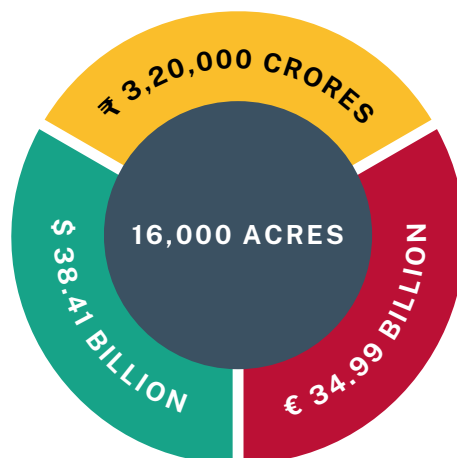
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) ARUNACHAL PRADESH STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
16,000 Acres	₹ 3,20,000	€ 34.99	\$ 38.41



Project Overview

- Project Name: Indian Golden Cities (IGC) Chhattisgarh State Project
- Scale: Among India's largest gated community initiatives, covering 24,000 acres.
- Budget: ₹4,80,000 crore (~\$57.62 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Chhattisgarh's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies.
- Commercial Development: Development of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem for Chhattisgarh.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

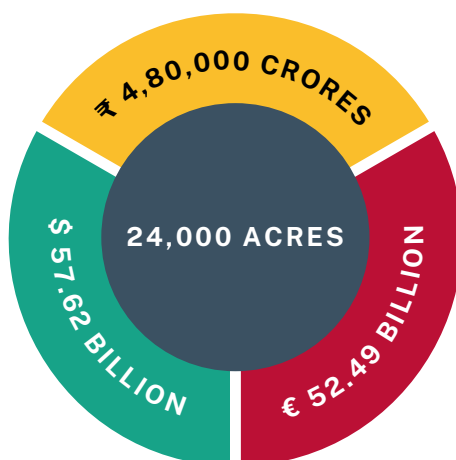
- Redefine Standards: Redefine urban living standards in Chhattisgarh.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with the state's growth trajectory, ensuring long-term economic and social benefits.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) CHHATTISGARH STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
24,000 Acres	₹ 4,80,000	€ 52.49	\$ 57.62



Project Overview

- Project Name: Indian Golden Cities (IGC) Odisha State Project
- Scale: Among India's largest gated community initiatives, covering 30,000 acres.
- Budget: ₹6,00,000 crore (~\$72.02 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Odisha's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities across urban and rural sectors, boosting Odisha's economy.
- Commercial Development: Establishment of commercial complexes, shopping centers, and business hubs.
- Economic Ecosystem: Creation of a self-sustaining economic ecosystem fostering long-term prosperity.

Key Features

- Architectural Diversity: Blend of modern residential units, high-rise apartments, and industrial zones.
- Modern Amenities: Inclusive infrastructure with hospitals, schools, green parks, fitness centers, and eco-friendly spaces.
- Sustainability Focus: Strong emphasis on environmental responsibility with renewable energy and community-oriented designs.

Visionary Goals

- Urban Transformation: Set a benchmark in urban living standards in Odisha.
- Sustainability Leadership: Drive eco-friendly practices and foster community involvement.
- State Alignment: Integrate with Odisha's development agenda, ensuring holistic growth and societal impact.

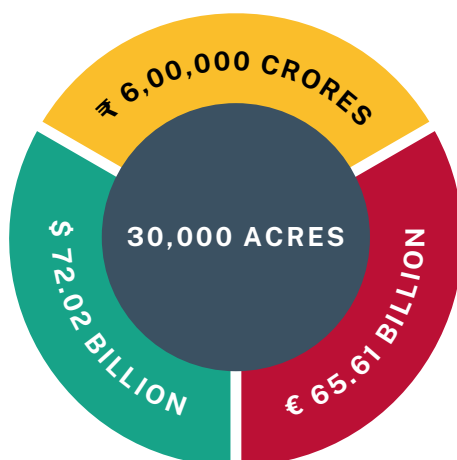
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) ODISHA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
30,000 Acres	₹ 6,00,000	€ 65.61	\$ 72.02



Project Overview

- Project Name: Indian Golden Cities (IGC) Jharkhand State Project
- Scale: Among India's largest gated community initiatives, covering 14,000 acres.
- Budget: ₹2,80,000 crore (~\$33.61 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Jharkhand's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities contributing to local economic growth.
- Commercial Development: Establishment of commercial complexes, hypermarkets, and local businesses.
- Thriving Ecosystem: Creation of an interconnected economic ecosystem fostering innovation and sustainability in Jharkhand.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-driven designs.

Visionary Goals

- Redefine Standards: Revolutionize urban living standards in Jharkhand.
- Sustainability: Foster environmentally conscious development with community engagement.
- State Alignment: Ensure alignment with Jharkhand's growth trajectory, delivering long-term socio-economic benefits.

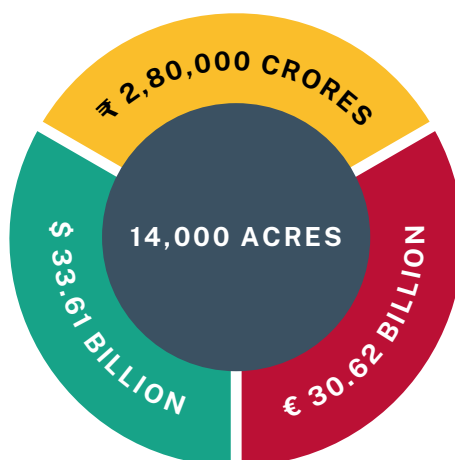
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) JHARKHAND STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
14,000 Acres	₹ 2,80,000	€ 30.62	\$ 33.61



Project Overview

- Project Name: Indian Golden Cities (IGC) Haryana State Project
- Scale: Among India's largest gated community initiatives, covering 8,000 acres.
- Budget: ₹1,60,000 crore (~\$19.21 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Haryana's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, boosting local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a sustainable economic ecosystem for Haryana.

Key Features

- Architectural Diversity: Luxurious villas, modern high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives ensuring environmental responsibility and community-centric designs.

Visionary Goals

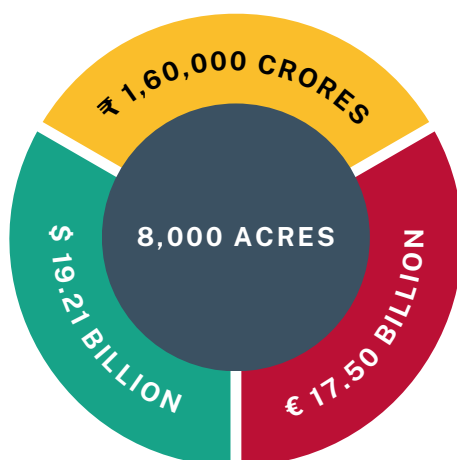
- Redefine Standards: Revolutionize urban living standards in Haryana.
- Sustainability: Advance sustainable development and foster community engagement.
- State Alignment: Synergize with Haryana's growth trajectory, securing long-term economic and social prosperity.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) HARYANA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
8,000 Acres	₹ 1,60,000	€ 17.50	\$ 19.21



Project Overview

- Project Name: Indian Golden Cities (IGC) Manipur State Project
- Scale: Among India's largest gated community initiatives, covering 4,000 acres.
- Budget: ₹80,000 crore (~\$9.60 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Manipur's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, boosting local economies in Manipur.
- Commercial Development: Establishment of commercial complexes, hypermarkets, and markets that align with local trade practices.
- Thriving Ecosystem: Building a self-reliant economic and residential ecosystem tailored to Manipur's unique cultural identity.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs, inspired by the cultural essence of Manipur.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and community spaces, emphasizing inclusivity and sustainability.
- Sustainability Focus: Green initiatives and eco-friendly designs to enhance environmental responsibility and community-centered living.

Visionary Goals

- Redefine Standards: Establish new benchmarks for urban living in Manipur.
- Sustainability: Promote environmentally conscious development and strong community engagement.
- State Alignment: Align the project with Manipur's socio-economic growth strategies for long-term benefits.

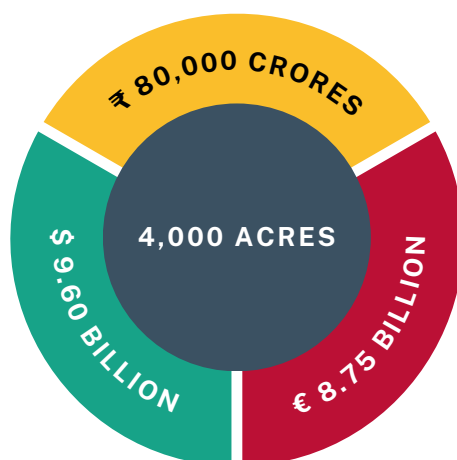
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) MANIPUR STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
4,000 Acres	₹ 80,000	€ 8.75	\$ 9.60



Project Overview

- Project Name: Indian Golden Cities (IGC) Mizoram State Project
- Scale: Among India's largest gated community initiatives, covering 4,000 acres.
- Budget: ₹80,000 crore (~\$9.60 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Mizoram's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies.
- Commercial Development: Development of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem for Mizoram.

Key Features

- Architectural Diversity: Luxurious villas, high-rise towers, and integrated industrial hubs.
- Modern Amenities: Hospitals, schools, parks, jogging tracks, fitness centers, and eco-friendly community spaces.
- Sustainability Focus: Green initiatives prioritizing environmental responsibility and community-centered designs.

Visionary Goals

- Redefine Standards: Redefine urban living standards in Mizoram.
- Sustainability: Promote sustainable development and community engagement.
- State Alignment: Align with Mizoram's growth trajectory, ensuring long-term economic and social benefits.

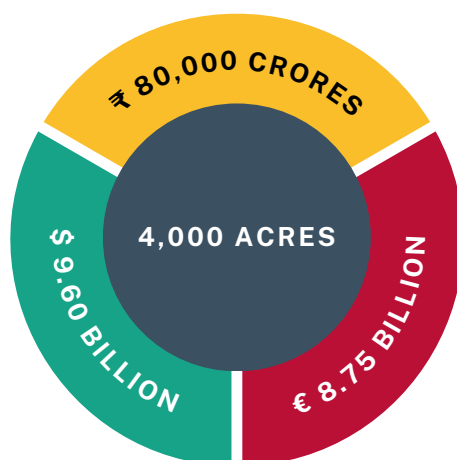
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) MIZORAM STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
4,000 Acres	₹ 80,000	€ 8.75	\$ 9.60



Project Overview

- Project Name: Indian Golden Cities (IGC) Goa State Project
- Scale: Among India's largest gated community initiatives, covering 600 acres.
- Budget: ₹12,000 crore (~\$1.44 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Goa's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies in Goa.
- Commercial Development: Establishment of commercial complexes and local hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic and social ecosystem for Goa.

Key Features

- Architectural Diversity: Premium villas, eco-friendly residential complexes, and integrated cultural hubs.
- Modern Amenities: Hospitals, educational institutes, recreational parks, cycling tracks, fitness centers, and sustainable community spaces.
- Sustainability Focus: Emphasis on green initiatives, environmental responsibility, and community-centered designs.

Visionary Goals

- Redefine Standards: Set new benchmarks for urban living in Goa.
- Sustainability: Encourage eco-conscious growth and foster community engagement.
- State Alignment: Support Goa's strategic growth objectives, ensuring long-term economic and social advantages.

Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) GOA STATE PROJECT			
Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
600 Acres	₹ 12,000	€ 1.31	\$ 1.44

Project Overview

- Project Name: Indian Golden Cities (IGC) Nagaland State Project
- Scale: Among India's largest gated community initiatives, covering 2,000 acres.
- Budget: ₹40,000 crore (~\$4.80 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Nagaland's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment generation, contributing to local economies in Goa.
- Commercial Development: Establishment of commercial complexes and local hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic and social ecosystem for Goa.

Key Features

- Employment Generation: Significant employment opportunities to boost local economies.
- Commercial Development: Establishment of commercial complexes and hypermarkets.
- Thriving Ecosystem: Creation of a thriving economic ecosystem tailored for Nagaland.

Visionary Goals

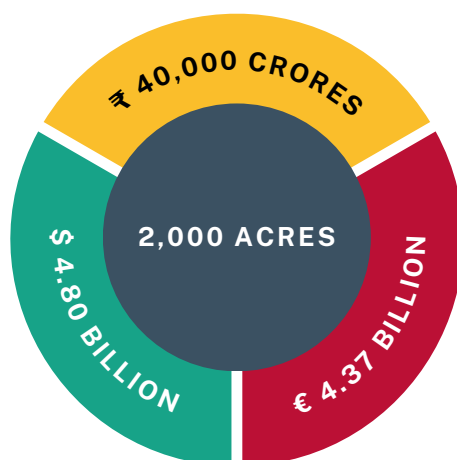
- Architectural Diversity: Modern villas, multi-functional towers, and integrated community hubs.
- Modern Amenities: Hospitals, educational institutions, parks, fitness centers, and eco-friendly zones.
- Sustainability Focus: Emphasis on green initiatives and community-centered designs.

Construction Highlights

Category	Percentage	Category	Percentage
Residence		Government Alignments	
IGC Villas	50%	Banks and Other Financial Organisations	2%
IGC Residential Complex	13%	Courts and Government Buildings	2%
IGC Skyscrapers	10%	Others	
Public Places		IGC Agriculture Land	3%
Educational Institute	4%	IGC Miscellaneous	5%
IGC Commercial Complex	5%		
IGC Shopping Mall	2%		
IGC Hotels	2%		
IGC Resorts	2%		

INDIAN GOLDEN CITIES (IGC) NAGALAND STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
2,000 Acres	₹ 40,000	€ 4.37	\$ 4.80



Project Overview

- Project Name: Indian Golden Cities (IGC) Sikkim State Project
- Scale: Among India's largest gated community initiatives, covering 1,200 acres.
- Budget: ₹24,000 crore (~\$2.88 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Sikkim's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Boosts local economies through significant job creation.
- Commercial Development: Establishes vibrant commercial hubs and modern marketplaces.
- Thriving Ecosystem: Facilitates an economic ecosystem supporting Sikkim's growth.

Key Features

- Architectural Diversity: Premium residential villas, modern apartments, and integrated community zones.
- Modern Amenities: State-of-the-art schools, hospitals, eco-parks, fitness centers, and jogging tracks.
- Sustainability Focus: Green initiatives centered on eco-friendly designs and community well-being.

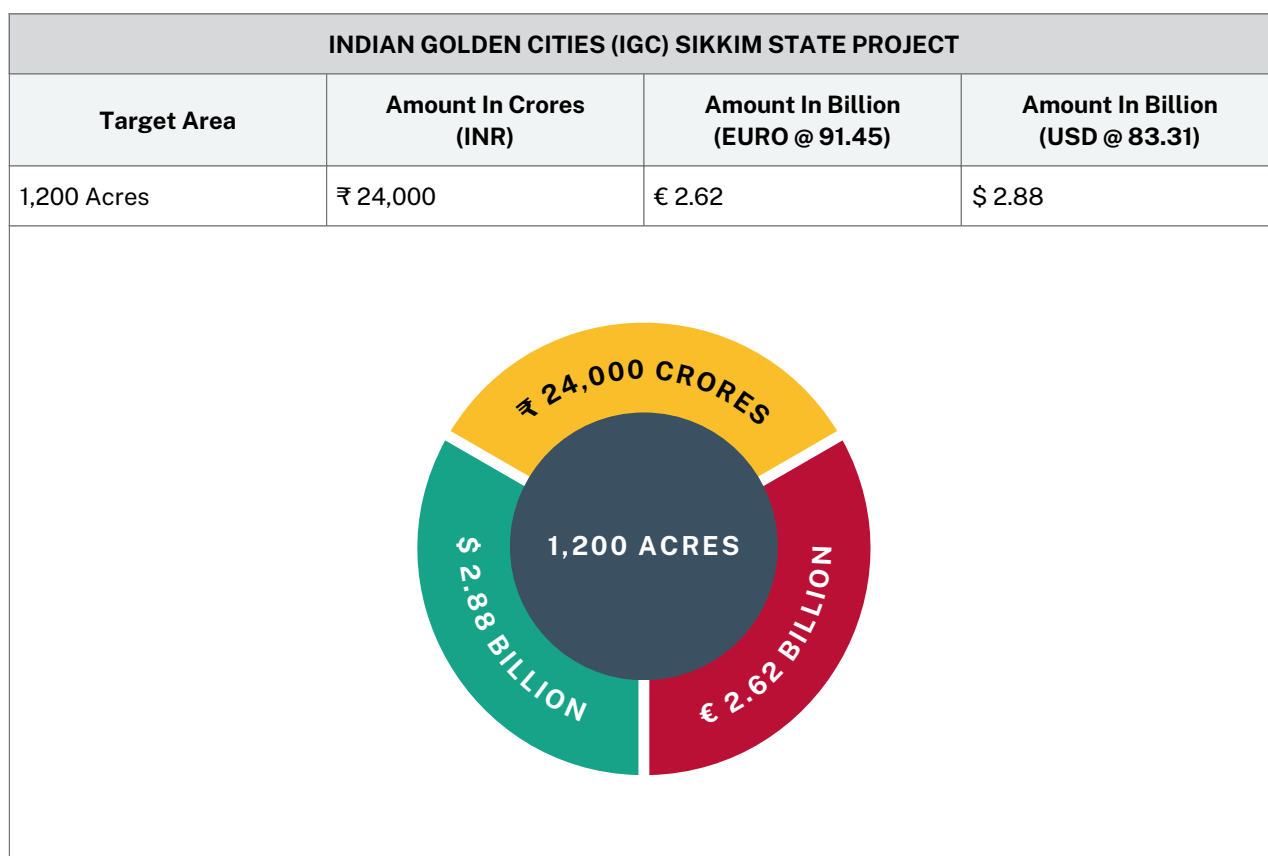
Visionary Goals

- Redefine Standards: Set new benchmarks for urban living in Sikkim.
- Sustainability: Advance sustainable urban development with strong community ties.
- State Alignment: Complement Sikkim's development plans, ensuring enduring economic and social advantages.

Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%



Project Overview

- Project Name: Indian Golden Cities (IGC) Tripura State Project
- Scale: Among India's largest gated community initiatives, covering 2,000 acres.
- Budget: ₹40,000 crore (~\$4.80 billion), executed over a 12-year phased plan (2023–2034).
- Objective: Transform Tripura's urban landscape with sustainable and inclusive township development.

Economic Impact

- Employment Generation: Significant employment opportunities, boosting the local economy.
- Commercial Development: Establishment of commercial complexes, hypermarkets, and local businesses.
- Thriving Ecosystem: Creation of a sustainable economic ecosystem in Tripura.

Key Features

- Architectural Diversity: A blend of luxurious villas, modern residential towers, and industrial hubs.
- Modern Amenities: Hospitals, schools, community parks, jogging tracks, fitness centers, and eco-friendly spaces.
- Sustainability Focus: Emphasis on green initiatives and community-centered designs.

Visionary Goals

- Redefine Standards: Enhance urban living standards in Tripura.
- Sustainability: Drive sustainable development and active community participation.
- State Alignment: Align with Tripura's growth trajectory, fostering long-term economic and social benefits.

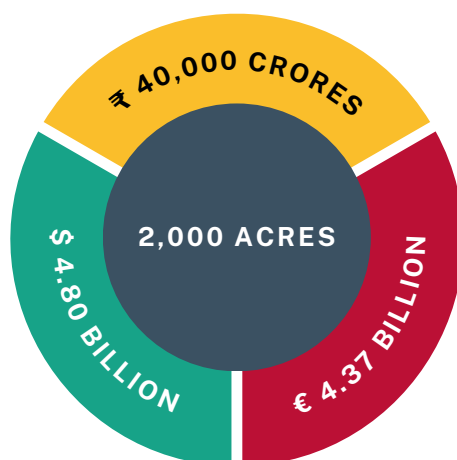
Construction Highlights

Category	Percentage
Residence	
IGC Villas	50%
IGC Residential Complex	13%
IGC Skyscrapers	10%
Public Places	
Educational Institute	4%
IGC Commercial Complex	5%
IGC Shopping Mall	2%
IGC Hotels	2%
IGC Resorts	2%

Category	Percentage
Government Alignments	
Banks and Other Financial Organisations	2%
Courts and Government Buildings	2%
Others	
IGC Agriculture Land	3%
IGC Miscellaneous	5%

INDIAN GOLDEN CITIES (IGC) TRIPURA STATE PROJECT

Target Area	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
2,000 Acres	₹ 40,000	€ 4.37	\$ 4.80





IGC

REDEFINING LIVING,
BUILDING DREAMS



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BUILDING DREAMS

INDIAN GOLDEN CITIES LIMITED



*Experience Opulence: Now Five Star Luxurious
Experience In The Field Of Real Estate With IGC*



Urban City Development IGC stands for Indian Golden Cities. IGC deals in the domain of infrastructure development with building premium lavish lifestyles. IGC teams up with the finest engineers and architects of the world who have dedicatedly contributed to shaping the globe. IGC onboard top billionaires of the world who commend the backbone pillar. Along this tremendous squad, IGC will deliver the most advanced urban cities.

Welcome to IGC Villas, the latest masterpiece in IGC Development's villa portfolio. Designed as a vibrant hub of integrated living, it offers a unique blend of shops, dining, sports, and social spaces. Constantly evolving like a dynamic ecosystem, these meticulously crafted villas combine elegance and innovation, creating a heavenly living experience aptly called "VILLAS IN HEAVE



Indian Golden Cities (IGC) leads the way in sustainable real estate development, transforming urban landscapes as a "Developer of Developers." With a land bank exceeding 6 lakh acres, IGC excels in land banking, infrastructure, and community planning. Through eco-friendly innovation and strategic partnerships, we create thriving, inclusive communities, driving India's future with smart cities and affordable housing solutions.

Our Facilities:

- ✓ Risk-Free Land
- ✓ Cleared Documentation
- ✓ Premium Location
- ✓ High ROI
- ✓ Bulk Land
- ✓ Support In Development