



Investment Opportunities in CG City Project, Lucknow

Organised by



Project Advisors



Uttar Pradesh

India's booming Investment Region



7%

Economic growth (CAGR)

8%

Contribution to national GDP

23%

Per capita income growth



3

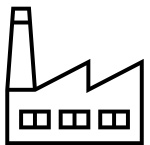
International Airports

2nd

Largest road network in India

8949 km

Largest Rail track length



5

Among top 5 manufacturing states

8%

Contribution to national manufacturing

14%

Highest MSMEs in India

Uttar Pradesh's Target

- To become 1 trillion \$ economy by 2027
- To emerge as an IT Hub of North India to have AI cities



Uttar Pradesh's dream of \$1 trillion economy

Key Initiatives

Focus Sectors : Manufacturing, agriculture, tourism, information technology (IT), and IT-enabled services (ITeS)

Enabling Sectors : Education, Skill and labour, Energy, Urban development, Infrastructure and Health

Key Initiatives

Increased focus on the development of green energy transmission corridors and education townships

Providing incentives like land banks or 'raw material banks' to leverage the state's capability to become the "food basket" of India, especially in the dairy sector by promoting dairy FPOs

Developing special tourism investment region

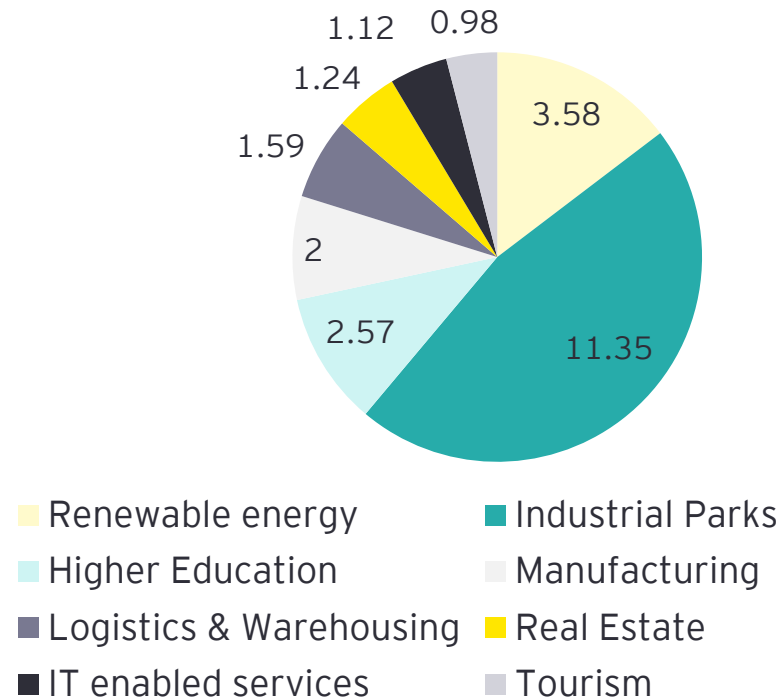
Development of cities like Gautambuddha Nagar, Lucknow, Kanpur, Varanasi and Prayagraj into specialised IT, ITeS, and AI zones.

Plan to develop new townships, waste management systems, and waste compost facilities in major cities

Investments in Uttar Pradesh

~ 18,600 MoUs worth INR 33.50 lakh Cr were signed by UP government.

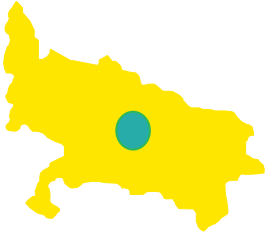
Investment in Uttar Pradesh
(INR Lakh Cr.)



Mukesh Ambani, Chairman of Reliance Industries Limited, announced an investment of INR 75,000 crore in UP in the coming four years.

About one lakh new jobs are expected to be created by this investment.

Lucknow - an emerging Investment Region



45%

GSDP share
Tertiary sector

23%

GSDP share of
Secondary sector

2nd

District in UP
leading in GSDP
contribution

8,836

Industrial Units
registered

WHY LUCKNOW?

Rapid Infrastructure Development

- Purvanchal Expressway
- Agra Expressway
- Outer Ring Road
- Lucknow-Kanpur expressway

Connectivity

- Chaudhary Charan Singh International and Domestic Airport
- Five Railway stations in city
- Metro Connectivity

Transforming Real Estate Market

- Investment in retail space by international firms - like LuLu group

Lucknow's development planned as State Capital Region on similar lines as Delhi NCR region

Uttar Pradesh Metro Rail Corporation Limited (UPMRC) is a joint venture company of the Government of India and the Government of Uttar Pradesh, established to implement metro rail projects in various cities across Uttar Pradesh. UPMRC is currently implementing metro projects in the cities of Lucknow, Agra and Kanpur. Metro Rail projects are under planning at Meerut, Prayagraj, Varanasi, Jhansi and Gorakhpur.

As part of its endeavour to maximize non-fare box revenue, UPMRC has decided to commercialize the 86.83 acre of land through development of commercial and residential township at CG City Project, Lucknow, Uttar Pradesh

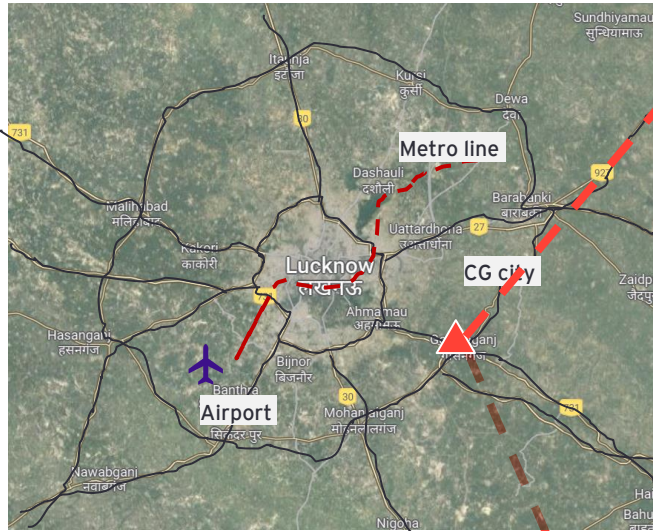
UPMRC Projects in Lucknow:

- North-South Corridor : Airport - Munshi Pulia : 23km (Completed)
- East - West Corridor : Charbagh - Vasant Kunj : 11km (Under progress with GoUP)
- Chak Gajeria City (CG City), Sultanpur road : Commenced

Site Details

CG City

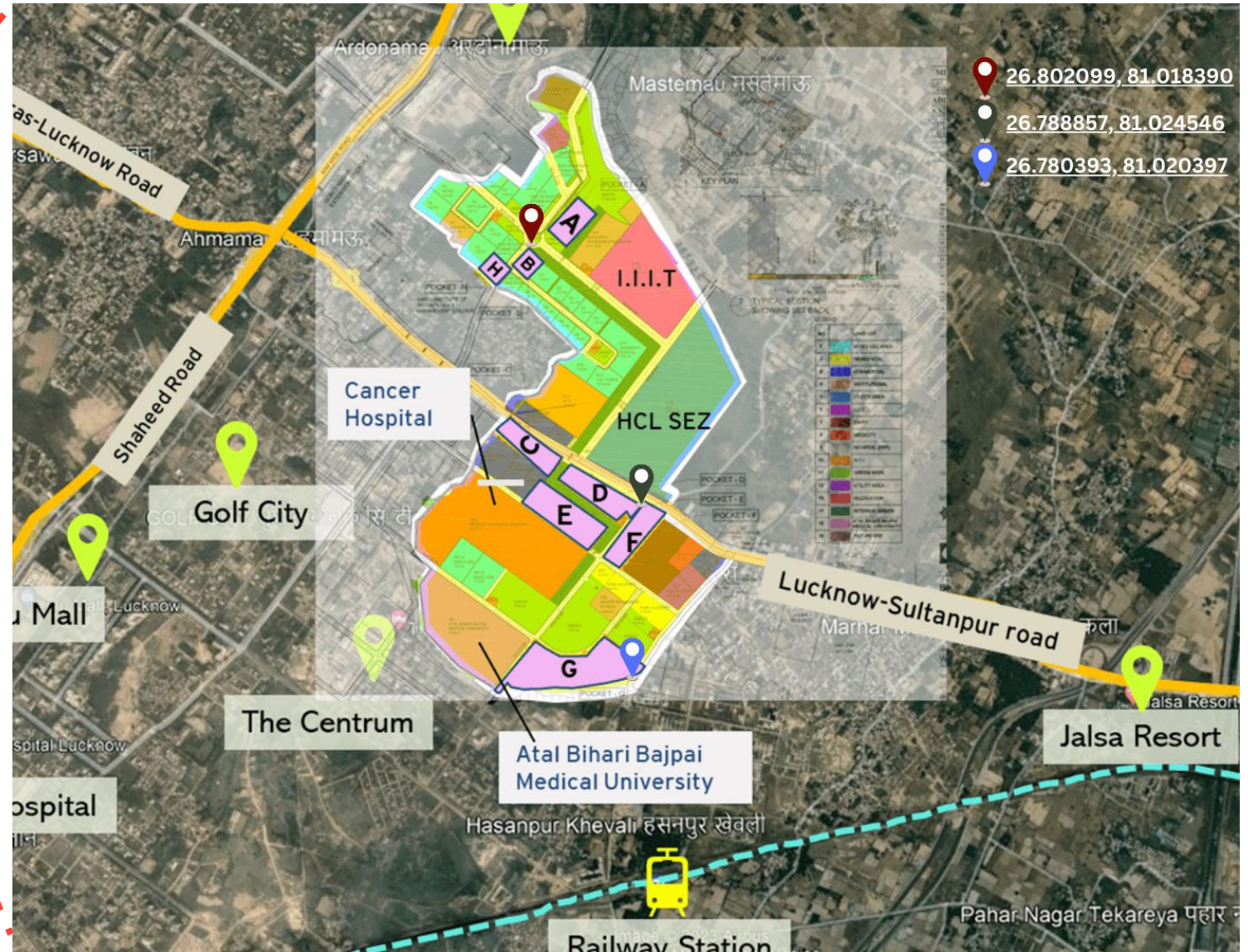
Location Context



Site Area : 86 acres for residential - commercial development

CG city is located in south eastern part of the city

Located on Lucknow-Sultanpur Road



Surrounding Land use

- ▶ Immediate Vicinity to
 - ▶ Ekana Cricket Stadium
 - ▶ The Centrum Hotel
 - ▶ Sushant Golf City
 - ▶ Pallasio Mall
 - ▶ Jalsa Resort



15 mins drive



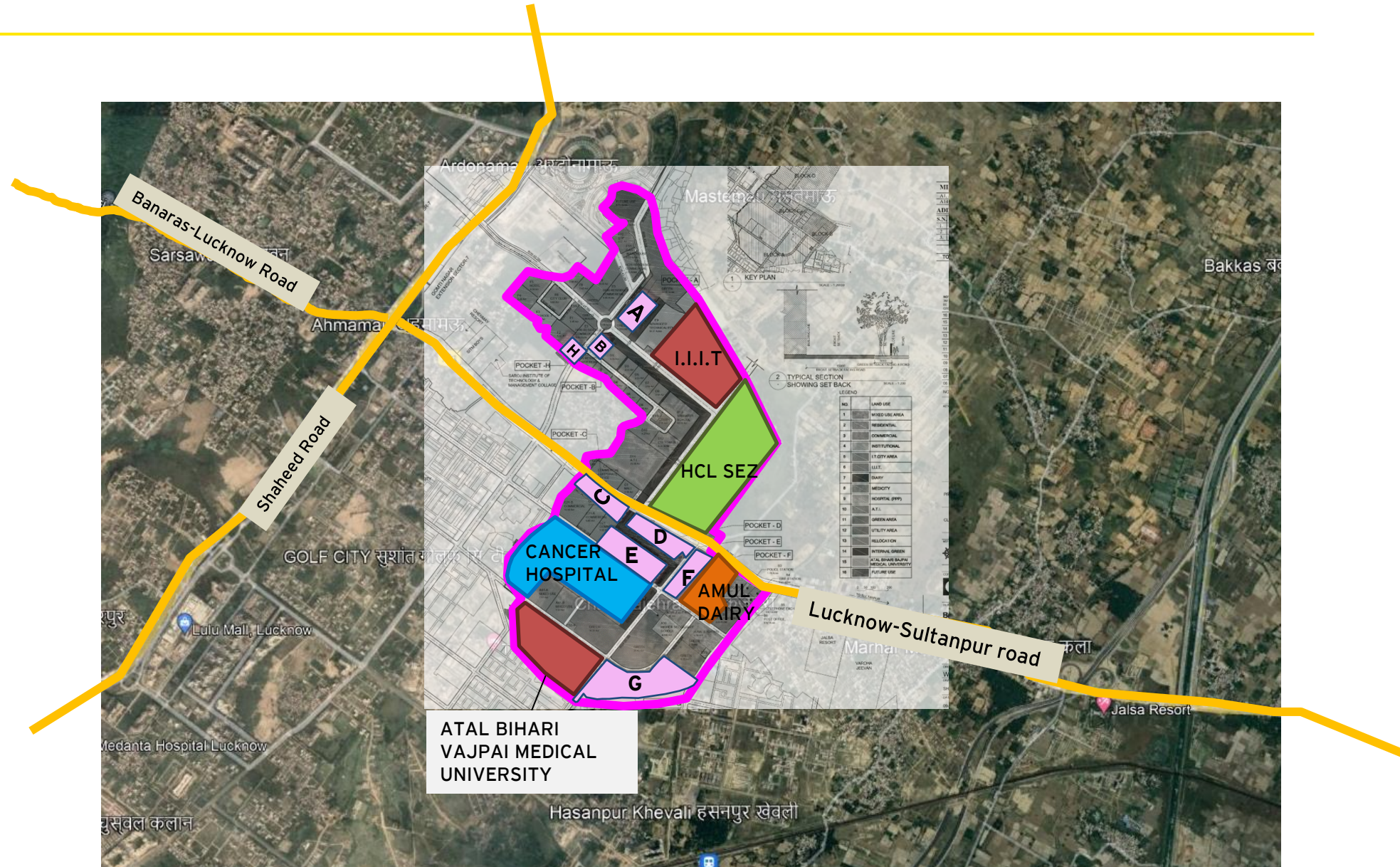
20 mins drive



Existing Development within CG City

Existing Development

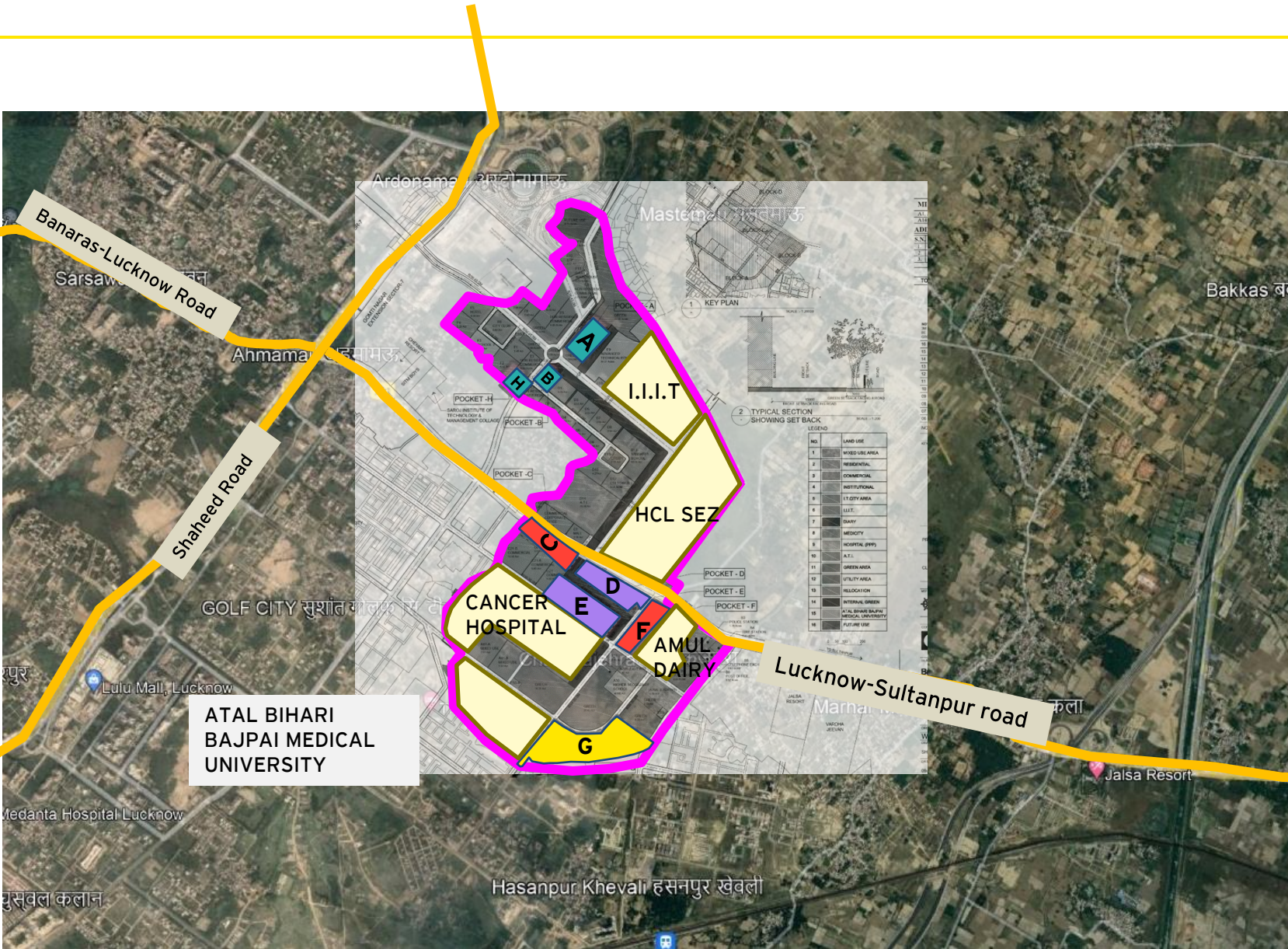
- ▶ I.I.I.T
- ▶ Cancer Hospital
- ▶ HCL IT SEZ
- ▶ Parag Dairy
- ▶ Amul Dairy
- ▶ Atal Bihari Vajpayi Medical University



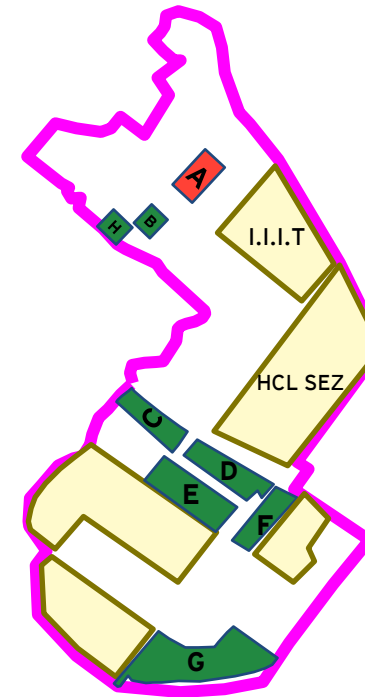
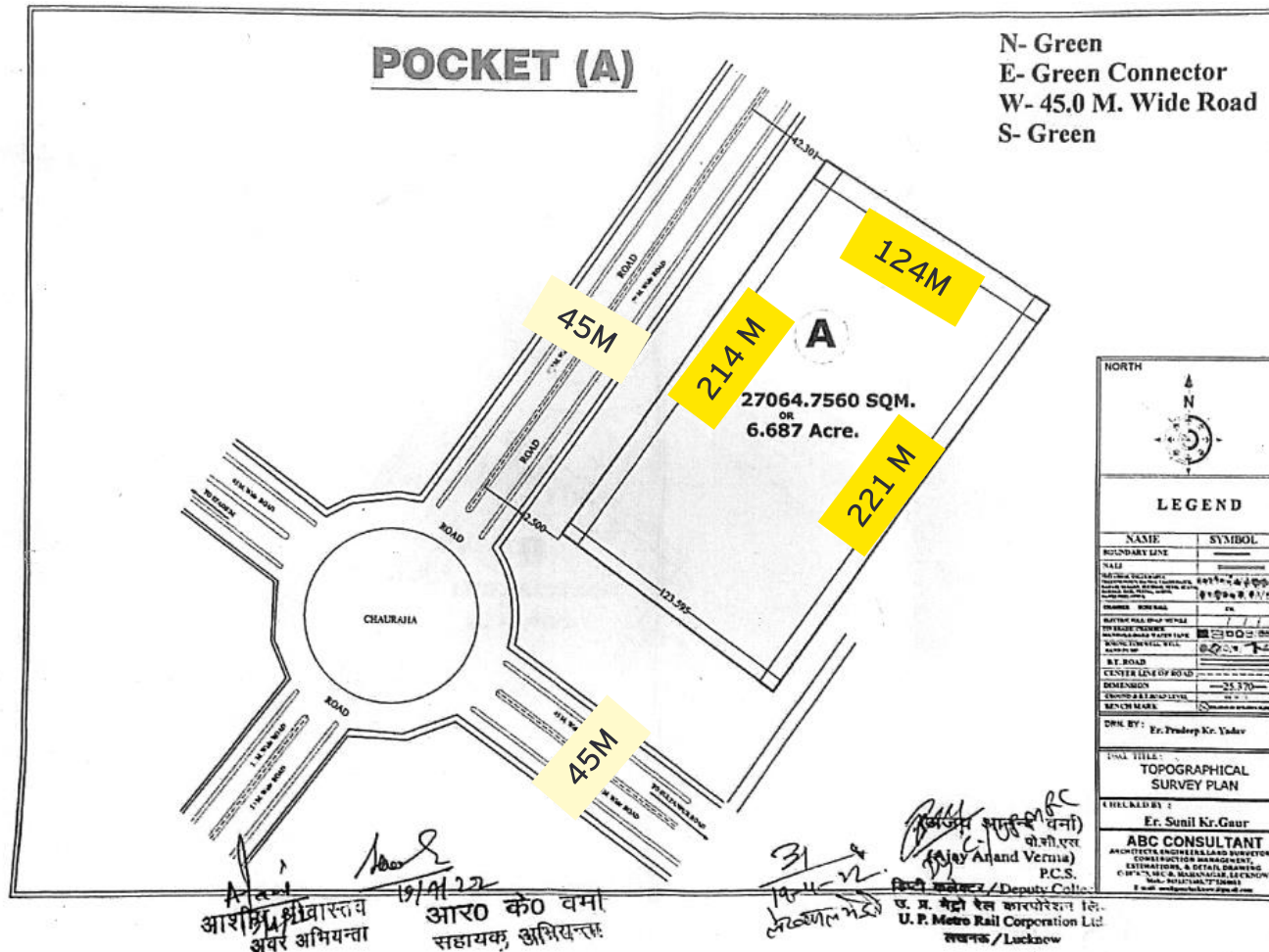
Proposed Land Use (by LDA)

- ▶ **Mixed Use** proposed towards the northern side of the CG City
- ▶ **Commercial** land use proposed near the Lucknow-Sultanpur road
- ▶ **Institutional** proposed near Cancer Hospital
- ▶ **Residential** proposed towards the outer area of the CG City

Colour	Land Use
Yellow	Residential
Teal	Mixed Use
Red	Commercial
Purple	Commercial/Institutional



Area - 6.75 acres | Mixed Land use



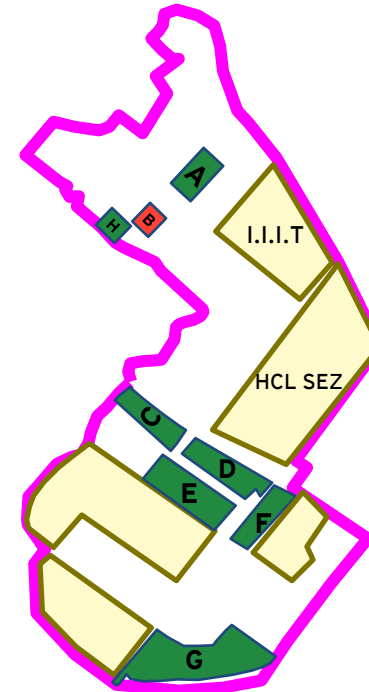
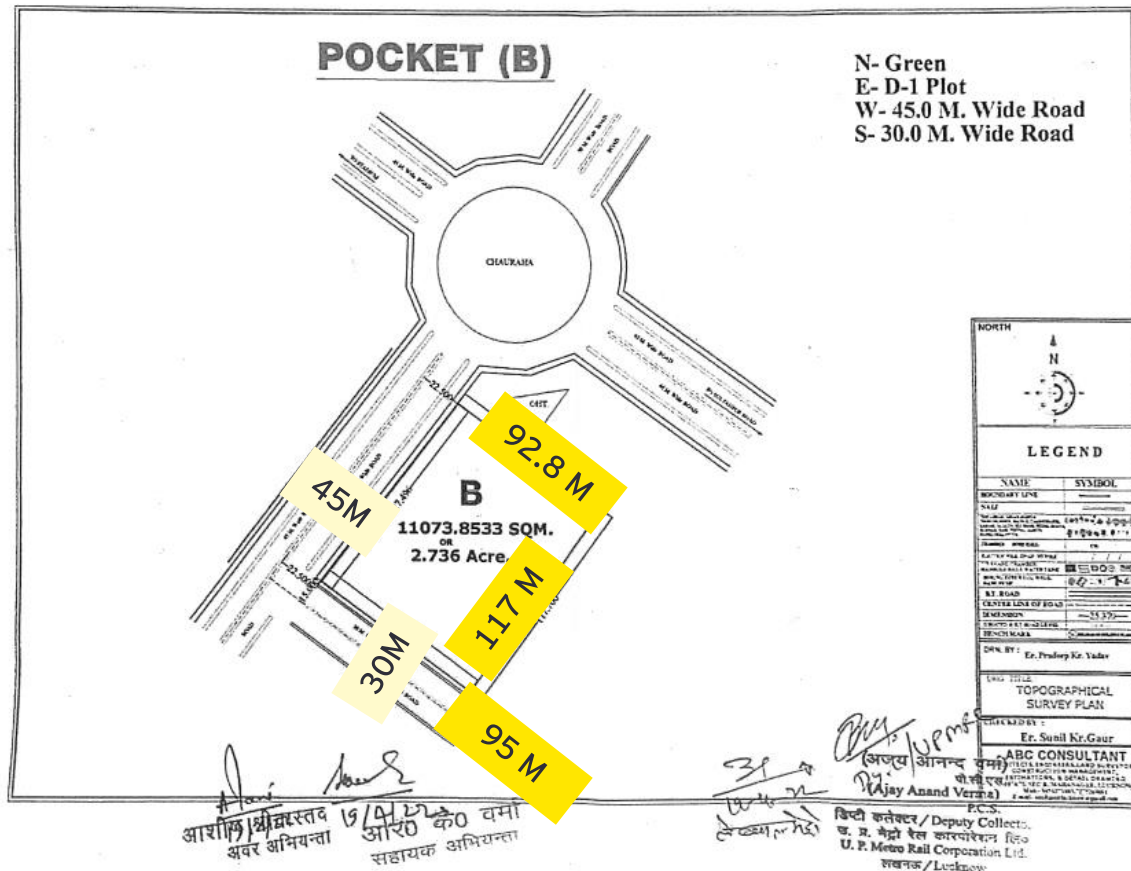
FAR : 3
Built up Area : 81,950 sq.m
Ground Coverage: 40%

Permissible uses:

Group Housing/Shops/Hotel/IT Park/Cottage Industry/ Restaurant/
Hostel/Primary Edu. Institute/Hospital/Nursing Home/Lab/ Library/
Inter College/Auditorium/Gym/Religious Centre/ATM/Club/Art
Gallery/Dispensary/Daycare

Pocket B

Area - 2.74 acres | Mixed Land use

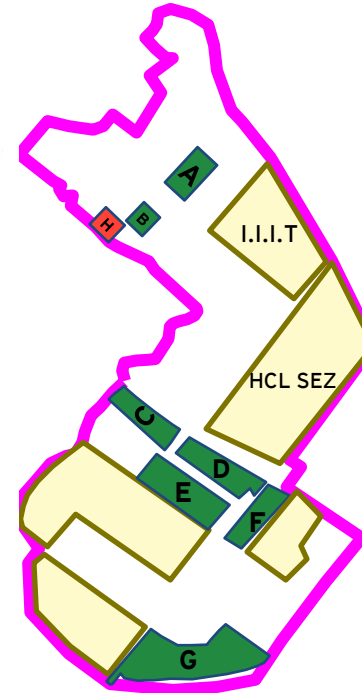
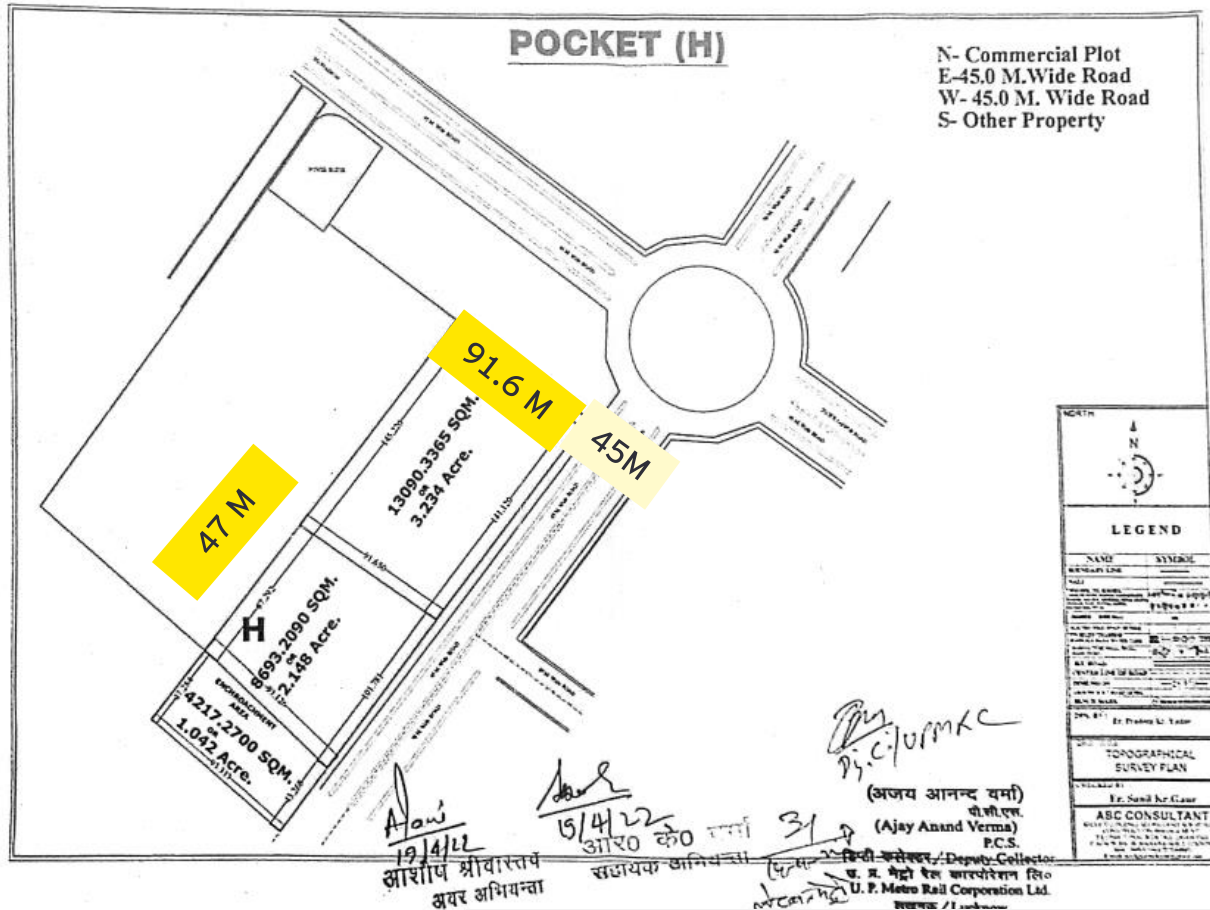


FAR : 3
Built up Area : 33,265 sq.m
Ground Coverage: 40%

Permissible uses:
Group Housing/Shops/Hotel/IT Park/Cottage Industry/
Restaurant/ Hostel/Primary Edu. Institute/Hospital/Nursing
Home/Lab/ Library/ Inter College/Auditorium/Gym/Religious
Centre/ATM/Club/Art Gallery/Dispensary/Daycare

Pocket H

Area - 3.19 acres | Mixed Land use



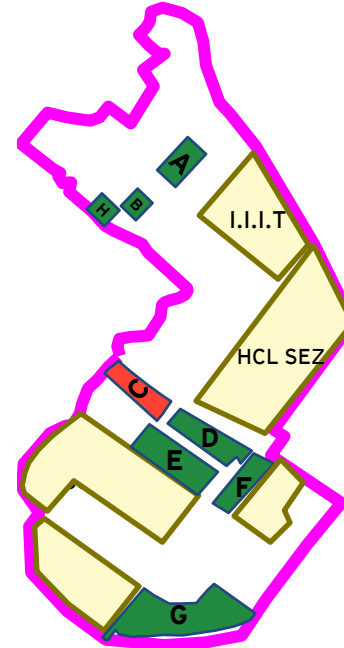
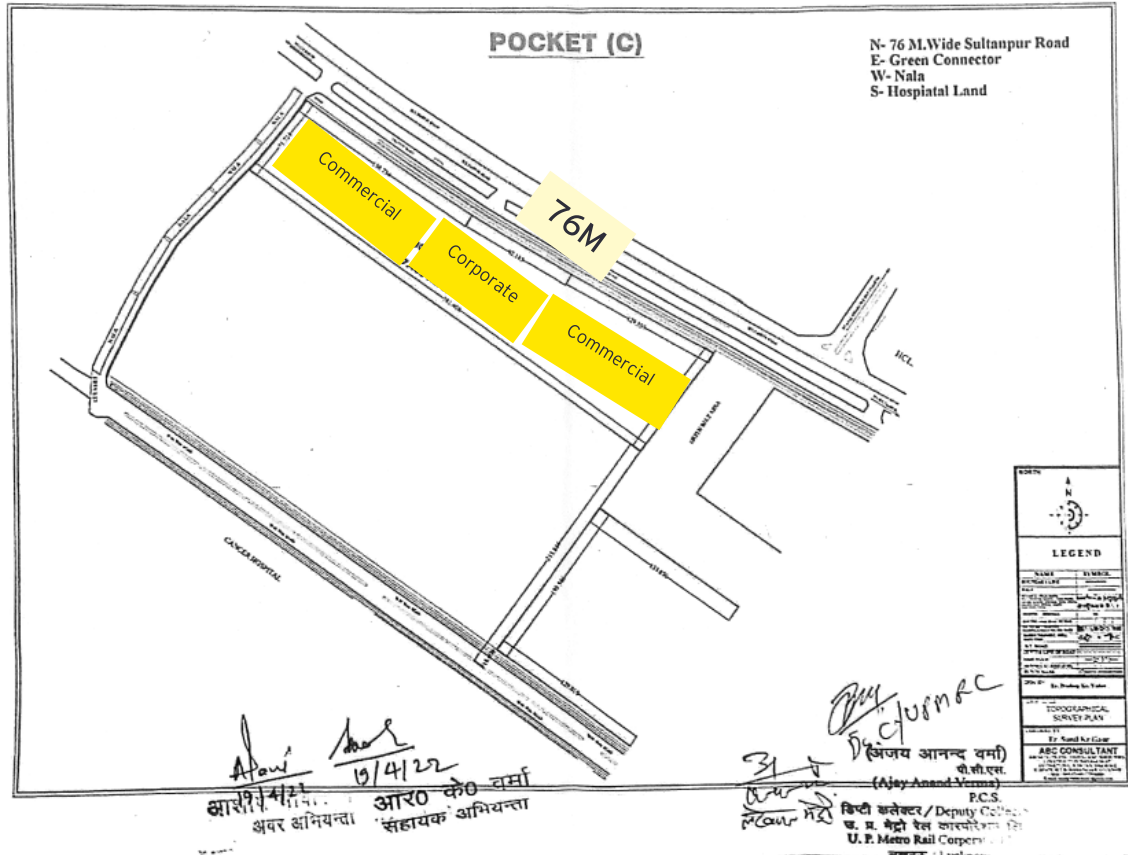
FAR : 3
Built up Area : 38,728 sq.m
Ground Coverage: 40%

Permissible uses:

Group Housing/Shops/Hotel/IT Park/Cottage Industry/ Restaurant/
Hostel/Primary Edu. Institute/Hospital/Nursing Home/Lab/ Library/
Inter College/Auditorium/Gym/Religious Centre/ATM/Club/Art
Gallery/Dispensary/Daycare

Pocket C

Area - 7.48 acres | Commercial Land use



FAR : 1.75

Built up Area : 52,973 sq.m

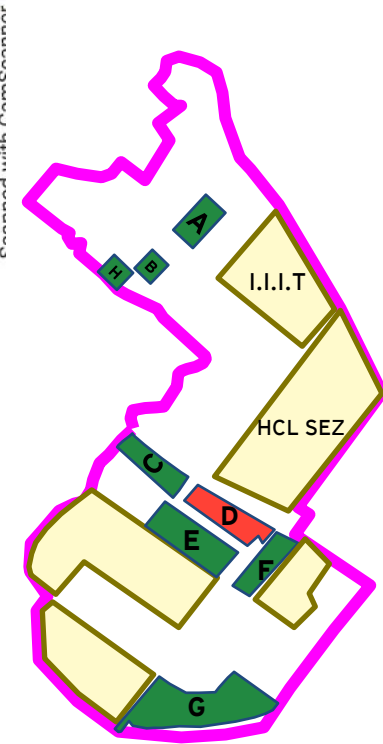
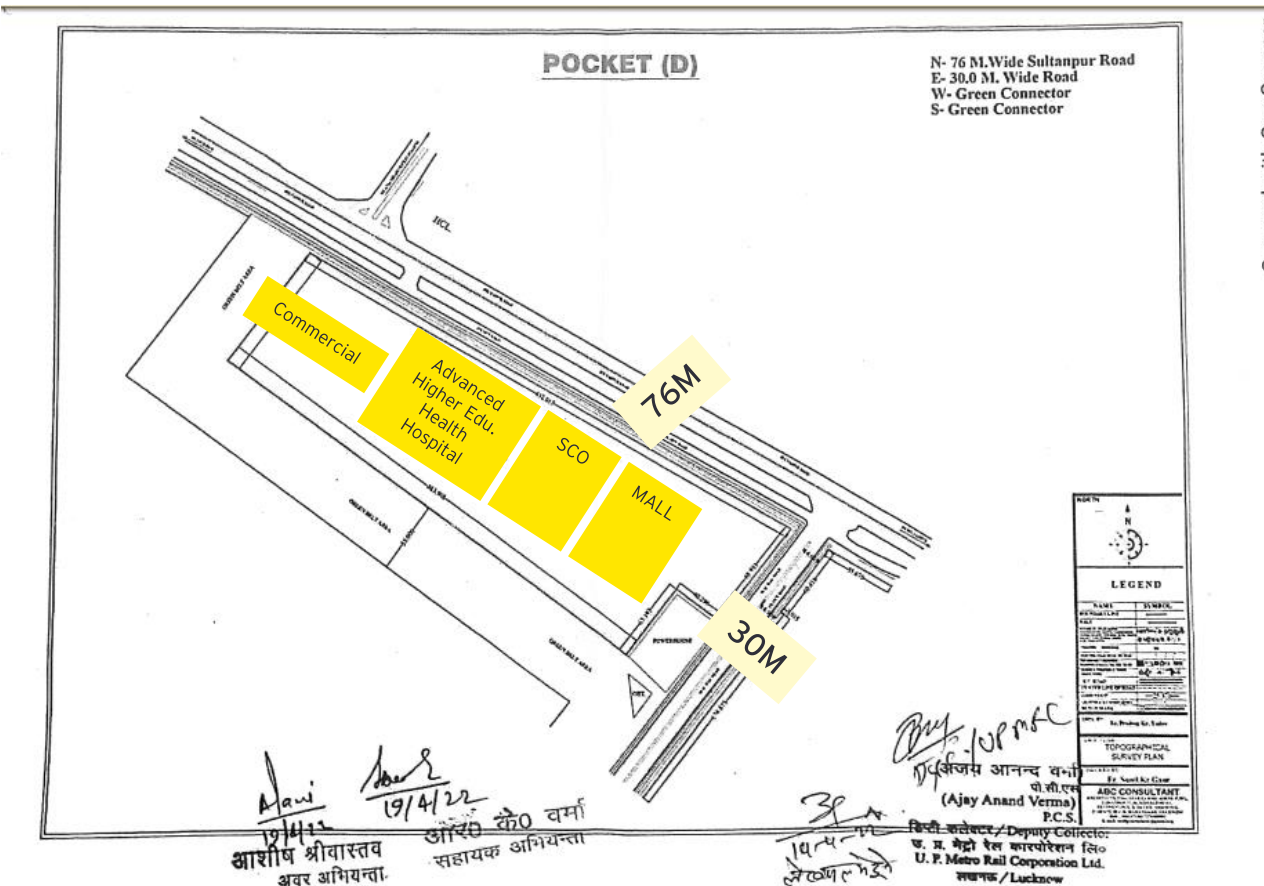
Ground Coverage: 50%

Permissible uses:

Hotel/Restaurant/Individual shops/Motor Vehicle showroom (min 30m wide road)/Shop of Spare Parts/Auction Market (min 24 m wide road)/ / Cinema/Petrol Pump/IT Park/Govt office/Pvt office/ Bank/Industrial office/Business Park/Call Centre

Pocket D

Area - 12.82 acres | Commercial/Institutional Land use



FAR : 1.75

Built up Area : 52,973 sq.m

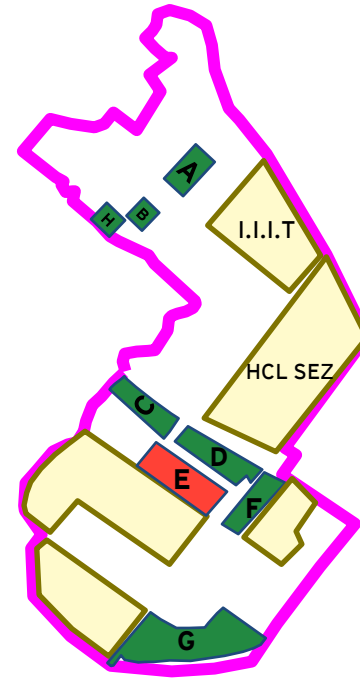
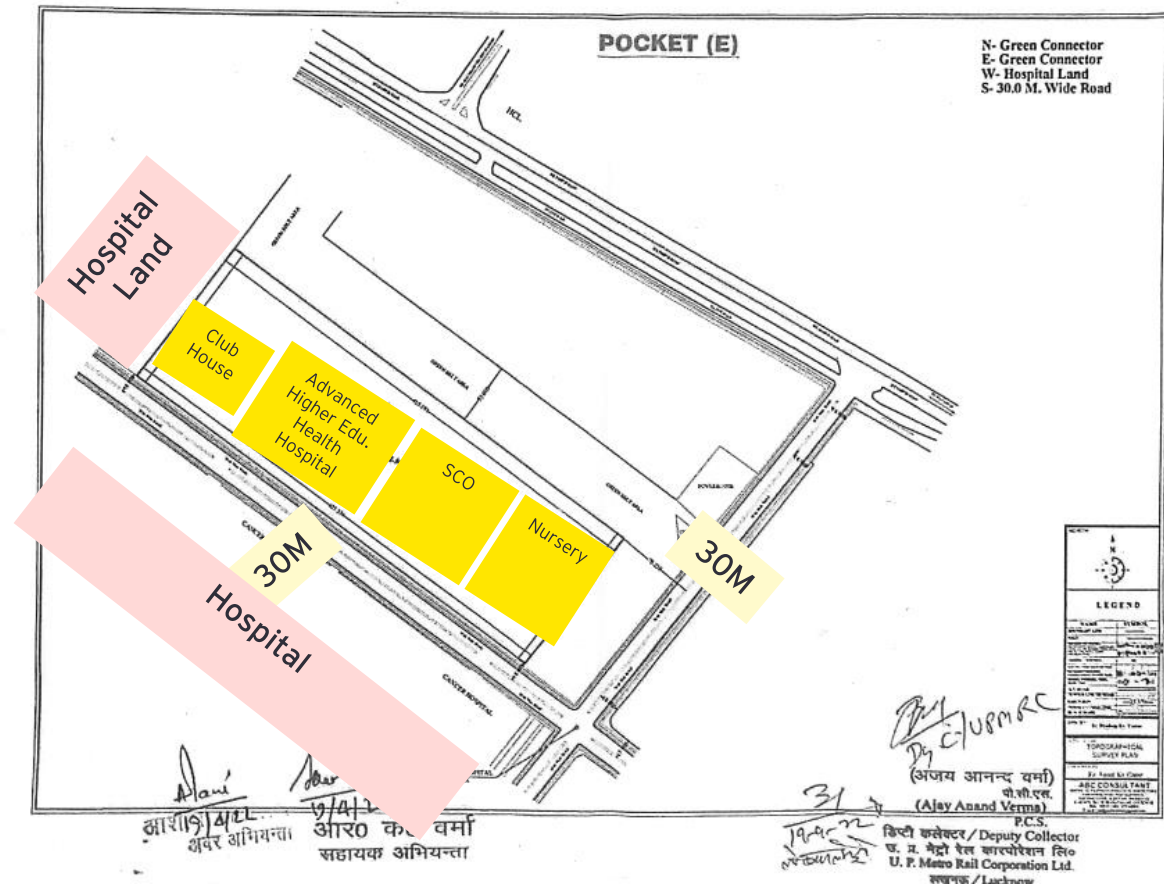
Ground Coverage: 50%

Permissible uses:

Commercial, Advanced Higher Education Health Hospital, Shopping Complex, Mall

Pocket E

Area - 14.82 acres | Commercial/Institutional Land use

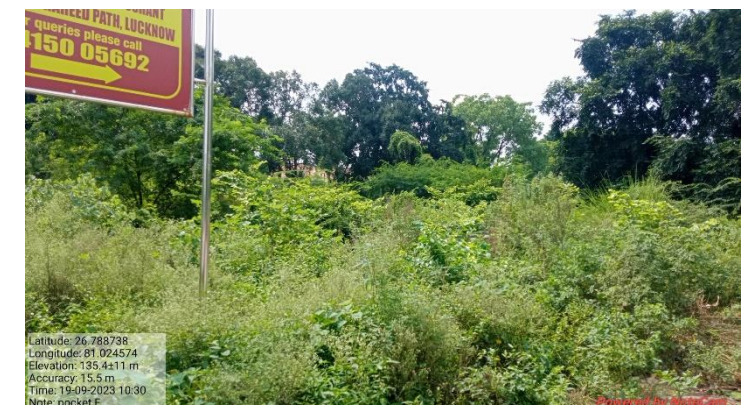
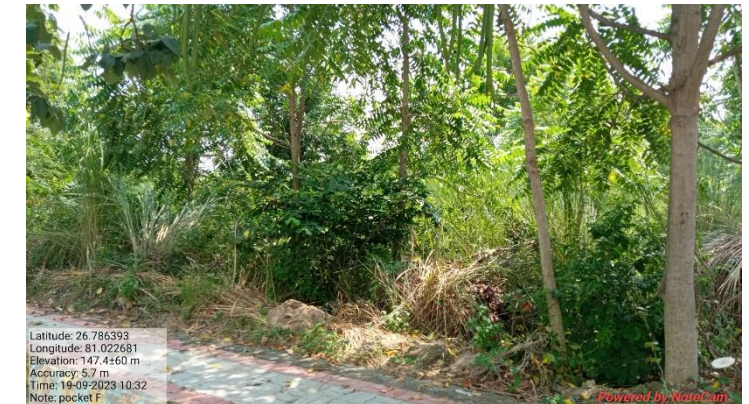
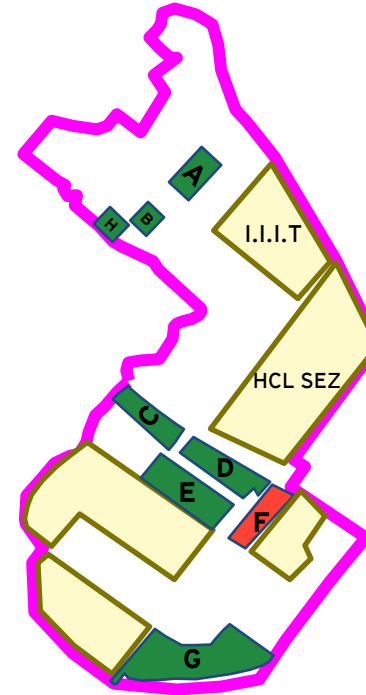
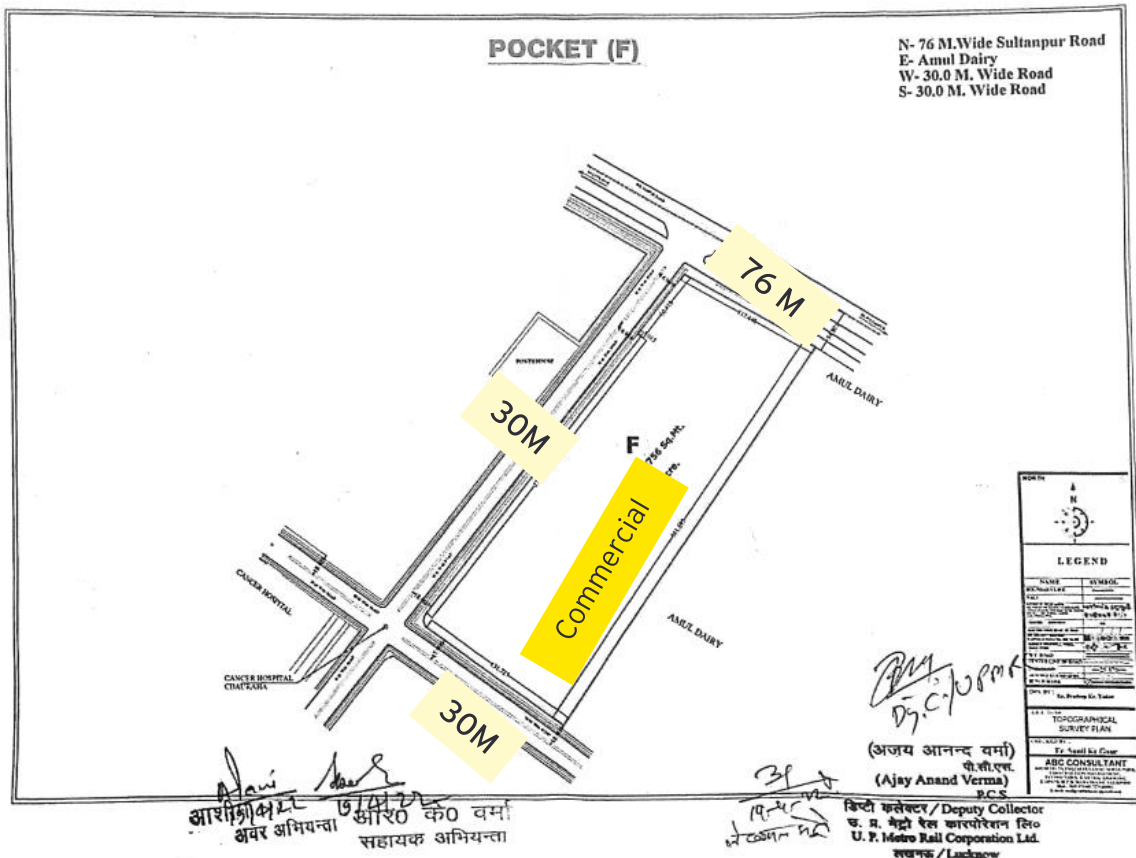


FAR : 1.75
Built up Area : 1,04,955 sq.m
Ground Coverage: 50%

Permissible uses:
Club House, Advanced Higher Education Health
Hospital, Shopping Complex, Nursery School

Pocket F

Area - 10.31 acres | Commercial Land use

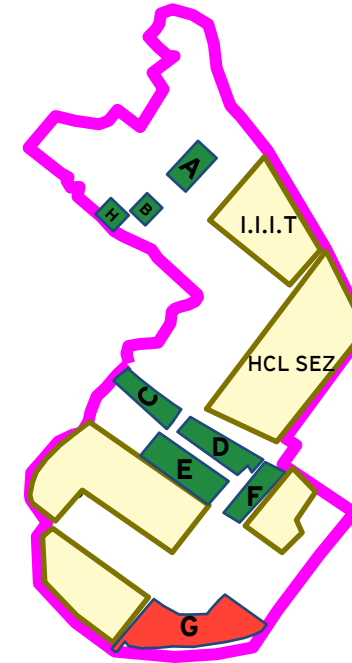
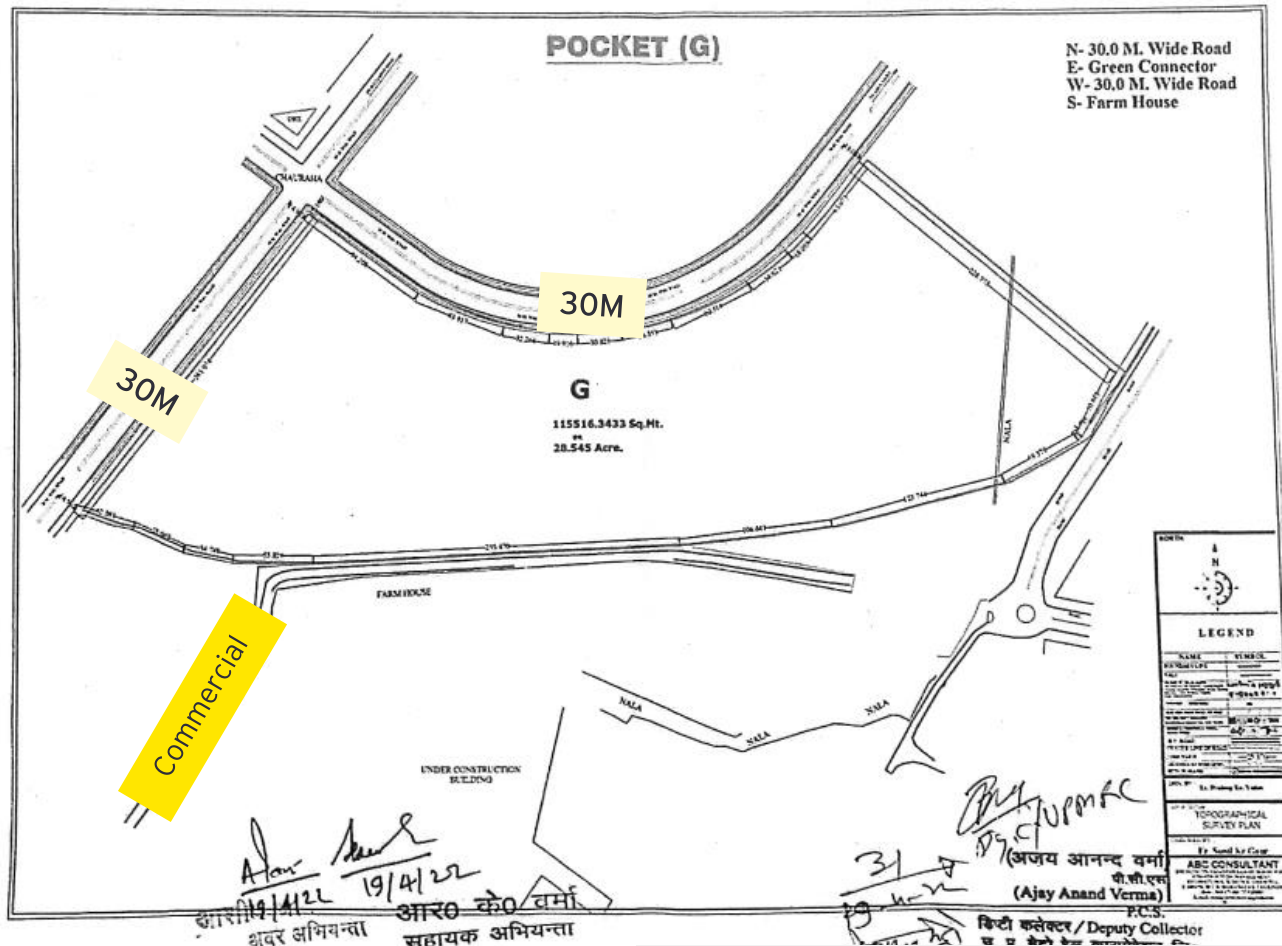


FAR : 1.75
Built up Area : 73,105 sq.m
Ground Coverage: 50%

Permissible uses:
Hotel/Restaurant/Individual shops/Motor Vehicle showroom/Shop of Spare Parts/Auction Market/Cinema/Petrol Pump/IT Park/Govt office/Pvt office/Bank/Industrial office/Business Park/Call Centre

Pocket G

Area - 28.72 acres | Residential Land use



FAR : 2.5

Built up Area : 2,90,564 sq.m

Ground Coverage: 40%

Permissible uses:

Individual Houses, Service Apartments, Old age home, Group housing (min 12 m wide road)
Community Facilities, Taxi Stand

Advantage CG City

Upcoming commercial cum institutional hub near Ekana Stadium

- Hospitals
- Educational Institutions
- Commercial development

Close to City's outer artery

- Immediate vicinity to Shaheed Path

Clear Land Title

- Clearly defined Substitution & Termination Payments

We look forward to
your participation!

Thank You

Contact us

dharna.dang@in.ey.com

sulabh.goel@in.ey.com

jyotiranjan.jena@in.ey.com

hemantupmrc@gmail.com

shubhra@arinem.com

