BHARAT FUTURE CITY







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Industrial



Business District



Residential

INDEX

1. Hyderabad – Secundrabad – Hi tech city – Future city
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6. What does Hyderabad's Financial district comprise?
7. The "Telangana rising" Industrial policy framework

Why is ? Where is ? What is ?

Future City Development Authority & Bharat Future City

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TELANGANA RISING
CURE - PURE - RARE

Old City of Hyderabad ~400 Years Old





Secunderabad Cantonment – Colonial Planned City (Late 1800s)

Hi- Tech City (late 1990s)





Old City of Hyderabad

- Nearly 400 years old, the Old City evolved organically before 1948, without formal planning.
- Originated as a walled city along the Musi River under Qutb Shahi and Asaf Jahi rulers, serving as the political, cultural, and trading hub of the Deccan.
- Urban form was incremental, pedestrian-oriented, and centred around Charminar, with mixed land use, narrow streets, and high densities.
- Development lacked modern planning tools such as zoning, infrastructure planning, mobility management, or environmental standards.
- Today, it remains a vital cultural and economic core, but suffers from congestion, infrastructure stress, heritage constraints, and limited redevelopment potential.
- Its historic and organic structure cannot easily accommodate modern requirements like large employment hubs, industries, or high-capacity transport systems.



Secunderabad Cantonment

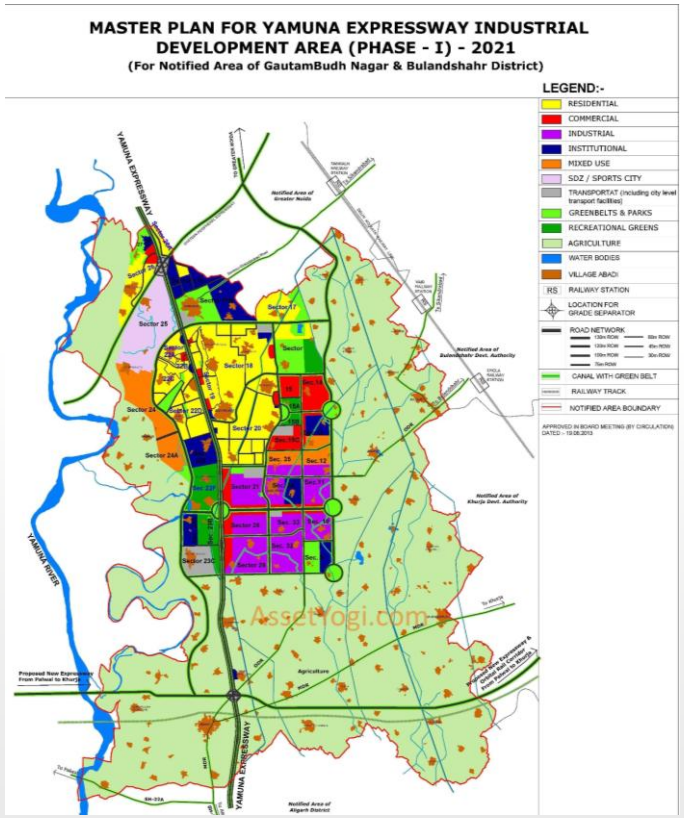
- Established in 1798 by the British Army as a planned military settlement, separate from Old Hyderabad for security and administration.
- Governed under the Cantonment Acts, independent of local civic bodies, functioning as a self-contained enclave.
- Designed with a grid layout, wide roads, low densities, and strict land-use segregation for military, residential, and civic purposes.
- Planning priorities included order, hygiene, surveillance, green buffers, parade grounds, and bungalow-type development.
- Strengths: early adoption of modern planning, good infrastructure, high green cover, and a legible urban form.
- Limitations: social/spatial segregation, inefficient land use, poor integration with Hyderabad, rigid zoning, and limited adaptability to contemporary metropolitan needs.



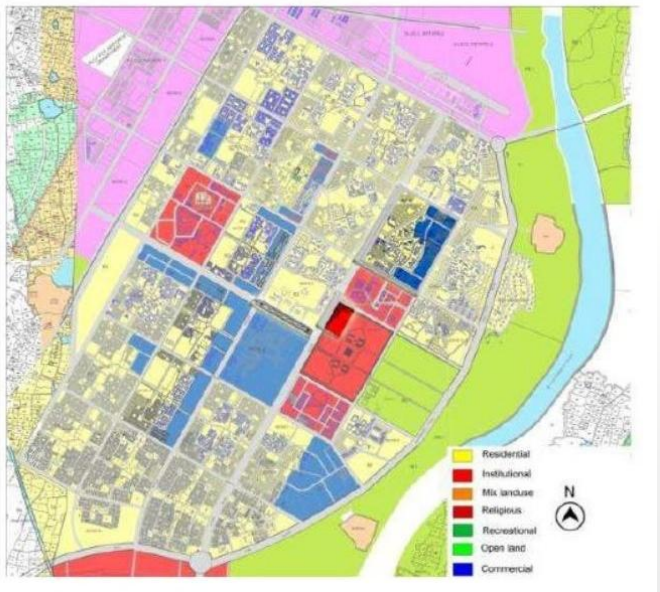
HITEC City

- Conceived in the 1990s to address Hyderabad’s urban constraints and establish a global IT and services hub.
- Located on government land in Madhapur and Gachibowli, focusing on IT offices and tech parks; residential development was left to market-driven growth.
- Implemented by APIIC (now TGIIC) with government facilitation through land, infrastructure, policies, and incentives; private developers-built offices and allied facilities.
- Rapid success attracted multinational companies, generated employment, and transformed Hyderabad’s economic image.
- Long-term impacts included unplanned urbanisation in surrounding areas, infrastructure deficits, traffic congestion, and fragmented governance.

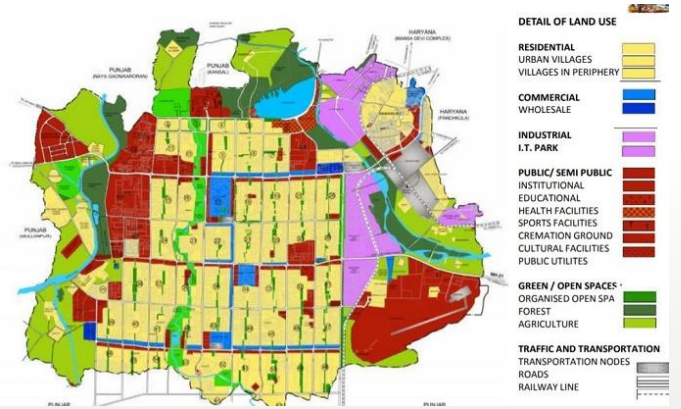
INSTANCES OF PLANNED CITIES DEVELOPED IN INDIA - EXAMPLES



Yamuna Expressway Industrial Development Authority (YEIDA)

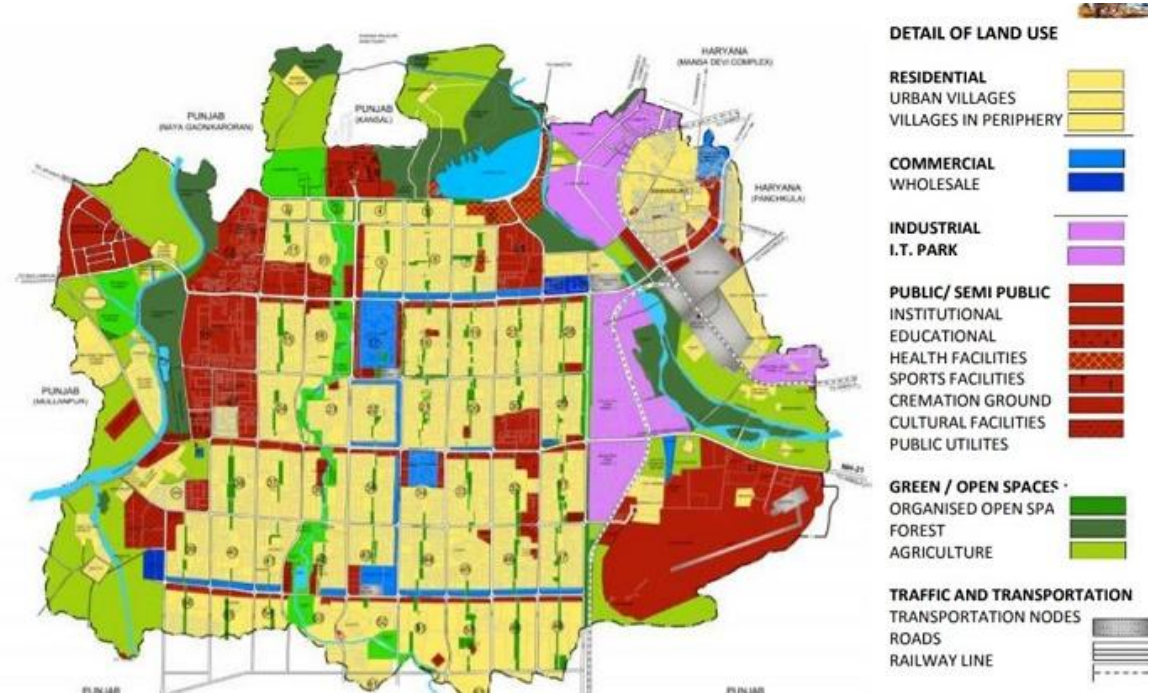


Ghandinagar



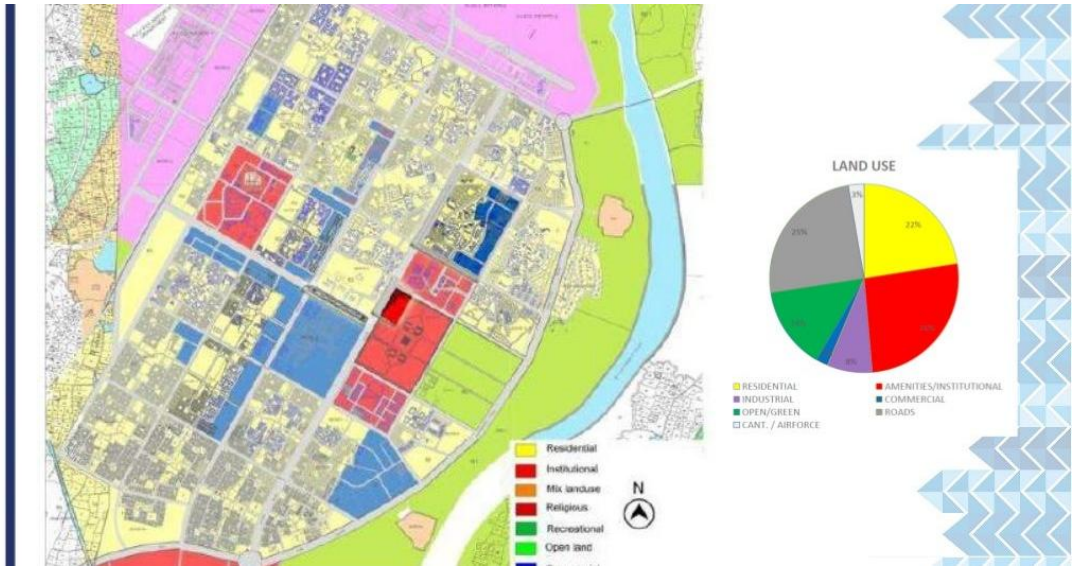
Chandigarh

Chandigarh





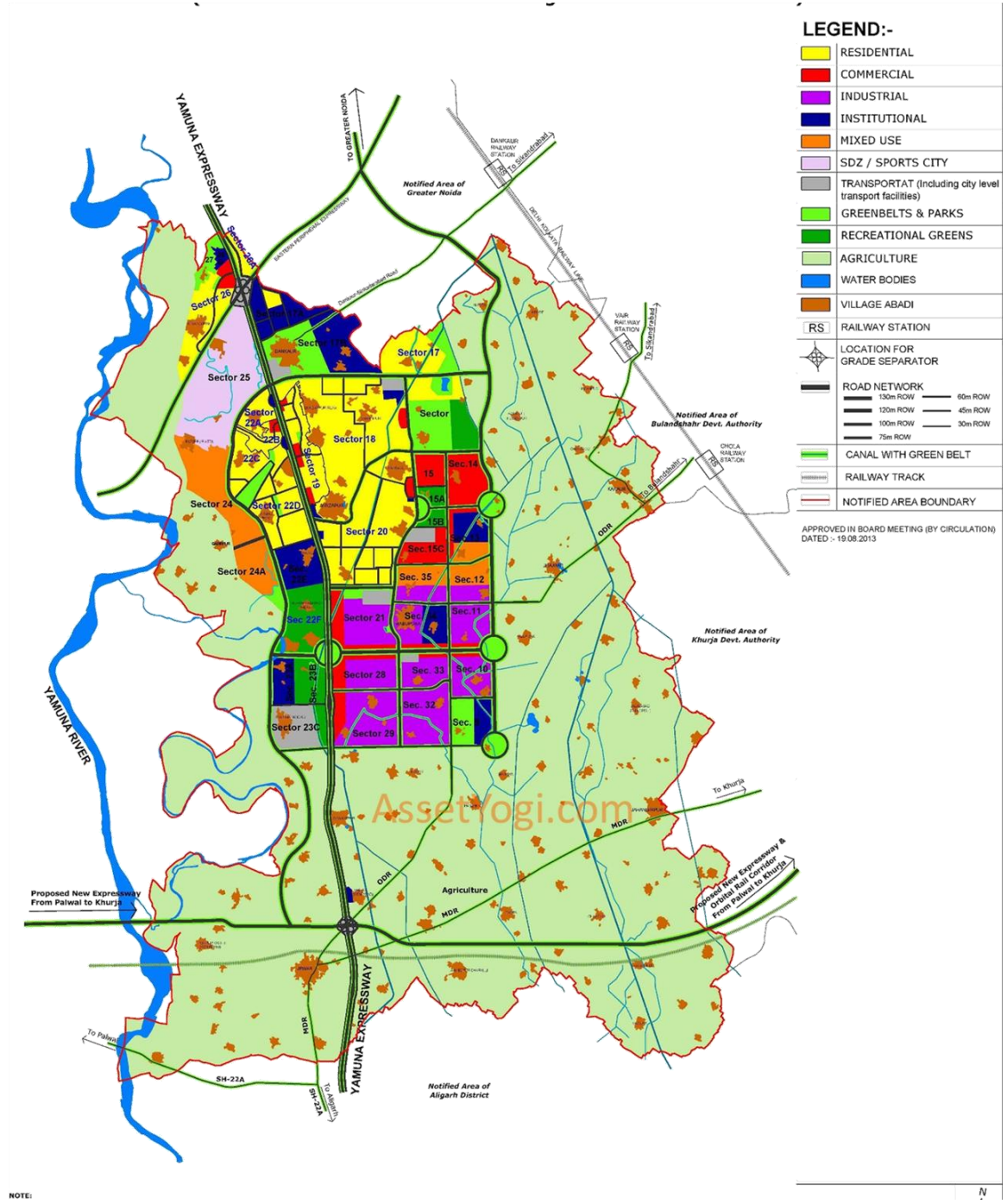
- Founded in the 1950s after Partition
- Capital of Punjab and Haryana
- Planned by Le Corbusier
- Grid-based, sector-planned city
- Wide roads, green spaces, modernist architecture
- First planned city of independent India
- Model for sustainable and organized urban planning







- Founded in the 1960s
- Capital of Gujarat
- Planned by Prakash M. Apte
- Sector-based, grid layout
- Wide roads, green belts, low density
- Administrative city with planned infrastructure
- Model for sustainable and organized urban growth





- **Founded in 2001 by the Uttar Pradesh government**
- **Develops and manages the Yamuna Expressway region**
- **Covers Gautam Buddha Nagar and nearby districts**
- **Plans YEIDA City and areas around Jewar Airport**
- **Focus on industrial hubs, logistics, and smart cities**
- **Drives NCR expansion and economic growth**
- **Model for integrated, future-ready greenfield development**

Examples across the Globe

City / Country	Authority	Key Features
Neom (Saudi Arabia)	NEOM Authority	Smart, futuristic city, AI-driven infrastructure, renewable energy
Songdo (South Korea)	Gale International / Songdo Authority	Greenfield, smart city, tech infrastructure, economic hub
Masdar City (UAE)	Masdar City Authority	Carbon-neutral, sustainable, tech-driven urban planning
Brasília (Brazil)	Novacap	Planned capital, zoning & infrastructure, government hub
Canberra (Australia)	National Capital Authority (NCA)	Planned capital, central authority, government & residential planning
Islamabad (Pakistan)	Capital Development Authority (CDA)	Planned capital, zoning, infrastructure & civic management
Putrajaya (Malaysia)	Putrajaya Corporation	Administrative capital, smart city planning, government & tech hubs
Lavasa (Private, India)	Lavasa Corporation	Planned hill city, residential and tourism-focused
Songdo / Incheon Free Economic Zone (South Korea)	Incheon Free Economic Zone Authority	High-tech business district, smart city integration
New Administrative Capital (Egypt)	NAC Urban Development Authority	Smart, greenfield city, central government & economic hub

Hyderabad – Challenges in Urban Sprawl

Hyderabad has expanded rapidly beyond its historic core (Old City, Secunderabad) into peri-urban and rural areas.

Sprawl is often **unplanned**, leading to:

- Encroachment on agricultural land.
- Fragmented neighborhoods.
- Irregular road networks and lack of connectivity.

1. **Rapid Urban Expansion**
2. **Fragmented Governance**
3. **Illegal Constructions & Encroachments**
4. **Uncontrolled Vertical Growth**
5. **Severe Traffic Congestion**
6. **Flooding & Waterlogging**
7. **Road, Sanitation & Public Space Issues**
8. **Underlying Urban Challenges**
9. **Quantified Impacts**
10. **Government & Planning Responses**

Hyderabad – Challenges in Urban Sprawl

1. **Rapid Urban Expansion** – Hyderabad's growth has transformed agricultural and peri-urban zones (Rajendranagar, Serilingampally, Narsingi, Manikonda, Kokapet, Neopolis) into high-density residential and commercial areas, often outpacing infrastructure provisioning.
2. **Fragmented Governance** – The city comprises GHMC plus 27 surrounding municipalities(Present Greater GHMC), creating inconsistent zoning, service delivery gaps, and confusion over civic responsibilities.
3. **Illegal Constructions & Encroachments** – High real-estate demand near IT hubs (Madhapur, Gopanpally, Financial District) has led to non-compliant buildings, insufficient parking, and compromised stormwater planning.
4. **Uncontrolled Vertical Growth** – Unlimited FSI policies have produced 250+ high-rise towers, straining water, roads, drainage, and other infrastructure.
5. **Severe Traffic Congestion** – With ~86–90 lakh vehicles (~9,000–9,500 vehicles/km), daily additions of 1,500–2,000 vehicles, and hotspots like Panjagutta and Gachibowli, Hyderabad faces major commute delays.
6. **Flooding & Waterlogging** – Monsoon rains inundate areas like Gachibowli, Madhapur, and Hitech City, worsened by blocked drains, nalas encroachments (~1,500 identified), and reservoir overflows along Musi River and Himayat Sagar.
7. **Road, Sanitation & Public Space Issues** – Potholes, damaged surfaces, neglected waste management, encroached or missing footpaths, and inadequate parks highlight systemic infrastructure weakness.
8. **Underlying Urban Challenges** – Fragmented planning, enforcement delays, limited manpower/resources, and heavy dependence on private vehicles exacerbate congestion, pollution, and infrastructure strain.
9. **Quantified Impacts** – Vehicle density up 40% in 6 years; ~69 km Metro network easing congestion; 1,500 major nalas encroached; multiple roads and colonies flooded during rains.
10. **Government & Planning Responses** – Initiatives include smart city tech (AI, sensors, CCTV), Musi Riverfront development, and new radial/regional ring roads to improve connectivity, flood resilience, and traffic management.

What Does Hyderabad's Financial District Comprise?

Hyderabad's Financial District (FD) is a planned high-intensity commercial and institutional zone in the western corridor, integrated with HITEC City and Gachibowli.

Key Components of the Financial District

A. Commercial & Office Infrastructure

- Grade-A IT/ITES office campuses
- Global corporate headquarters and regional offices
- BFSI, fintech, consulting, legal, and professional services
- Data centers and R&D facilities

B. Institutional & Government Presence

- Cyber Towers & Cyber Gateway
- SEZ offices and regulatory bodies
- Consulates, trade promotion offices, and support institutions

C. Mixed-Use Development

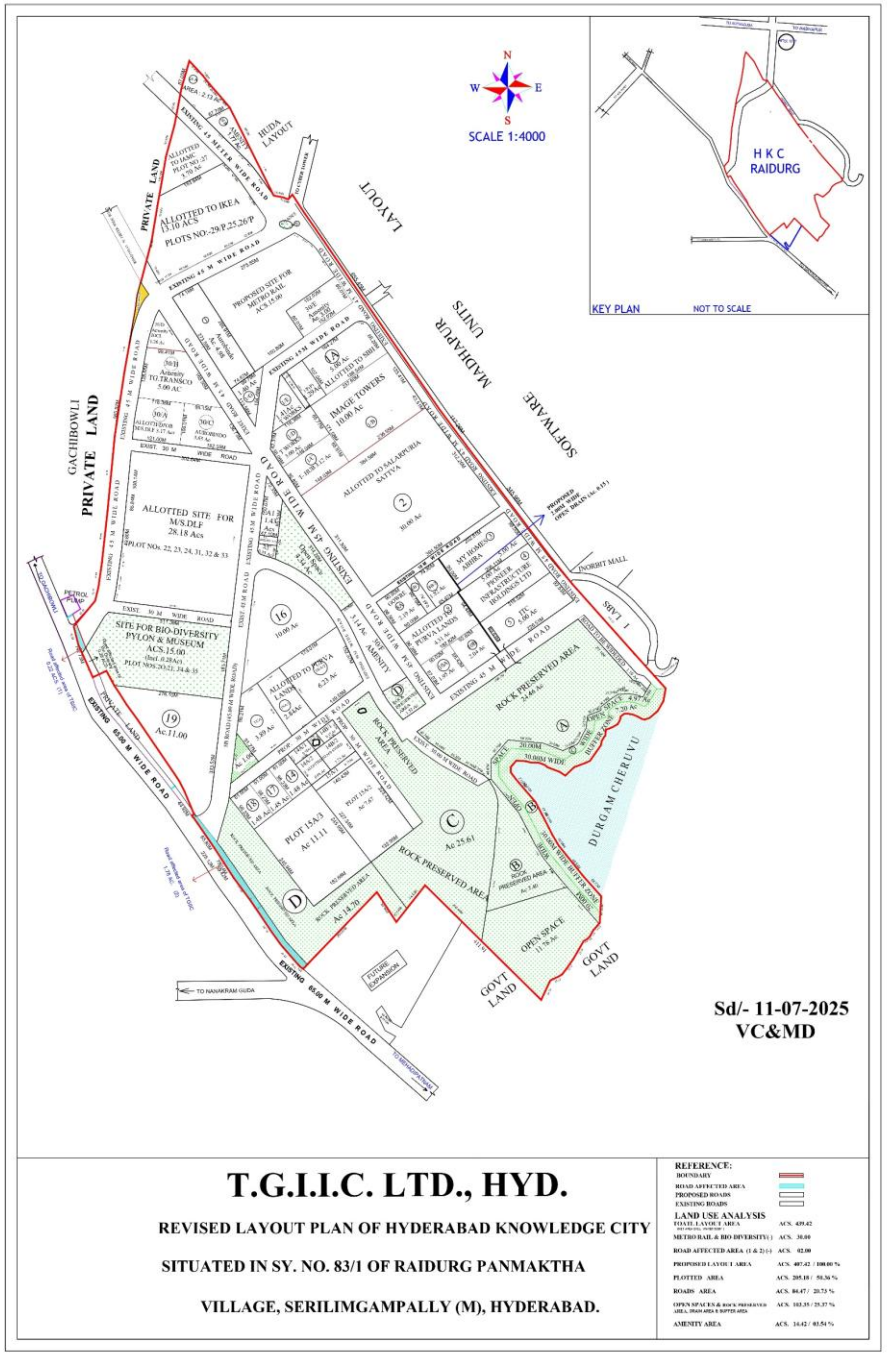
- Premium residential towers (executive housing)
- Business hotels and serviced apartments
- Retail, food courts, and convention spaces

D. Mobility & Urban Infrastructure

- Wide arterial roads and ORR connectivity
- Metro connectivity (existing & proposed)
- Structured parking and internal circulation networks

E. Social & Urban Amenities

- Public plazas and landscaped open spaces
- Hospitals, international schools, and recreation
- Support services for a 24×7 working population







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Why Hyderabad Needs a Future City

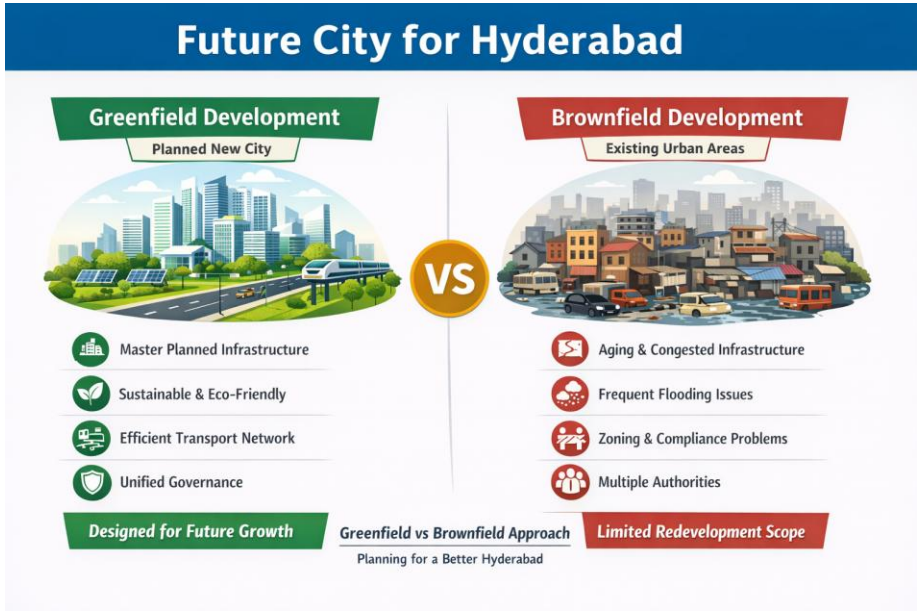
Hyderabad: Structural Urban Stress

- Rapid, unplanned expansion has **outpaced infrastructure capacity**
- High vehicle growth, congestion, flooding, and environmental degradation are now **systemic**
- Retrofitting solutions in dense brownfield areas are **costly, slow, and disruptive**

Core Reality

Hyderabad's challenges are **structural and irreversible within the existing urban fabric**.

Incremental fixes cannot accommodate future population, jobs, and investment growth.



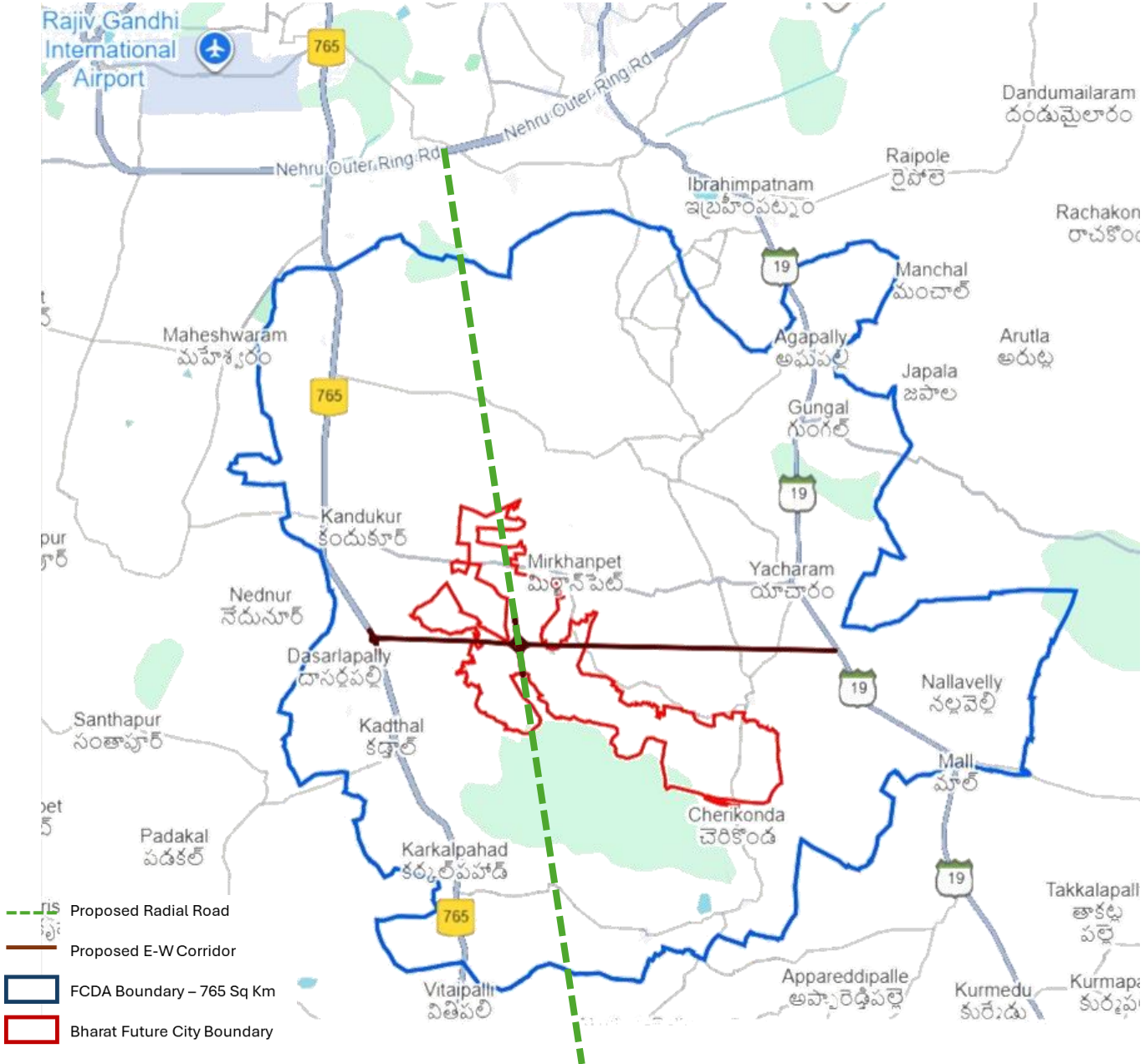
Why a Future City

- Acts as a **planned growth absorber** for population, employment, and investments
- Reduces pressure on GHMC by **redirecting future demand**
- Enables **integrated planning of land use, mobility, infrastructure, and ecology**
- Ensures **single-authority governance** through FCDA

WHERE IS FUTURE CITY?

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FUTURE CITY



No of Districts : Ranga Reddy (1 District)

No of Assembly Constituencies : Ibrahimpatnam, Maheswaram and Kalwakurthy (3 AC's)

No of Mandals : Ibrahimpatnam, Maheshwaram, Kandukur , Yacharam, Kadthal , Manchal and Amangal, (7 mandals)

No of Revenue Villages : 56 Revenue Villages (74 GPs)

Population (approx.) : 131,733 (2011)

Area in Sq Kms / Acres : 765 / 1,88,959

HMDA jurisdiction : 36 villages were within earlier jurisdiction of HMDA

Urban LBs : Predominantly rural, with urban pockets on the periphery in Tukkuguda, Adibatla, Ibrahimpatnam & Amangal

Radial Road – Ratan Tata Radial Road



- The Greenfield Radial Road from Raviryal (ORR) to Amangal (RRR) is proposed to address severe congestion, safety issues, and capacity limitations on existing highways SH-19 and NH-765.
- The corridor will provide direct, high-speed connectivity between Hyderabad, the proposed future city, and the Regional Ring Road, supporting industrial, commercial, and residential development.
- It will promote balanced regional growth by opening new development corridors and reducing pressure on existing urban and highway infrastructure.
- Designed as a modern, partially access-controlled expressway, the road includes provisions for future metro integration, service roads, non-motorized transport, and utilities.
- The project covers 41.5 km in two phases with a total estimated cost of about ₹4,621 crore, including land acquisition.

WHAT IS FUTURE CITY?

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FCDA - FUTURE CITY DEVELOPMENT AUTHORITY



The Future City Development Authority (FCDA) is a newly proposed urban development authority in the southern region of Hyderabad, Telangana. It is envisioned to manage and guide the planned development of a futuristic, integrated urban zone beyond the traditional GHMC limits. The FCDA focuses on sustainable infrastructure, transit connectivity, economic zones, and environmental conservation to support Hyderabad's rapid growth.



The Government of Telangana, through **G.O.Ms.No.69 dated 12.03.2025**, has constituted a Special Area Development Authority named the Future City Development Authority (FCDA) for the planned and strategic development of the "Future City Area" in Rangareddy District.

Legal Framework:

The Future City Development Authority has been constituted under Section 3-A of the Telangana Urban Areas (Development) Act, 1975 (Act No.1 of 1975).

FCDA ASPIRATIONS ARE CONSOLIDATED UNDER SEVEN THEMATIC PILLARS

1

Economic Resilience
Diversified clusters, SEZs, logistics, digital infrastructure.

2

Equitable Growth
Inclusive housing, integration of village populations, universal access to education, healthcare, and social amenities.

3

Net Zero Readiness
Renewable energy backbone, EV/hydrogen-ready mobility.

4

15-Minute City Compact, walkable, mixed-use neighbourhoods, supported by seamless public transport grids.

5

Barrier-free And Women-safe City – Universal accessibility and gender-responsive planning embedded into statutory codes and regulations.

6

Biophilic and Resilient Systems Integrating forests, lakes, floodplains, and biodiversity corridors as structuring determinants, sponge city and climate adaptation principles.

7

Circular Economy
Zero-waste strategies, decentralised waste management, water reuse, industrial symbiosis, and recycling of construction waste.

FCDA Office Building



FCDA Office Building









BHARAT FUTURE CITY

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High speed connectivity

Seamless high speed connectivity for residents.

Smart city

City driven and improved by AI.

Integrating water bodies

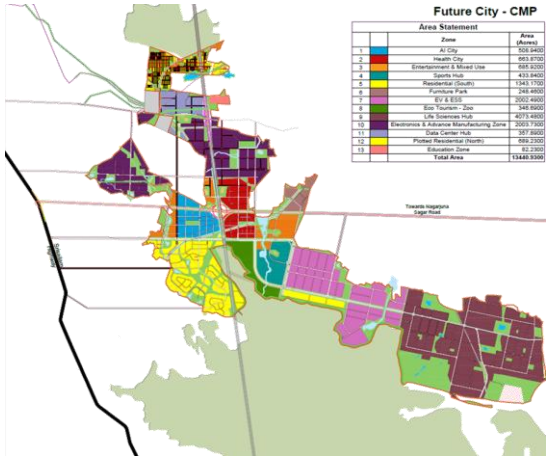
Incorporating water bodies into the urban design.

Vibrant City

A lively and engaging urban environment.

Blue Green Infrastructure

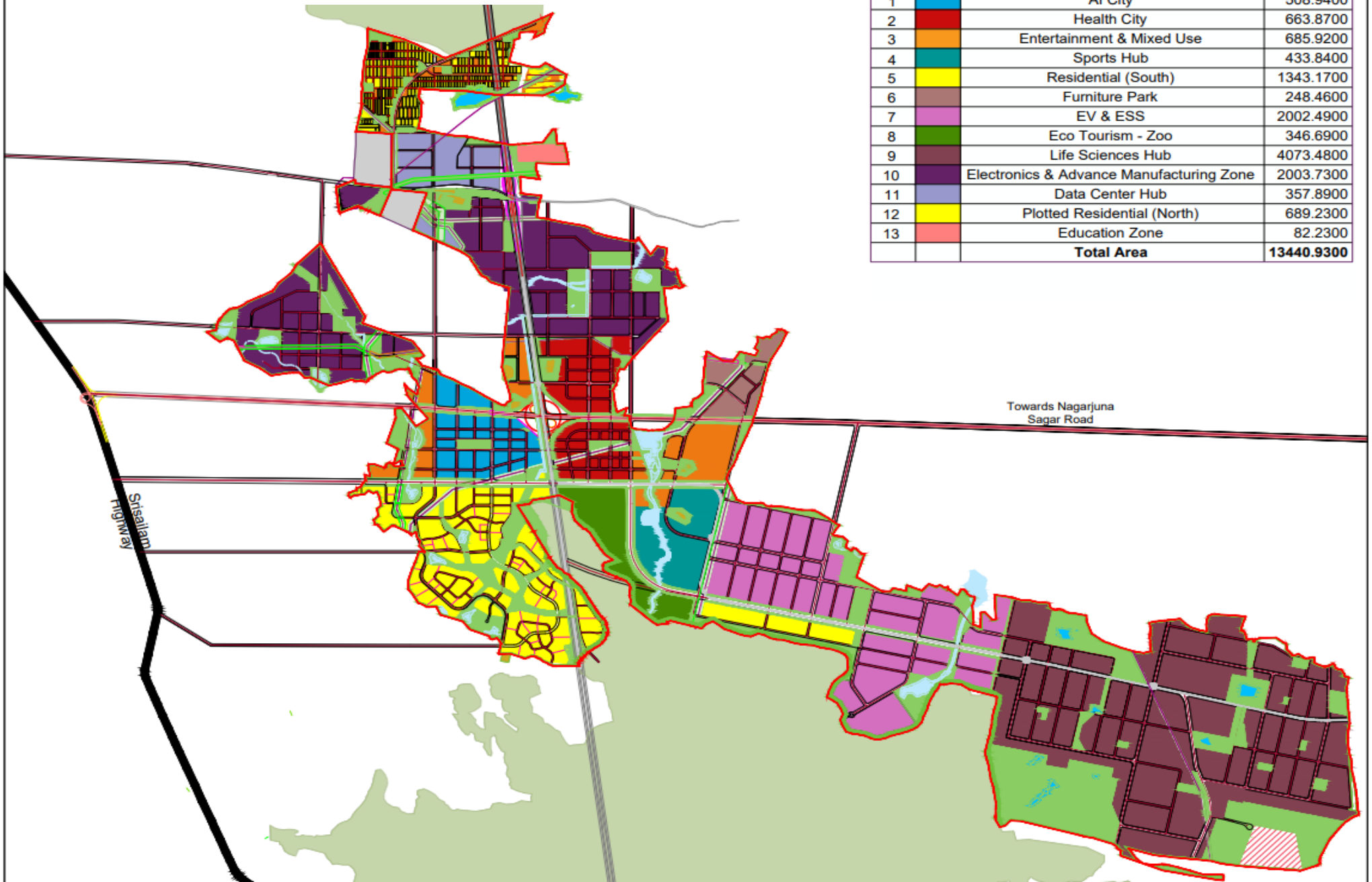
Combination of nature and engineering for sustainability.



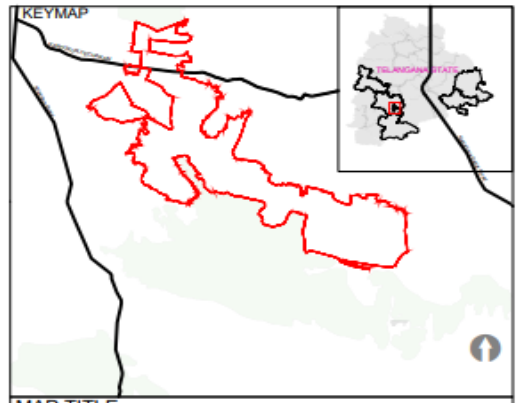
- **Project Area: 30,000 acres = ~15,000 acres + 15000 acres reserve forest**
- **Population Capacity: 15 lakhs**
- **Vision: First-of-its-kind integrated smart city grounded in Net Zero principles**
- **Concept: Work, Live, Learn & Play in a unified, sustainable ecosystem encompassing multi-sectoral integrated industrial township**
- **Grid road network, internal metro/ BRTS connectivity**

BHARAT FUTURE CITY(HGPC)

ORIGINAL- CONCEPTUAL MASTER PLAN



Area Statement			
		Zone	Area (Acres)
1		AI City	508.9400
2		Health City	663.8700
3		Entertainment & Mixed Use	685.9200
4		Sports Hub	433.8400
5		Residential (South)	1343.1700
6		Furniture Park	248.4600
7		EV & ESS	2002.4900
8		Eco Tourism - Zoo	346.6900
9		Life Sciences Hub	4073.4800
10		Electronics & Advance Manufacturing Zone	2003.7300
11		Data Center Hub	357.8900
12		Plotted Residential (North)	689.2300
13		Education Zone	82.2300
		Total Area	**13440.9300**



MAP TITLE:

CONCEPT MASTER PLAN

SOURCE:
SJ

Legend

- AI City
- Health City
- Entertainment and Mixed Use
- Sports Hub
- Residential Use Zone
- Furniture Parks
- EV & ESS
- Eco Tourism-Zoo
- Life Science Hub
- Electronics & Advanced Manufacturing Zone
- Data Center Hub
- Education Zone
- Open space Buffer
- Waterbodies/ Canals
- Forest zone
- Recreational Use
- Powerlines
- Site Boundary
- Existing Settlements

MAP NOTES:

Projected Coordinate System, UTM Zone 44N, Datum: WGS84

PROJECT NAME :	HYDERABAD GREEN PHARMA CITY PROJECT CODE: SJIPL0004
DELIVERABLE MILESTONE :	CONCEPT MASTER PLAN

CLIENT:

TELANGANA INDUSTRIAL INFRASTRUCTURE CORPORATION LTD.
TELANGANA GOVERNMENT UNDERTAKING

SEAL

CONSULTANT:

SURBANA JURONG INDIA PRIVATE LIMITED

SEAL

BHARAT FUTURE CITY - KEY FEATURES

- **Planned residential and town center** within to facilitate walk to work lifestyle
- Residential in the zone overlook the vast reserve forest.
- Planned on highly undulating terrain the city is planned to **accommodate people of all economic groups.** The organic housing islands are surrounded with lush green zones and corridors **– green fingers**. All interconnected **green fingers lead to the central public plaza with community center and amenities.**
- Existing seasonal stream and waterbodies**, Zoo and ecotourism** preserved and enhanced as part of design.
- **Resorts, hotel and hospitality centers** along the Project for accommodating tourists and guests
- **120m Green corridor** on the left provides **a buffer** between industrial center from business center
- **400 Acre urban forest** along with a network of pocket parks
- Preserved and enhanced existing seasonal stream with ample green buffers and pocket parks.
- Residential areas shall be supported by cricket stadium, golf course with adjoining golf villas.
- Research centers zoned along periphery to additionally buffer settlements in the boundary







CBD Zones

AI City



Incubation centre for Start-Ups
Flexible R&D Space
Application testing
Cross functional Collaborations

Health City



World Class Health City;
R&D and Medical Tourism

Sports Hub



Integrated Sports Hub
Flexible spaces for hosting
National/Intl. events

Entertainment District



World Class Health City;
R&D and Medical Tourism



AI City

1. Central park acting as a sponge park and carbon sink
2. Existing water channels preserved into active greens for respite and visual appeal.
3. Dedicated mobility deck with direct connectivity from metro reducing pressure on vehicular traffic
4. Vibrant retail on the adjoining makes sure the zone is active throughout the day
5. ICCC within AI city functioning as smart city brain
6. Center of Excellence, research parks, exhibition centres within the zone




PRET A MANGER









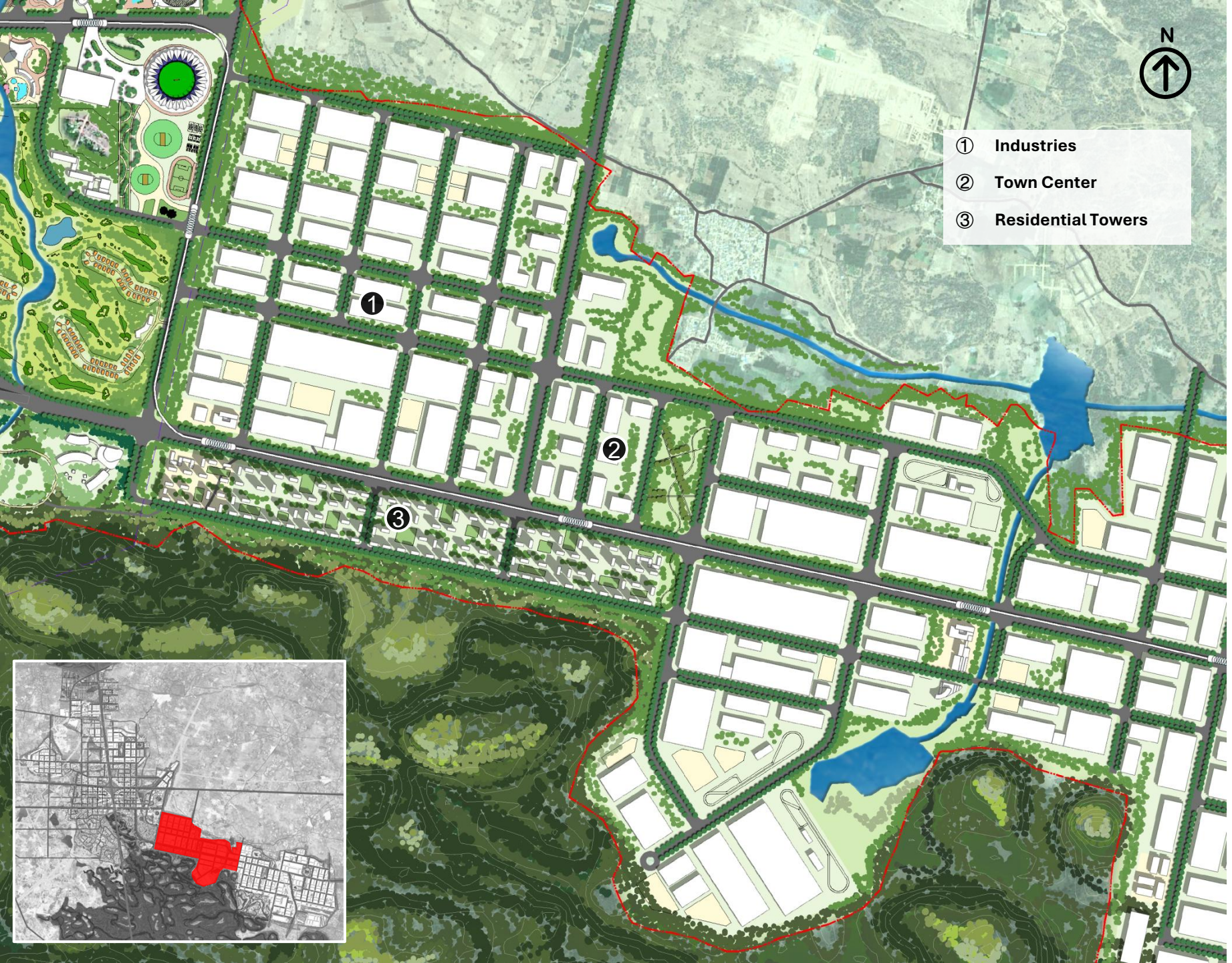
Life Sciences

1. 400 Acre urban forest along with a network of pocket parks
2. Existing seasonal stream preserved along the network of green spaces
3. Dedicated CETP and STP



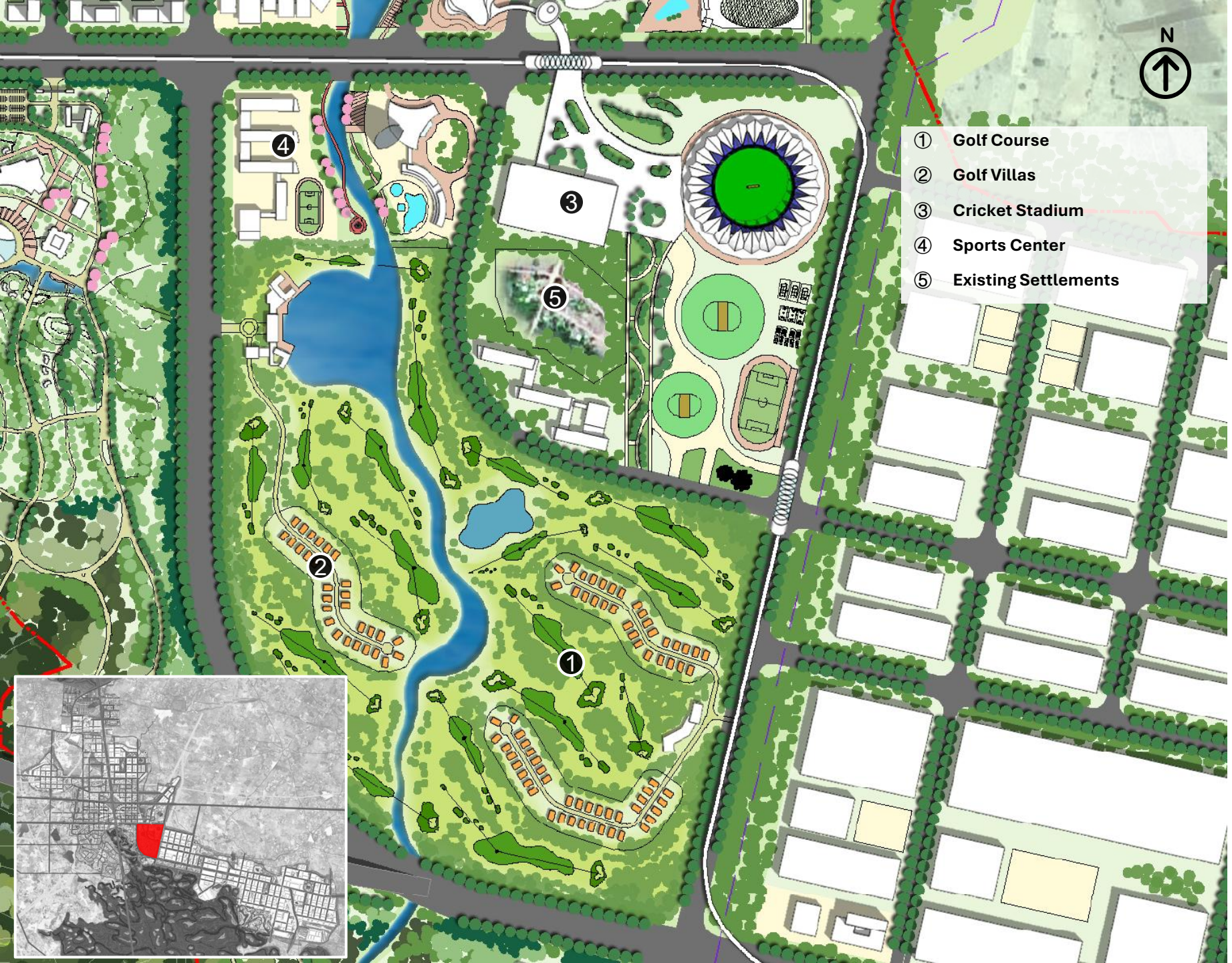
Entertainment District

1. Sports and Mixed-use together make entertainment district overlooking the ecotourism zone/ Zoo park.
2. Balances the Highrise development in health city and AI city
3. Built along the Central lake with pedestrian pathway and retail avenues
4. Acts as a natural spillover to the health city footfall
5. Zoned along arterial roads to accommodate the heavy footfall from theme park, cricket stadium and sports facilities. Evacuation routes can be planned easily along EW corridor.
6. Internal metro alignment designed to facilitate connections to high foot traffic zones.



EV & ESS Park

1. Has residential and town center within to facilitate walk to work lifestyle
2. Research centers zoned along periphery to additionally buffer settlements in the boundary
3. Grid road network, internal metro/ BRTS connectivity
4. Preserved and enhanced seasonal stream with ample green buffers and pocket parks.
5. Residential in the zone overlook the vast reserve forest.
6. 120m Green corridor on the left provides a buffer between industrial center from business center



Sports Hub

1. Sports centre for everyday recreation training and larger events
2. 100 acre cricket stadium
3. 18 hole golf course with adjoining golf villas
4. Existing seasonal stream and waterbodies preserved and enhanced as part og the golf course design.
5. Resorts, hotel and hospitality centers along the golf course and stadium accommodating tourists and guests



South Residential

1. Planned on highly undulating terrain the zone is planned to accommodate people of all economic groups
2. The organic housing islands are surrounded with lush green boulevrads and corridors – green fingers
3. All interconnected green fingers lead to the central public plaza with community center and amenities
4. The terrain coupled with the green fingers provides visual connect to the busy city center
5. Social amenities accounted for as per norms.



Eco Tourism Zone / Zoo Park

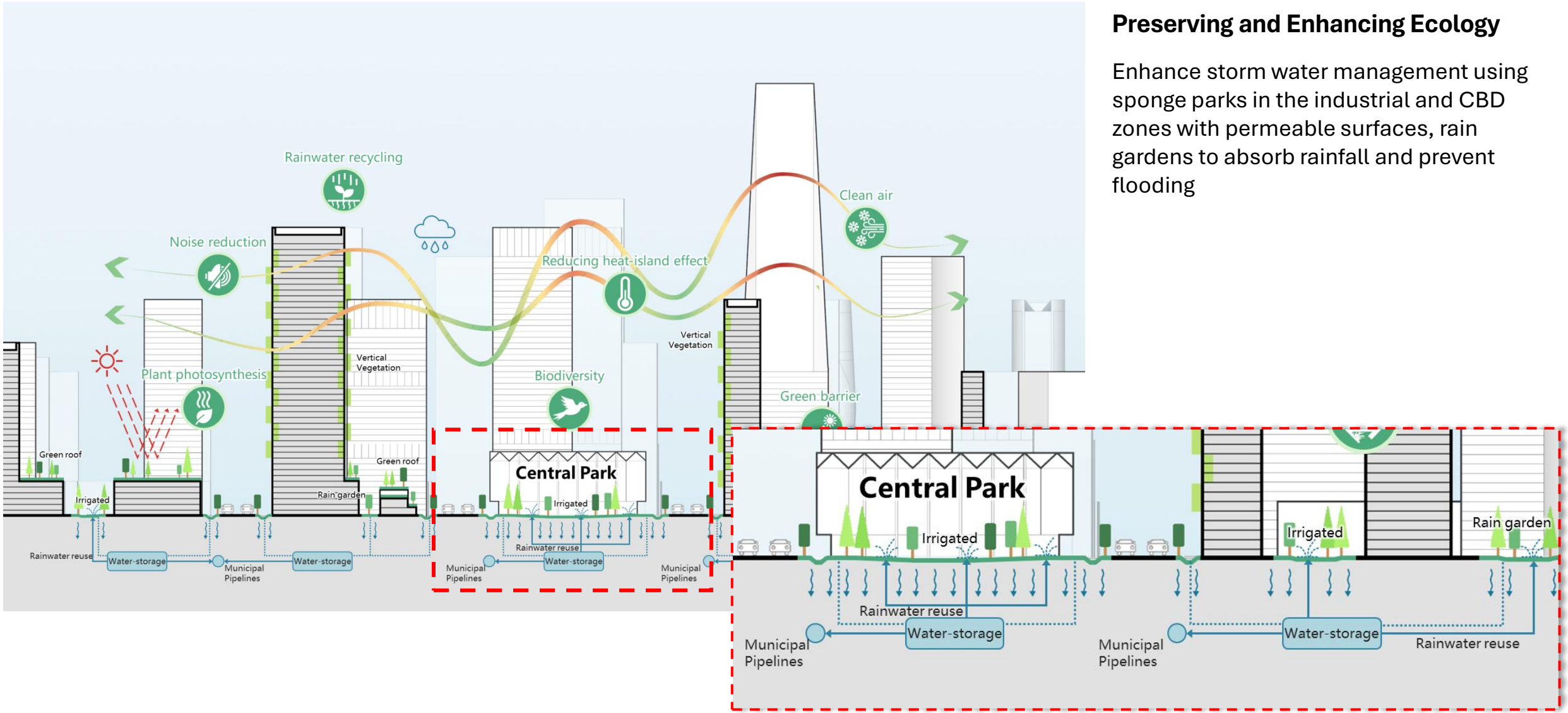
1. Experience centre, Watch tower, Eco resort
2. Trails into the reserve forest
3. Direct metro connectivity, Easy accessibility from the city.



Health City

1. Planned for research and development and state of the art health facilities
2. Divided into 2 zones
3. North is the knowledge zone with institutes, research labs
4. South hospitality and health care sectors accommodating patients from all over the world
5. Future proposal to consider immigration services to ease entry exit
6. Organic spillover into entertainment district along lake
7. Energy corridor accommodating existing powerline. Lush green park planned along the route to transform the buffer into a vibrant active space for spill over and relaxing.

Central Park as a sponge park



Preserving and Enhancing Ecology

Enhance storm water management using sponge parks in the industrial and CBD zones with permeable surfaces, rain gardens to absorb rainfall and prevent flooding



BHARAT FUTURE CITY
CORE INFRASTRUCTURE

Water Supply & Sustainability

- Water sourced from Venkatadri Reservoir (~164 MLD)
- Includes 40 MLD from recycled water
- Committed to Zero Liquid Discharge (ZLD), with rainwater harvesting and reuse systems

Power Supply & Efficiency

- Backed by 765/400kV PGCIL and Meerkhanpet 400/220kV substations
- District Cooling Systems reduce energy demand by 30%
- Smart Grid architecture cuts consumption by 15%
- Internal metro alignment designed to facilitate connections to high foot traffic zones

BHARAT FUTURE CITY

COMMON INFRASTRUCTURE

Solid Waste Management and e-waste disposal

Common Effluent Treatment Plant (CETP) and **Sewage Treatment Plant (STP)**

Incubation centers, **ATCs**, and **skill development facilities** like Young India Skills University, Modern schools, PHC etc

Emergency & Administrative Services

- Well-distributed police and fire stations
- Equipped medical centers for emergency response
- Centralized administrative hub for coordination

Logistics & Warehousing

- Centralized logistics precinct adjacent to Future City
- Supports **clean industry**, with container lifts and **vertical warehousing** models



Broad Indicative Cost

S.No	Description	Amount in Cr
1	Road Infrastructure (Internal roads and Connectivity)	5150.00
2	Utilities including Water & associated Infrastructure, Solid waste Management etc	6700.00
3	Power Distribution System	2350.00
4	ICT & Administrative Building	250.00
5	QA-QC/Administrative Expenses	2035.00
6	Contingency/C&S	2300.00
	Total	**18785.00**

- **Total expenditure incurred till Dec'25- INR 1963.90 cr (including land cost)**
- **Selection of Consultant for Market Research/ Project phasing and Financial modelling and DPR in process**
- Finalization of the addendum to KPMG concerning Land Allotment Guidelines is underway
- **Selection of Detailed Engineering consultant by March'26**



***Notes:**

- These are broad indicative costs within the city / city level core infrastructure and based on the existing draft concept master plan.
- In order to prepare realistic costs, a final Land use plan, final road network, final infrastructure demand, final infrastructure strategy (whether UG utility tunnel or DCS etc are required or not), final infrastructure master plan – as a minimum needs to be frozen. Hence, these broad indicative costs are bound to undergo revisions post finalization of the above-mentioned components and are part of the

EXTERNAL INFRASTRUCTURE

EXTERNAL ROADS

- Work Order issued for Approach Roads from Thakallapally Village Bus Stop 18 to HGPC Boundary @ Medipally (V) - Rs. 24.46 Cr. **Cleaning and Grubbing works ongoing.**
- Cleaning and Grubbing works ongoing.
- LoA issued for Radial Road from Ravirayal (Tata interchange) at ORR to Amangal (19.2 kms)

WATER

- Water demand for HGPC ~235 MLD .
- Water to be sourced from Venkatadri reservoir ~72 kms from HGPC
- Alignment to be finalized with RWS/TGIIC by 04-02-26.
- Tendering of Project- 17 May-26
- **Issue of W/o- 24-05-2026**

POWER

- Power demand for HGPC ~ 2560 MW
- 765/400kV PGCIL SS feeding 400kV DC line to Meerkhanpet 400/220KV ss.
- Additionally, the 765 kV Bider–Maheswaram DC line will serve as an alternate source to cater in future to the proposed power demand of the HGPC project.

INTERNAL INFRASTRUCTURE

INTERNAL ROADS

- Total length of Roads ~- 278 kms
- Trunk Roads (~28 kms)- Post selection of Detailed Engineering consultant by 14-03-2026
  - Detailed Engineering – 13-04-2026
  - Tendering Process-18-05-2026
  - **Issue of W/o-25-05-2026**

WATER

- Water demand for HGPC ~235 MLD .
- Water to be sourced from Venkatadri reservoir ~72 kms from HGPC
- Works to be taken up in post road construction works begin and finalization of tapping point by RWS/external water supply

POWER

- Power demand for HGPC ~ 2560 MW
- **Tender Process & W/0- 22-05-2026**
- Switchyard Equipment (subjected to Capacity)- 07-10-26
- **CEIG approval- 27-12-26**

The "Telangana Rising" Industrial Policy Framework

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VISION 2025-2030

The "Telangana Rising" Industrial Policy Framework

Telangana is pioneering a transformative shift from merely ensuring ease of doing business to actively reducing the cost of doing business. Under the guiding philosophy of **"Innovate, Incubate, Incorporate"**, the state is building a robust industrial ecosystem aligned with India's ambitious $3 trillion economy vision whilst creating 50 lakh new employment opportunities.

TS-iPASS Act: The Statutory Backbone

The Telangana State Industrial Project Approval and Self-Certification System (TS-iPASS) Act of 2014 establishes a statutory **"Right to Clearance"** for investors, ensuring unprecedented regulatory certainty.

- **Mega Projects:** 15-day approval timeline
- **Other Projects:** 30-day clearance window
- **Deemed Approval:** Automatic sanction on Day 31 if departments fail to respond

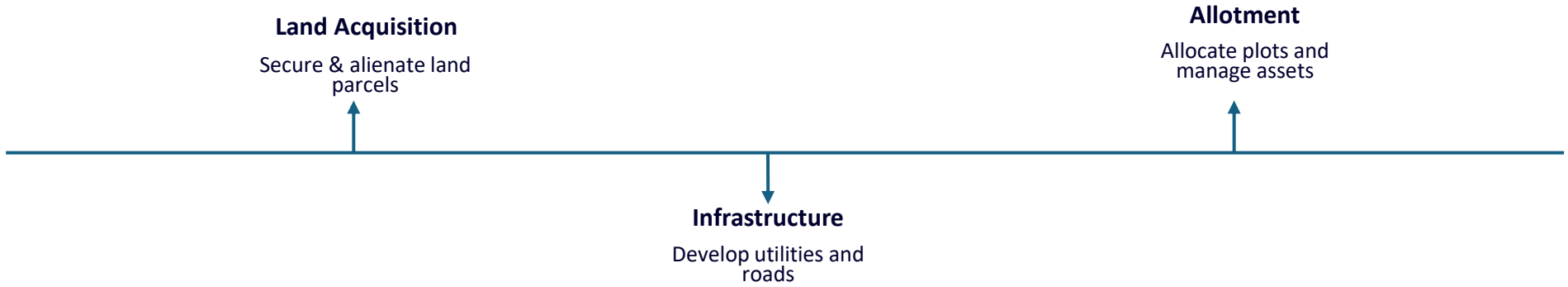
2024-2029 Policy Innovations

MSME Policy 2024 introduces the Yantram Fund (₱100 crore) for technology adoption, built on six foundational pillars: Land, Finance, Raw Material, Labour, Technology, and Market access.

Next Gen Life Sciences Transformation: Evolution from cluster-based infrastructure to value-led R&D through Genome Valley 2.0 initiative.

TGIIC Operational Lifecycle: End-to-End Industrial Facilitation

TGIIC's comprehensive operational model requires seamless coordination with various government departments, particularly Revenue, to deliver industrial infrastructure and manage ongoing operations efficiently.



Phase 1: Land Acquisition & Alienation

Coordination with the Revenue Department for Land Transfer Proposals (LTP), alienation of government lands, and acquisition of patta lands. Critical activities include survey number verification, subdivision work, and formal possession handover to TGIIC.

Phase 2: Infrastructure Development

Comprehensive master planning with industrial zoning (Red/Orange/Green categories based on environmental impact), execution of external linkages including approach roads, dedicated power substations, and Mission Bhagiratha bulk water supply connections.

Phase 3: Allotment & Asset Management

Transparent online allotment process through the TGIIC portal, followed by comprehensive asset management including:

- Execution of Sale Deeds and Lease Deeds
- Issuance of NOCs for mortgage financing
- Processing transfers for change in company management or constitution

TGIIC: The Infrastructure Engine Powering Industrial Growth

The Telangana State Industrial Infrastructure Corporation (TGIIC) serves as the nodal agency for industrial development, functioning not merely as a land aggregator but as a comprehensive "Local Authority" with statutory powers to facilitate seamless industrial operations across the state.

Massive Land Bank

Custodian of approximately **1.50 lakh acres** of strategically located industrial land across Telangana, ensuring immediate availability for investors.

Extensive Network

Managing 160+ Industrial Parks and IT Parks including landmark developments like Mindspace and Hitec City, creating integrated ecosystems.

IALA Powers

Holds Industrial Area Local Authority status, enabling independent collection of property tax, sanctioning of building plans through DPMS, and maintenance of critical infrastructure.

TGIIC's core mandate centres on delivering **"Plug-and-Play"** infrastructure—fully developed industrial plots with roads, power connectivity, and water supply—ensuring investors can commence operations immediately upon allotment, eliminating traditional infrastructure bottlenecks that delay project implementation.

Growth Engines for 2030: Bharat Future City & Strategic Sectors

Bharat Future City: The Fourth Metropolitan Hub

Anchored in Mucherla and Maheshwaram in South Hyderabad, this ambitious **Net-Zero, Green Field Smart City** spanning approximately 30,000 acres will define Telangana's industrial future. The development integrates two transformative anchors:

- **Young India Skills University:** Creating industry-ready talent pipelines aligned with emerging technologies
- **AI City:** A dedicated ecosystem for Artificial Intelligence innovation, machine learning research, and hyperscale data centres

Priority Sectoral Clusters

Life Sciences: Expanding beyond Pharma City to decentralised "Pharma Villages" in Vikarabad, Medak, and Nalgonda districts, creating distributed manufacturing excellence.

Aerospace & Defence: Strengthening the Adibatla-Nadargul industrial corridor with advanced manufacturing capabilities.

Food Processing Zones

Special Food Processing Zones (SFPZs) across rural districts linking agricultural production directly to value addition and export markets.

Global Investment Climate

Leveraging Davos (WEF) outcomes to attract Global Capability Centres (GCCs) and anchor manufacturing units from Fortune 500 companies.

Group 1 officers role in Bharat Future City

1. CCLA (Land Administration)

Responsible for land acquisition, alienation, and land records management to enable planned greenfield development of Bharat Future City and its infrastructure corridors.

2. Commercial Taxes (Revenue)

Ensures revenue mobilisation through GST and related taxes to finance large-scale urban, industrial, and infrastructure investments in Bharat Future City.

3. Prisons & Correctional Services

Oversees prison administration and correctional institutions under the Home Department, supporting law, order, and institutional governance in the region.

4. Municipal Administration

Leads planned urban governance, infrastructure delivery, and municipal service management for Bharat Future City as a new-generation greenfield city.

5. Prohibition & Excise

Regulates excise activities and mobilises revenue while ensuring enforcement and compliance within the Bharat Future City influence area.

6. RBVR Telangana Police Academy (TGPA)

Builds capacity and leadership of officers through training aligned with modern governance and law enforcement needs of Bharat Future City.