

AURON

INDUSTRIAL PARK

Where heavy industry lands.

50 acres of engineered industrial land, 100 metres off NH-52
at Shiwani, Bhiwani.

50
ACRES

100m
TO NH-52

PLOTS · SHEDS
RENT · LEASE · SALE

Built like the factories it was made to host.

Auron Industrial Park is the heavyweight of the GT Realty portfolio — 50 acres of pre-planned, fully serviced industrial land a hundred metres off National Highway 52 at Shiwani. Designed for manufacturers, logistics companies and MSMEs, it offers flexible plots and ready-to-move factory sheds for rent, lease or sale.

Everything here is engineered to bear load — wide truck-rated roads, dependable industrial power, and infrastructure that works from the day of possession. No improvisation, no compromise.

PERSONALITY

**Bold. Engineered.
Powerful.**

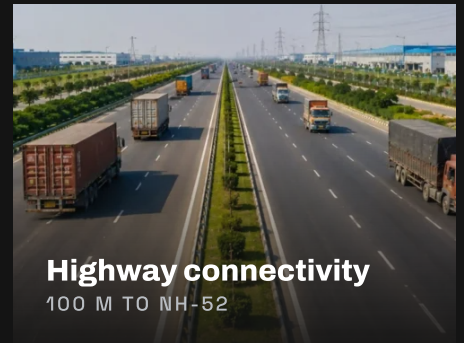
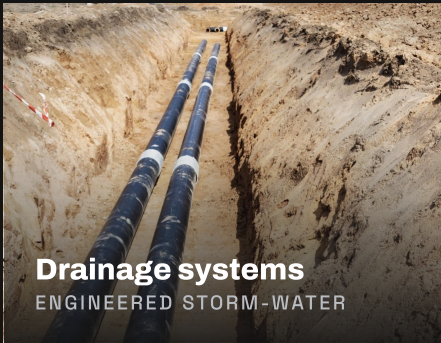
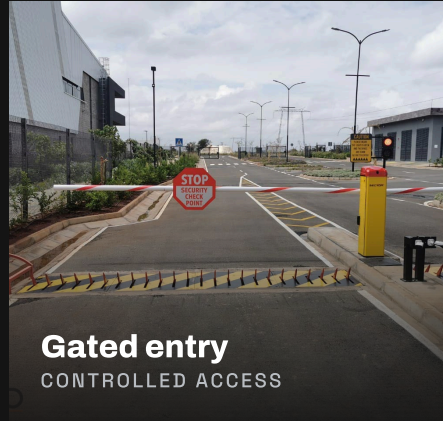
SECTOR

**Industrial park
& factory sheds**

STATUS

**Plots & sheds
available now**

The backbone, built in.



Three ways to move in.



Industrial Plots

Flexible parcels sized to your factory — consolidate for a large plant or subdivide for compact units. Fully demarcated, on serviced roads.

RENT • LEASE • SALE



Ready-to-Move Sheds

Pre-engineered clear-span steel sheds with power and shutters — occupancy from day one. No construction wait, no capex lock-up.

RENT • LEASE • SALE



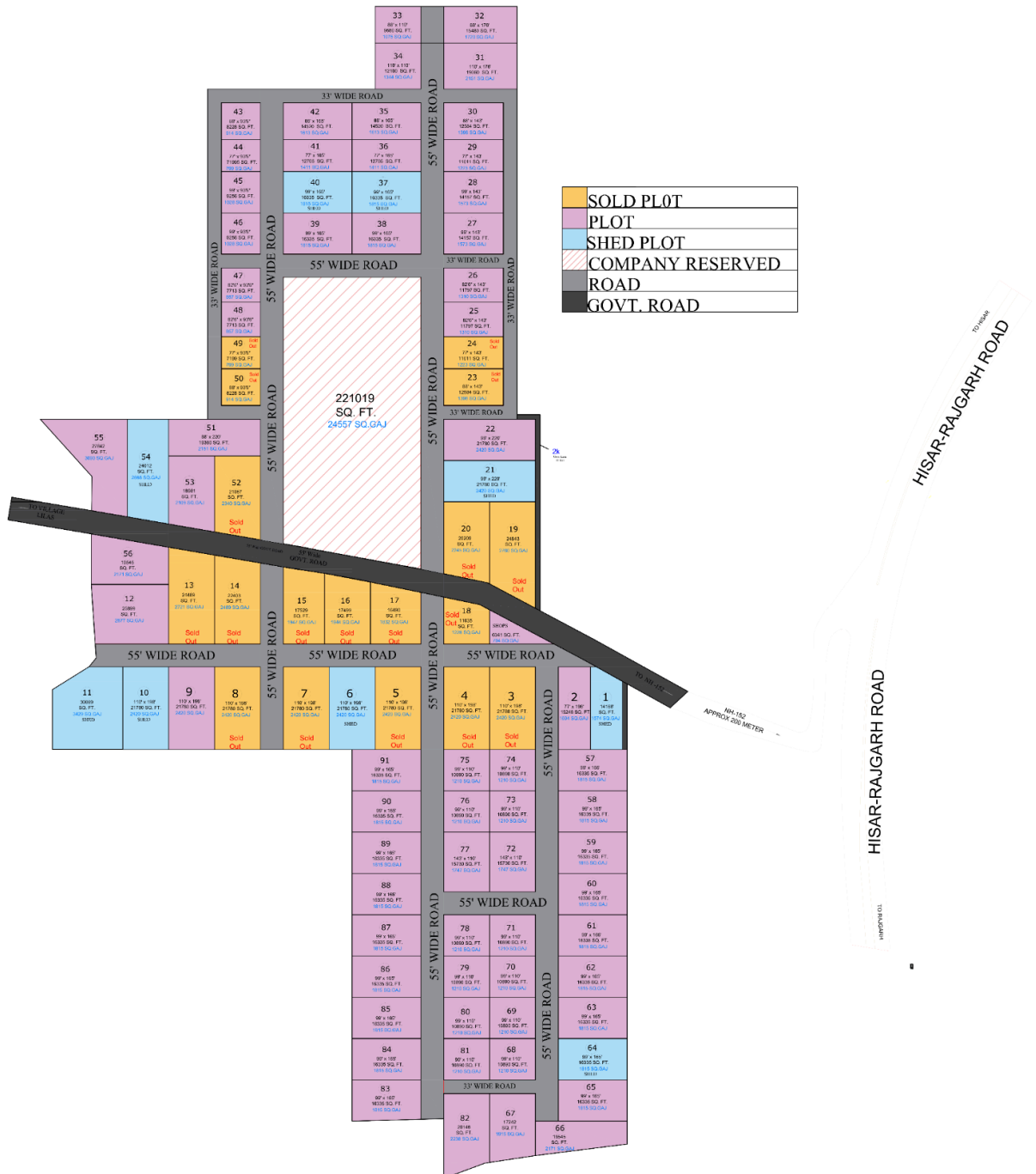
Built-to-Suit

Take a plot and let us build to your specification — bay sizes, crane loads and power drawn to your process, delivered turnkey.

ON REQUEST

The plan, plot by plot.

A fully demarcated layout of industrial plots and factory sheds along wide internal roads, with dedicated shed, plot and company-reserved zones — direct approach from Lilas Road off NH-52.



100 metres to the national highway.

**100 m**

TO NH-52 CARRIAGEWAY

SHIWANI

BHIWANI DISTRICT, HARYANA

LILAS RD

DIRECT PARK APPROACH

■ National Highway 52 — direct heavy-vehicle access, 100 m from the gate

■ Well connected to Bhiwani, Hisar and the wider North Haryana industrial belt

Address: Auron Industrial Park, Lilas Road, 100 m off NH-52, Shiwani, Bhiwani, Haryana 127046

An investment that bears load.

01**Highway-front land, bought early**

100 m off NH-52 — a logistics address that appreciates with the corridor's traffic.

02**Income from day one**

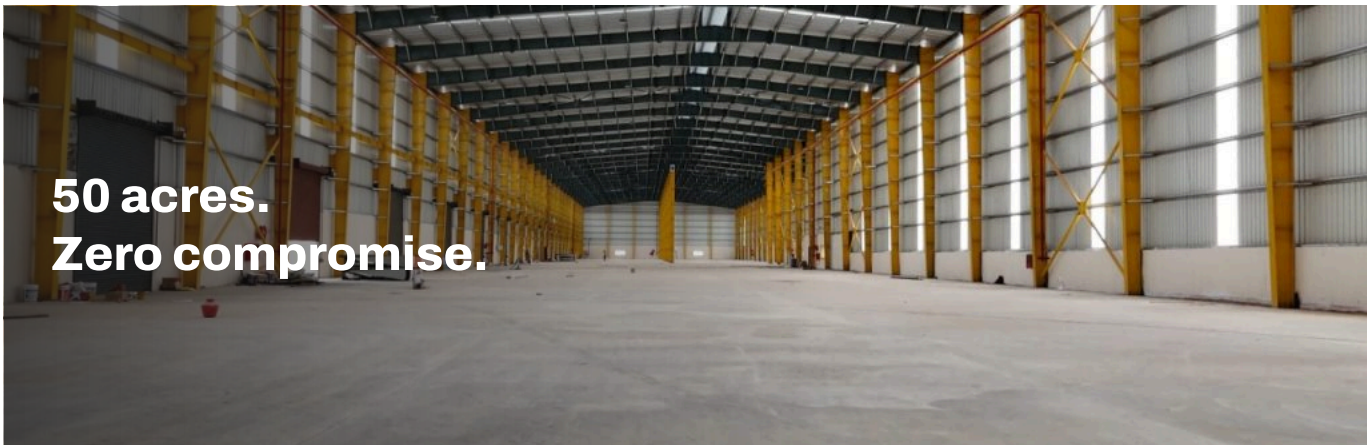
Ready sheds can be leased immediately — the asset earns while the land grows.

03**50 acres of scale**

The largest industrial footprint in reach of Shiwani — room to expand without relocating.

04**One serviced standard**

Power, security, drainage and roads specified to GT Realty's group standard — no surprises.



**50 acres.
Zero compromise.**

Subsidies that de-risk your investment.

Under the Haryana Enterprises & Employment Policy 2020, a unit at Auron can claim real, stacking incentives — turning government policy into measurable cash-flow relief across your first decade.

01 Income-tax rebate • 3 years

New startups run tax-lighter through the crucial ramp-up years. E.g. a unit with ₹15 L annual tax liability retains that cash for three years.

02 SGST refund • up to 125% of FCI

Net SGST reimbursed for 7–10 years, capped above your capital. E.g. ₹2 Cr fixed capital → up to ₹2.5 Cr recovered over the term.

03 Interest subsidy • up to 7%

Term-loan interest reimbursed, max ₹20 L/year for 7 years. E.g. a ₹1 Cr machinery loan can return ₹5–7 L of interest a year.

04 Employment subsidy • 7 years

Up to ₹36,000 per worker/year (higher for women & SC). E.g. 50 EPF/ESI-registered local staff → up to ~₹18 L a year.

05 Electricity-duty exemption • 10 yrs

Near-zero electricity duty for up to a decade. E.g. a shed drawing ₹4 L/month in power saves lakhs a year in duty.

06 Stamp-duty refund • up to 100%

Reclaim stamp duty paid on industrial land. E.g. on a ₹1 Cr plot, several lakh returns straight to your capital.

07 Generator & solar subsidy — DG-set support at ~₹8,000/KVA (up to 50% of cost) plus assistance on rooftop solar, cutting both your power bills and your carbon footprint from day one.

BOOK A SITE VISIT

Walk the site. Measure the claim.

CALL

+91 89500 22009

VISIT

thegtrealty.com

SITE ADDRESS

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100 m off NH-52, Shiwani, Bhiwani, Haryana 127046

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INDUSTRIAL PARK

A PROJECT BY

