



VEDYA INDUSTRIAL PARK

Precision in Every Process.



VEDYA INDUSTRIAL PARK (V.I.P)

PROMOTED BY :

**VEDYA MEDITECH
PRIVATE LIMITED**

MARKETED BY :

**VIVANTA DEVELOPERS
PRIVATE LIMITED**





WHY PANIPAT IS THE IDEAL HUB FOR INDUSTRIAL GROWTH

Panipat, a city in Haryana, India, is not only historically significant but also emerging as a key industrial hub. The city is gaining prominence as an ideal location for various industries due to its strategic land characteristics and exceptional connectivity. While factors like labor availability, infrastructure, and government policies are often discussed in terms of industrial suitability, the geography and the reachability of Panipat from major cities are equally pivotal in making the land here ideal for industrial development. This article delves into the geographical factors that make Panipat an attractive destination for industries, with a particular focus on its geometry and reachability from top cities.

Strategic Geographic Location : A Key Advantage

Panipat is located in the northern part of Haryana, strategically positioned within the National Capital Region (NCR). It is situated at the crossroads of several major highways and rail networks, offering ease of transportation and accessibility. This geographic positioning makes Panipat an ideal place for industries that require easy access to resources, transportation of raw materials, and distribution of finished goods

LOCATION PERKS

The city is placed at approximately:

**90 KM (56 miles)
from Delhi**

India's national capital and an economic powerhouse.

**169 KM (105 miles)
from Chandigarh**

The capital of Punjab and Haryana, which serves as an important commercial and industrial city.

**207 KM
(128 miles)
from Jaipur**

The capital of Rajasthan, an important regional hub for trade and commerce.

Its proximity to Delhi, the hub of government, finance, and commerce, makes Panipat even more significant. This proximity not only provides direct access to key markets but also a constant flow of investments and innovations that are essential for industrial growth.

LAND CONFIGURATION:

Facilitating Large-Scale Industrialization

Panipat's geography is conducive to large-scale industrialization. The city's land is relatively flat, which simplifies the process of setting up factories, warehouses, and infrastructure. Flat terrain reduces construction costs and increases the efficiency of space utilization. The availability of large parcels of land is also a major advantage for businesses looking for expansive areas to build factories, warehouses, or logistics hubs.

Additionally, Panipat is situated in an area with good groundwater levels, ensuring a steady supply of water for industrial operations. The fertile agricultural land in the surrounding region provides a constant supply of raw materials, especially for industries like food processing, textiles, and other manufacturing sectors.

CONNECTIVITY:

Accessibility from Top Cities

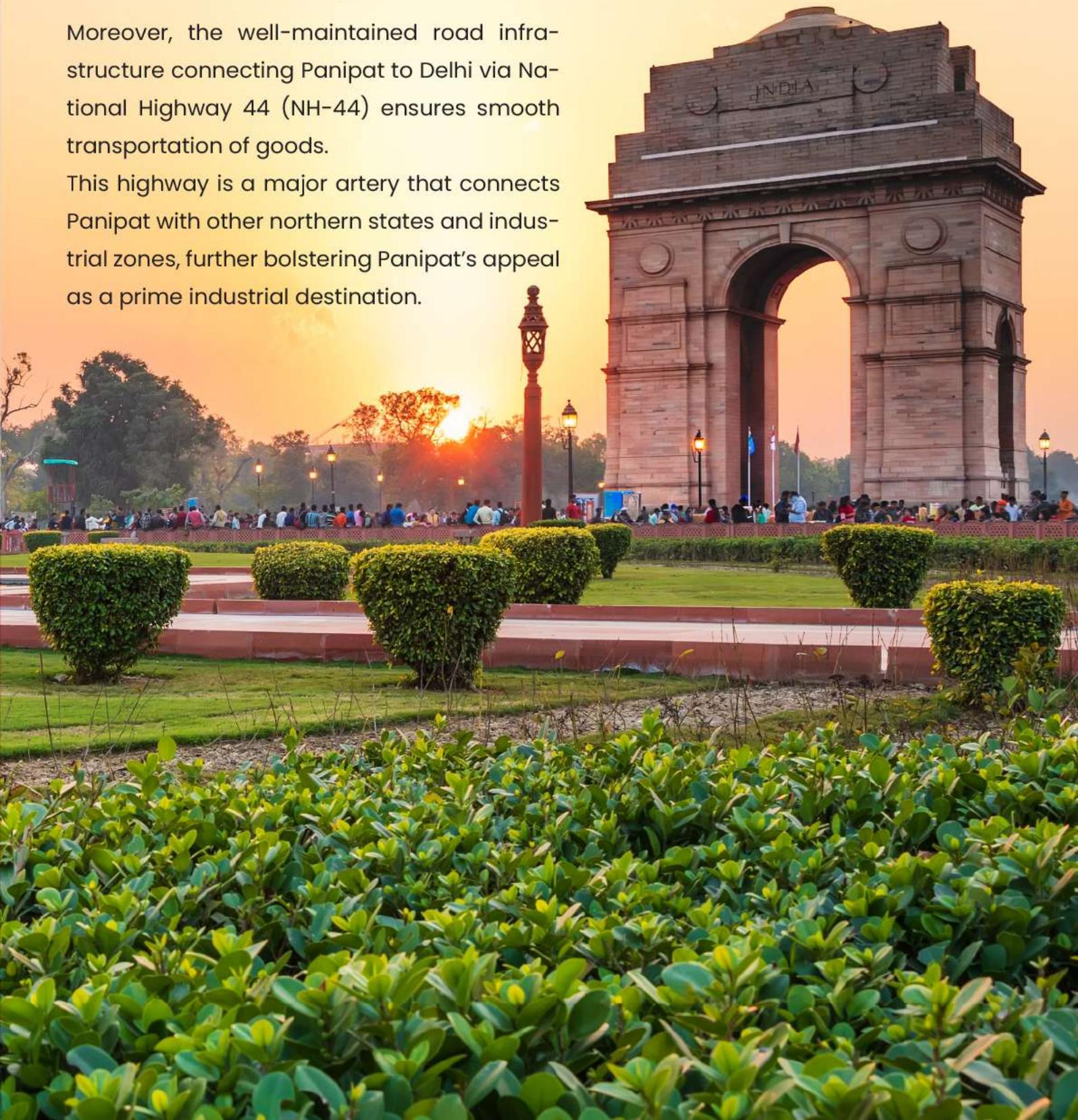
Panipat's accessibility to some of India's most important cities makes it an excellent choice for industries looking for both proximity to urban centers and ease of transportation.

PROXIMITY TO DELHI :

The 90-kilometer distance from Delhi makes Panipat highly accessible to one of the largest consumer markets in the country. Delhi is a central hub for distribution, commerce, and trade. Many industries have their headquarters or key distribution networks in Delhi, so having an industrial base in Panipat offers manufacturers easy access to a massive market and a high concentration of commercial activities.

Moreover, the well-maintained road infrastructure connecting Panipat to Delhi via National Highway 44 (NH-44) ensures smooth transportation of goods.

This highway is a major artery that connects Panipat with other northern states and industrial zones, further bolstering Panipat's appeal as a prime industrial destination.





Accessibility to

GURGAON AND FARIDABAD



Panipat's proximity to Gurgaon (around 125 kilometers) and Faridabad (about 100 kilometers) also adds to its industrial viability. These cities are established business and manufacturing hubs in the NCR region. Gurgaon, in particular, is home to numerous multinational corporations (MNCs) and large-scale industries. The short distance between Panipat and these cities ensures that Panipat-based industries have access to a highly skilled labor pool, administrative and financial services, and global business networks.

Connectivity to

CHANDIGARH AND NORTHERN MARKETS

The city's location also enables easy access to Chandigarh, the capital of Haryana and Punjab. Chandigarh has long been a center of industry and commerce and is strategically located to reach the northern states, including Himachal Pradesh and Jammu & Kashmir. Panipat's 169-kilometer distance from Chandigarh facilitates trade and commerce, making it a perfect location for industries that need to cater to the northern markets.

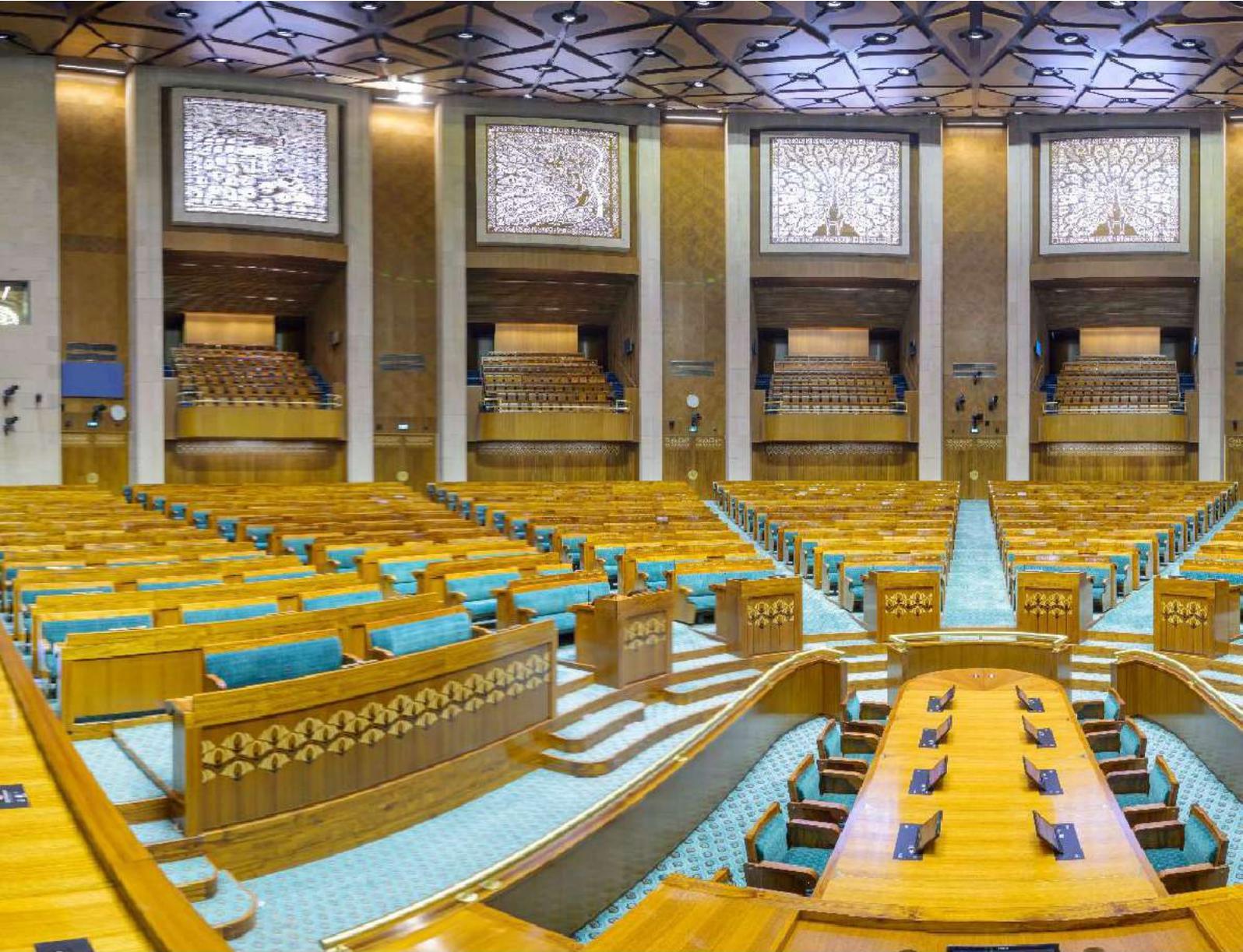


Rail and Road

CONNECTIVITY

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"Panipat's connectivity links industries to talent, opportunity, and global networks."



Capital

OUTREACH

Panipat's location within the National Capital Region (NCR) makes it a part of one of the most economically dynamic regions in India. The NCR planning body provides incentives for industrial growth, including better infrastructure development and favorable policies that support businesses in the region. This gives Panipat an edge over other industrial locations in terms of long-term growth potential.

Furthermore, Panipat is well connected to other parts of the country. The city is close to the Kundli-Manesar-Palwal (KMP) Expressway, a major project that aims to improve transportation and connectivity across NCR. The KMP Expressway reduces travel time between industrial centers in the region and provides better access to key cities like Noida, Greater Noida, and Ghaziabad.



Competitive

LAND PRICES

Compared to metropolitan areas like Delhi, Gurgaon, and Noida, land prices in Panipat remain relatively lower, which is a significant advantage for industries looking to reduce their operational costs.

The lower land acquisition cost, combined with excellent connectivity and industrial infrastructure, makes Panipat a cost-effective alternative for companies seeking to establish large industrial facilities.



Perfect

GEOGRAPHY

In conclusion, the land of Panipat offers a unique combination of geographic advantages and excellent reachability from key cities that make it highly suitable for industrial development. Its strategic location, flat terrain, and proximity to Delhi, Gurgaon, Chandigarh, and other key regional hubs give industries a strong foundation for growth and expansion.

Advantages from

ADANI WILMAR PLANT

The arrival of the Adani Wilmar integrated food processing plant in Panipat signals a major shift in the region's industrial trajectory. This ₹1,300 crore mega-project, spread over 85 acres, is more than just a large-scale manufacturing unit—it's a gateway to widespread economic growth, technological innovation, and infrastructural transformation. For investors looking to purchase industrial plots in Panipat, this development opens a new era of possibilities with tangible, long-term rewards.



Panipat, traditionally known for its textiles and historical relevance, is now being positioned as a rising industrial hub. The Adani Wilmar plant will house high-tech facilities for processing edible oils, flour, rice, and other staples. With production capacities touching over 600,000 metric tonnes annually, the scale of operations here is unprecedented. It's not just a local project—it's a national supply engine. This will result in 24/7 industrial activity, reliable supply chains, and extensive movement of goods and labor across the region.

Technology-Driven

GROWTH

The plant is being developed by industry leaders like Larsen & Toubro (L&T) and will use equipment from global giants like Satake (for rice processing) and Bühler (for wheat and atta lines). This means the region will witness the inflow of world-class engineering standards, clean energy usage, and smart automation—setting a benchmark for surrounding industries.

Attractions

MODERN INVESTORS

One of the most compelling features of the Adani Wilmar project is its eco-conscious design. The plant will run on rice husk-powered biomass boilers, install 5.6 MW rooftop solar systems, and include a 3.2 MW cogeneration steam turbine. Furthermore, the plant will feature rainwater harvesting and zero liquid discharge systems, making it a low-carbon, green-certified operation.

This is a game-changer for conscious investors and businesses that now prioritize ESG (Environmental, Social, and Governance) compliance. Industrial plots located near such sustainable operations gain preference from MNCs and exporters looking to reduce their carbon footprint, making the land not just usable—but more valuable.

Employment & Ecosystem Development

The plant is expected to generate around 2,000 direct and indirect jobs, including roles for engineers, factory workers, logistics professionals, security staff, maintenance, and support services. The ripple effect will be seen in increased demand for housing, local markets, transport, food services, and education, contributing to a robust, self-sustaining ecosystem.



Investor Advantages:

WHY NOW IS THE RIGHT TIME

First-mover advantage:

Land prices are expected to rise significantly after the plant becomes operational. Investing now locks in lower rates and higher future returns.

Proximity to a major FMCG hub:

Businesses dealing in food processing, packaging, supply chain, retail distribution, and agri-tech will naturally cluster around Adani Wilmar, creating demand for industrial land.

Logistical ease:

Panipat's strategic location on NH-44 ensures smooth road connectivity to Delhi, Chandigarh, Ludhiana, and beyond. Rail connectivity and dry ports further add to its attractiveness for manufacturing and export-oriented industries.



Vendor and supplier base expansion:

Investors can build units that supply machinery, packaging, maintenance services, or raw materials to the plant or to other upcoming industries in the area.

Early investors in Panipat's industrial land aren't just buying plots—they're buying potential, partnerships, and prosperity. They are placing themselves at the heart of a rapidly forming ecosystem where supply meets demand, where infrastructure is built to last, and where every rupee has the power to multiply.

The need of the hour is clear: as traditional markets get saturated, businesses must pivot to newer, smarter, better-connected destinations—places like Panipat, where mega-industries like Adani Wilmar are planting roots and nurturing a full industrial ecosystem around them. There's no better time than now to secure your place before this quiet opportunity becomes a noisy stampede.



PROJECT AMENITIES

24 x 7 SECURITY

Round-the-clock manned security ensures a safe and secure industrial environment.



CCTV SURVEILLANCE

High-definition cameras provide continuous monitoring across the park.



WIDE RCC ROADS

Durable, wide roads designed for smooth industrial vehicle movement.



GREEN ZONES

Landscaped green belts promote a healthy and eco-friendly workspace.



SOLAR STREET LIGHTS

Energy-efficient lighting for sustainable and well-lit pathways.



SEWAGE TREATMENT

On-site STP ensures clean and compliant waste management.



PARKING AREA

Designated parking zones for heavy and light vehicles alike.



RAINWATER HARVESTING

Smart water conservation system for sustainable resource use.



POWER & WATER SUPPLY

Reliable utility infrastructure to support uninterrupted operations.



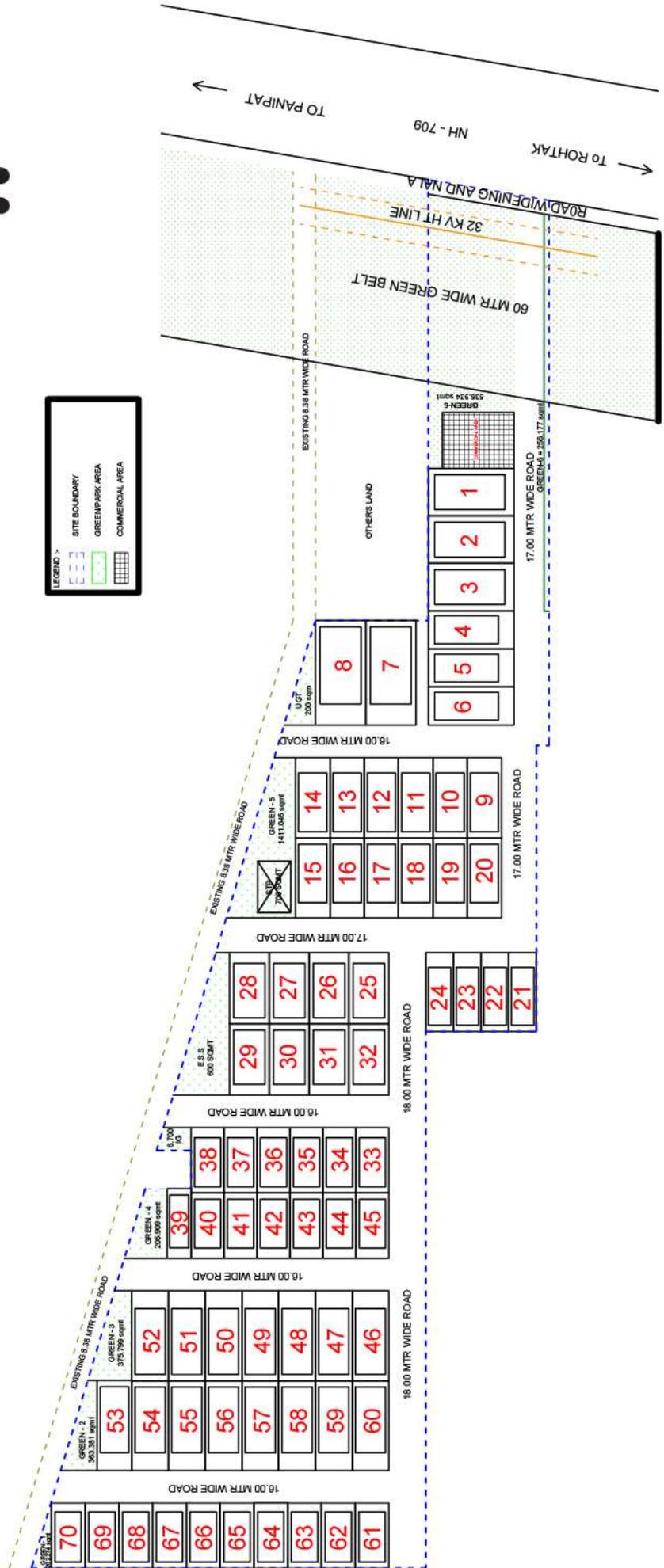
GROCERY & DINING

In-park shops and eateries for daily convenience and staff comfort.



Site

LAYOUT:



Project

LOCATION



Let's Connect – We're Here to Help!

Panipat today is like owning land in Gurugram before it became the Millennium City. The opportunity is knocking—those who act early will be the biggest beneficiaries. expand creatively use human touch idioms and good thoughts

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Site Location

