

KHOPOLI I & II, MUMBAI



# INDOSPACE - TRANSFORMING SPACE INTO VALUE

We've **pioneered** modern industrial & logistics real estate in India with unmatched scale and new-age infrastructure. With the **largest industrial parks portfolio**, global expertise and experience, we don't just provide infrastructure, but help you build value.

With **30 million square feet** of space, our national reach allows you to work with a single development partner for all your supply chain facility needs. We are continuously adding new land parcels near industrial clusters, consumption centers and major highways to provide well-located logistics hubs, facilitating your expansion across India.

We are **partners to leaders** in manufacturing, automobiles, e-commerce, FMCG and third party logistics among other industries; and have built lasting partnerships with over 100 of the world's leading firms operating in India.

IndoSpace is a joint venture between Everstone - a major Indian and Southeast Asian investor, and Realterm - a global industrial real estate leader. IndoSpace offers on-site support for clients that leaves them with a positive experience. Their in-house team, facilities and management are commendable.

Kiran Kulkarni,

Project Manager, IKEA

EVERSTONE REALTERM

US \$1 BILLION

TOTAL AREA SF

30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS **28** 

CLIENTS IN INDIA 350+

## TESTAMENTS TO EXCELLENCE



#### INDUSTRIAL/WAREHOUSE **DEVELOPER IN INDIA 2017**

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN



**PIONEER OF MODERN INDUSTRIAL AND LOGISTICS PARKS IN INDIA 2016** 

BY HAMBURG MEDIA



#### **STAR WAREHOUSING COMPANY OF THE YEAR 2017**

AS A PART OF ELSC LEADERSHIP



#### WAREHOUSING COMPANY OF THE YEAR 2016

AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) **AWARDS** 



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#### **BEST INDUSTRIAL &** LOGISTICS INFRASTRUCTURE **PLAYER 2017**

AT THE CII SUPPLY CHAIN & LOGISTICS EXCELLENCE (SCALE) NATIONAL AWARDS

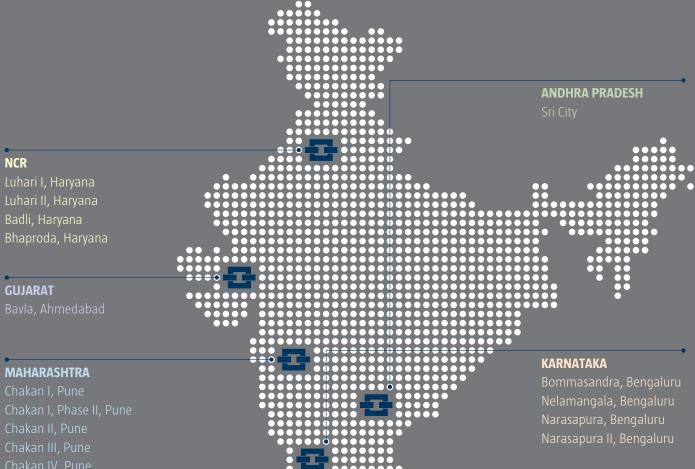


#### WAREHOUSING EXCELLENCE **INNOVATION AWARD 2016**

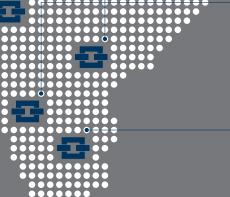
RECOGNITION RECEIVED AT THE 10TH EXPRESS LOGISTICS & SUPPLY CHAIN CONCLAVE

# CONNECT WITH GLOBAL CLASS **EXPERIENCES ANYWHERE**

IndoSpace is the largest Investor, Developer and Manager of Industrial and Logistics Parks in India.



#### MAHARASHTRA



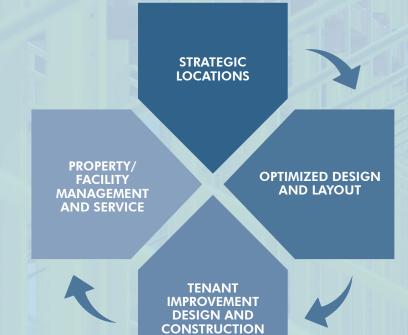
#### KARNATAKA

#### **TAMIL NADU**

# SOLUTIONS THAT CATER TO YOUR NEEDS

### **READY SPACE**

Our general warehousing and logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing for cost-effective solutions.



### **BUILD TO SUIT**

We build close partnerships with clients to understand their needs and use our expertise in industry-specific state-of-the-art infrastructure and logistics facilities to deliver the most optimal solution.

PROPERTY / FACILITY MANAGEMENT & SERVICE

FACILITY DESIGN & CONSTRUCTION

MASTER PLANNING

SITE SELECTION

66

Delphi had a wonderful experience with IndoSpace. They are a one-stop shop for all our requirements. Right from planning until execution they did a great job & our people were totally satisfied with their work. We have already engaged with them for our second project.

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**Reji Varghese,** President & MD - Delphi India

# **ABOUT MUMBAI**

Mumbai is the financial, commercial and entertainment capital of India. This non-stop city is also one of the world's top ten centres of commerce in terms of global financial flow, generating 6.16% of India's GDP.

This island city also accounts for 25% of industrial output, 70% of maritime trade in India (Mumbai Port Trust and JNPT) and 70% of capital transactions pertaining to India's economy.\*

\*Source: https://en.wikipedia.org/wiki/Mumbai

# **ABOUT KHOPOLI**

Khopoli is a busy industrial locality situated in the Khalapur taluka of Raigad district in Maharashtra. This place has the unique distinction of being one of India's well-planned districts in terms of infrastructure, construction, development and transport. Its excellent connectivity to the Mumbai-Pune Expressway, Central Railway and Nhava Sheva Port makes Khopoli a strategic location for industrial development.

# INDOSPACE AT KHOPOLI

IndoSpace in Khopoli is at a distance of 8 kms from the Mumbai-Pune expressway. It also falls in the vicinity of NH48, a key national highway that seamlessly connects the site with Gujarat and Karnataka.

Major industries in the region include Mahindra Ugine Steel Company, Uttam Galva steel, Bhushan steel, Ispat steel, Colour labs, Wartsila India and Alta Laboratories. Godrej has recently setup its facility here.

# CONVENIENT TRANSPORTATION NETWORK - KHOPOLI I



Mumbai-Pune Expressway **8 KM** 



Khopoli Railway Station 16 KM



Distance from City Centre Khopoli **18 KM** 



Navi Mumbai International Airport (Proposed) 45 KM



CSMT Mumbai International Airport 77 KM

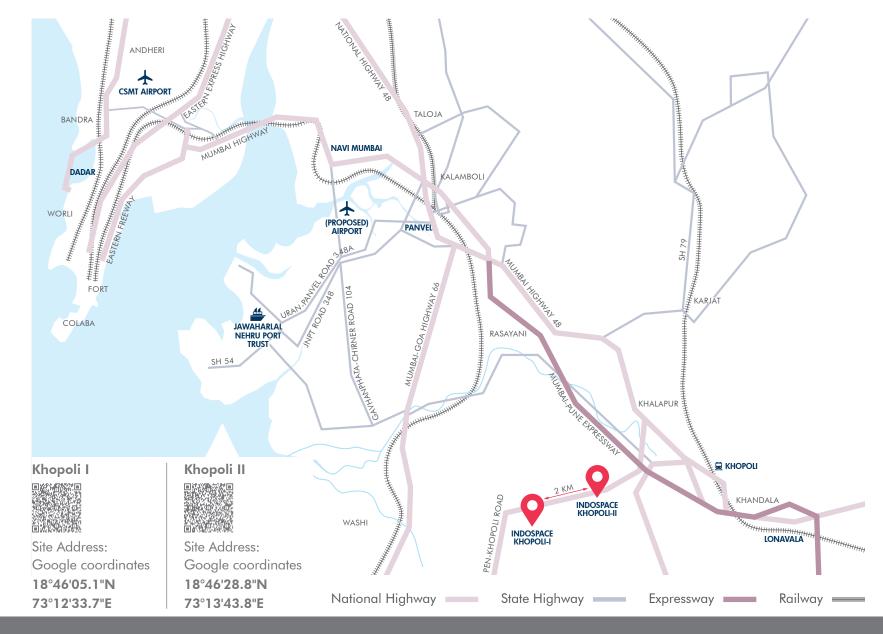
Note - Khopoli II is at a distance of 2 km from Khopoli I

SENSIBLE
LOCATIONS FOR
SMART ADVANTAGES



• Located near NH48, close to the four major industrial areas of Khalapur, Taloja, Rasayani & Kalamboli

# LOCATION MAP





• Main Access Road - Close proximity to Mumbai-Pune Expressway



 Proximity to services & workforce - Panvel town is at a close proximity of 38 km and
 Pen town is at a close proximity of 26 km from Khopoli I



**OVERVIEW OF INDOSPACE INDUSTRIAL**& LOGISTICS PARK, KHOPOLI-I

TOTAL LAND PARCEL 17 ACRES

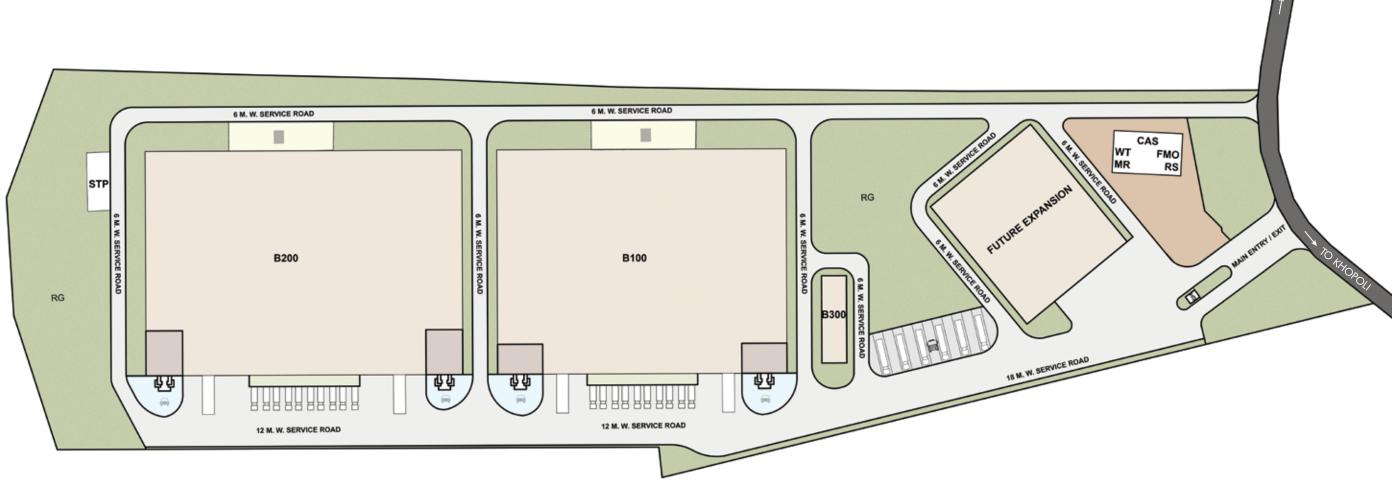
TOTAL CHARGEABLE AREA 2,87,155 SF (26,677.35 SQ.M)

TYPE OF LAND
SUITABLE FOR
BOTH WAREHOUSING &
INDUSTRIAL DEVELOPMENT

# **LEGEND**

RG	recreation ground
RS	receiving station
STP	SEWAGE TREATMENT PLANT
MR	METERING ROOM
FMO	FACILITY MANAGEMENT OFFICE
	FIRST AID ROOM
	CONTROL ROOM
WT	WATER TANK (DOMESTIC + FIRE)
CAS	COMMON AMENITY SPACE
	2/4 WHEELER OFFICE PARKING
	TRAILER PARKING
GH	GATE HOUSE
	UTILITY SPACE

# MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK, KHOPOLI-I







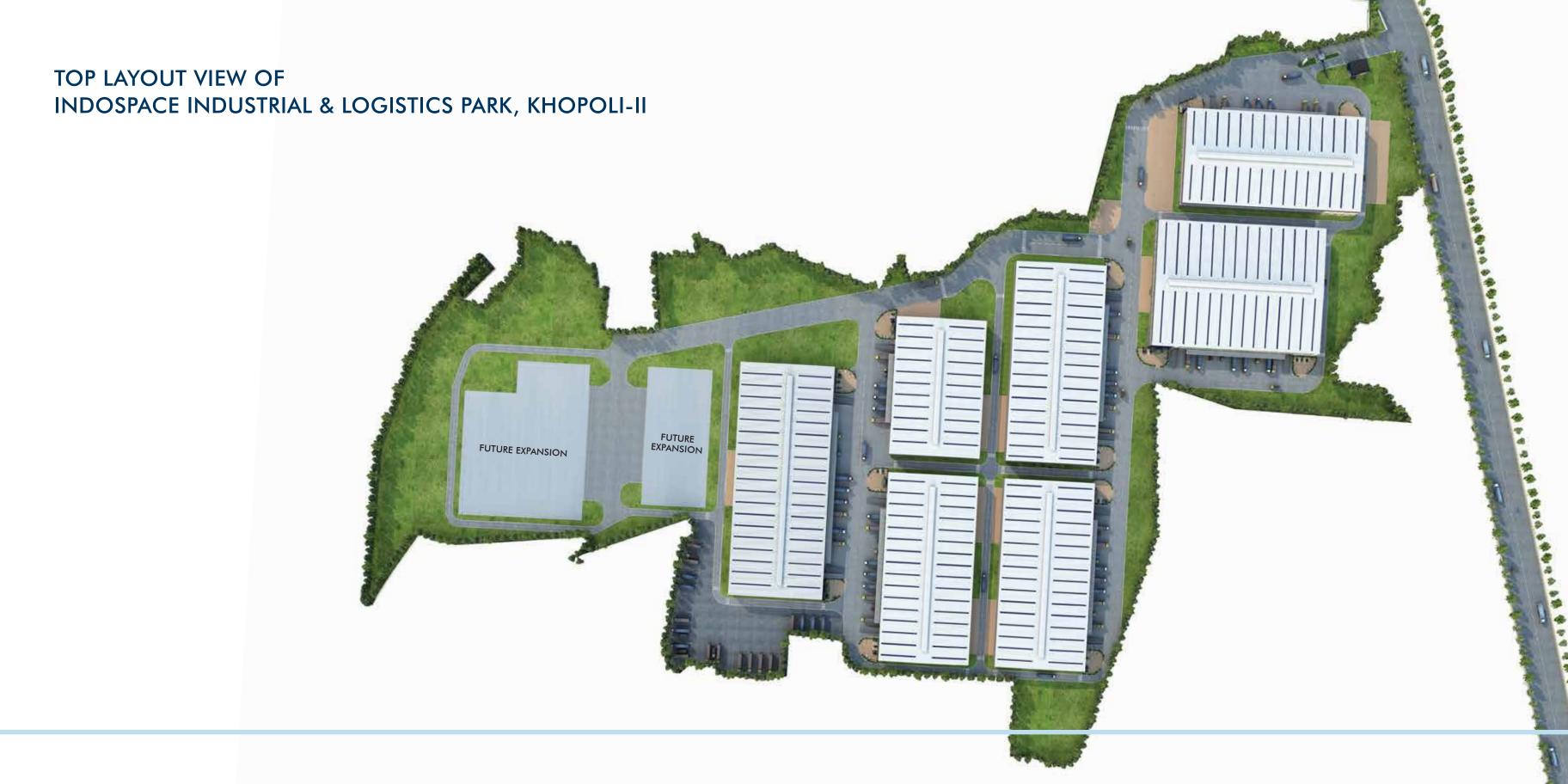


# MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK, KHOPOLI-II

# **LEGEND**

RG	RECREATION GROUND
RS	receiving station
CAS	COMMON AMENITY SPACE
STP	SEWAGE TREATMENT PLANT
FMO	FACILITY MANAGEMENT OFFICE
	FIRST AID ROOM
	CONTROL ROOM
UGT	underground water tank
	(DOMESTIC + FIRE)
MR	METERING ROOM
GH	GATE HOUSE
DT	DRIVERS TOILET
	2/4 WHEELER OFFICE PARKING
	TRAILER PARKING
	UTILITY SPACE





# **ENHANCED PARK INFRASTRUCTURE & AMENITIES**

Pre built state of the art infrastructure to the last mile connectivity (plug & play)



Security fence around the site boundary and round the clock vigilance



Security gate and boom barrier at main park entrance



Asphalt road for access and internal circulation for 40 feet containers



Onsite electrical HT power line and water connection



External lighting to common areas and roads



Fire fighting ring main loop with fire hydrants, water storage tank & pump room



Connection of sewage lines from toilets to onsite STP



Directional signages



Property management office



Drivers rest area and toilets



First Aid center



Rainwater harvesting



Green belt with tree plantations

# **ASSURED MAINTENANCE**

To ensure our customers receive the best possible service, all our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



# SUPERIOR BUILDING STRUCTURE

#### STRUCTURE

Pre-engineered building, Optimized column spacing, Mezzanine level for office

#### CLEAR HEIGHT

8 / 9.2m

#### ROOF

'Standing Seam', premium roof system that provides 10 years leak proof warranty

#### WALL

Precast concrete walls upto 3.6m and metal panels upto roof

### **FLOOR**

5T/m2. Flat/Super flat floors, FM2 compliant designed to support high cube racking

#### **SKYLIGHT**

Energy efficient lighting and sky lights

#### **VENTILATION**

Passive ventilation to provide 3-6 air changes through louvered panels on external walls and roof monitor

### FIRE DETECTION

Global NFPA/NBC standard fire fighting & supression systems

# DOCKING TYPE

Internal

# DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS

Manually operated rolling shutters and mechanically operated dock levellers

# POWER LOAD

Single / three phase power connection from local substation - 5.5 watt/sq.ft \*

#### LIGHTING

LED / T5 fixtures to provide 150 lux illumination

## TRUCK APRON

Concrete, 16.5m (from face of dock wall to edge of pavement)

# OFFICE

Over 2 floors: Ground & Mezzanine

#### PARKING

For two and four wheelers at office entrance

# INDOSPACE INDUSTRIAL & LOGISTICS PARKS, KHOPOLI I & II



# PARTNERING BLUE CHIP CLIENTS

































































































... and many more



NCR I GUJARAT I MAHARASHTRA I ANDHRA PRADESH I KARNATAKA I TAMIL NADU

#### **Corporate Office**

IndoSpace Development Management One India Bulls Center, 11th Floor, Tower 2A, Elphinstone Road, Senapati Bapat Marg, Mumbai - 400 013.

Landline: +91 22 6167 1001

#### Site Address

IndoSpace Industrial & Logistics Park, Khopoli I Ransai Village, Khopoli-Pen Road,

Kansai Village, Khopoli-Pen Road, Tal - Khalapur Dist. Raigad. Maharashtra - 410203

IndoSpace Industrial & Logistics
Park, Khopoli II
Ajiwali Village, Khopoli-Pen Road,
Tal Kholapur Diet Poigad

Tal - Khalapur Dist. Raigad.
Maharashtra - 410203

Project Exclusively Marketed by



**Maulik Bhalodiya** M: +91 95958 25826

E: maulik.bhalodiya@ap.jll.com

For Leasing Enquiries at IndoSpace, Contact

Meghna Sen Roy

M: +91 98208 94037

E: meghna.senroy@indospace.in

www.indospace.in

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