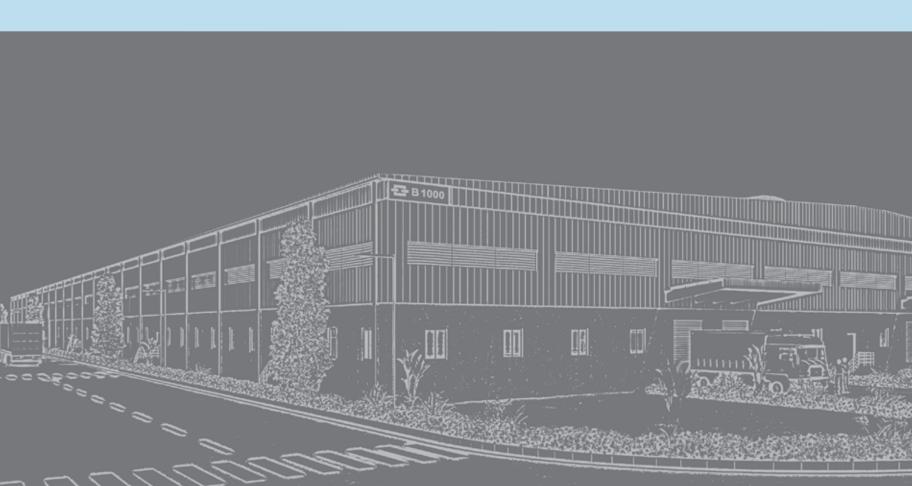


RANJANGAON, PUNE



## 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

C.

US \$1 BILLION

TOTAL AREA SF

30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS **28** 

350+

**CLIENTS IN INDIA** 

EVERSTONE REALTERM

#### TESTAMENTS TO EXCELLENCE



#### WAREHOUSE **EXCELLENCE AWARDS 2018**

FOR LEADING WAREHOUSE & INDUSTRIAL PARKS



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

BY HAMBURG MEDIA



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

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN



#### **WAREHOUSING COMPANY** OF THE YEAR 2016

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



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

AS A PART OF ELSC LEADERSHIP AWARDS

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

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



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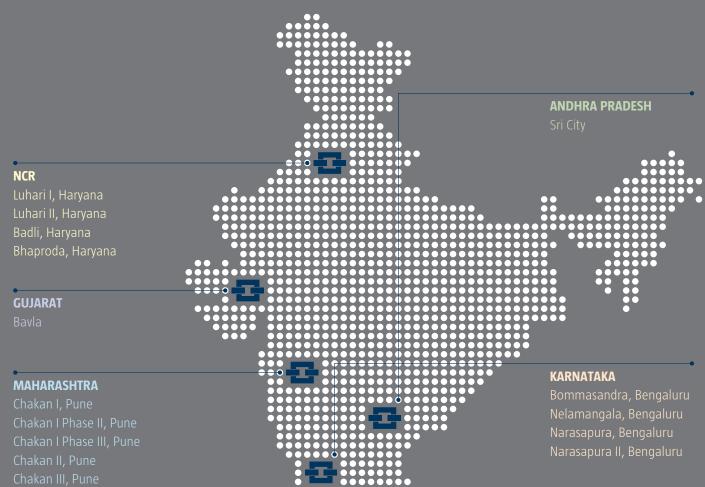
#### **BEST INDUSTRIAL &** LOGISTICS INFRASTRUCTURE **PLAYER 2017**

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



## CONNECT WITH GLOBAL CLASS **EXPERIENCES ANYWHERE**

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



•••••••

\*\*\*\*\*\* 

#### 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.



CONSTRUCTION

#### **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

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.

Reji Varghese, President & MD - Delphi India

TYPE OF LAND TOTAL CHARGEABLE AREA TOTAL LAND PARCEL 27,78,650 SQ. FT. (2,58,142 SQ. M.) OVERVIEW OF INDOSPACE INDUSTRIAL PARK, RANJANGAON SUITABLE FOR INDUSTRIAL, 104 ACRES WAREHOUSING AND LOGISTICS DEVELOPMENT

### **ABOUT PUNE**

Pune is Maharashtra's fastest growing city at a rate of 12%, contributes 11% to the State's GDP and ranks 2<sup>nd</sup> in Software exports from India. \*A world-class manufacturing hub, Pune has industrial clusters that host major automotive, durables and pharma companies.

## **ABOUT RANJANGAON (PUNE)**

Ranjangaon is a fast-growing suburb in the north-east corridor of Pune. The MIDC in Ranjangaon is a five star industrial area, and enjoys excellent 4-lane connectivity to the city of Pune. Its locational advantage and easy access makes Ranjangaon a much sought-after destination.

### INDOSPACE AT RANJANGAON

IndoSpace is located in Ranjangaon MIDC, a government sponsored industrial park spread over 2,285 acres. The industrial park located 50 kms. away from Pune on SH 27, is home to numerous manufacturing companies including LG, Whirlpool, Carraro, Fiat, Bombay Dyeing, ITC, 3M, Maccaferri and Beakaert among others.

\* According to Mercer's Quality of Living Rankings in 2015

#### CONVENIENT TRANSPORTATION NETWORK



Situated on Pune Nagar State Highway NH60 Pune Nashik Highway **40 KM** 



Distance from City Centre **55 KM** 



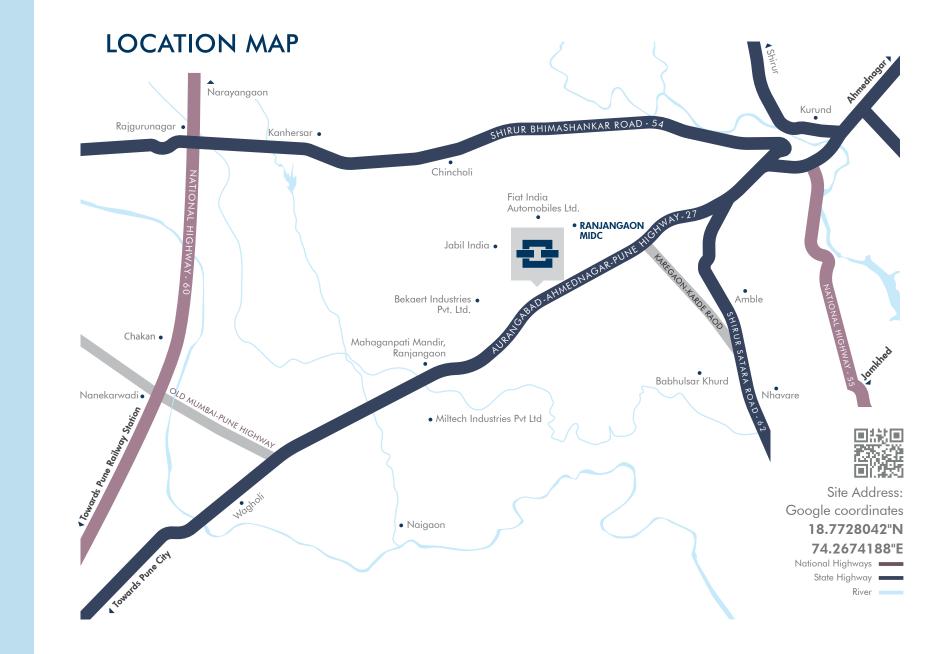
International Airport
52 KM



Railway Station
54 KM



175 KM



SENSIBLE
LOCATIONS FOR
SMART ADVANTAGES



- Located in a 5-Star Industrial Park promoted by MIDC (Govt.)
- Close proximity to Pune City and Airport



• One km. frontage on the main Nagar Highway



• C-Zone benefits available under the Industrial Incentive Policy

## **LEGEND**

STP	SEWAGE TREATMENT PLANT
ЕТР	EFFLUENT TREATMENT PLANT
owc	ORGANIC-WASTE CONVERTER
UGT	UNDERGROUND WATER TANK (FIRE & DOMESTIC)
DT	DRIVER'S TOILET
RG	RECREATION GROUND
CAS	COMMON AMENITY SPACE
FMO	FACILITY MANAGEMENT OFFICE
	FIRST-AID ROOM
	CONTROL ROOM
RS	RECEIVING STATION WITH PANEL ROOM
GH	GATE HOUSE
	2/4 WHEELER OFFICE PARKING
60	2 WHEELER COMMON PARKING
	4 WHEELER COMMON PARKING
	TRAILER PARKING

A M. W. SERVICE ROAD

8 M. W. SERVICE ROAD

B 600

B 1100

MAIN ENTRY/EXIT

B 100

6 M. W. SERVICE ROAD

B 300

B 200

12 M.W. MAIN ROAD

# MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL PARK, RANJANGAON





### **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



On-site 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 on-site 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**

8m

#### 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 skylights

#### VENTILATION

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

#### FIRE DETECTION

Global NFPA/FM/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 \* and 1.25watt/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 PARK, RANJANGAON



## 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 Park, Ranjangaon Plot No.: A-1/1/1 & A-1/1/2, Pune Nagar Highway, MIDC Ranjangaon Industrial Estate, Ranjangaon Village, Taluka: Shirur, Dist.: Pune, Maharashtra 412 220

#### For Leasing Enquiries Contact

#### Rahul Singh

M: +91 95275 40404 E: rahul.singh@indospace.in www.indospace.in