



LUHARI III, HARYANA



indospace.in

SETTING THE STANDARD FOR INDUSTRIAL AND LOGISTICS PARKS.



We've pioneered modern industrial and logistics real estate in India with **unmatched scale and new-age infrastructure**. With the largest industrial parks portfolio, global expertise and experience, you can trust the best in the business for the best business outcome.

With **31 million square feet** of space, our national reach allows you work with a single development partner for all your supply chain facility needs. We are continuously adding new land parcels near industrial clusters, consumption centres and major highways, to provide **well-located logistics hubs** to facilitate your expansion across India.

We partner with 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.



AN ALLIANCE OF LEADERSHIP.

IndoSpace has entered into a long-term partnership with **GLP**, the global leaders in the world of warehousing and industrial parks. GLP has over \$60 billion of assets under management and a global portfolio of 65 million sq. mt.

This alliance brings an unmatched combination of global footprint and local expertise. The partnership enables IndoSpace to leverage GLP's fund management, extensive global customer network, development and operational expertise and resources to give a logistical and warehousing solution like no other.

A snapshot of GLP:



60 billion USD of assets under management



720 million sq. ft. global portfolio



2900+ properties across 1200+ parks



Presence across 9 countries

INVESTMENT OF OVER US \$1 BILLION

TOTAL AREA SF 31 MILLION (2.9 MN SQ. MT.)

NUMBER OF PARKS 31

CLIENTS IN INDIA 80+

IndoSpace offers on-site support
for clients that leaves them with
a positive experience.
Their in-house team, facilities &
management are commendable.

Kciran Kulkarni
Project Manager, IKEA

**OUR PARKS ARE GOOD FOR
YOUR BUSINESS.**

AND THE PLANET.

INDOSPACE BUILDINGS ARE EDGE CERTIFIED.



Excellence In Design
For Greater Efficiencies



Our Approach: SUSTAINABILITY

At IndoSpace, we are committed towards Sustainability. IndoSpace has consistently pioneered in development of sustainable industrial and logistics park in India. We are driving a shift away from grey industrial/logistics sites to green industrial/logistics parks, with buildings that feature sustainable technology and environmentally friendly materials.

IndoSpace follows the **Environmental & Social Governance (ESG)** norms. Our parks have the esteemed **EDGE rating**, from GBCI (Green Business Certification Inc.). This rating means our buildings possess several green achievements for a reduced carbon footprint: energy savings, water savings and selection of less energy embodied materials.

Sustainability Initiatives

- Environmental & Social governance (ESG) standards established in operations
- Commitment to reduce Green House Gas (GHG) emissions through carbon foot print monitoring
- Implementation of roof top solar power generation units
- Founding member at IGBC
- Follow Environmental Clearance (EC) norms set by Government of India



ENERGY SAVING FEATURES.

- Energy efficient light fixtures
- Energy efficient transformers
- Double glazed structural glass facades



WATER SAVING FEATURES.

- Low Flow Water Supply Fixtures
- Dual Flush for Water Closets
- Low Flush Urinals
- Drip irrigation for plantation
- Energy efficient water pumping system



MATERIAL SAVING FEATURES.

- Fly Ash in concrete
- Optimized design of structures
- Less energy embodied materials



NATURAL VENTILATION FEATURES.

- Maximum utilization of sun light through roof skylights
- Natural air ventilation through wall louvers and roof monitors



ENVIRONMENTAL FEATURES.

- Landscape/ Plantation
- Compliance to statutory pollution control board norms
- Inhouse regional nurseries for plantation



REUSE/ RECYCLE FEATURES.

- STP treated water for flush and irrigation
- Organic Waste recycling system
- Rain Water recharge/ harvesting



THE REWARDS OF LEADERSHIP



Best Industrial & Logistics Infrastructure Player 2018

At The CII Supply Chain & Logistics Excellence (Scale) National Awards



Industrial/Warehouse Developer In India 2018

Ranked No.1 By Euromoney Magazine For Four Years In A Row



Leading Warehouse and Industrial Parks 2018

At Warehouse Excellence Awards



Star Warehousing Company Of The Year 2017

Recognition Received At The 11th Express Logistics & Supply Chain Conclave



Best Industrial & Logistics Infrastructure Player 2017

At The CII Supply Chain & Logistics Excellence (Scale) National Awards



Pioneer Of Modern Industrial And Logistics Parks In India 2016

By Hamburg Media



Warehousing Innovation Of The Year 2016

Recognition Received At The 10th Express Logistics & Supply Chain Conclave

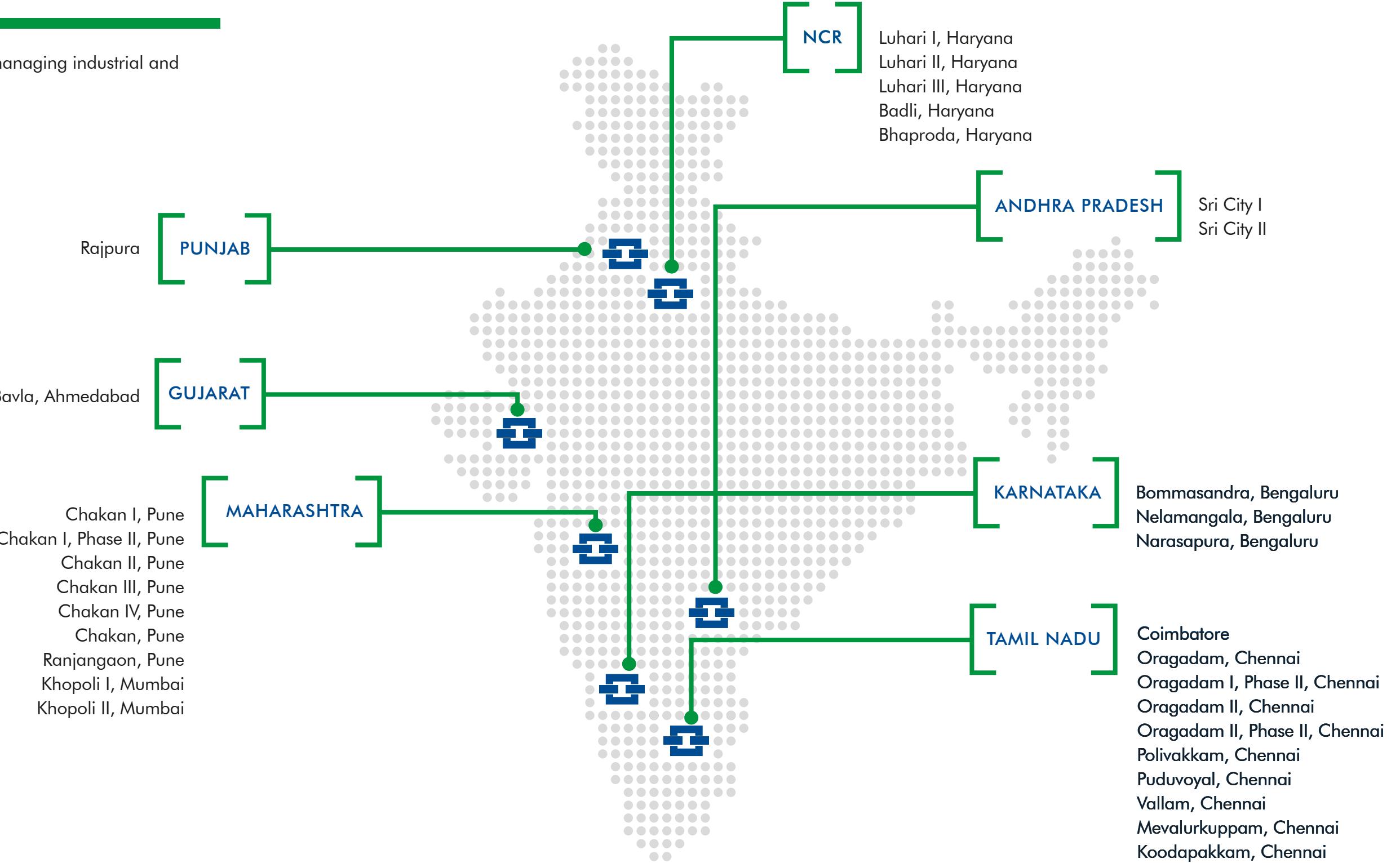


Warehousing Company Of The Year 2016

Recognition Received At The 10th Express Logistics & Supply Chain Conclave

NATIONWIDE NETWORK OF EXCELLENCE.

IndoSpace is the leader in investing, developing and managing industrial and logistics parks in India.



VERSATILE SOLUTIONS

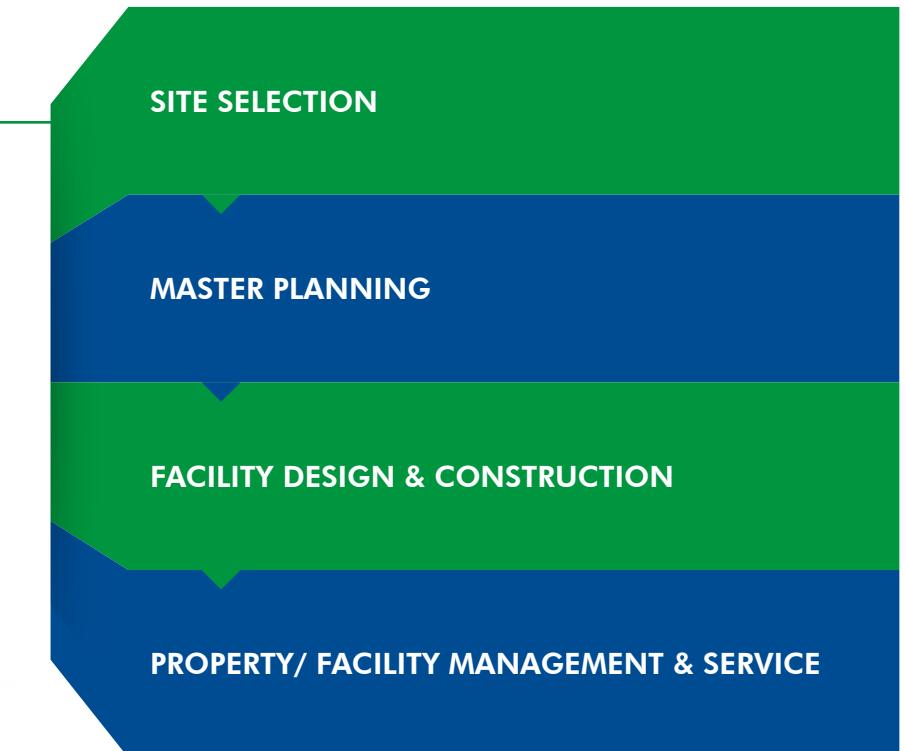
READY SPACE

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.



 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



OVERVIEW OF INDOSPACE LOGISTICS PARK LUHARI III

TOTAL LAND PARCEL

67 acres

TOTAL CHARGEABLE AREA

17,13,000 sq. ft.
(1,59,142 sq. mt.)

TYPE OF LAND

Suitable for
Warehousing and
Logistics Development

INDOSPACE AT LUHARI

IndoSpace has a strong foothold in Luhari with two large Grade A Industrial parks.

Located on MDR-132, 18 km from NH - 8 and 22 km from the KMP Expressway and provides excellent access into Gurgaon and is ideally located for northern region distribution.

INDOSPACE AT LUHARI I

Our Grade A facilities are Spread across 39 acres



INDOSPACE AT LUHARI II

Our Grade A facilities are Spread across 27 acres



PARTNERING BLUE CHIP CORPORATIONS



PARTNERING BLUE CHIP CORPORATIONS



ABOUT HARYANA

Haryana is one of India's leading states for industrial production and a location of choice for auto majors and auto-component manufacturers. *With strategic investments in world class infrastructure facilities such as SEZs and transport corridors, it is the third-largest exporter of software and a preferred destination for IT/ITeS facilities. Nearly one-third of the state's area falls under the National Capital Region (NCR), a prominent trade and consumption centre.

ABOUT LUHARI

An established warehousing hub, Luhari offers proximity to Gurugram, Delhi and other consumption centres of North India. NH 48 (Delhi-Mumbai Highway) and NH 352 (erstwhile NH 71) ensure excellent connectivity to important consumption centres and industrial areas.

Numerous blue-chip Indian companies and MNCs such as DHL, Amazon, Flipkart, Myntra, Kuehne + Nagel, LF Logistics, Nissin ABC Logistics, Nissan Motors and Miniso Lifestyle have their dedicated warehouses in Luhari.

INDOSPACE AT LUHARI III

Located on the Bilaspur-Pataudi Road (MDR 132), the IndoSpace park is just 18km from Bilaspur Chowk, which is located on the Delhi-Jaipur Highway.

Offers excellent connectivity with Gurugram and Delhi, through national highways such as NH 48 (connects Delhi to Mumbai) and NH 352 (erstwhile NH 71) and provides access to important consumption markets in North India.

The region is an established warehousing hub of NCR.

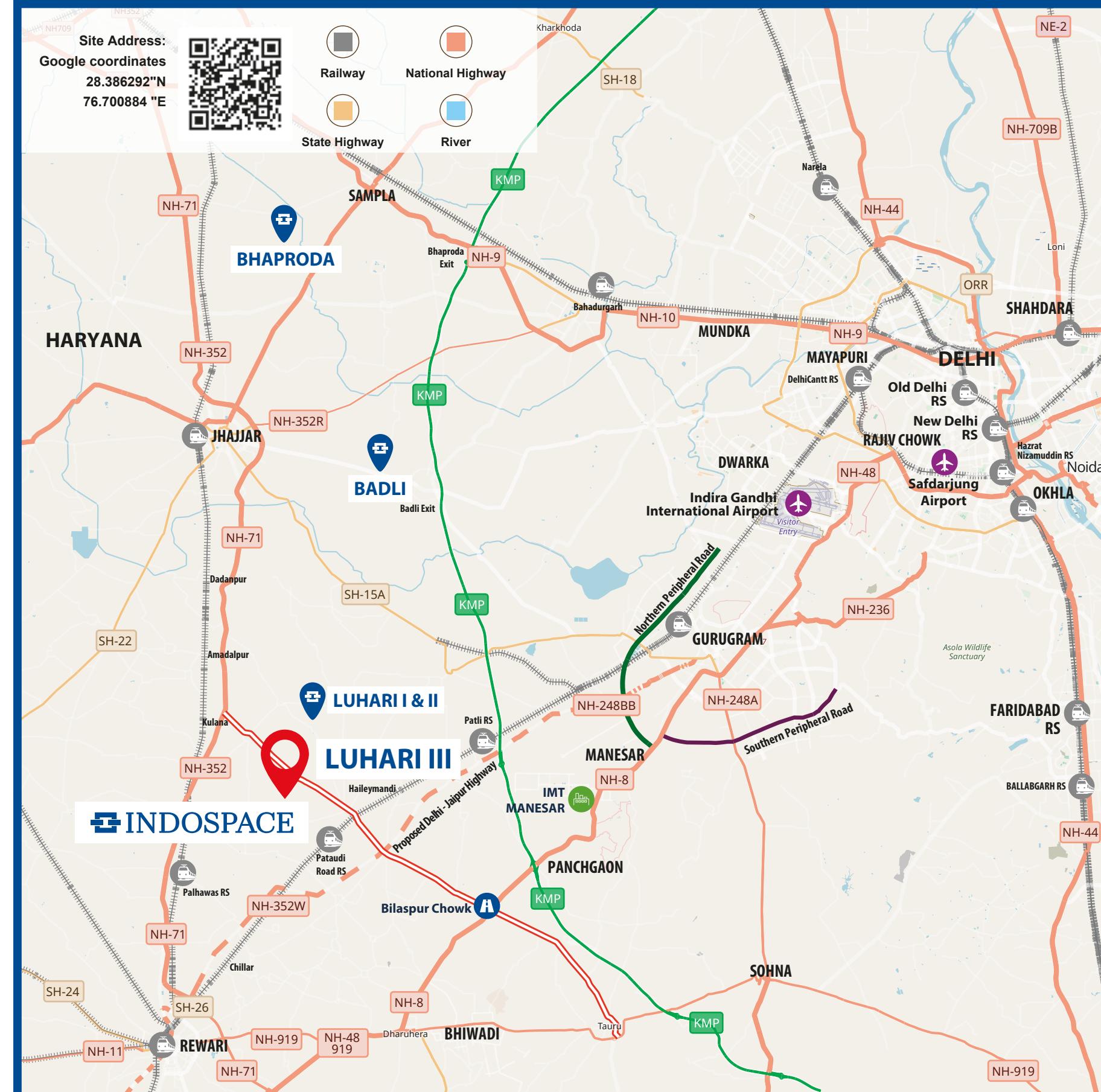
Luhari is a proven location for companies to set-up warehousing and distribution centres. Due to the dearth of Grade A facilities here, IndoSpace becomes the foremost solution to anyone seeking world-class warehouses in the region.

CONVENIENT TRANSPORTATION NETWORK

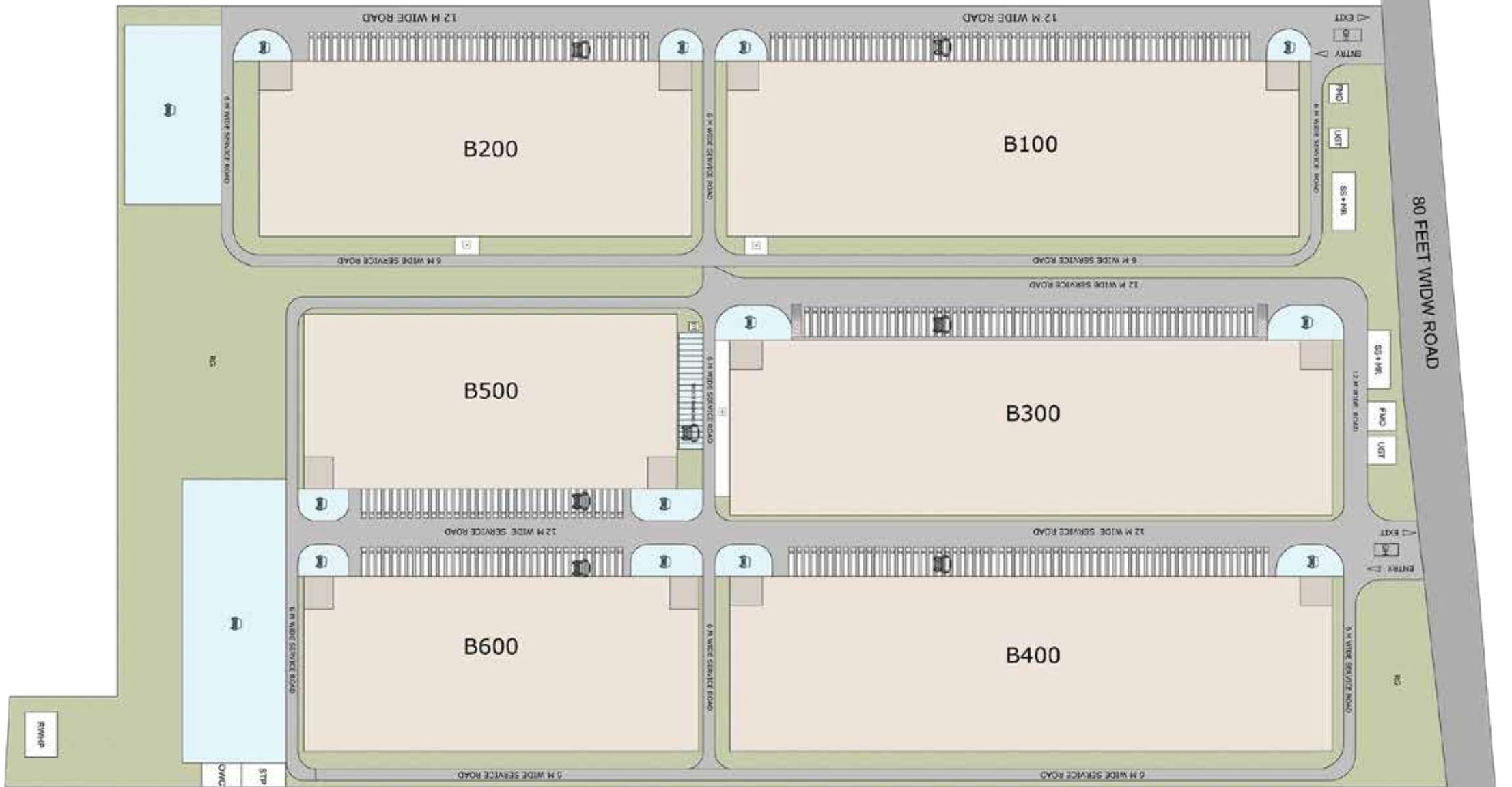
- Delhi Railway Station: **73 km**
- Delhi Airport: **60 km**
- Gurugram: **41 km**
- Bilaspur Chowk: **18 km**
- KMP Junction: **22 km via NH 48**
- IMT Manesar: **26 km**
- IndoSpace Badli: **35 km**
- IndoSpace Bhaproda: **45 km**

STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGES

- Located on Bilaspur-Pataudi Road (MDR 132).
- Excellent connectivity into Gurugram and Delhi with major national highways such as NH 48 (connects Delhi to Mumbai) and NH 352 (erstwhile NH 71) and provides access to important consumption markets in North India.



MASTER LAYOUT PLAN OF INDO SPACE LOGISTICS PARK LUHARI III



FMO	Facility Management Office / First Aid Room and Control Room
SS	Substation
UGT	Underground Water Tank
STP	Sewage Treatment Plant
OWC	Organic Waste Converter
MR	Metering Room
RWHP	Rain Water Harvesting Pond
CAS	Common Amenity Space
GH	Gate House
RG	Recreation Ground
CPA	Common Parking Area
TP	Trailer Parking
US	Utility Space

**TOP LAYOUT VIEW OF INDOSPACE LOGISTICS
PARK LUHARI III**



ENHANCED PARK INFRASTRUCTURE AND AMENITIES



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



Connection of sewage lines from toilets to on-site STP



Property management office



Asphalt road for access and internal circulation for 40 feet containers



Onsite electrical HT power line and water connection



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



Rainwater harvesting



First Aid center



Security gate and boom barrier at main park entrance



Drivers' rest area and toilets



External lighting to common areas and roads



Green belt with tree plantations



ASSURED MAINTENANCE

To ensure our customers receive the best possible service, all our estates have in-house property service 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



WALL

Precast concrete walls upto
3.65m and metal panels
upto roof



VENTILATION

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



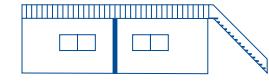
DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS

Manually operated rolling
shutters, and mechanically
operated dock levellers



LIGHTING

LED/ T5 fixtures to provide 150
lux illumination



OFFICE

Over 2 floors:
Ground & Mezzanine



CLEAR HEIGHT

12m



FLOOR

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



FIRE DETECTION

Global NFPA/FM/NBC
standard firefighting &
suppression systems



POWER LOAD

Single / three phase power
connection from local
substation - 1.25 watt/sq.ft **



TRUCK APRON

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



PARKING

For two and four wheelers
at office entrance



ROOF

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



SKYLIGHT

Energy efficient lighting
and sky lights



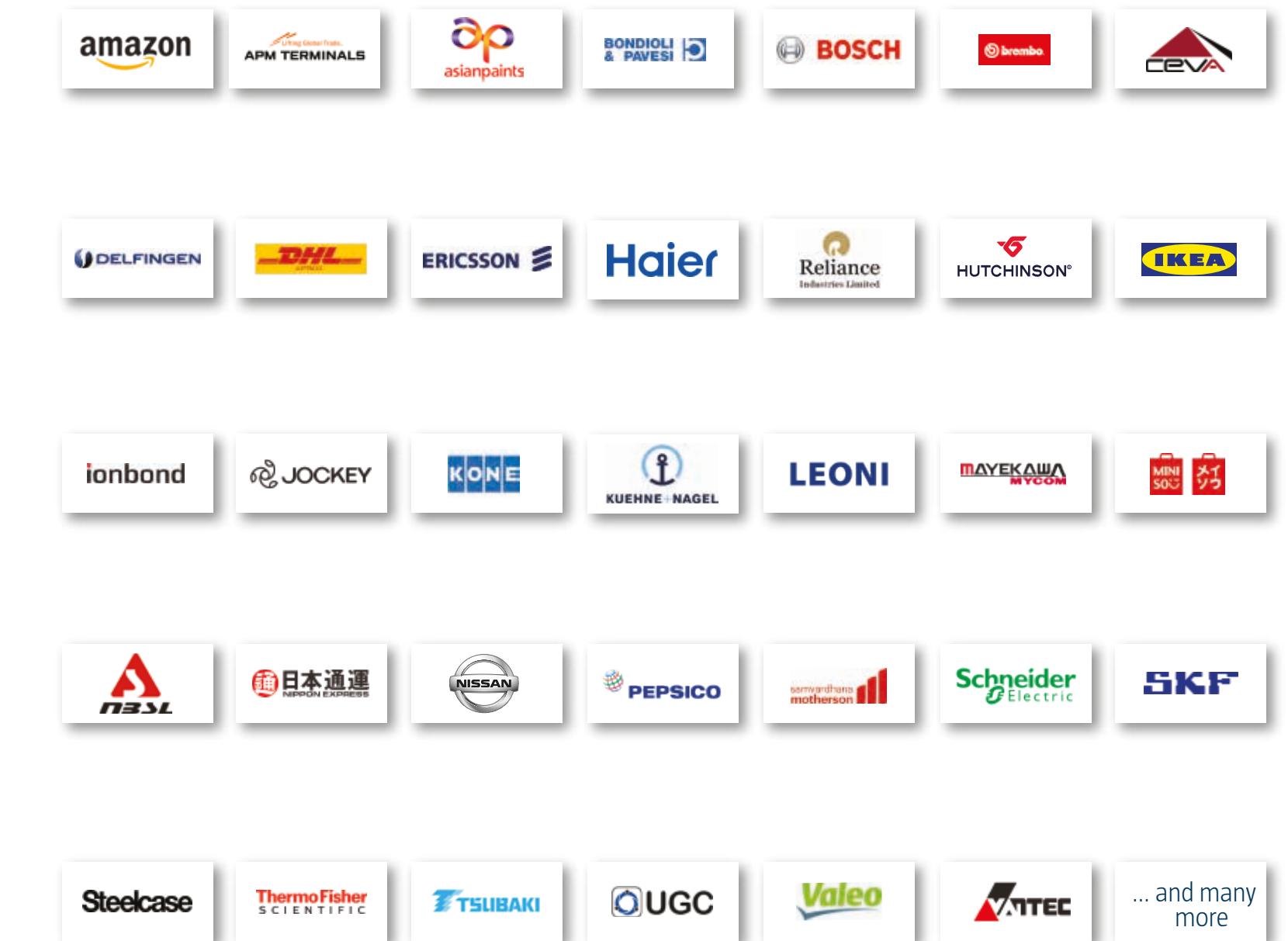
DOCKING TYPE

Internal



INDOSPACE LOGISTICS PARK LUHARI III. HARYANA

PARTNERING BLUE CHIP CORPORATIONS



INDOSPACE LOGISTICS PARK LUHARI III





NCR | PUNJAB | GUJARAT | MAHARASHTRA | ANDHRA PRADESH | KARNATAKA | TAMIL NADU

CORPORATE OFFICE

IndoSpace Development Management Pvt. Ltd.
One India Bulls Center, 11th Floor, Tower 2A,
Elphinstone Road, Senapati Bapat Marg,
Mumbai - 400 013.
Landline: +91 22 6167 1001

SITE ADDRESS

IndoSpace Logistics Park Luhari III
Village Luhari,
Pataudi-Kulana Road, MDR-132
Jhajjar, Haryana - 124108

FOR LEASING ENQUIRIES CONTACT

Vaibhav Mahurkar
M: +91 98111 03034
E: vaibhav.mahurkar@indospace.in
W: www.indospace.in