

# INDOSPACE

INDUSTRIAL & LOGISTICS PARKS

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CHAKAN I, PHASE II - 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.



“

The infrastructure provided is world class and instantly appeals to global companies like ours. I liked the concept of all the common amenities like roads, lighting, water, security, etc. being managed and maintained by IndoSpace so that we do not have to bother about all these things, and can focus on our core business...

”

**Rajendra Phatak**  
Managing Director, ATS Automation India

INVESTMENT OF OVER  
**US \$1 BILLION**

TOTAL AREA SF  
**30 MILLION**

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 A ROW



### 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 AWARDS



### WAREHOUSING COMPANY OF THE YEAR 2016

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



### 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.

### NCR

Luhari I, Haryana  
Luhari II, Haryana  
Badli, Haryana  
Bhaproda, Haryana

### MAHARASHTRA

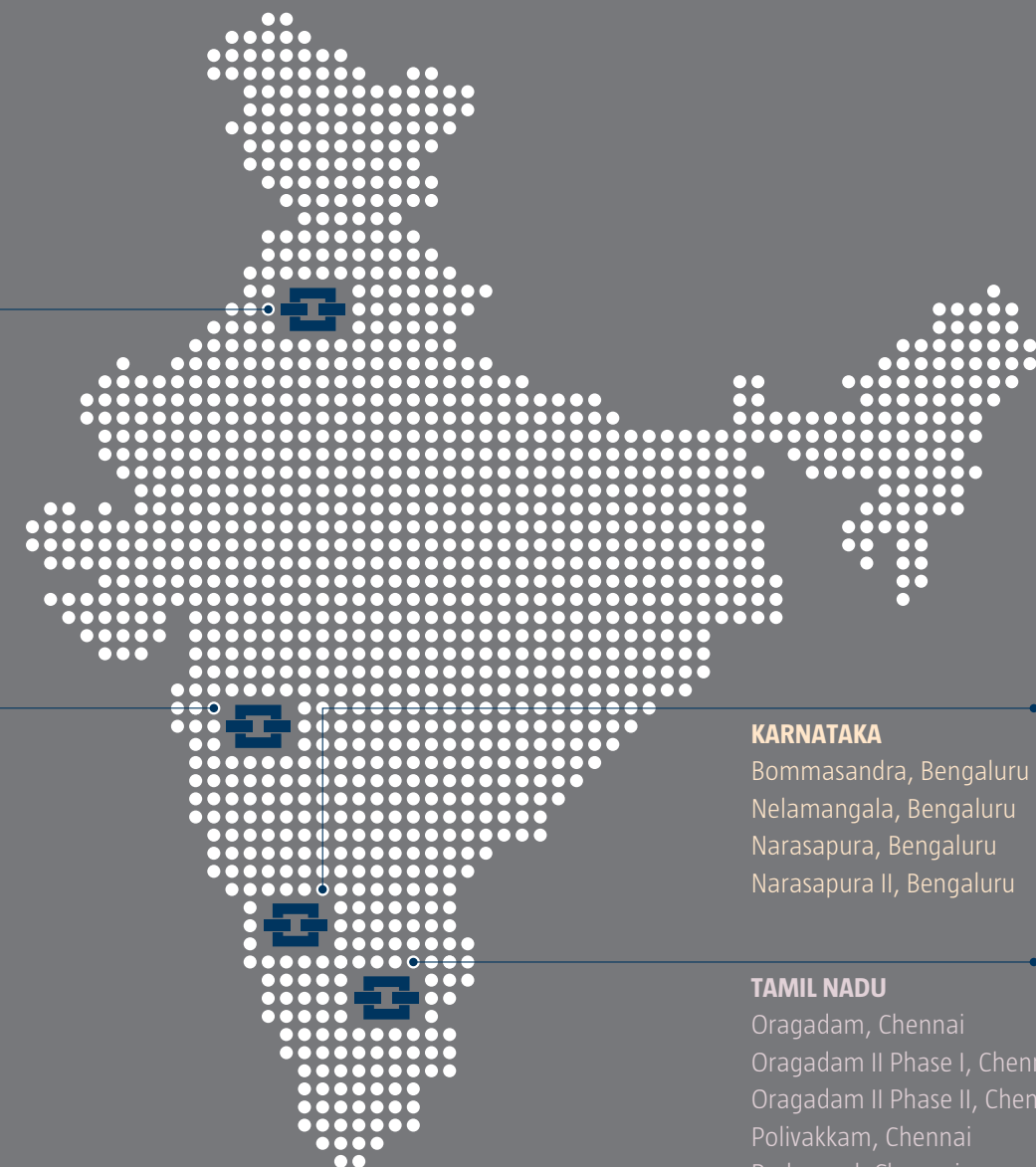
Chakan I, Pune  
Chakan I Phase II, Pune  
Chakan II, Pune  
Chakan III, Pune  
Chakan, Pune  
Ranjangaon, Pune  
Khopoli I, Mumbai  
Khopoli II, Mumbai

### KARNATAKA

Bommasandra, Bengaluru  
Nelamangala, Bengaluru  
Narasapura, Bengaluru  
Narasapura II, Bengaluru

### TAMIL NADU

Oragadam, Chennai  
Oragadam II Phase I, Chennai  
Oragadam II Phase II, Chennai  
Polivakkam, Chennai  
Puduvoyal, Chennai  
Vallam, Chennai

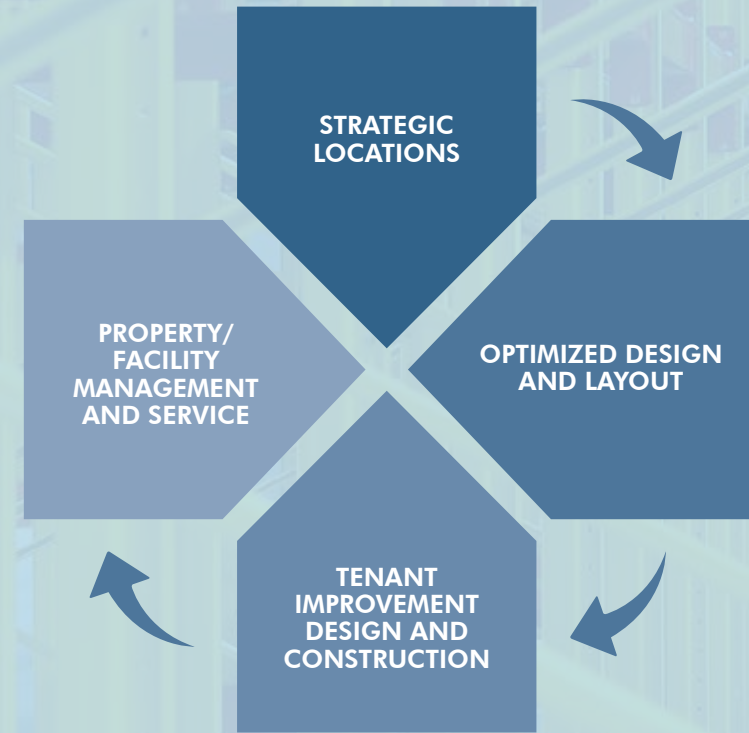




SOLUTIONS THAT  
CATER TO  
YOUR NEEDS

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.



“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 CHAKAN I, PHASE II

TOTAL LAND PARCEL  
38 ACRES

TOTAL CHARGEABLE AREA  
9,55,000 SF

TYPE OF LAND  
SUITABLE FOR INDUSTRIAL &  
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, durable and pharma companies.


# ABOUT CHAKAN, PUNE

With 3 large Industrial Parks in Chakan, IndoSpace has a leading footprint in this strategic location. At a distance of about 30kms from the city centre of Pune and located on National Highway 60, between Pune and Nashik, Chakan is a preferred automobile hub and one of the fast emerging investment hubs thanks to the planned development in its immediate neighbourhood.


# INDOSPACE CHAKAN I, PHASE II, PUNE

IndoSpace Chakan I, Phase II is located in the Chakan industrial area, Pune's prime industrial area where the manufacturing facilities of large corporations including L'Oreal, Volkswagen, Bajaj, Mahindra & Mahindra, Mercedes Benz, Bridgestone, GE and Hyundai are based.


# CONVENIENT TRANSPORTATION NETWORK




NH-60 Pune Nashik Road  
**10 KM**




Distance from City Centre  
**35 KM**



Pune International Airport  
**35 KM**



Pune Railway Station  
**40 KM**



JNPT  
**120 KM**


# LOCATION MAP



# SENSIBLE LOCATIONS FOR SMART ADVANTAGES.



- Distance from Mumbai Pune Expressway 20 Km



- Easy connectivity with Pune-Mumbai Highway, Pune-Nashik Highway and Pune-Ahmednagar-Aurangabad Highway

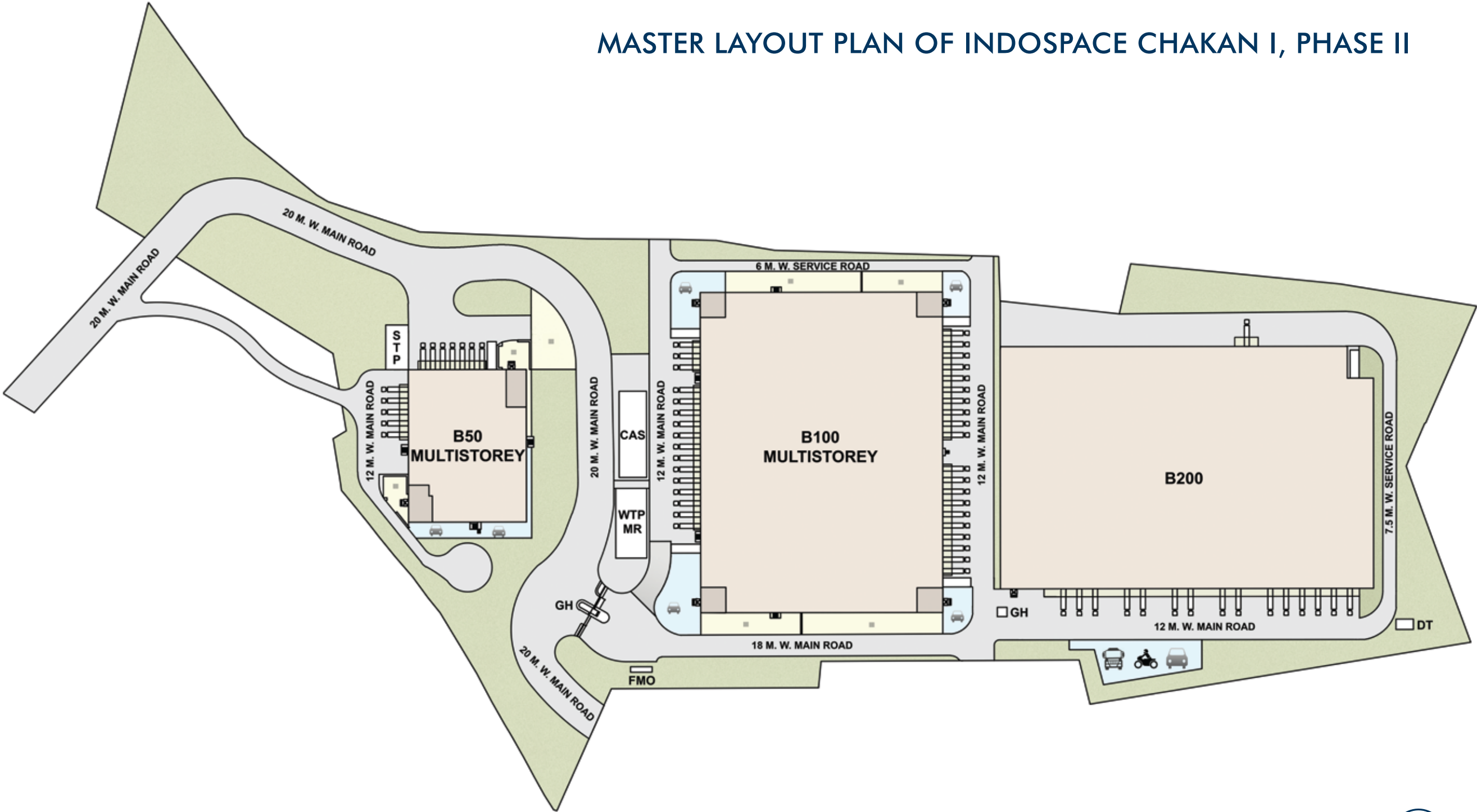


- Surrounded by MIDC Development

LEGEND

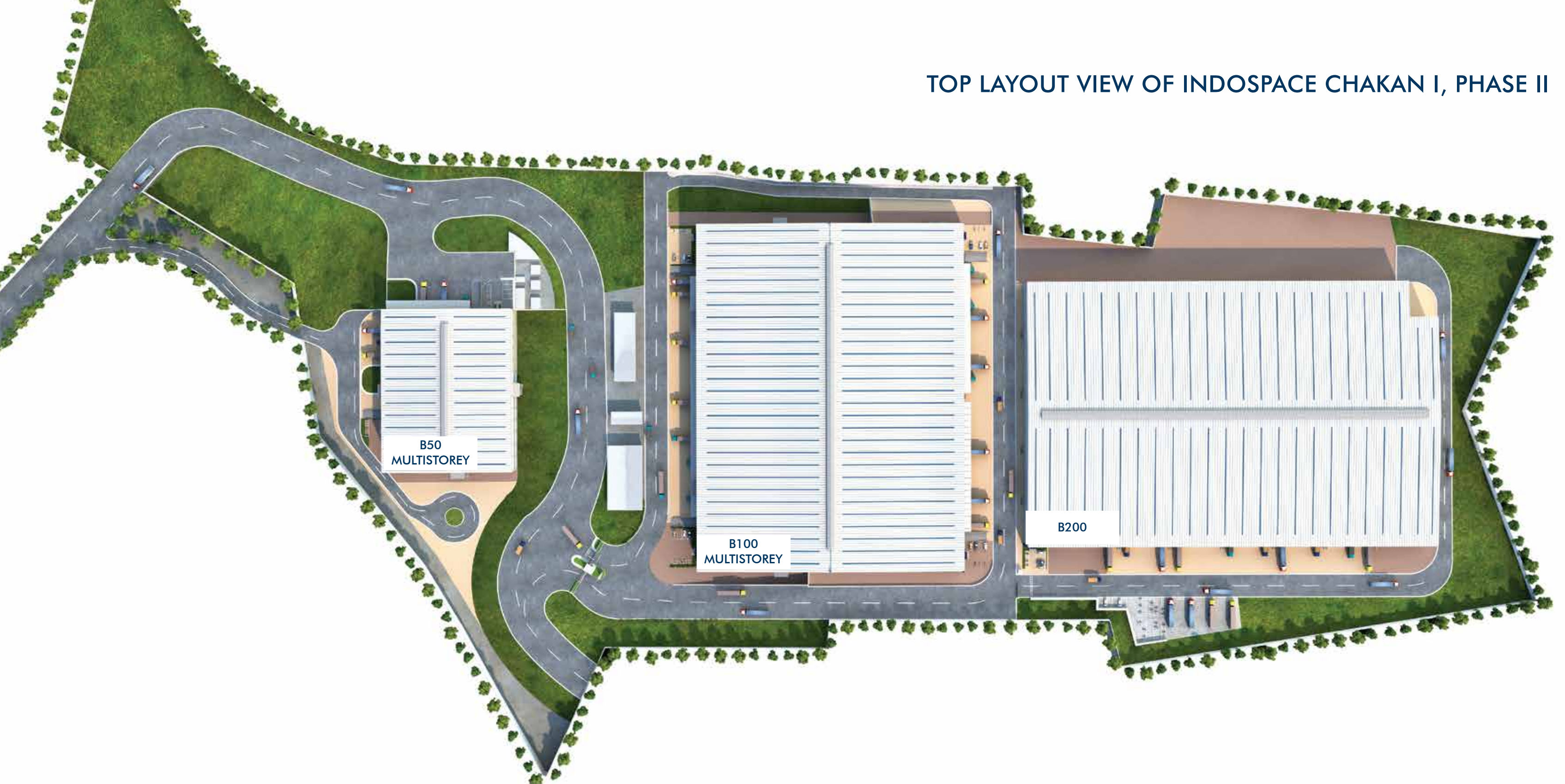
DT	DRIVER’S TOILET
GH	GATE HOUSE
STP	SEWAGE TREATMENT PLANT
WTP	WATER TREATMENT PLANT
MR	METERING ROOM
<div><div></div></div>	UTILITY SPACE
CAS	COMMON AMENITY SPACE: STAFF TOILET, DINING AREA, STORE ROOM
FMO	FACILITY MANAGEMENT OFFICE  *FAR - FIRST AID ROOM  *CR - CONTROL ROOM
<div><div></div></div>	TRAILER PARKING
<div><div></div></div>	2 WHEELER PARKING
<div><div></div></div>	4 WHEELER PARKING

MASTER LAYOUT PLAN OF INDOSPACE CHAKAN I, PHASE II





## TOP LAYOUT VIEW OF INDOSPACE CHAKAN I, PHASE II





MULTISTOREY BUILDING - LOWER LEVEL UNIT  
B100

1	LOWER LEVEL UNIT - 9 M
2	LOWER/UPPER LEVEL FIRE EXIT
3	LOWER LEVEL OFFICE (GROUND + MEZZANINE)
4	APPROACH TO UPPER LEVEL SLOPE 1:30





MULTISTOREY BUILDING - UPPER LEVEL UNIT  
B100

5	UPPER LEVEL UNIT - 9.2 M
6	UPPER LEVEL OFFICE
7	UPPER LEVEL TRUCK DOCKING BAYS





CLOSE UP VIEW OF MULTISTOREY BUILDING  
B50



















# 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.

# 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





# SUPERIOR BUILDING STRUCTURE - B100 & B50

## LOWER LEVEL

STRUCTURE	FLOOR TO FLOOR HEIGHT	ROOF	WALL
RCC framed structure with large spans and mezzanine level office provision	9m	RCC Slab	Precast concrete walls upto 3.6m and metal panels upto roof
FLOOR	SKYLIGHT	VENTILATION	FIRE DETECTION
5T/m2. Flat / Super flat floors, FM2 compliant designed to support high cube racking	Not applicable	Passive ventilation through windows & louvered panels on external wall, with provision to increase air changes through mechanical ventilation	Global NFPA/FM/NBC standard fire fighting & suppression system
DOCKING TYPE	DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS	POWER LOAD	LIGHTING
Internal	Manually operated rolling shutters and mechanically operated dock levellers	Three phase power connection from local substation - 5.5 watt for industrial /sq.ft and 1.25 watt/sq.ft. for warehousing	Flexibility to achieve illumination through LED or T5 high bay light fixture
TRUCK APRON	OFFICE	PARKING	PLUMBING
Concrete paved 16.5m deep (from face of dock wall to edge of pavement)	Over 2 floors, ground & mezzanine	For two and four wheelers at office entrance	<ul style="list-style-type: none"><li>• Separate Piping for domestic &amp; treated water requirement</li><li>• Dual flushing arrangement meeting the requirement of Green Building (Edge Certified)</li></ul>

## UPPER LEVEL

STRUCTURE	CLEAR HEIGHT	ROOF	WALL
Pre engineered building, erected on RCC framed structure, opitmized column spacing and mezzanine level office provision	9.2m at eaves	‘Standing Seam’, a premium roof system that provides 10 years leak proof warranty	Metal panels upto roof
FLOOR	SKYLIGHT	VENTILATION	FIRE DETECTION
3T/m2. Flat / Super flat floors, FM2 compliant designed to support high cube racking	Energy efficient lighting and sky lights	Passive ventilation to provide 3-6 air changes through combination of windows & louvered panels on external wall and roof monitors	Global NFPA/FM/NBC standard fire fighting & suppression system
DOCKING TYPE	DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS	POWER LOAD	LIGHTING
Internal	Manually operated rolling shutters and mechanically operated dock levellers	Three phase power connection from local substation - 5.5 watt for industrial /sq.ft and 1.25 watt/sq.ft. for warehousing	<ul style="list-style-type: none"><li>• Flexibility to achieve illumination through LED or T5 high bay light fixture</li><li>• Provision of transparent polycarbonate sheet to ensure adequate illumination during light fixture</li></ul>
TRUCK APRON	OFFICE	PARKING	PLUMBING
Concrete paved 16.5m deep (from face of dock wall to edge of pavement)	Over 2 floors, ground & mezzanine	For two and four wheelers at office entrance	<ul style="list-style-type: none"><li>• Separate Piping for domestic &amp; treated water requirement</li><li>• Dual flushing arrangement meeting the requirement of Green Building (Edge Certified)</li></ul>

### COMMON INFRA POWER ARRANGEMENT

- 1) A dedicated power feeder from MSEDCL EHV SS.
- 2) Being a dedicated feeder, the quality & availability of power is more dependable.
- 3) 4.5 MVA power already sanctioned & available for project.



INDOSPACE INDUSTRIAL & LOGISTICS PARK  
CHAKAN I, PHASE II



PARTNERING BLUE CHIP CLIENTS

... and many more





————— CHAKAN I, PHASE II - PUNE —————

**KARNATAKA** | **MAHARASHTRA** | **NCR** | **TAMIL NADU**

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#### **Corporate Office**

IndoSpace Development Management  
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#### **Site Address**

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Maharashtra 410507

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