

BAVLA, AHMEDABAD



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

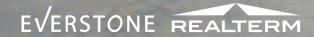
US \$1 BILLION

TOTAL AREA SF

30 MILLION
(2.78 MN SQ.M)

NUMBER OF PARKS **28**

CLIENTS IN INDIA 350+



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



NCR

Luhari I, Haryana

Luhari II, Haryana

Bhaproda, Haryana

Badli, Haryana

GUJARAT

CONNECT WITH GLOBAL CLASS

Developer and Manager of Industrial and Logistics Parks in India.

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EXPERIENCES ANYWHERE

IndoSpace is the largest Investor,

MAHARASHTRA



ANDHRA PRADESH



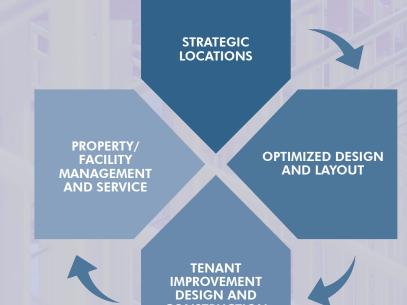
KARNATAKA

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.



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

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.

Reji Varghese, President & MD - Delphi India



ABOUT AHMEDABAD

Ahmedabad is Gujarat's largest city and the 7th largest urban centre in India. Located on the banks of the Sabarmati river, the city that was once known for its booming textile industry, is now transforming into a rising centre for education, information technology and scientific industries. This culturally rich city continues to remain the political and commercial capital of Gujarat.

ABOUT BAVLA

Bavla lies in close proximity (15 KM) to the Changodar industrial area, which is the largest and most preferred industrial location of Ahmedabad. The Industrial hub of Sanand can be reached within an hour, thereby negating the need to have separate warehouse facilities to service the nearby industries. Easy access to the major ports of Kandla and Mundra (250 km) also make Bavla's location a compelling choice for manufacturing firms looking at a nation-wide/export distribution model.

The Changodar-Bagodara industrial corridor has a very dominant presence of industrial and warehousing activity and has a well - established industrial ecosystem.

INDOSPACE AT BAVLA

IndoSpace at Bavla is located on the Ahmedabad-Rajkot National Highway (NH47) with excellent visibility and proximity to the Changodar-Bagodara industrial belt which houses many large and medium industrial and warehousing developments. Some of the leading names in this belt are FedEx, LG, Intas Pharma, Claris Pharma, Gardner Denver and e-commerce companies such as Amazon, Big Basket and Snapdeal.

CONVENIENT TRANSPORTATION NETWORK



Ahmedabad City Centre
40 KM



GIDC, Sanand
43 KM



Ahmedabad Railway Station **51.4 KM**



International Airport
61.8 KM



Honda Motorcycle (Vithalapur) **90 KM** Maruti Suzuki Plant (Becharaji) **110 KM**



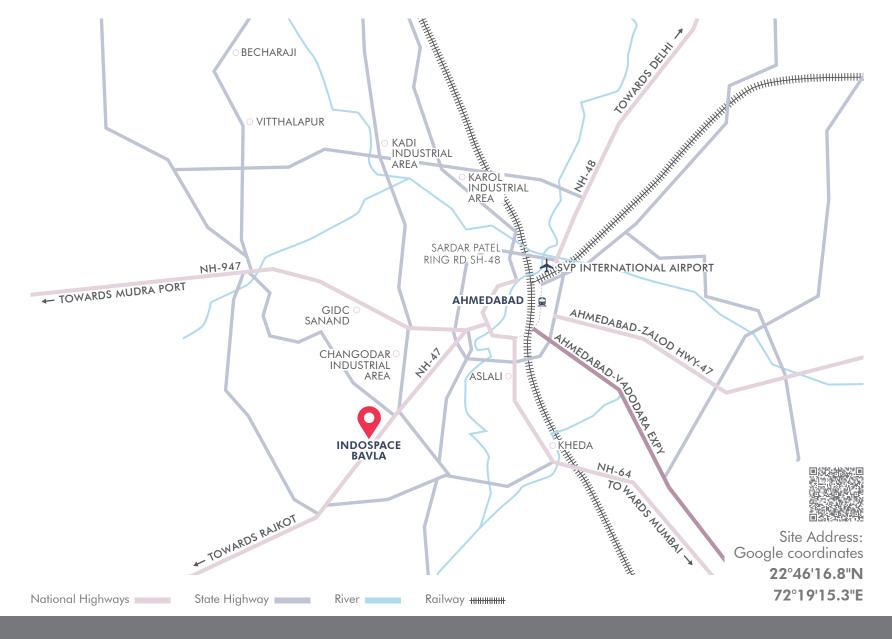
Kandra & Mundra port **250 KM**

SENSIBLE LOCATIONS FOR SMART ADVANTAGES.



 Highway connectivity to consumption markets of Ahmedabad, Baroda and Rajkot

LOCATION MAP





• Ease of access to the major ports of Kandla and Mundra (250 km) for manufacturing firms looking at a nation-wide/export distribution model

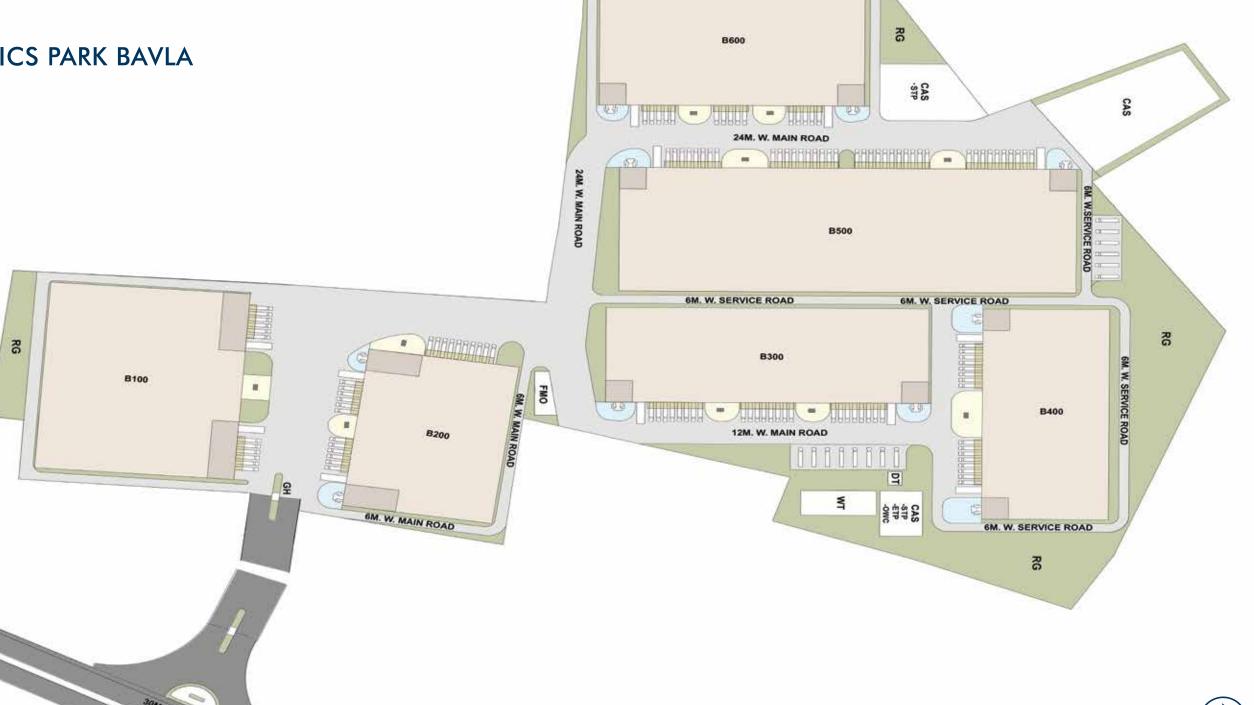


 Frontage of about 70 metres on (NH47), the 4-lane highway connecting Ahmedabad with Rajkot

MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK BAVLA

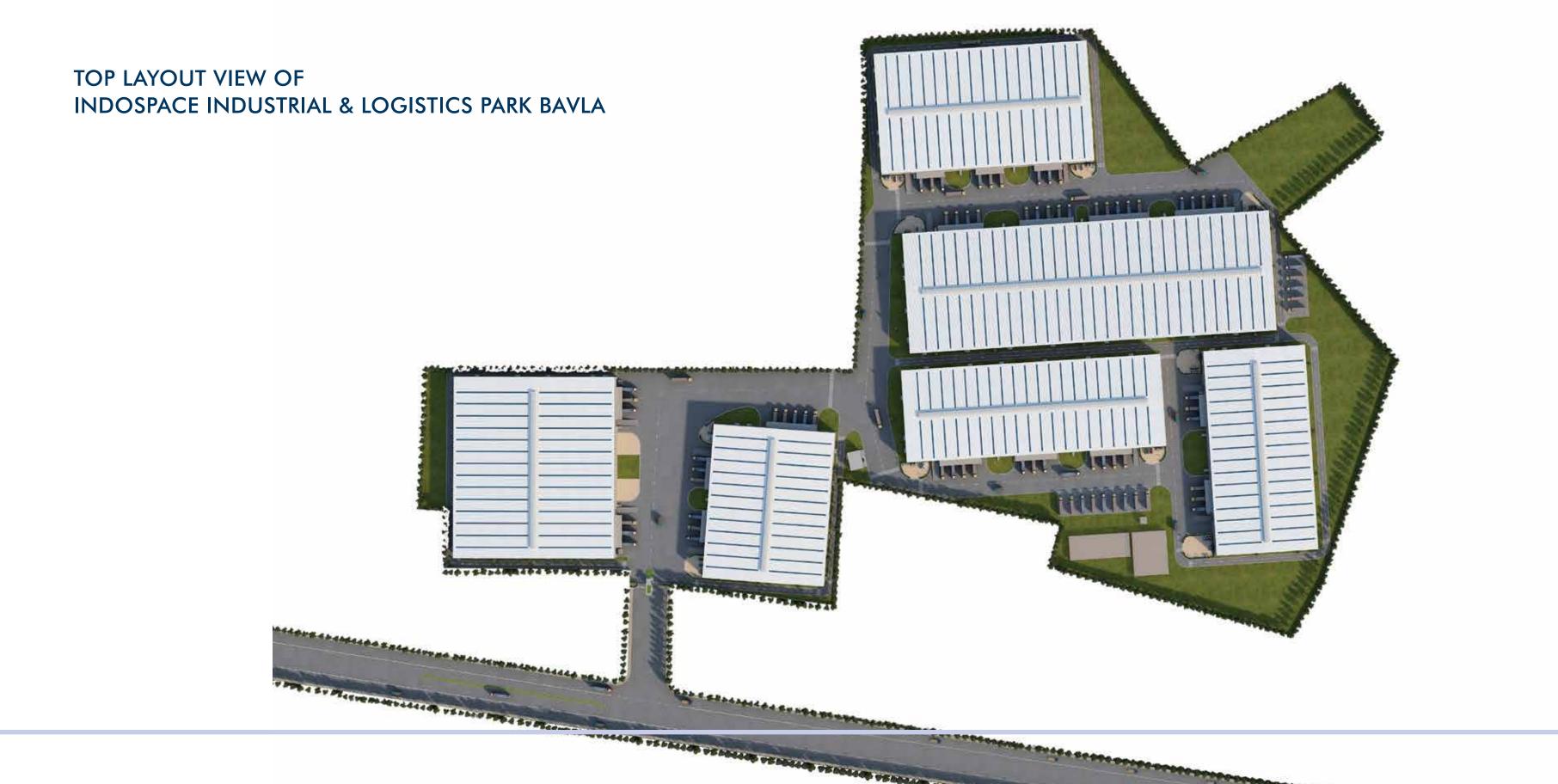
LEGEND

RG	RECREATION GROUND
STP	SEWAGE TREATMENT PLANT
WT	WATER TANK (DOMESTIC+FIRE)
FMO	FACILITY MANAGEMENT OFFICE
	FIRST AID ROOM
	AND CONTROL ROOM
CAS	COMMON AMENITY SPACE
GH	GATE HOUSE
DT	DRIVER'S TOILET
OWC	ORGANIC WASTE CONVERTER
ETP	EFFLUENT TREATMENT PLANT
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE



6M. W. MAIN ROAD





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

9.2m at eaves

ROOF

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

WALL

Brick / Block wall upto 3.64m 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 firefighting & suppression systems

DOCKING TYPE

Internal

DOCK DOORS, DOCK LEVELLERS AND DRIVE IN DOORS

Manually operated rolling shutters

POWER LOAD

Single / three phase power connection from local substation - 5.5 VA/sq.ft * and 1.50 VA/sq.ft **

LIGHTING

LED / T5 fixtures to provide 150 lux illumination

TRUCK APRON

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

OFFICE

Over 2 floors: Ground & Mezzanine

PARKING

For two and four wheeler at office entrance





PARTNERING BLUE CHIP CLIENTS































































































... and many more



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

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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 Bavla Crystal Indus & Logistic Park, opp. Kerala GIDC, Near Roe Lab, Village - Bavla, Bavla-Bhayla Highway, Gujarat - 382240 For Leasing Enquiries Contact

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