



**RAJPURA, PUNJAB**



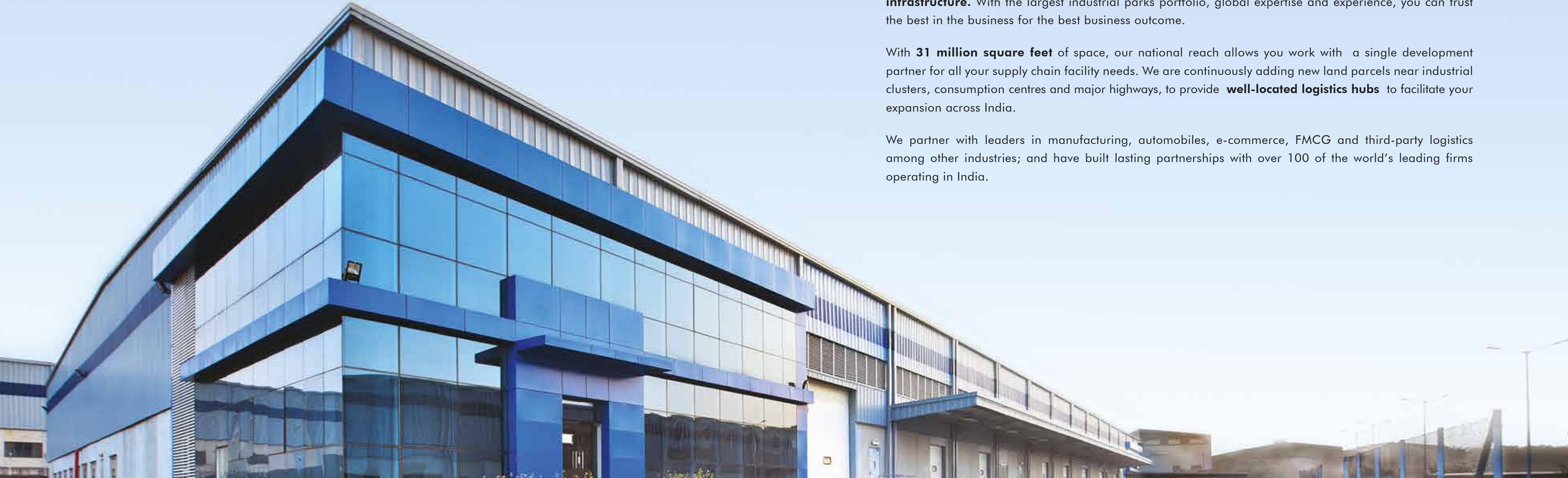
[indospace.in](http://indospace.in)

## 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.

Kiran Kulkarni  
Project Manager, IKEA

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

**AND THE PLANET.**

**INDOSPACE BUILDINGS ARE EDGE CERTIFIED.**



**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

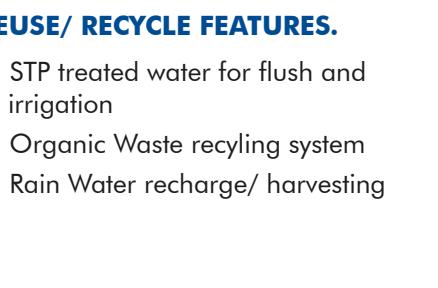
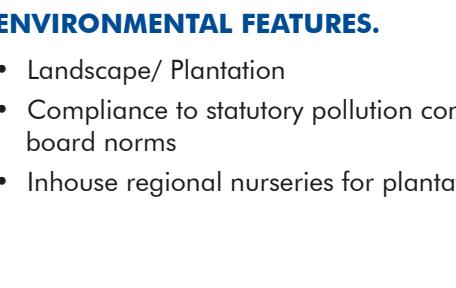
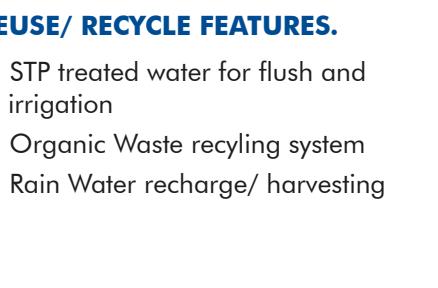


**MATERIAL SAVING FEATURES.**

- 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



**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



**ENVIRONMENTAL FEATURES.**

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



## 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



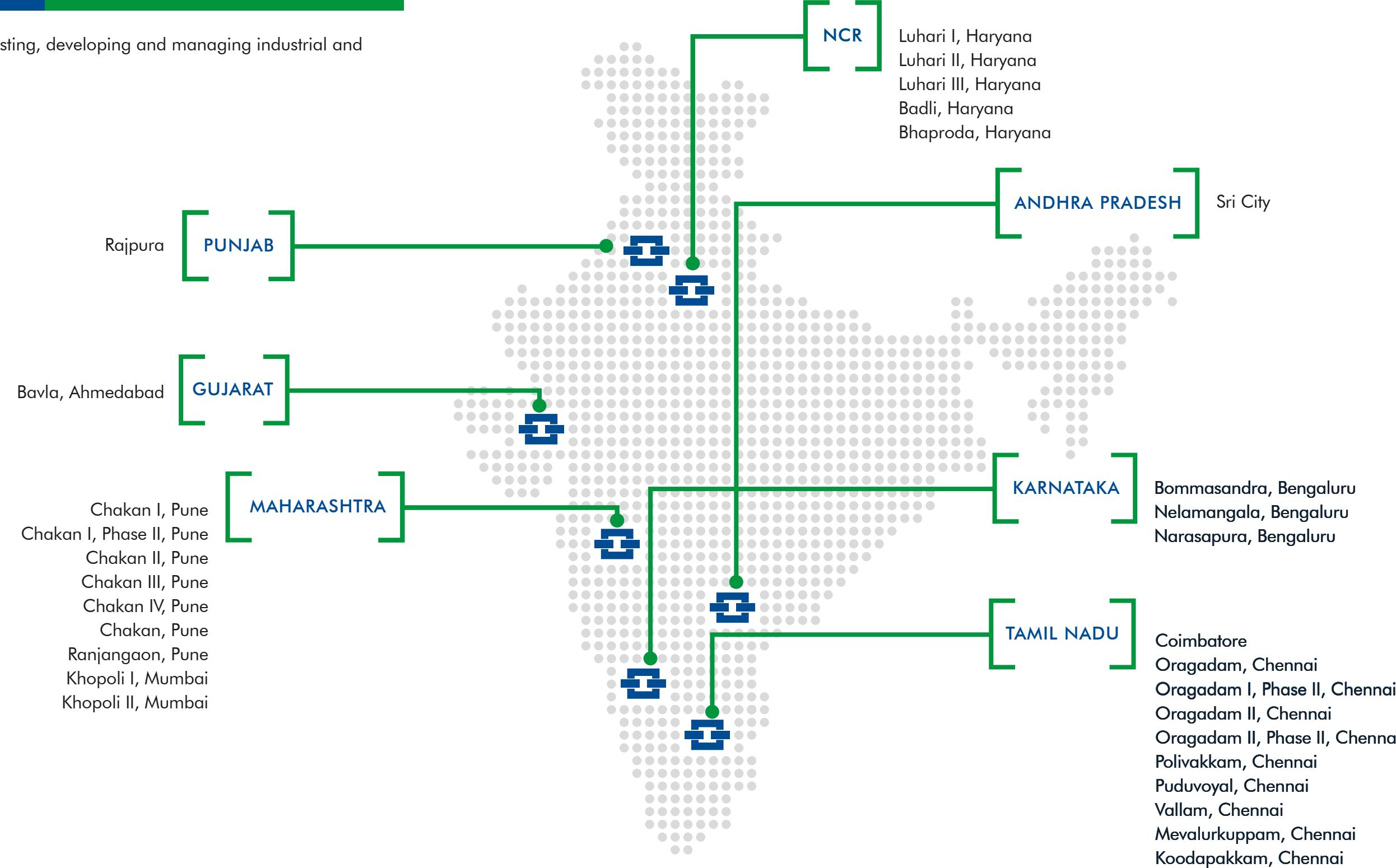
**Warehousing Innovation Of The Year 2016**  
Recognition Received At The 10th Express Logistics & Supply Chain Conclave



**Warehousing Company Of The Year 2016**  
Recognition Received At The 10th Express Logistics & Supply Chain Conclave

## NATIONWIDE NETWORK OF EXCELLENCE.

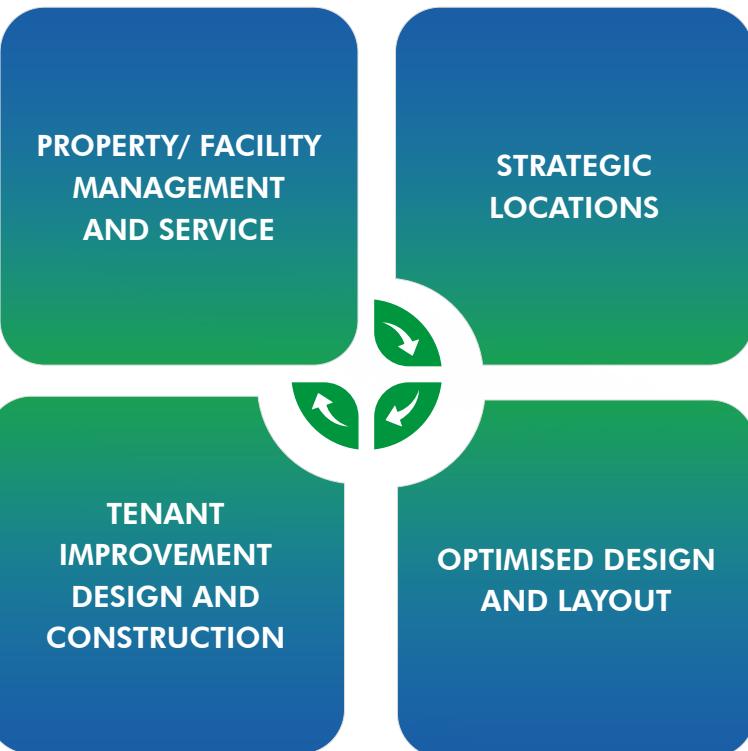
IndoSpace is the leader in investing, developing and managing industrial and logistics parks in India.



# 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.



## BUILT 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 RAJPURA I

TOTAL LAND PARCEL

**47 acres**

TOTAL CHARGEABLE AREA

**11,83,000 sq. ft.  
(1,09,903 sq. mt.)**

TYPE OF LAND

**Suitable For Logistics  
Development**

## **ABOUT PUNJAB**

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Located in the North-western part of India, Punjab is primarily an agriculture-based state due to the presence of abundant water sources and fertile soils. It also has the largest number of steel rolling mill plants in India, which are in "Steel Town" - Mandi Gobindgarh in the Fatehgarh Sahib district.

## **ABOUT RAJPURA**

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Rajpura has emerged as the warehousing and logistics hub of Punjab due to its proximity to the Chandigarh-Mohali-Punjab tri-city area as well as its well-connected rail and road links to the rest of Punjab, Himachal Pradesh, NCR Delhi, and Rajasthan.

Rajpura is close to FMCG and Pharmaceutical manufacturing companies and is well-placed for distribution for the markets in Punjab and Himachal.

## **INDOSPACE AT RAJPURA**

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The IndoSpace Park is the only Grade A park in the region.

Spread across 47 acres, the IndoSpace Industrial and Logistics Park at Rajpura is situated at the junction of NH 44 (the longest-running major north-south National Highway in India) and NH 7, making it well-connected to the major nearby states of Delhi, Haryana and Himachal Pradesh. Its strategic location and easy access via air, road and rail make IndoSpace an ideal location for companies planning to establish their presence in Rajpura.

Rajpura is a major hub for several Indian and multinational companies such as Tata Teleservices, Walmart, ITC, Airtel, Aircel, HUL and Castrol and has a number of large-scale industries such as Hindustan Unilever (HUL) and Bunge in its vicinity.

P&G has recently taken up 2,00,000 sq. ft. of warehousing area and HUL has established a sizable manufacturing unit in Rajpura.

## CONVENIENT TRANSPORTATION NETWORK

- Ambala Cantonment Junction: **33 km via NH44.**
- Chandigarh international airport: **40 km via NH7.**
- Ludhiana airport: **78 km via NH44.**
- The site is on **NH44.**
- Baddi Industrial Area: **75 km away.**

## STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGES

- Rajpura is the Gateway of Punjab, being at the junction of **NH44 and NH7** (Srinagar – Kanyakumari Highway, India's longest highway).
- Proximity to **FMCG and Pharmaceutical** (HUL, Asian Paints and Bunge) manufacturing; well-placed for distribution for the markets in Punjab and Himachal.
- Just **90 km** from the industrial town of Ludhiana (famous for its bicycle, apparel and sewing machine industries).



## LOCATION MAP



## MASTER LAYOUT PLAN OF INDO SPACE LOGISTICS PARK RAJPURA I

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

**TOP LAYOUT VIEW OF INDOSPACE LOGISTICS  
PARK RAJPURA I**

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## 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

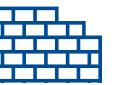
To ensure our customers receive the best possible service, all our estates have in-house property service teams that attend to customers' operational needs, and ensure maintenance and presentation standards are exceptional. Dedicated Building Managers provide on-site support for day-to-day operations, 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 3.6m and metal  
panels upto roof



### TRUCK APRON

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



### VENTILATION

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



### ROOF

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



### LIGHTING

LED / T5 fixtures to provide  
150 lux illumination



### CLEAR HEIGHT

12m



### SKYLIGHT

Energy efficient  
lighting and sky lights



### PARKING

For two and four wheelers  
at office entrance



### 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 - 1.25 watt/sq. ft. \*\*



### DOCKING TYPE

Internal



### FLOOR

5T/m<sup>2</sup>. Flat / Super flat floors,  
FM2 compliant designed to  
support high cube racking



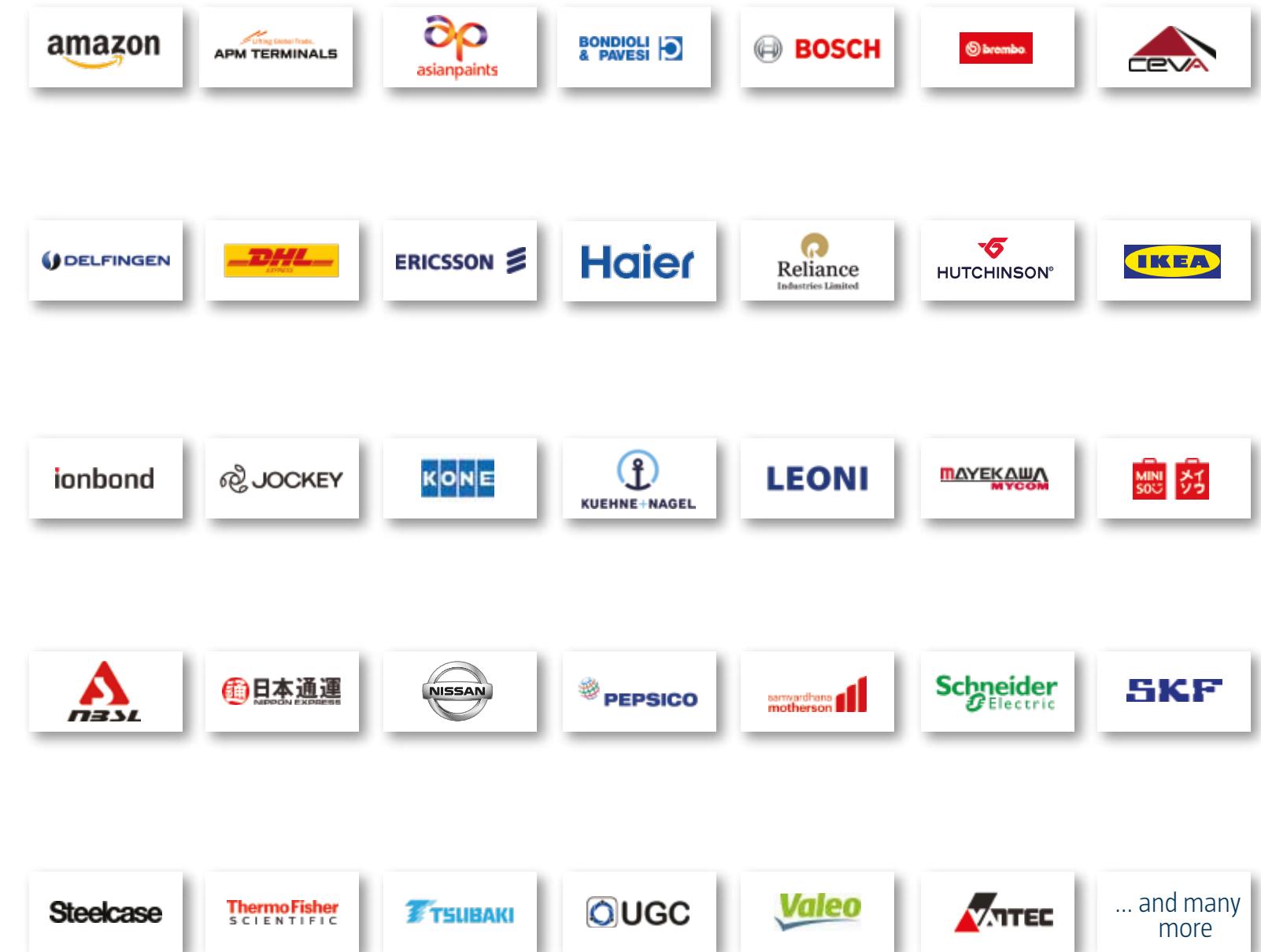
### FIRE DETECTION

Global NFPA/FM/NBC  
standard fire fighting &  
suppression systems



INDOSPACE LOGISTICS PARK RAJPURA I . PUNJAB

## PARTNERING BLUE CHIP CORPORATIONS



... and many more



**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 Rajpura I**  
Village Chamaru, Tehsil-Rajpura,  
District-Patiala (on GT Road, Rajpura),  
Punjab - 140401

**FOR LEASING ENQUIRIES CONTACT**

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