

BHAPRODA, HARYANA



# 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+

EVERSTONE REALTERM

# TESTAMENTS TO EXCELLENCE



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

RANKED No.1 BY EUROMONEY MAGAZINE FOR THREE YEARS IN



**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



# WAREHOUSING COMPANY OF THE YEAR 2016

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



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

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

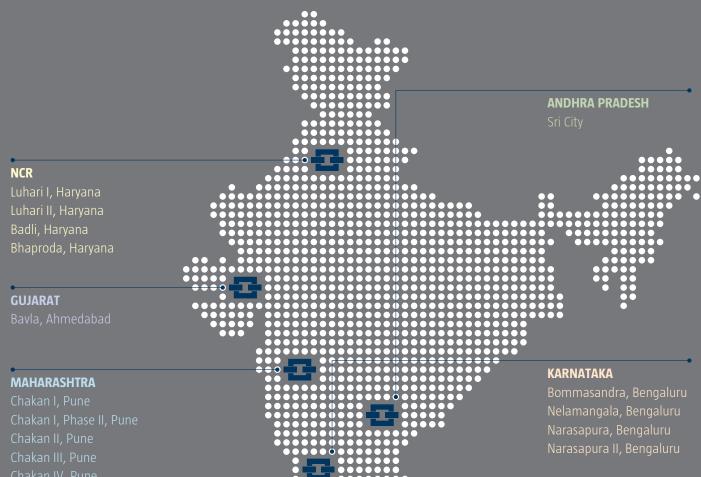


# WAREHOUSING EXCELLENCE **INNOVATION AWARD 2016**

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.



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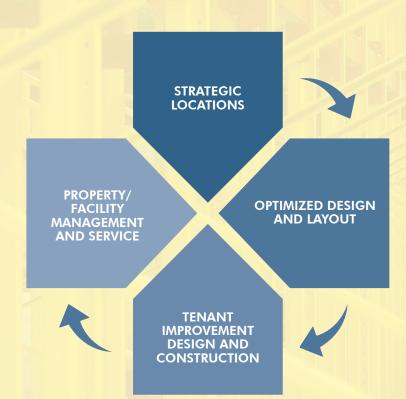
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# **TAMIL NADU**

# 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.



# **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.



# 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 HARYANA**

\*Haryana is one of India's leading states in terms of 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, Haryana is the third-largest exporter of software and a preferred destination for IT/ITeS facilities. Nearly one-third of the state's area comes under National Capital Region (NCR), a prominent trade and consumption centre.

# **ABOUT BHAPRODA**

Jhajjar is one of the 21 districts of Haryana state and an important one. Bhaproda in Jhajjar lies on National Highway 352 in proximity to Delhi and Gurugram. In fact, it is the quickest gateway to the capital of India. The recent setting up of SEZs at Bhaproda has opened up new avenues for industrial and economical activities in the region with infrastructure of International Level.

# INDOSPACE AT BHAPRODA, HARYANA

IndoSpace at Bhaproda lies in extreme proximity to Gurugram which is strategically located with direct connectivity to NH9 and NH352. It also falls in the vicinity of the two key national highways that seamlessly connect the site with Delhi, Himachal Pradesh, Punjab, and Rajasthan. It also has direct access to Delhi-Rohtak NH9 and NH352.

The site has established industrial submarkets of Rohtak and Bahadurgarh in the vicinity that is home to names like Asian Paints, Tata Global Beverages, Jindal Steel, Hindustan National Glass, Neolite Industries, Lakshmi Precision Screws, Aisin and Essar Steel.

\* Source:www.ibef.org

# CONVENIENT TRANSPORTATION NETWORK



New Delhi Borde **8KM** 



Kundali-Manesar-Palwal (KMP) Expressway 12KM



IMT Manesar

37KM



New Delhi City Centre **44KM** 



New Delhi Railway Station **52.3KM** 



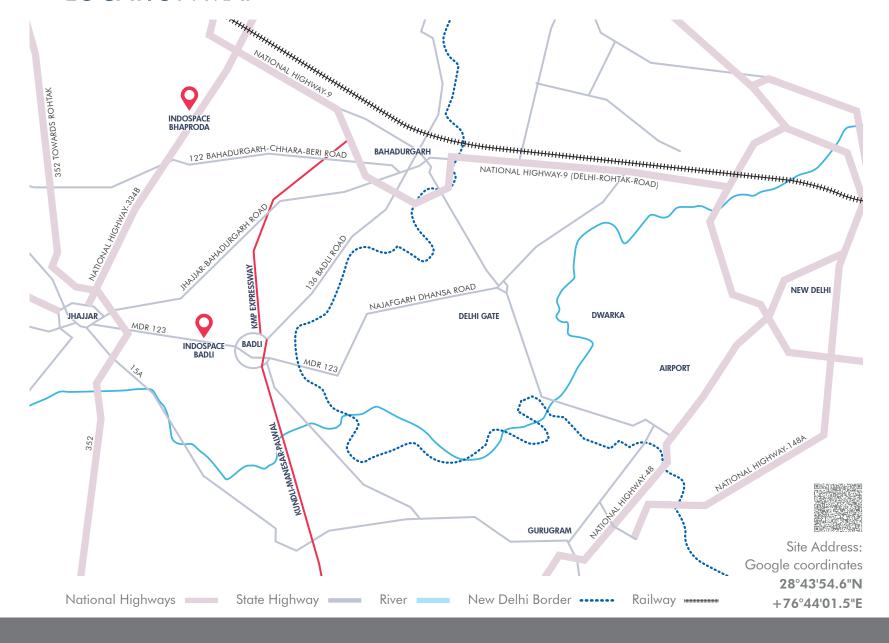
Indira Gandhi International Airport **60KM** 

# SENSIBLE LOCATIONS FOR SMART ADVANTAGES



• Distance from NH-9 Delhi-Rohtak National Highway is approximately 6km

# LOCATION MAP





• Direct connectivity to NH9 and NH352, the two highways that seamlessly connect with Delhi, Gurugram, Himachal Pradesh, Punjab and Rajasthan

# MASTER LAYOUT PLAN OF INDOSPACE LOGISTICS PARK, BHAPRODA

# **LEGEND**

RG	RECREATION GROUND
STP	SEWAGE TREATMENT PLANT
OWC	ORGANIC WASTE CONVERTER
SS	SUB STATION
CAS	COMMON AMENITY SPACE
RS	receiving station
FMO	FACILITY MANAGEMENT OFFICE
	FIRST AID ROOM
	CONTROL ROOM
E-WASTE	ELECTRONIC WASTE
	2/4 WHEELER PARKING
	TRAILER PARKING
	UTILITY SPACE
GH	GATE HOUSE
RWHP	RAINWATER HARVESTING POND





# TOP LAYOUT VIEW OF INDOSPACE LOGISTICS PARK, BHAPRODA

# **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

# 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 sky lights

# 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 -1.25 watt/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



# PARTNERING BLUE CHIP CLIENTS



































































































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

### **Corporate Office**

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# Site Address

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