



**HORIZON**  
INDUSTRIAL PARKS

A BLACKSTONE  
LOGISTICS PLATFORM



HORIZON DELIVERS

# BESPOKE SOLUTIONS FOR FOSROC

# OVERVIEW

---

Fosroc India commenced its operations in Bengaluru (Karnataka) and now has expanded to other cities across India like Kolkata (West Bengal), Ankleshwar (Gujarat), Keshwana (Rajasthan) and Bangladesh.

The company recently decided to further augment its production capacity in India with another state-of-the-art built-to-suit manufacturing facility in a well-connected metropolitan city. To meet this requirement, Fosroc India was in search of a credible developer with a proven track record of developing and maintaining industrial parks with advanced and innovative manufacturing and warehousing facilities.

## SECTOR:

---

Chemical

## COMPANY OVERVIEW:

---

As one of the leading manufacturers of global speciality and high-performance construction chemicals, British brand Fosroc serves customers across various market segments like infrastructure, building, transport, and utilities.

# FOSROC INDIA'S NEW MANUFACTURING FACILITY: A CLOSER LOOK

---



Manufacturing facility in a strategic location in Hyderabad, Telangana



120,000 sq.ft. facility to augment production capacity for Southern India



Built-to-suit facility developed as per customers' process requirements



Campus environment for housing main factory & auxiliary building



Construction material with low embodied carbon.



Clean energy with rooftop solar panels



Fosroc India presented the following requirements to Horizon Industrial Parks for its new BTS manufacturing and warehouse facility in India:

A customised manufacturing facility with an area of around 120,000 sq. ft.

- A specific requirement for a portion of the main factory to have a height of at least 22 metres.
- A warehouse building adjoining the main building for the storage of raw materials and finished goods
- Dedicated fenced premises with security offices at the in & out gates
- Dedicated parking areas within the Fosroc premises
- Isolated Hazardous/non-Hazardous waste storage room
- Isolated flammable storage shed as per Fosroc process requirement
- Basic provisions to enable Fosroc weigh bridges at the entrance & exit gates

# HIGHLIGHTS OF THE SOLUTION OFFERED BY HORIZON INDUSTRIAL PARKS

With a clear understanding of the specifications required by Fosroc India, Horizon proceeded to work on delivering the bespoke manufacturing facility with the necessary infrastructure and facilities.

## **Strategic and Well-Connected Location**

Fosroc India's new manufacturing facility is strategically located in JCK Horizon Industrial Park Kothur, in Hyderabad Telangana. The industrial park is well-connected to the International Airport as well as the National Highway 44 (Hyderabad -Bengaluru Highway). This makes raw material sourcing and logistical movement to Southern India extremely efficient for Fosroc India.

## **Adherence to the Stipulated Timeframe**

Horizon is making progress to complete and deliver the built-to-suit facility by January 2024 as per the schedule agreed with the customer.

## **Compliance with Local Regulations**

A large portion of the manufacturing facility has been designed with a custom height of 23 metres. Since this portion is to be dedicated to the storage of flammable chemicals in stacks, additional NOCs and approvals from various governmental agencies were required. To ensure compliance with local and national regulations, Horizon ensured that all the necessary standards and special statutory approvals for the manufacturing and storage of chemicals were sought and obtained.



## Efficient Design and Layout

With a built-up area of approx. 120,000 sq. ft and an open area of 53,000 sq. ft, the new built-to-suit bespoke facility for Fosroc India is well- planned for maximising efficiency. Horizon Industrial Parks created a world class campus environment within the park to house the main factory as well as the auxiliary building. While the core building will be used for the client's mainstream manufacturing operations, the additional building, which is located away from the primary manufacturing facility, will be employed for the storage of finished goods.

The BTS facility will also have various other efficiently designed features with functional advantages, such as the following:

- PEB structure with skylights, which utilises daylight and helps in saving energy
- Louvers for air ventilation for the entire building
- A concrete apron 16.5m in width to ensure heavy-duty performance for heavy traffic loads
- Roof and wall insulation to minimise radiant heat
- Roof safety harness lines along the periphery of the roof and on either side of the ridge ventilator
- Warehouse build optimised to streamline the manufacturing process for the client
- Differential roof heights ranging between 8 m to 23 m to cater to their manufacturing process flow
- Rooftop solar for energy efficiency

## Compliance with Local Regulations

Horizon Industrial Parks is also 100% ESG-compliant. The materials used for the onstruction of Fosroc India facility are environment-friendly and embody less carbon. The roof has also been designed to cater to a solar panel load of up to 20kg/sq. m. Fosroc will be able to utilise this clean sustainable energy, thereby bringing down its operational cost and protecting the environment. The dual plumbing system with separate lines for domestic & flushing system utilises water resources efficiently.



## ON A FINAL NOTE

---

Horizon's customised, sustainable, and state-of-the-art facility for Fosroc India will be a game-changer for the latter's chemical manufacturing and production processes and set the stage for continued growth and stronger partnerships in the coming years.

# CONTACT

---

Horizon Industrial Parks Pvt Ltd  
Floor 15, Tower 1, One World Center  
Lower Parel, Mumbai 400 013

[contactus@HiParks.com](mailto:contactus@HiParks.com)

[+91 88799 70705](tel:+918879970705)

FOLLOW US: [!\[\]\(cbe80b694ebd74fcfe136a095b608235\_img.jpg\)](#) [!\[\]\(27df6be88af07602ea392719b144fe7f\_img.jpg\)](#) [!\[\]\(96f0a292e266dbee33329d5ab59a28c7\_img.jpg\)](#)



LET'S CO-CREATE THE RIGHT  
SOLUTION FOR YOUR BUSINESS

[ENQUIRE NOW](#)