

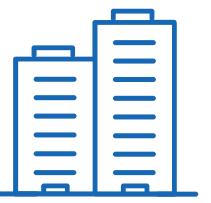


INDUSTRIAL & LOGISTICS PARKS

A Niranjan Hiranandani Initiative

THE LEGACY

Steered by the vision to power new-age India's urbanization program, the conglomerate has a diversified presence in the key sectors of real estate, utilities, infrastructure and oil & gas.



Realty

Residential | Commercial | Hospitality | Education | Healthcare

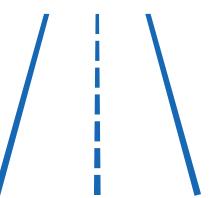
26.36 million sq. ft. of residential, commercial and retail spaces pan-India delivered



Oil & Gas

LNG Re-gasification Terminals | Natural Gas Pipelines

\$2bn Projects currently under execution on the west coast & east coast.



Infrastructure

Township Infrastructure – Roads, Power, Water, Fibre | Smart Township Services – Waste Management, Security, Maintenance | Industrial | Parks Solar Energy

13.8 million sq. ft. of industrial and logistics parks across India.



HIRANANDANI GARDENS, POWAI - A CITY WITHIN A CITY.

**OUR INDUSTRIAL
SPACES.
YOUR BUSINESS
GLORY.**



INTRODUCING GREENBASE - INDUSTRIAL & LOGISTICS PARKS

A Niranjan Hiranandani initiative, Greenbase is the Industrial & Logistics Parks vertical that will provide the best-in-class real estate solutions for the industrial, logistics & warehousing sector. With a long-term vision emanating from deep-rooted insights, the Group's infrastructure business aspires to transform tomorrow's India and also change the way businesses in the country operate, following P.M. Modi's *'Make in India'* initiative.





OUR TOP-TIER
SECURITY.
YOUR BUSINESS
HARMONY.

CAPABILITIES

Our commercial expertise paired with cutting edge infrastructure and execution capabilities; enables us to provide cost effective solutions for all industrial and logistics spaces. Our solutions are set to exacting global standards.

Today, we operate in :



Built-to-suit
Industrial Facilities



Cold Storage



Plug and Play
Facilities for Light
Industrial and Storage



Warehouse
Developments

THE GREENBASE EDGE

Building Communities, the Hiranandani way:

Greenbase Industrial & Logistics Parks being located alongside our townships, will promote healthy living based on the 'walk-to-work' philosophy. Our community development will include all major conveniences like education, healthcare, retail & leisure.

A Natural Progression:

Our strong grasp of the market and industry enables us to employ a structured approach, follow due systems and processes. Our realty expertise over the past 40 years has helped us support clients with liaising & governance, contractual obligations and aiding with warehouse management.

Assistance in Regulatory Requirements:

Our previous experiences have enabled us to gain a distinctive understanding of how business processes work making us a valuable partner to guide and assist our clients through myriad approval processes with NOC's for business licenses, fire approvals, CTE, CTO, etc.

**OUR DIGITAL
PROWESSION.
YOUR BUSINESS
SUCCESS.**



THE GREENBASE VALUE PROPOSITION

With Hiranandani's **4 decades** of proven history in infrastructure, our team has always believed in providing self-sustainable infrastructure-led developments.



Client First

- Customer-centricity is the key to our progress
- A proven track record of delivering built-to-suit projects at the promised time
- Successful construction of 2 million sq. ft. of commercial space including approvals for TCS in Thane within 18 months



Marquee Tenants

- Strong leasing and occupancy history with marquee tenants including Nomura, Crisil, Credit Suisse, Prudential, Amazon, Maersk Global, Colgate Palmolive, Deloitte and TCS



Existing Land Bank

- Pan-India land bank of more than 3000 acres
- Availability of land banks at strategic locations
- Proven history of acquiring land parcels at key locations



Strategic Advantage

- Established track record of developing marquee projects over the last 40 years
- Leveraging existing land parcels; and development expertise for the industrial & logistics platform



Development Expertise

- In-house team of 600+ expert professionals in engineering, architecture and liaising
- Established track record of developing projects, obtaining approvals and completing construction in record time



Mixed Use

- Track record of developing mixed use townships at Powai, Thane and Panvel
- Proposed development of worker's quarters, skill development centers, SMEs in the industrial parks



Synergistic Living

- Established history of developing social infrastructure like schools, sports amenities, community centers, etc.
- Pre-planned infrastructure and amenities



Infrastructure and Security

- Development of robust infrastructure supported by state-of-the-art security management services
- Provision of water & sewage treatment plants, power substations, security cabins, boundary walls, etc. for the industrial parks



The background image shows a multi-lane highway during sunset or sunrise. The sky is filled with warm orange and yellow hues, and the landscape features trees and hills in the distance. Several vehicles, including cars and trucks, are visible on the road, their headlights and尾灯 glowing. A concrete barrier runs along the center of the highway. In the bottom right corner, a large truck is partially visible, its side mirror reflecting the surrounding environment.

**OUR STRATEGIC
LOCATIONS.
YOUR BUSINESS
REACH.**

THE PRESENCE

Greenbase Industrial & Logistics Parks are strategically located at key locations with close proximity to commercial, logistical and freight corridors pan-India.



BASE BUILDING & EXCLUSIONS OF LESSEE SCOPE

SPECIFICATIONS

BASE BUILDING

BASE BUILDING	
Shop Floor	- Pre-engineered building
Office	- Pre-engineered building and part of the main building OR RCC structure adjacent to main
Clear height	- 9m
Internal bay size	- 20m x 16m
Roof	- "Standing Seam"
Wall	- Block wall to 4m
Floor	- 5T/m2
Skylight	- Polycarbonate sheets, approximately 3.5 to 4% of roof area
Dock height	- 1.3m
Docking type	- Internal
Dock doors	- Manually operated rolling shutters, 1 per 15,000 sq. ft.
Drive in door	- Manually operated rolling shutters, 1 per building
Truck apron	- Concrete, 16.5 m
Power load	- Single / three phase power connection from local substation; 1 watt per sq. ft.
Lighting	- T5 fixtures to provide 150 lux illumination
Fire protection	- Exit doors, extinguishers, internal hydrants and hose reels
Fire detection	- Fire alarm and detection system
Roof sprinklers	- K115 roof sprinklers as per codes only for shop floor area
Toilets	- At the ground floor within the building area designed for population of 1 per 1,000 sq. ft. building space
Population	- Utilities designed for population of 1 per 1,000 sq. ft. building space

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COMMON INFRASTRUCTURE & AMENITIES

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1	33/22 KV power tap off from service provider tap off point at sub-station and terminated within the park boundary	14	Entrance gate, security guard house and boom barrier at park entrance
2	33/22 KV power ring main for tap off to park tenants	15	Security fence to park boundary
3	External lighting to common areas and roads	16	Asphalt road for access and internal circulation
4	Power back (DG) for essential common utilities	17	6m wide fire lane
5	On site water connection	18	Road markings
6	Under-ground domestic and fire water tank	19	Signages
7	Fire-fighting pump room	20	Curbs, paving and soft landscaping
8	Fire-fighting ring main loop with fire hydrants	21	Greenery ratio to meet local requirements
9	Fire-fighting tap off at building for hydrant and sprinkler	22	Amenity block consisting of: <ul style="list-style-type: none">▪ Drivers rest room▪ Property management office▪ First aid and health centre▪ ATM▪ Canteen
10	Sewage treatment plant (STP)		
11	Tap off point at building for sewage and drainage to STP		
12	Storm water drainage		
13	Rain-water harvesting		

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