



BEST WAREHOUSING SPACE DEVELOPER

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Share with us your opinion on the warehousing space market trends for the progressive year, estimating the relative growth and demand potentials.

According to JLL India, the supply of warehousing space is likely to double by 2022 with the addition of around 200 million sq. ft. The warehousing and industrial real estate sector has received one of the largest contributions in terms of foreign investment. Colliers International, a property advisory firm estimated that investments in the Indian Industrial and warehousing sector are to touch \$7 billion by 2021. With further capital being invested by foreign investors for backing the local businesses, the industry is expected to witness an upswing in the upcoming year.

There is an expected shift happening towards 'Green Warehouses' and integration of sustainable warehouse designs. IndoSpace, being the leader, has already adopted various initiatives towards this making us one of the pioneers of green warehousing in India.

Tell us about your recent on-going mega projects.

After an active 2019 where we expanded across India and launched 5 parks across Ahmedabad (Bavla), Haryana (Luhari), Punjab (Rajpura) and Tamil Nadu (Mevalurkuppam and Koodapakkam), we started 2020 with the launch of three new industrial and logistics parks across Becharaji in Gujarat, Anantapur in Andhra Pradesh, and Sohna Taoru in Haryana early January.



- IndoSpace Industrial and Logistics Park Becharaji is spread over 40 acres and is situated closer to Becharaji-Mandal Special Investment Region. The location offers ease of connectivity through direct access from Becharaji-Surendranagar State Highway (SH-19) and is also in proximity to the ports of Kandla (310 KM) and Mundra at (275 KM). Becharaji is developing into one of the largest industrial manufacturing hub for car and two-wheeler manufacturers and is also home to Japanese industrial cluster.
- IndoSpace Industrial Park Anantapur, in Andhra Pradesh, offers Grade A industrial and warehousing facilities spread over 30 acres. The park is located close to National Highway NH-44 (Bengaluru – Hyderabad Road) and is well connected to Krishnapatnam Port (351 KM) as well as Bengaluru Airport (132 KM).
- IndoSpace Logistics Park Taoru is spread over 50 acres and situated near Kundli-Manesar-Palwal (KMP) Expressway, NH 248A (Sohna-Gurgaon) and NH 48 and is close to the consumption markets of Gurugram, New Delhi and the rest of North India. The region is emerging as a major warehousing cluster in NCR with major well-known companies operating out of this area catering to the markets of Northern (Himachal Pradesh, Punjab, Haryana, Uttar Pradesh) & Western (Rajasthan) regions.

Our overall portfolio is currently around 34.5 million square feet across developed and under-construction projects comprising 34 industrial and logistics parks in 9 cities. We keep evaluating opportunities to build logistics parks across top consumption and industrial centers as the economic growth of these areas will continue to drive growth of logistics. We are consistently looking at opportunities to provide value added solutions to our clients in addition to delivering space.

What are your views on the government policies and reforms to develop the field of industrial real estate, as a major part of the infrastructure development movements?

The union government has taken important steps for the logistics and warehousing sector including policy reforms and initiatives to boost infrastructure development across the country and streamline the logistics cost. The sector has also witnessed push in terms of capital investment. ■

