INDOSPACE
a GLP joint venture

BAVLA, AHMEDABAD

indospace.in

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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 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 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.
>
> **Kciran Kulkarni**
> Project Manager, IKEA

OUR PARKS ARE GOOD FOR YOUR BUSINESS.

AND THE PLANET.

INDOSPACE BUILDINGS ARE EDGE CERTIFIED.

Excellence In Design For Greater Efficiencies

Indian Green Building Council FOUNDING MEMBER

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 **Enviromental & 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

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

REUSE/ RECYCLE FEATURES.

- STP treated water for flush and irrigation
- Organic Waste recyling system
- Rain Water recharge/ harvesting

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

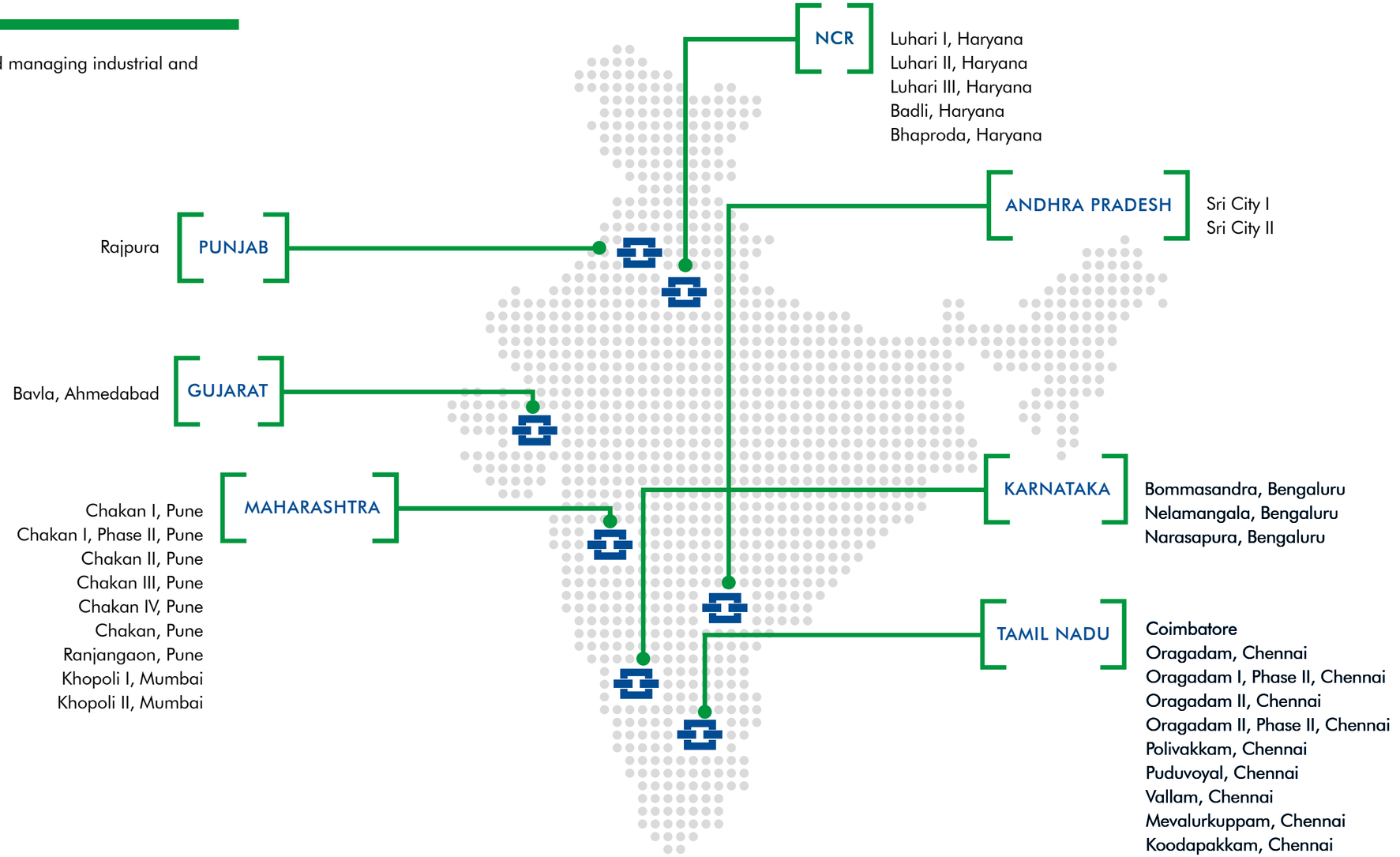
Pioneer Of Modern Industrial And Logistics Parks In India 2016
By Hamburg Media

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.

- STRATEGIC LOCATIONS
- OPTIMISED DESIGN AND LAYOUT
- PROPERTY/ FACILITY MANAGEMENT AND SERVICE
- TENANT IMPROVEMENT DESIGN AND CONSTRUCTION

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.

- SITE SELECTION
- MASTER PLANNING
- FACILITY DESIGN & CONSTRUCTION
- PROPERTY/ FACILITY MANAGEMENT & SERVICE

> 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 INDUSTRIAL & LOGISTICS PARK BAVLA

TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
33 acres	11,38,000 sq. ft. (1,05,700 sq. mt.)	Suitable for Industrial, Logistics & Warehousing Development

ABOUT AHMEDABAD

Ahmedabad is Gujarat's largest city and the 7th largest urban centre in India. Located on the banks of the Sabarmati river, the city that was once known for its booming textile industry, is now transforming into a rising centre for education, information technology and scientific industries. This culturally rich city continues to remain the political and commercial capital of Gujarat.

ABOUT BAVLA

Bavla lies in close proximity (15 km) to the Changodar industrial area, which is one of the largest and one of the most preferred industrial location of Ahmedabad. The industrial hub of Sanand can be reached within an hour, thereby negating the need to have separate warehouse facilities to service the nearby industries. Easy access to the major ports of Kandla and Mundra (310 km and 355 km) also make Bavla's location a compelling choice for manufacturing firms looking at a nation-wide/export distribution model.
The Changodar-Bagodara industrial corridor has a very dominant presence of industrial and warehousing activity and has a well-established industrial ecosystem.

INDOSPACE AT BAVLA

At Bavla, IndoSpace is the only provider with 45 acres of Grade A facilities suitable for industrial, warehousing and logistics development.
The park is located on the Ahmedabad-Rajkot National Highway (NH47) with excellent visibility and proximity to the Changodar-Bagodara industrial belt which houses many large and medium industrial and warehousing developments.
Some of the leading names in this belt are FedEx, LG, Intas Pharma, Claris Otsuka, Gardner Denver and e-commerce companies such as Amazon, Big Basket, Flipkart and Snapdeal.

CONVENIENT TRANSPORTATION NETWORK

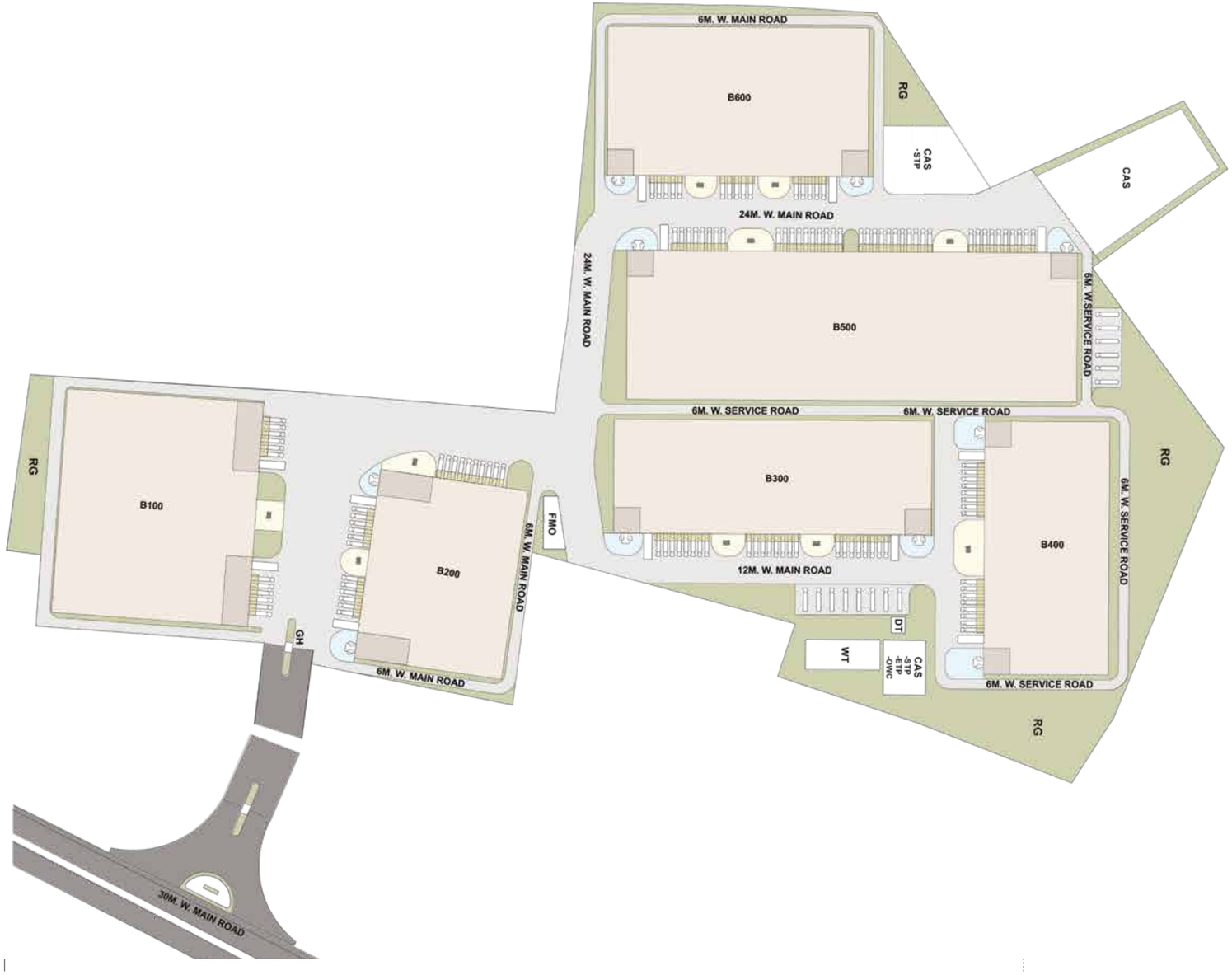
- Ahmedabad Railway Station: **52 km**
- Ahmedabad Airport: **61.8 km**
- Ahmedabad City Center: **50 km**
- Kandla Port: **310 km** & Mundra Port: **355 km**
- Sanand Industrial Estate: **43 km**
- Sanand GIDC: **55 km**
- Mandal Becharaji SIR: **110 km**
- Mandal Jetro GIDC: **100 km**
- Kadi Industrial Area: **75 km**

STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGES

Highway connectivity to consumption markets of Ahmedabad, Baroda and Rajkot.

Frontage of about 70 metres on (NH47), the 4-lane highway connecting Ahmedabad with Rajkot.

Ease of access to the major ports of Kandla and Mundra (310 km and 355 km) for manufacturing firms looking at a nation-wide/export distribution model.



MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL & LOGISTICS PARK BAVLA

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
	Common Parking Area
MR	Metering Room
	Trailer Parking
RWHP	Rain Water Harvesting Pond
	Utility Space

TOP LAYOUT VIEW OF INDOSPACE INDUSTRIAL & LOGISTICS PARK BAVLA

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

Security gate and boom barrier at main park entrance

Property management office

Asphalt road for access and internal circulation for 40 feet containers

Drivers' rest area and toilets

Onsite electrical HT power line and water connection

Fire fighting ring main loop with fire hydrants, water storage tank & pump room

External lighting to common areas and roads

Rainwater harvesting

First Aid center

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,
Optimised column spacing,
Mezzanine level for office

WALL

Precast concrete walls
upto 3.64m 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

9.2m

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 -
5.50 VA/sq. ft.*
1.25 VA/sq. ft **

DOCKING TYPE

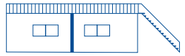
Internal

FLOOR

5T/m2. Flat/ Super flat floors,
FM2 compliant designed to
support high cube racking

FIRE DETECTION

Global NFPA/ FM/NBC
standard fire fighting &
supression sytems



OFFICE

Over 2 floors:
Ground & Mezzanine

*for industrial
**for warehousing

INDOSPACE INDUSTRIAL & LOGISTICS PARK BAVLA . AHMEDABAD

PARTNERING BLUE CHIP CORPORATIONS

amazon · APM TERMINALS · asianpaints · BONDIOLI & PAVESI · BOSCH · brembo · CEVA

DELFINGEN · DHL · ERICSSON · Haier · Reliance Industries Limited · HUTCHINSON · IKEA

ionbond · JOCKEY · KONE · KUEHNE+NAGEL · LEONI · MAYEKAWA MYCOM · MINISO メイソウ

NBSL · 日本通運 NIPPON EXPRESS · NISSAN · PEPSICO · samvardhana motherson · Schneider Electric · SKF

Steelcase · ThermoFisher SCIENTIFIC · TSUBAKI · UGC · Valeo · VITEC · ... and many more

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NCR | PUNJAB | GUJARAT | MAHARASHTRA | ANDHRA PRADESH | KARNATAKA | TAMIL NADU

CORPORATE OFFICE

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Elphinstone Road, Senapati Bapat Marg,
Mumbai - 400 013.
Landline: +91 22 6167 1001

SITE ADDRESS

IndoSpace Industrial & Logistics Park Bavla
Crystal Indus & Logistic Park,
opp. Kerala GIDC, Near Rose Labs,
Village - Bavla, Bavla-Bhayla Highway,
Gujarat: 382240

FOR LEASING ENQUIRIES CONTACT

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