INDOSPACE

SPACES THAT CAN

MAKE ROOM FOR YOUR GROWTH STORIES

BHAPRODA

HERE'S TO PARTNERSHIPS OF GROWTH

Every business needs a space that can help realise their expansion plans. Every enterprise needs support that can help them execute their vision.

Enabling businesses is ingrained in the very fabric of IndoSpace. Within our 57+ million square feet extensive portfolio, each square foot becomes the opening chapter of a captivating growth narrative, while our strategically located 50+ parks act as catalysts, transforming potential into boundless possibilities. We share a decade-long legacy with over 125+ of the world's biggest companies spanning sectors and industries.

Partner with us to gain access to spaces with a knack for fulfilling ambitions. To inspire innovation that propels you into the lead. To usher in India's century of growth.

INDOSPACE

SPACES THAT CAN

AN ALLIANCE THAT EMPOWERS

Everstone

An India and South East Asia focused investment firm.

AUM of **USD 6 billion** dedicated to private equity and real estate, green infrastructure and venture capital.

Completed 45 private equity investments.

REALTERM

An independent global investment manager focused on the transportation industry.

Realterm currently manages over **USD 11 billion** in assets across five transportation logistics-oriented private equity fund series.

A RECORD THAT INSPIRES

A total investment of

$3 billion

57+ million sq ft portfolio across

50+ parks

125+

leading clients pan-India

SPACES THAT CAN
PROPEL YOU INTO
THE LEAD

INDOSPACE'S ACHIEVEMENTS TRANSCEND SECTORS

ICONIC BRAND OF INDIA
at the The Economic Times Iconic Brands of India Conclave

PIONEER IN LARGE SCALE ADOPTION OF GREEN LOGISTICS PARKS IN INDIA - 2021

FIRM OF THE YEAR, INDIA
2019 - 2022 by PERE Magazine

BEST INDUSTRIAL/WAREHOUSE DEVELOPER
won 6 times since 2015

#2 DEVELOPER OVERALL
2020 and 2022

#2 DEVELOPER IN INNOVATION - 2022

SPACES THAT CAN BE GOOD TO THE PLANET

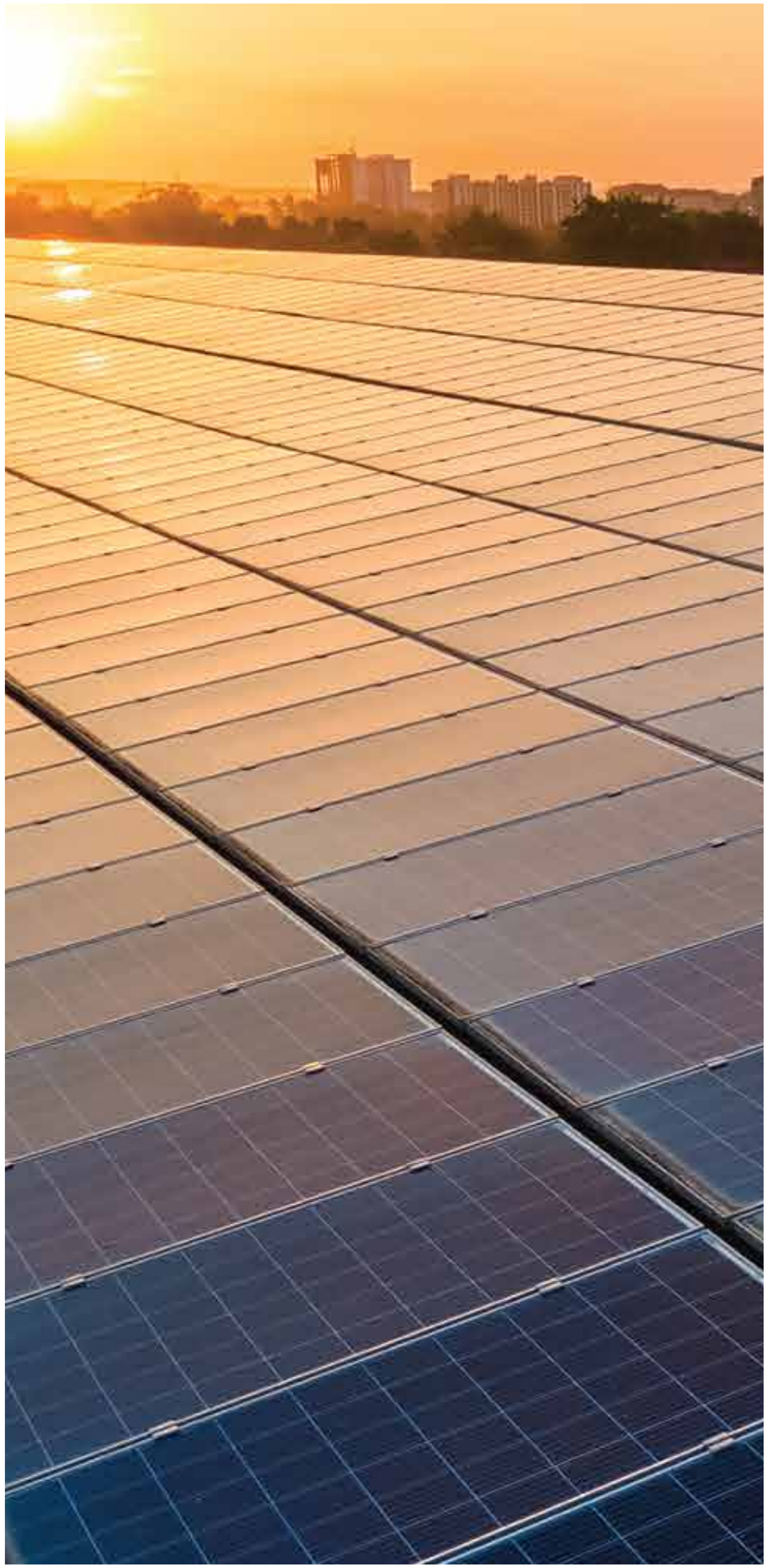
Sustainability drives our every effort at IndoSpace

IndoSpace has led the sector with sustainable solutions since its inception, and continues to be the leader of green warehousing in India.

- Accorded a 4-star Green Rating in GRESB, the global ESG Benchmark
- Awarded the Platinum certification in the IGBC logistics parks and warehousing rating system
- Awarded EDGE Certification from Green Business Certification Inc (GBCI)

Excellence In Design For Greater Efficiencies

IGBC



ENVIRONMENTALLY RESPONSIBLE BY DESIGN

Our facilities fulfil environmental responsibilities by incorporating open spaces and tree plantations and maintaining existing soil conditions.

TECHNOLOGY FOR THE ENVIRONMENT

We ensure minimum impact on the environment through higher ecology standards and by embracing new technology.

INTELLIGENT HARVESTING OF RAINWATER

Water runoff is minimised and groundwater is recharged through rainwater harvesting systems.

SMART VENTILATION FOR SMART POWER SAVING

Passive ventilation building design eliminates dependency on mechanical ventilation, thereby saving power.

RECYCLE. REUSE. REPURPOSE.

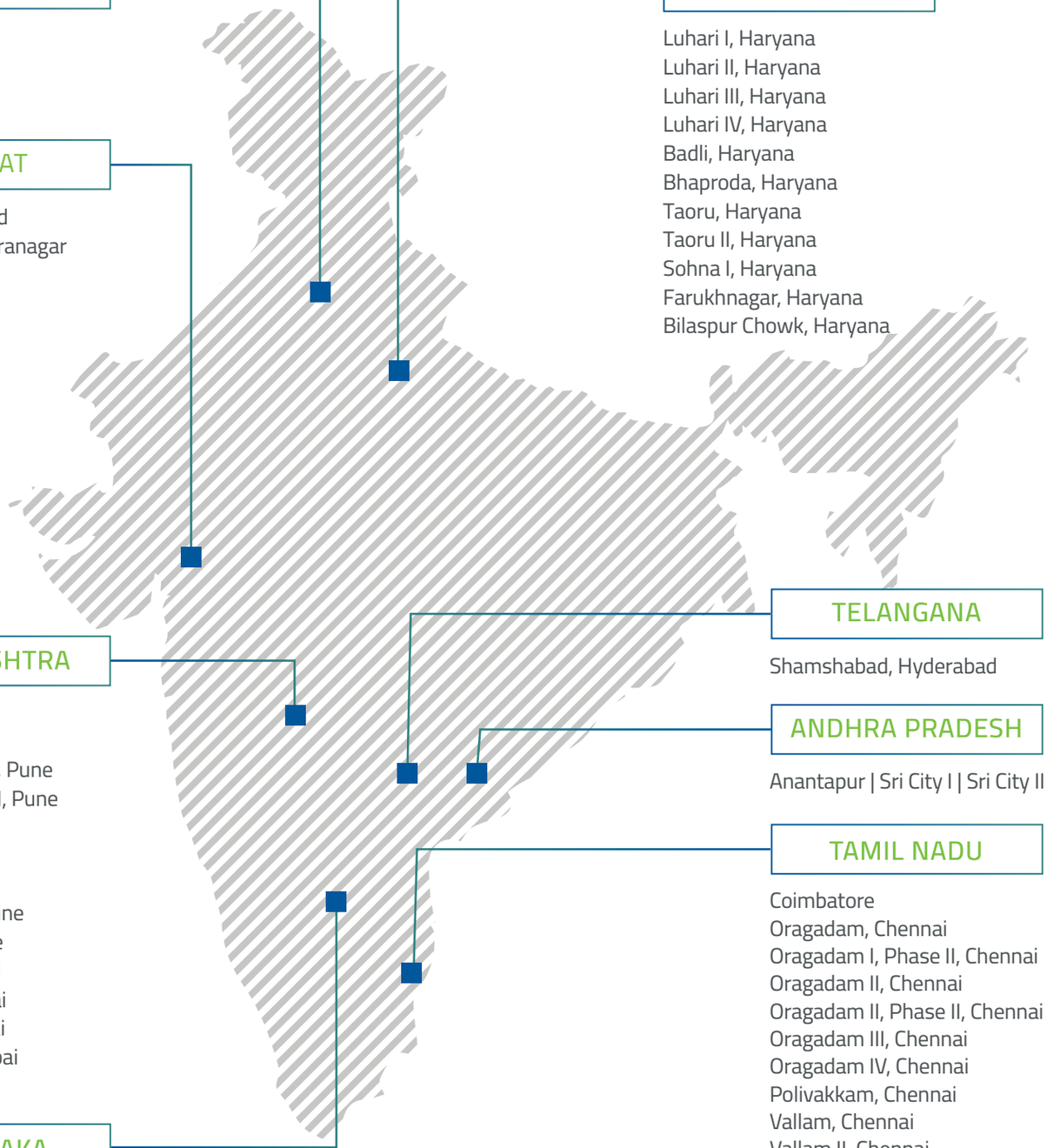
Our building designs promote the use of non-hazardous and recyclable materials.

EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

LED lights and skylights that use natural light help increase energy efficiency.

SPACES THAT CAN
GIVE LIFE TO EXPANSION PLANS

IndoSpace provides India's largest network of Grade-A warehouses, strategically located around regional hubs



PUNJAB

Rajpura I, Punjab

GUJARAT

Bavla, Ahmedabad
Becharaji, Surendranagar

MAHARASHTRA

Chakan, Pune
Chakan I, Pune
Chakan I, Phase II, Pune
Chakan I, Phase III, Pune
Chakan II, Pune
Chakan III, Pune
Chakan V, Pune
Chakan Varale, Pune
Ranjangaon, Pune
Khopoli I, Mumbai
Khopoli II, Mumbai
Chembur, Mumbai
Bhiwandi I, Mumbai

KARNATAKA

Bommasandra, Bengaluru
Nelamangala, Bengaluru
Nelamangala II, Bengaluru
Narasapura I, Bengaluru

NCR

Luhari I, Haryana
Luhari II, Haryana
Luhari III, Haryana
Luhari IV, Haryana
Badli, Haryana
Bhaproda, Haryana
Taoru, Haryana
Taoru II, Haryana
Sohna I, Haryana
Farukhnagar, Haryana
Bilaspur Chowk, Haryana

TELANGANA

Shamshabad, Hyderabad

ANDHRA PRADESH

Anantapur | Sri City I | Sri City II

TAMIL NADU

Coimbatore
Oragadam, Chennai
Oragadam I, Phase II, Chennai
Oragadam II, Chennai
Oragadam II, Phase II, Chennai
Oragadam III, Chennai
Oragadam IV, Chennai
Polivakkam, Chennai
Vallam, Chennai
Vallam II, Chennai
Puduvoyal, Chennai
Mevalurkuppam, Chennai
Koodapakkam, Chennai
Vishnuvakkam, Chennai
Kunnam, Chennai

TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

AUTOMOTIVE

NISSAN | LEONI | FIAT | ROLLS-ROYCE | ROYAL ENFIELD | Valeo | FORCE mtu

TATA TATA MOTORS | APTIV | ognibene power | tesca | octillion | Autoliv | BGAUSS

THIRD-PARTY LOGISTICS

TVS Supply Chain Solutions | DB SCHENKER | Expeditors | FLYJAC | eKart Delivery | LF LOGISTICS | DHL EXPRESS

KERRY INDEV EXPRESS | CEVA LOGISTICS

RETAIL

IKEA | adidas | MINISO メイソウ | JOCKEY | L'ORÉAL | firstcry.com

VISHAL MEGA MART | ADITYA BIRLA GROUP

E-COMMERCE

amazon | Reliance | Flipkart | bigbasket

OTHERS

Haier | ERICSSON | APM TERMINALS | Whirlpool | Schneider Electric | ALSTOM | HAVELLS

BOSCH | JABIL | vikramsolar | IRON MOUNTAIN | BYJU'S

IINDOSPACE LOGISTICS PARK BHAPRODA, HARYANA

"IndoSpace team is highly professional and committed to meet user requirements"

Nagaraja Rao (Director - Real Estate- Schneider Electric)

INDOSPACE BHAPRODA:

Here to boost growing businesses in Haryana

READY-TO-MOVE-IN

We always have space ready for our client's business expansion. IndoSpace has ready industrial and warehousing facilities to provide cost-effective solutions to suit client requirements in size, grade, and lease terms.

STRATEGIC LOCATIONS

OPTIMISED DESIGN AND LAYOUT

FACILITY MANAGEMENT SERVICES

CLIENT-SPECIFIC IMPROVEMENT, DESIGN AND CONSTRUCTION

BUILT-TO-SUIT

Our expertise in industry-specific advanced infrastructure and logistics helps us deliver customised solutions. Our built-to-suit approach means our partners find what they are looking for, giving their operations a cost-effective advantage.

SITE SELECTION

MASTER PLANNING

DESIGN AND CONSTRUCTION

FACILITY MANAGEMENT SERVICES

INDOSPACE BHAPRODA:

Here to boost growing businesses in Haryana

TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
49 Acres	12,22,431 sq. ft. (1,13,568 sq. m)	Suitable for Logistics Development

ABOUT HARYANA

Haryana is one of India's leading states for 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 22 districts of Haryana and an important one too. Bhaproda, in Jhajjar district, lies on NH-334B, in proximity to Delhi and Gurugram. One can easily service the markets of Delhi through NH-10.

Bhaproda is also surrounded by industrial areas like Rohtak and Bahadurgarh footwear park.
What's more? The area is regarded as an established industrial and warehousing ecosystem.

INDOSPACE AT BHAPRODA

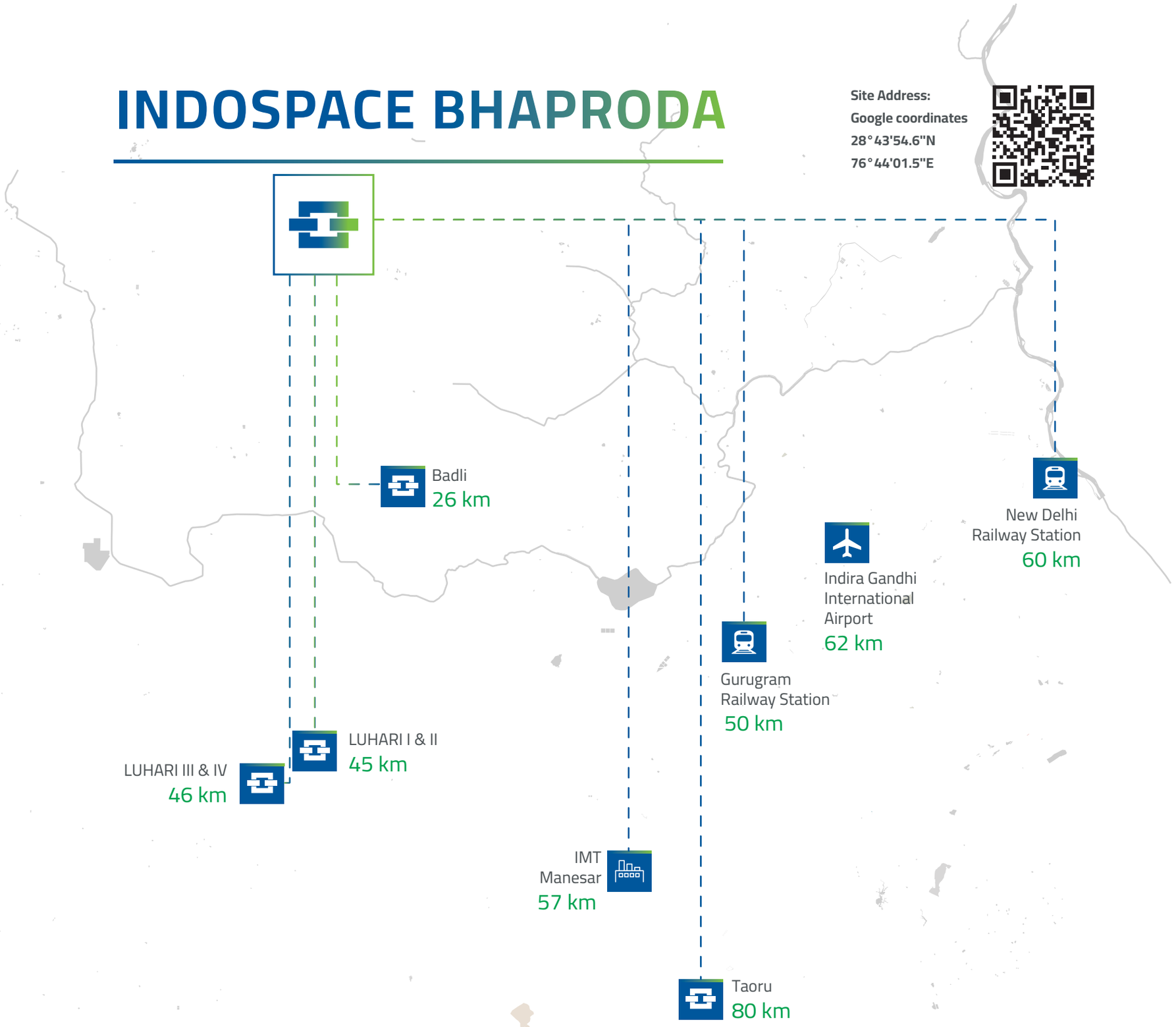
The IndoSpace park at Bhaproda lies in proximity to Delhi and Gurugram, which is strategically located with direct connectivity to NH-9 through NH-334B. It also falls in the vicinity of the two key national highways that seamlessly connect the site with Delhi, Himachal Pradesh, Punjab and Rajasthan.

The site has established industrial submarkets of Rohtak and Bahadurgarh in the vicinity, which are home to renowned players like Asian Paints, Tata Global Beverages, Jindal Steel, Hindustan National Glass, Neolite Industries, Lakshmi Precision Screws, Aisin, Essar Steel, Hindware, Yokohama and Relaxo.

INDOSPACE BHAPRODA - TOP VIEW

INDOSPACE BHAPRODA

Site Address:
Google coordinates
28°43'54.6"N
76°44'01.5"E



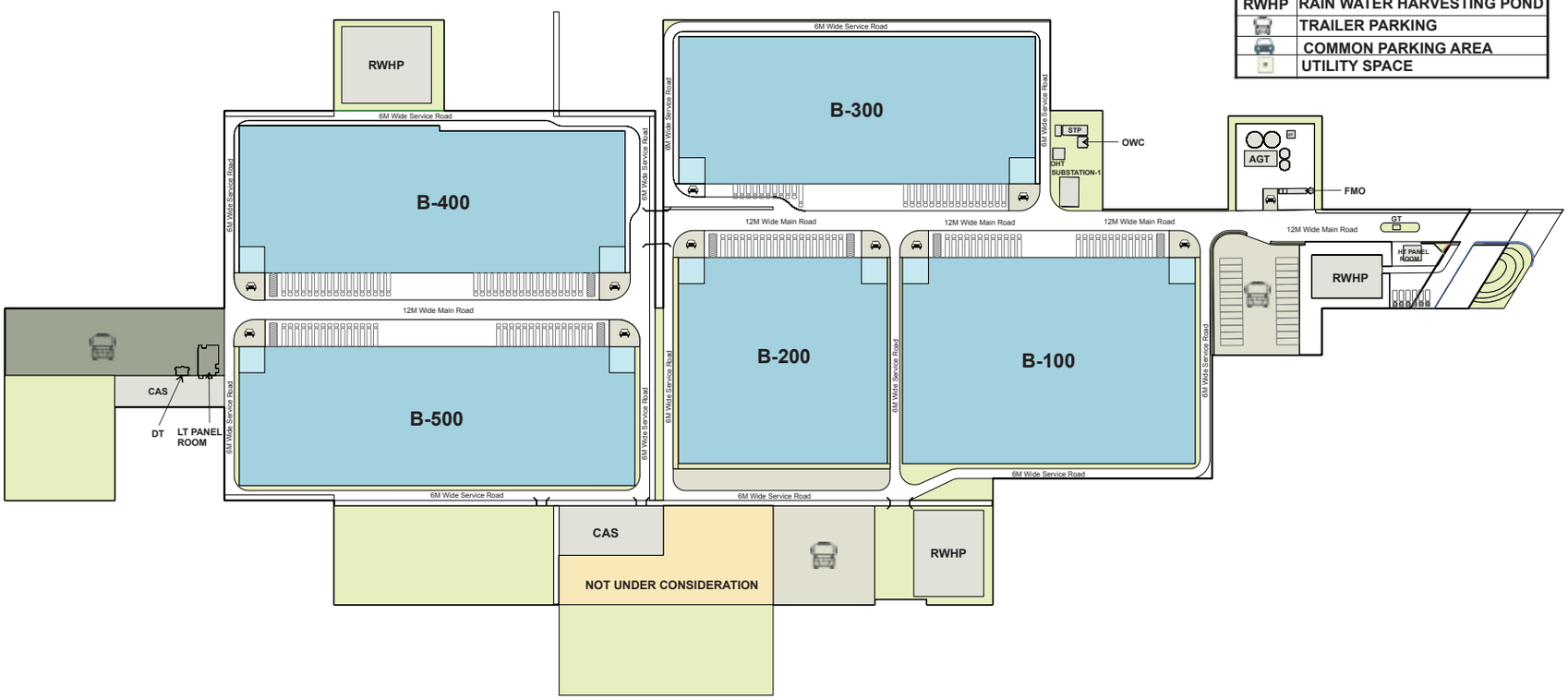
STRATEGIC LOCATION

MASTER LAYOUT SPREAD

FMO	Facility Management Office First-Aid Room and Control Room
SS	Substation
UGT	Underground Water Tank
STP	Sewage Treatment Plant
OWC	Organic Waste Converter
MR	Metering Room
RWHP	Rainwater Harvesting Pond
CAS	Common Amenity Space
GH	Gate House
RG	Recreation Ground
	Common Parking Area
	Trailer Parking
	Utility Space

LEGEND

GH	GATE HOUSE
SS	SUBSTATION
CAS	COMMON AMENITY SPACE
STP	SEWAGE TREATMENT PLANT
DT	DRIVER'S TOILET
MR	METERING ROOM
AGT	ABOVE WATER TANK
OWC	ORGANIC WASTE CONVERTER
RWHP	RAIN WATER HARVESTING POND
	TRAILER PARKING
	COMMON PARKING AREA
	UTILITY SPACE



INDOSPACE BHAPRODA:

To ensure that our clients receive the best possible service, all our parks have in-house Facility Management teams that tend to our clients' operational needs and check that maintenance as well as presentation standards are exceptional. Dedicated Building Managers provide on-site support for day-to-day operations while Facility and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.

ENHANCED PARK INFRASTRUCTURE AND AMENITIES

Pre-built state-of-the-art infrastructure to the last mile connectivity (plug and play)

24X7 manned security gate with CCTV and boom barrier at main park entrance

Asphalt road for access and internal circulation of 40-ft-long containers

Availability at park to supply power 5.5 VA/sq. ft.* and 1.25 VA/sq. ft.**

External lighting to common areas and roads

First aid centre

Organic waste generated by client converted to manure

E-bikes for greener commutes within park premises

E-facility app for digital monitoring and keeping track of operations

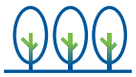
Separate water supply for domestic and flushing needs

Facility management office

Drivers' rest area and toilets

Fire-fighting ring main loop with fire hydrants, water storage tank, and pump room inline with FM/NFPA/NBC standard

Rainwater harvesting



Green belt with tree plantations and drip/sprinklers irrigation system

Sewage treatment plant - MBBR-based advanced technology to treat sewage

Food truck within park premises

*Industrial

**Warehousing

SUPERIOR BUILDING STRUCTURE

STRUCTURE

Pre-engineered building, optimised column spacing, and mezzanine level for office

WALL

Pre-cast concrete walls up to 3.64 m and metal panels up to roof

TRUCK APRON

Concrete, 16.5 m (from face of dock wall to edge of pavement)

CLEAR HEIGHT

12 m

SKYLIGHT

Energy-efficient lighting and skylights

PARKING

For 2 and 4-wheelers at office entrance

FLOOR

5T/MT². Flat/super flat floors, FM2-compliant design to support high cube racking

FIRE DETECTION

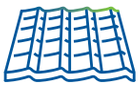
Global NFPA/FM/NBC standard fire-fighting and suppression systems

OFFICE

Over 2 floors: Ground and Mezzanine

VENTILATION

Passive ventilation to provide 3-6 air changes through louvred panels on external walls and roof monitor



ROOF

'Standing seam' premium roof system that provides 10-year leak-proof warranty and is capable of taking solar panel load

LIGHTING

LED fixtures to provide 150 Lux illumination

DOCK DOORS, DOCK LEVELLERS, AND DRIVE-IN DOORS

Manually operated rolling shutters and mechanically operated dock levellers

FIRE FIGHTING

Ceiling sprinklers and K II 5 external and internal hydrants

DOCKING TYPE

Internal

INDOSPACE

NCR ▪ PUNJAB ▪ GUJARAT ▪ MAHARASHTRA ▪ ANDHRA PRADESH ▪ KARNATAKA ▪ TAMIL NADU ▪ TELANGANA

For more information: **1800 267 4636 or leasing@indospace.in**

CORPORATE OFFICE

IndoSpace Development Management Pvt. Ltd.
One World Center (Formerly One India Bulls Centre),
11th Floor, Tower 2A, Senapati Bapat Marg,
Mumbai - 400 013, India.
Landline: +91 22 6167 1001

SITE ADDRESS

IndoSpace Industrial & Logistics Park Badli,
Jhajjar-Badli Road, Near Don Bosco School,
Village Pahasour (Faizabad),
Post Office Badli, Tehsil Badli,
District Jhajjar, Haryana124105

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