

EMBASSY INDUSTRIAL PARKS



Embassy Industrial Park, Bilaspur

Warehousing & Industrial Spaces for the New World

www.embassyindustrialparks.com





Embassy Group

A vision to create exemplary real estate developments has driven Embassy Group to become one of the most reputable and trusted developers. With over three decades of experience and expertise across industrial, commercial, residential, retail and hospitality sectors, Embassy Group offers truly unique world-class experiences.

Embassy

Industrial Parks

Embassy Industrial Parks is a joint venture between Embassy Group and Warburg Pincus with a total investment of \$250 million. It brings together comprehensive expertise to address the significant challenges for quality industrial warehousing spaces in a diverse market.

We are committed to bringing quality Grade A industrial, light manufacturing and warehousing spaces in close proximity to leading consumer and industrial clusters across India. We have covered 50-200 acres of land across key cities - Ahmedabad, Bengaluru, Chennai, Delhi NCR, Kolkata, Mumbai and Pune with well planned, technology-enabled, self-sustaining business environments.

Embassy Group

- Established in 1991.
- Portfolio of over 40 million sq ft.
- Domestic leader in Property Development and Asset Management.
- Comprehensive portfolio spanning Commercial, Residential, Retail, Warehousing and Hospitality.
- Entrepreneurial leadership with an experienced professional team.

Warburg Pincus

- Established in 1966, headquartered in New York.
- Invested more than \$50 Billion in over 720 companies spanning 35 countries.
- More than \$44 Billion in assets under management.
- Active portfolio across 120 companies highly diversified by stage, sector and geography.
- Deep commitment to India; invested ~\$3.5 Billion in India and \$175 Million in Embassy Industrial Parks.

India

A Prime Destination For Industrial And Logistic Solutions

India - world's third largest economy by purchasing power parity and sixth largest economy by nominal GDP, is in the cusp of exciting transformation. By 2050, India's economy is projected to be world's second largest, behind only China.

In recently published report in Jan 2018 by World Economic Forum, India has been ranked at 30th position on a global manufacturing index - below China's 5th place but above other BRICS peers - Brazil, Russia, and South Africa. Manufacturing Sector accounts for 16-20 per cent of India's GDP and has grown by over 7 per cent per year on average in past three decades.

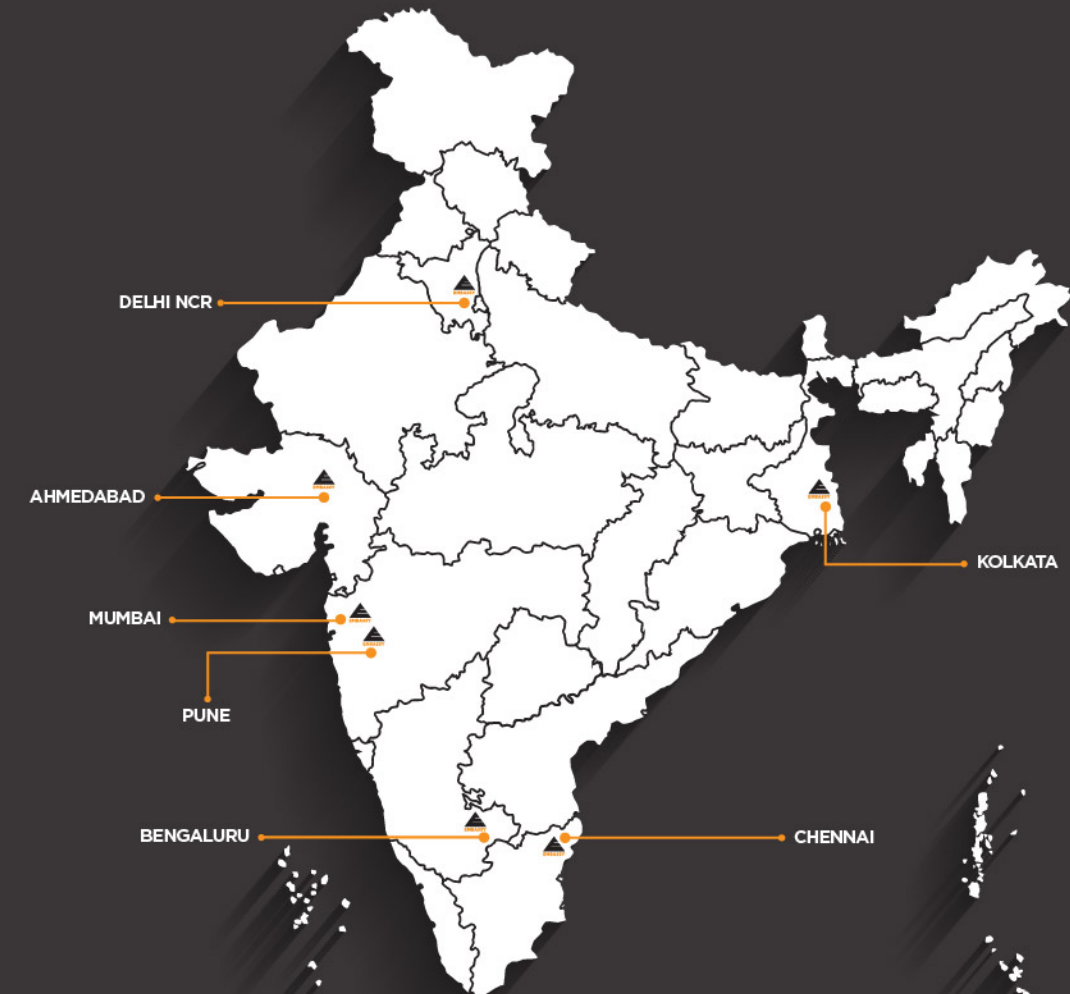
In a report published by World Bank in 2016, on Logistics Performance Index, India is placed at 35th rank among 160 countries, an impressive 19 position jump from 54th position in the 2014 report. Government of India in 2017, in a significant push to improve key enablers and move towards a more connected economy, assigned infrastructure status to Logistics Sector and announced a USD 59 billion investment in infrastructure.

Government of India to create an architecture of growth, efficiency, and prosperity, embarked structural and policy reforms such as

- Make in India
- GST and e-way bill
- Skill India
- Digital India
- Insolvency and Bankruptcy Code

EMBASSY INDUSTRIAL PARKS

Presence in India



Bilaspur, Gurugram

Optimized for Industries and Logistics

Bilaspur is minutes away from Manesar and is considered to be the stockyard of north India. Leading players from E-commerce, logistics, retail and FMCG are some of the biggest occupiers in the vicinity. Haryana's strategic location at the centre of North India has proven itself favourable for warehousing and logistic sector. With easy access to the resources and ready customer base, the investors feel confident in making investment. Benefitting from the location, availability of skilled manpower and infrastructure, Gurugram has become an address to thousands of companies from IT/ITES, manufacturing, logistics, Pharma and automobile sectors etc.

Over the years Gurugram has evolved into a world-class automobile hub with manufacturing sites of Maruti Group, Honda, Hero Motors, Bajaj Auto, etc. along with a large population of qualified manpower. Expansive real estate is one of the primary reasons behind most MNCs considering Gurugram as the ideal place to operate businesses, giving it the 3rd highest per capita income among Indian cities.

The close proximity to Delhi and the Indira Gandhi International Airport, in addition to the outstanding connectivity, abundant infrastructure and policies that create an industry-friendly atmosphere make Gurugram a prime destination for companies from around the world.



Site address

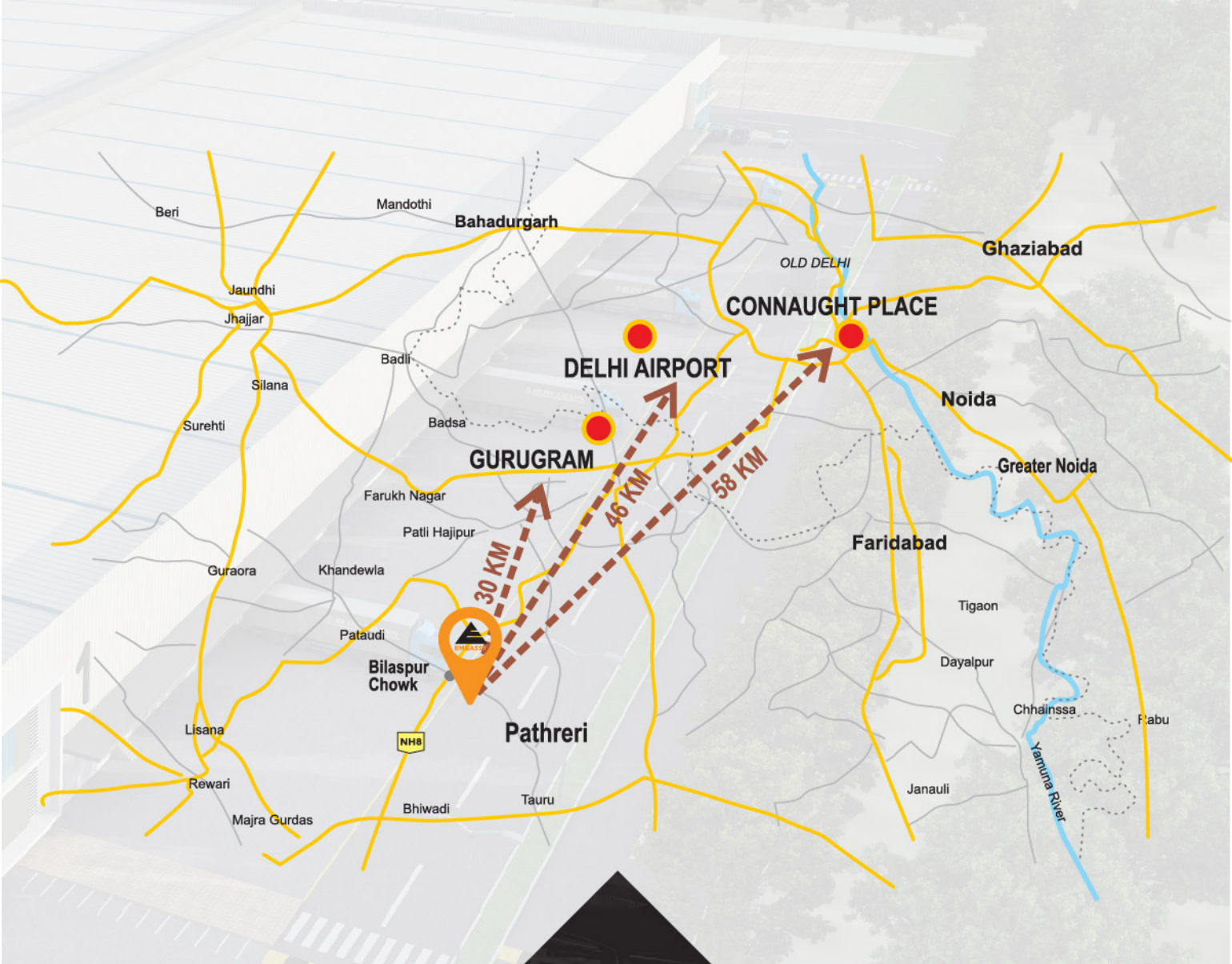
Embassy Industrial Park Pvt. Ltd.
Embassy Industrial Park, Gurugram
Village Pathreri, New Bilaspur Chowk,
Off NH-8, Tehsil Manesar,
District Gurugram, Haryana - 123413

Google coordinates:
28.2725865, 76.8671958

Bilaspur

Location Advantages

Total Land Area Available	24 Acres
Total Developmental Potential	55,760 sq mtr (6,00,000 sq ft)
Type Of Land Use	Warehousing / Logistics Converted Land
Location	Located off Bilaspur - Tauro road, in the heart of warehousing hub In close proximity to industrial hubs and production plants
Main Access	18m wide concrete road
Connectivity	30 km from Gurugram city 45 km to Delhi International Airport 60 km to Delhi CBD (Connaught Place)
Proximity To Services & Workforce	The Park is in proximity to Gurugram. Good transportation linkage to the site provides ample opportunities for sourcing local workforce.
Compliances and Approvals	Clear title deeds and full compliance with statutory requirements enable our clients to operate continuously unhindered.
Distance to Arterial Roads	3 km from Delhi - Mumbai NH8 7 km from KMP Expressway 12 km from NH71B
Industrial Clusters in the Vicinity	15 km - IMT Manesar 12 km - Dharuhera Industrial Area 35 km - Bawal Industrial Area 12 km - Bhiwadi industrial Area
Connectivity to Other Regions of India	The site has good connectivity with Delhi - Mumbai NH8, which connects to western India; and KMP Expressway, which connects it to various parts of Northern India.



Embassy Industrial Park - Bilaspur

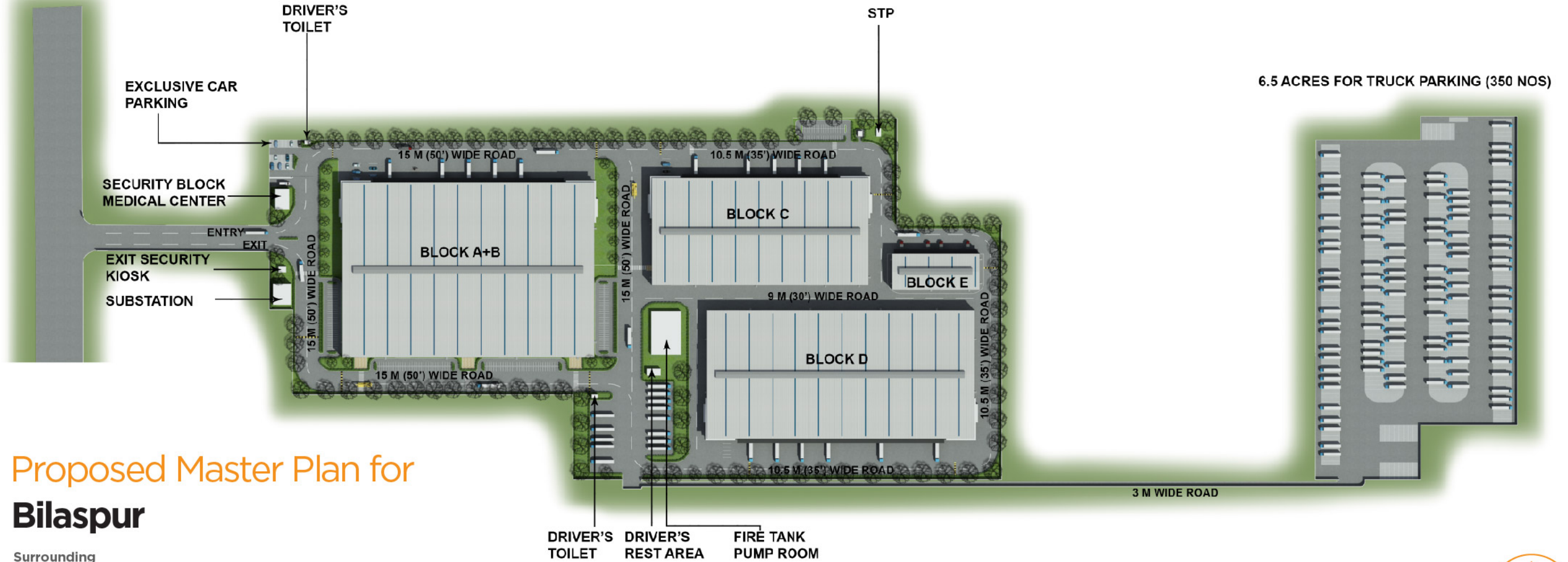
Targeting Indian Green Building Council Certification

Bird's Eye View of the Industrial Park



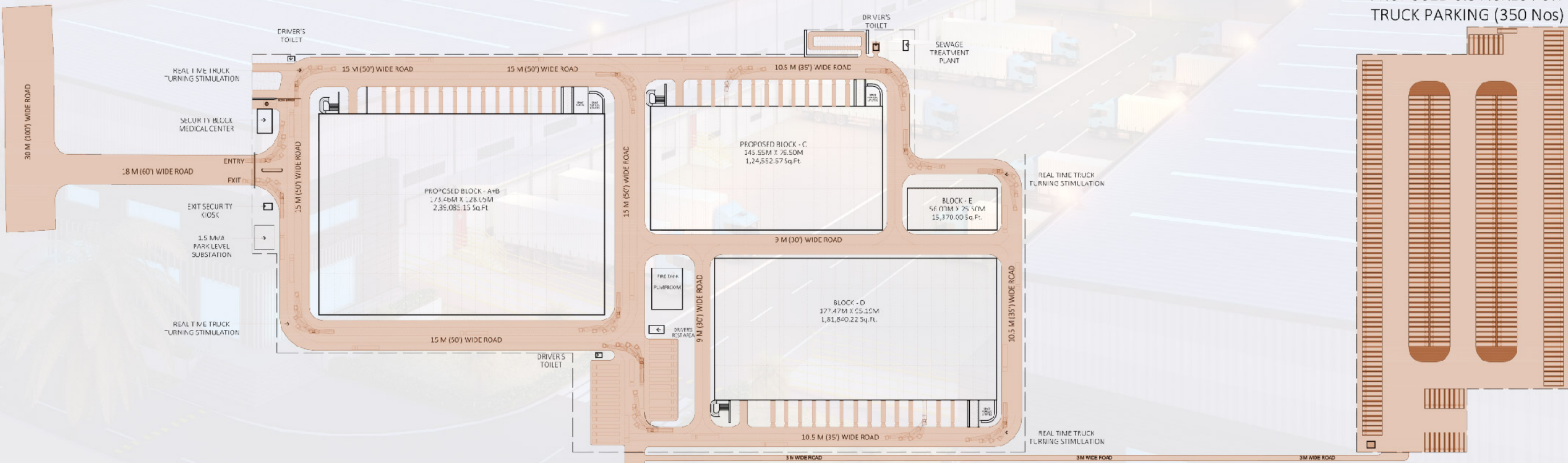
Project Partners





Proposed Master Plan for Bilaspur

Detailed Masterplan



Master Planned to Global Standards



Amenities

- Business Centre for Park.
- Incubation Office Spaces.
- Incubation for Warehousing.
- Property Management Office.
- ATM
- First Aid Centre with Ambulance at standby.
- Driver's Rest rooms.
- Toilet in common areas at adequate distances.



Fire Protection System

- Fire Protection System designed as per NBC 2016 norms.
- 120 M3 modular water storage tank as per norms.
- Network of External Hydrants and Sprinklers.
- Tap-Off points to all blocks for internal Sprinkler Systems.



Environmental Sustainability

- Recycling 100% water.
- Rain Water Harvesting.
- Grass pavers instead of solid blocks to reduce heat-island effect.
- IGBC Certification under process.



Internal Signage

- Smartly Designed Signage at strategic locations for easy navigation within premises.
- Regulatory and Informational Signage covering safety guidelines, emergency phone numbers etc.



Landscape

- All common areas have green cover along the perimeter of our park.
- Plantation of indigenous trees to support local flora/fauna and save water.



Water Supply & Sanitary System

- Centralized Hydro-Pneumatic system with adequate storage capacity.
- STP designed for peak load.



Parking

- Adequate parking space for trucks considering peak days.
- 4 and 2-Wheeler parking spaces near every block.
- Visitor parking space near Business Centre & Main Entry Gate.



Electrical Infrastructure

- 1.5 MVA substation with 11 KVA feed.
- 100% BackUp for external lighting, common areas and amenities.
- LED light fixtures and PV cells to capture Solar power.



Road Network

- Road network design by Industry experts ensuring proper inner and outer turning radius for trucks.
- Traffic analysis considering peak days of business.
- Smart integration of Visitor's and Pedestrian Movement.



Security

- Efficiently designed Main Security Gate to enable organized traffic & pedestrian movement.
- Perimeter and Campus under 24x7 CCTV surveillance.
- Security Kiosks and check points at strategic locations.
- Visitor Management System.

Common Area Maintenance Scope

- Security fence around the site perimeter and CCTV monitoring at the security room.
- Manned security at the main gate entrance and 360-degree monitoring of the park premises.
- Directional road markings on Internal roads and common areas.
- Car parking, two-wheeler parking and visitors' entry at the security gate.
- Common rest area and facilities for drivers.
- Utilities like domestic and flushing water, storm water drainage, etc. up to the building tap-off point.
- Operation and maintenance of common STP, septic tank and soak pit for Sewerage system up to building tap-off point.
- Signages
- Landscaping along the perimeter and at common areas.
- Common area electrical HT and LT side, electrical panels and feeder panels.
- Storm water drainages and rainwater harvesting up to the building discharge point.
- Fire Protection system for the park, up to the tap-off point with all necessary equipment.
- Operation and maintenance of common area street lighting with 100% back up DG power.

Standard Building Specifications

Structure	Type of building	Pre-engineered building from reputed manufacturers
	End bay spacing	8.00 – 8.45 mtr or multiples
	Internal column grid	16-17 mtr x 22-25 mtr
	Height of the building	9.2 - 10.2 mtr eaves height
	Pitch of roof	1 in 20 or as per design
	Roofing	Colour coated galvalume standing seam roofing system
	Cladding	Colour coated galvalume sheeting
	Roof natural lighting	4% with polycarbonate sheet
	Access ladders	As per design for roof maintenance
	Canopy	4.50 mtr wide cantilever canopy on docking side
Docking	Wall	3.30 mtr height
	Office	Cold shell mezzanine structure on 2.50% of the total area
	Office entry	One external bay with glazing and aluminium composite panels as per design
Docking	Single side docking as per design	
	16.50 mtr concrete apron along the docking side	
	Dock height: 1.20 mtr / 4 ft.	
	MS painted Rolling Shutter at the rate of one door for 12000 sft	
Fire Escape Door & Staircase	Steel doors with panic bars as per statutory norms	
	MS staircases to the road level/ground level with MS painted handrails	

Flooring	Uniformly distributed load of 5 tonnes per sq. mtr Surface hardening to reduce dust generation
Toilets	Plumbing Tap off Points for Toilets within the building. Toilet provision at a rate of 1000 sq. ft. per person
Ventilation System	3-6 Air changes as per the NBC requirement Passive Ventilation by means of louvers and ridge monitor Three Phase power supply at tap-off point
Electrical Works	Power will be provided at the rate of 1 KVA for 1000 Sq.ft.
Firefighting System	Tap off points for sprinkler and hydrant will be provided in the building. Fire Detection and Alarm System.
Optional Features	- Internal power and lighting distribution - Temperature controlled areas - Roof and wall insulations - Dock levellers and dock pits - Rapid roll doors - Internal compartmentations - Enhanced PEB features such as fall protection systems, increasing collateral loads, heights and spans. etc. - Combination of forced and natural ventilation system such as HVLS fans and force exhaust systems - Completely forced ventilation system and air conditioning systems - Compounded independent facilities within the park

Note

- The above specifications are for indicative purpose only. Detailed specifications can be finalized based on mutual discussion and agreement.
- Size of buildings can increase or decrease based on client requirements.

Embassy Relationships

BFSI	   
Retail/FMCG/ Consumer Durables	   
Logistics & Telecom	  
Automobile & Industrial Automation	  
Healthcare / Media	  
E-Commerce	   

Information Technology

Get in touch:

Toll free number : 1800 123 2333
info@embassyindustrialparks.com

Corporate Offices:

Embassy Golf Links Business Park, Pebble Beach, Ground Floor,
Off Intermediate Ring Road, Bangalore - 560 071

We Work BKC, C-20, G Block,
Bandra Kurla Complex, Mumbai - 400051

Branch Offices:

India: Chennai | Delhi NCR | Kolkata | Pune

Germany: Düsseldorf



EmbassyIndustrialParks



EmbassyIndustrialParks



EIPIndia



EmbassyIndustrialParks



www.embassyindustrialparks.com

The information visuals contained herein are artistic impressions and are meant to be indicative and are subject to change as may be required by the authorities and cannot form an offer or contract. While every reasonable care has been taken in providing the information, Embassy Industrial Parks Pvt. Ltd. or their agents cannot be held responsible for any inaccuracies. Embassy Industrial Parks Pvt. Ltd. reserve their rights to make alterations, additions and amendments as maybe necessitated from time to time.