

EMBASSY INDUSTRIAL PARKS



Embassy Industrial Park, Chakan
Our technology your tradition

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 \$1 billion. It brings together comprehensive expertise to address the significant challenges for quality industrial and logistic warehousing spaces in a diverse market.

We are committed to bringing quality Grade A industrial, light manufacturing warehousing spaces in close proximity to leading consumer and industrial clusters across India. We have acquired lands in Bengaluru, Chennai, Delhi NCR, Hosur, Hyderabad, Kolkata, Mumbai, and Pune to build 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 at the cusp of exciting transformation. By 2050, India's economy is projected to be world's second largest, behind only China.

In a report published 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.

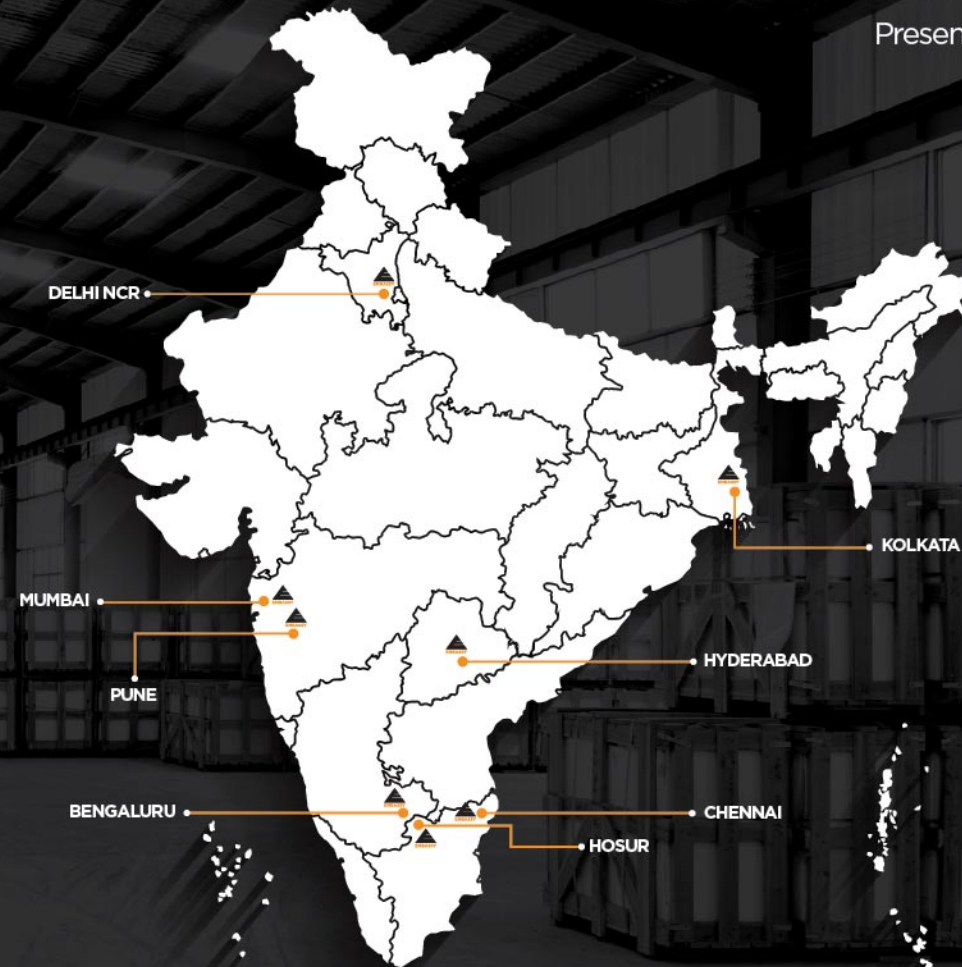
In a report published by World Bank in 2016, on Logistics Performance Index, India is placed at 35th rank among 160 countries, an impressive 19 position jump from 54th position in the 2014 report. Government of India in 2017, in a significant push to improve key enablers and move towards a more connected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

Govt of India is set out to create an architecture of growth, efficiency & prosperity embarked on 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



Chakan, Pune

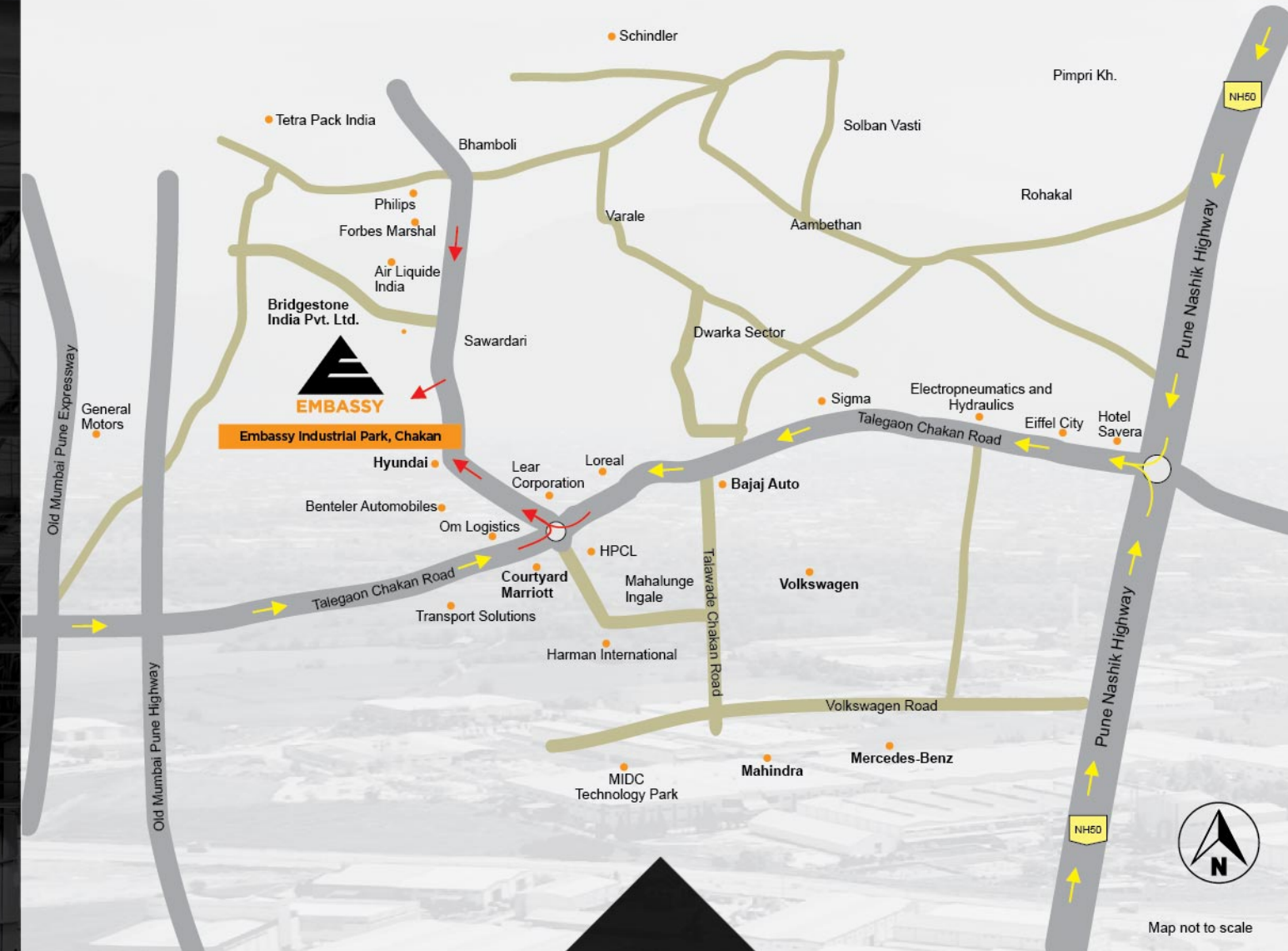
Most sought after
Industrial and Logistics destination

One of the most strategically positioned industrial locations in India - Chakan, is a rapidly developing industrial hub marked in the suburbs of Pune. In addition to its exemplary placement in the vicinity to Mumbai and the JNPT seaport, it is equipped with a varied range of skilled manpower and ample real estate which makes it effortless for clients to have logistic solutions of global standards.

Chakan, predominantly known as the automobile hub of India, also includes industries of wide spectrum such as white goods, paints, food products and chemicals.

Reference Companies in Pune

ANZ | Sony | Mahindra logistics | Northern Trust
Swiss Re | SAB Miller | Rolls Royce | Cerner
Discovery | Flipkart | Ola | Amazon | Intel
Yahoo | Cognizant | Tata consultancy services
Atos | Cisco | L&T | IBM | Mercedes-Benz
Volkswagen | General Motors | Bajaj



Site address

Embassy Industrial Park, Chakan
Plot No. A79, Phase II, Chakan Industrial
Area Tal - Khed, Dist - Pune

Google coordinates:
18.761992, 73.769778

Chakan Location Advantages

Total Land Area Available	52 acres
Total Developmental Potential	1.1 million sq. ft.
Type Of Land	Industrially converted land - MIDC Land
Location	MIDC Phase 2, adjacent to Bridgestone & Hyundai factories
Main Access	18 m wide - MIDC Chakan road
Connectivity	• 34 km from Pune city • 38 km to Pune Airport • 122 km to JNPT Seaport (Mumbai)
Proximity To Services & Workforce	• The site is in proximity to the Chakan and Talegaon towns • Good transportation linkage from these locations to the site provide ample opportunities for sourcing local workforce • Availability of residential projects / schools / hospitals / hotels
Compliance With Statutory Requirements	• Appropriate licenses and approvals have been obtained before the commencement of construction activity. Clear title deeds and compliance with statutory requirements, enables our clients to operate continuously unhindered



Project Partners

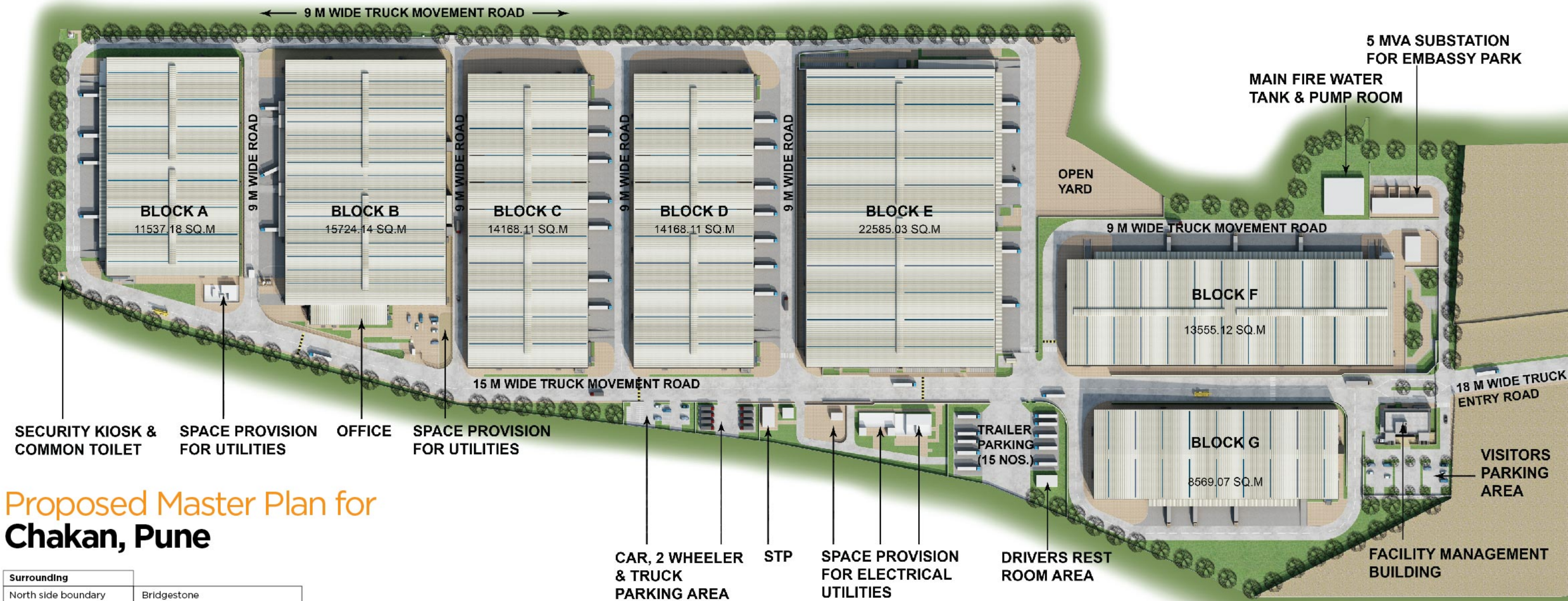


Targeting Indian Green Building Council Certification

Bird's Eye View of the Industrial Park







Proposed Master Plan for Chakan, Pune

Surrounding	
North side boundary	Bridgestone
East side boundary	MIDC approach road
West side boundary	Village boundary
South side boundary	Hyundai Construction Equipment

Master Planned to Global Standards



Amenities

- Business Centre for Park.
- Incubation Office Spaces.
- Incubation for Warehousing.
- Property Management Office.
- Gymnasium & ATMs.
- 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.
- 800 Cu.m 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 Targetted.



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 parks.
- Plantation of indigenous trees to support local flora/fauna and conserve water.



Water Supply & Sanitary System

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



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 - 5MVA substation with 33KVA feed.
- 100% BackUp for external lighting, common areas and amenities.
- LED light fixtures and PV cells to capture Solar.



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 mtr - 10.2 mtr
	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/Mezzanine Floor	Cold shell mezzanine floor on 2.50% of the total area
	Office entry	One external bay with glazing and aluminium composite panels as per design
Fire Escape Door & Staircase	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. from reputed manufacturer	
	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 FM-2 flooring with densification
Toilets	Plumbing tap off points for toilets at the building location Toilet Infrastructure 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 roof monitor
Electrical Works	Three Phase power supply at tap-off point Power will be provided at the rate of 1 KVA for 1000 Sq ft.
Fire Fighting System	K115/K80 tap off points for sprinkler and hydrant will be provided at roof level 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 action Rolling Shutters • 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

Electronics & Aerospace

Rosenberger | Fokker Elmo

BFSI

ANZ | Fidelity Investments | Northern Trust | Swiss Re

Retail/FMCG/ Consumer Durables

Lowe's | Sony | Target | Sab Miller

Telecom

Nokia Siemens Networks

Logistics

Mahindra Logistics | Spear Logistics | Rhenus Logistics
Li & Fung Logistics | Delhivery Logistics

Automobile & Industrial Automation

Mercedes-Benz | Volkswagen | Rolls Royce

Healthcare / Media

Cerner | Indegene

E-Commerce

Flipkart | Ola | Via.com | Myntra Designs

Information Technology

Concentrix | Geometric | IBM | Software AG

Andritz | Atos | Cisco | Cognizant

CSC | Intel | L&T Technology Services | McAfee

Microsoft | MISYS | NetApp

Nvidia | Tata Consultancy Services | Seagate

SLK Software | Tech Mahindra | Yahoo!

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, Bengaluru - 560 071

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

Branch Offices:

India: Chennai | Delhi NCR | Kolkata | Pune

Germany: Düsseldorf



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