

FLAGSHIP DEVELOPMENT, BHIWANDI

A HUNDRED ACRES WITH A VISION



PROJECT OVERVIEW

Our flagship 110-acre Grade A logistics park with a leasable area of 3.2 MN SF, that is compliant to global standards and green rating is located in Bhiwandi, Maharashtra- a key warehousing market in Mumbai Metropolitan Region (MMR).

The project entails an estimated investment of INR 900 CR (USD 120 MN) and is slated to be one of India's first logistics parks to be developed by a global conglomerate- the USD 2.7 BN Welspun Group.

By pioneering innovative infrastructure and embracing best-in-class norms, this development is acclaimed to be

one of India's first logistics parks that is equipped for COVID-19 and other such events that could affect park operations.

Designed by global logistics experts, the park's traffic planning maximizes throughput efficiency. Advanced features like park management and maintenance on a tech-enabled platform, IoT driven system to minimize travel distance and trucks with RIFD tags to predetermine directions and docking will be integrated.

With pre-construction planning and design already in place, the park will be operational by Q4 of 2021.



LOCATION ADVANTAGE

Bhiwandi is a warehousing haven, strategically located close to Mumbai Metropolitan Region (MMR)- India's economic capital and largest consumption centre which boasts of a population of approximately 26 million that also has the highest per capita income in the country. It is primarily a consumption-driven warehousing hub serviced by the Old Agra Road and National Highway 3 (NH3).



LOCATION ADVANTAGE (Continued)

Our project is situated in key warehousing micro-market, between Mankoli & Padgha. It enjoys excellent connectivity to Thane and Mumbai via Mumbai-Nashik National Highway (NH3), and, Navi Mumbai via NH4 as well as the Thane-Belapur road. The park is also well connected to all other prime access routes such as JNPT (Nhava Sheva), Mumbai's International and Domestic Airport and is in close vicinity of other major production hubs.

Mode of Transport	Particulars	Distance
Roadways	National Highway	Off NH3
Railways	Kalyan Railway Junction Bhiwandi Railway Junction	6.5 Km 13 Km
Seaways	JNPT (Nhava Sheva)	61 Km
Airways	Mumbai International and Domestic Airport	43 Km
Distance from Thane	Railway Station	22 Km
Distance from Kalyan	Site Location to Kalyan City	6.2 Km
Distance from Navi Mumbai	-	36 Km
Distance from BKC	-	44 Km
Distance from Fort	-	61 Km
Nearest medical facility	Bhiwandi Health Care Clinic	9.8 Km
Distance from an educational institution	Management College	9.6 Km
Nearest Police Station	Gayatri Nagar Police Chowki	12.1 Km

MASTERPLAN AERIAL VIEW



PARK STRATEGY



Modular and flexible warehouse design



XL/L/M/S warehouse sizes catering to diverse customer needs



Possibility of independent campuses within the park

PARK SPECIFICATIONS



Road Network and Green Area

- 15m wide/4 lane road network
- Ample heavy vehicle, four-wheeler, and, two-wheeler parking
- Pedestrian walkway and paved areas
- Green belt with plantations.



Electrical Infrastructure

- Park-level substation and HT electrical supply to individual warehouse transformer
- 100% power back-up for park level common services
- Street lighting and common area lighting.



Water Supply, Sewage and Fire Network

- Centralized water supply and firefighting tank with pump room as per NBC norms
- Tapping points for hydrant and sprinkler system
- Central STP to treat and re-use sewage water
- Park level rainwater harvesting.



Security and Surveillance

- Park level compound wall
- 24/7 CCTV surveillance
- Security kiosk strategically located throughout the park
- Gated entry with boom barrier for secured entry and exit.



BUILDING SPECIFICATIONS

- Pre-Engineered building complied with AISC/IS Codes having a clear height of 10.5 mtrs at the eaves.
- Optimum column spacing having End Bay Spacing of 8.4 to 8.5 mtr and an Internal Column spacing of 16.8 x 22 to 25 mtr
- 4.5 mtr wide cantilever canopy at 5.2 mtr height from the road level
- 3-4% of roof area provided with polycarbonate sheet for natural daylight
- Passive ventilation having 3-6 Air Changes by means of continues louvers and roof monitor/ridge ventilator
- 5% of total building area provided as a Mezzanine structure
- 16.5 mtr wide concrete dock apron designed for 40ft trailer movement
- Single side docking having 2.4m (W) x 3.0m (H) electrically operated rolling shutter under the ratio of 1No. per 12,000 sft of building area
- 1.2 mtr plinth height from finished road level
- Flooring designed for a Uniformly distributed load of 5Tonne per sq mtr
- Fire Door with panic bars provided as per NBC
- Internal firefighting system which includes K115 type roof sprinkler, fire alarm & fire detection system
- Power Load under the ratio of 1.25KVA per 1000 sft



SOCIAL, ENVIRONMENTAL AND ECONOMIC IMPACT OF THE PROJECT

With Welspun One, we aim to carry on the Group's commitment to a better tomorrow. With every project we undertake, we aim to create a long-term and meaningful impact.

We believe in the multiplier effect of our projects- with each park enhancing the productivity, standard of living, and overall economic activity beyond its boundaries to transform communities.



Social

- Potential to create over 2,700 jobs
- Potential for wage generation of ~USD 70MM p.a.



Environmental

- Zero Discharge: 100% treatment of sewage water that is used for flushing and landscape irrigation
- Water-efficient sanitary fixtures
- Rain water harvesting and recharge pits
- Use of LED lamps to curb electricity
- Perimeter plantation to minimize the dust
- Potential of 1.8MW of peak energy generation from rooftop



Economical

- Income generation for lower socio-economic class through employment during project construction and operation
- Generation of revenue through Income Tax and GST.

WELSPUN ONE LOGISTICS PARKS

AN OVERVIEW ON WELSPUN GROUP

The USD 2.7 billion Welspun Group is a global conglomerate, driven by its core philosophies of constant innovation and social responsibility to create a better future.

With over 3 decades of experience in delivering industrial projects across the Indian and International markets, Welspun Group is a leading name in line pipes, home textiles, infrastructure, steel, advanced textiles and flooring solutions.

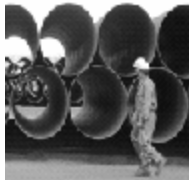
31 unique innovations in home textiles, some of the world's prestigious projects in line pipes, India's first 14 lane green expressway under Hybrid Annuity Model (HAM), and vast global footprint has made it possible for Welspun to share robust relationships with a marquee of esteemed clients.

Welspun Group's exciting journey kick-started in 1985. From a small entity, today, Welspun has reached a milestone with:

Presence	50 COUNTRIES
Annual revenue	USD 2.7 billion
Fixed asset base	USD 1.1 billion
Employees	26,000+
Shareholders	100,000+

GROUP COMPANIES

Group Companies: Breaking new grounds and setting benchmarks in industries we represent



Welspun Corp

A flagship company of the Welspun Group, is one of world's-leading welded line pipe manufacturer. Welspun Corp operates across multiple geographies and is a preferred supplier to several Fortune 100 oil & gas companies.



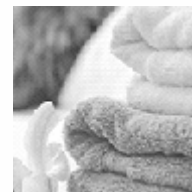
Welspun Flooring

A First of its kind manufacturing facility spread over 300 acres with an investment of more than Rs.1150 crore (USD 150 million) and production capacity of about 30 mn sq mtr annually. Welspun flooring is a zero landfill company since the start.



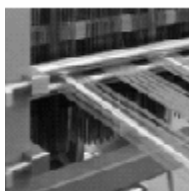
Welspun Enterprises

From roads and highways to water and oil & gas, Welspun Enterprise is at the forefront of meeting the growing demand for infrastructure development in India.



Welspun Retail

Delivering distinctive value to consumers through both premium and value-for-money offerings. Products are retailed through two brands: Welspun for mass market and Spaces Home & Beyond in the premium segment.



Welspun India

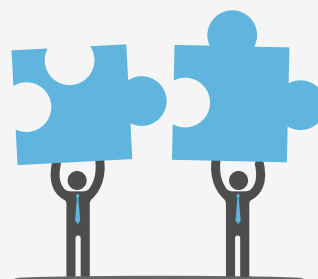
Is world's leading home textile player and the largest exporter of home textile products from India.

WELSPUN ONE AT A GLANCE

Welspun One Logistics Parks (WOLP) is an integrated fund, asset and development management organization delivering large format, institutional Grade A warehousing and industrial parks across India. The core of Welspun One's business offering is to solve the location needs of its customers and provide them with best-in-class real estate solutions, enabling them to better manage their supply chain.

The industrial and warehousing asset class in India faces a fundamental challenge: inability to deploy capital due to a lack of expertise to source, unlock and buy land at the right locations. We address this issue by structuring our entire ecosystem to solve the locational needs of our customers, by building an 'A' team that has the right mix of institutional finesse and a nuanced local approach, thus unlocking better value for all our stakeholders.

WINNING COMBINATION



**An Indian Industrial
Conglomerate**



**A Focused Industrial
Real Estate Team**



TEAM WELSPUN ONE

LEADERSHIP



Balkrishan Goenka

Chairman,
Welspun Group



Rajesh Mandawewala

Group Managing
Director



Anshul Singhal

Managing Director,
Welspun One



Ian Worboys

Member of Advisory
Board,
Welspun One



MANAGEMENT TEAM



Anshul Singhal

Managing Director



Vineet Vaibhav

Chief Development
Officer



Amit Malakar

National Head -
Leasing



Makrand Dixit

National Head -
Project



**Sundaresan
Vaidyanathan**

National Head,
Investments &
Business Development



Priyanka Kapoor

General Manager
(MD's office) -
Investments & Strategy



Sanjeev Jhurani

Head -
Corporate Affairs



Yash Ravel

Executive Director,
Fund Management &
Corporate Strategy

We build warehouses of tomorrow, today.
We understand the nuances of what our customers' are doing to build our economy and make every day possible for billions of people. We shoulder this responsibility by enabling their logistics needs, both as partners and trailblazers.
By going above and beyond the ask through ceaseless exploration and consistent innovation, we are ushering in the future of logistics as we continue to elevate the Indian logistics ecosystem, one step at a time.

Purpose



Mission

We aspire to become the most preferred warehousing company in India, as defined by our service and expertise.

THANK YOU

Follow us:     



WELSPUN ONE
Logistics Parks

3rd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, India.

Website: www.welspunone.com

Phone: +91 22 6613 6000 | **WhatsApp:** +91 9090919180