

**ADD WINGS TO YOUR  
BUSINESS**







**Srijan Industrial  
Logistic Hub**

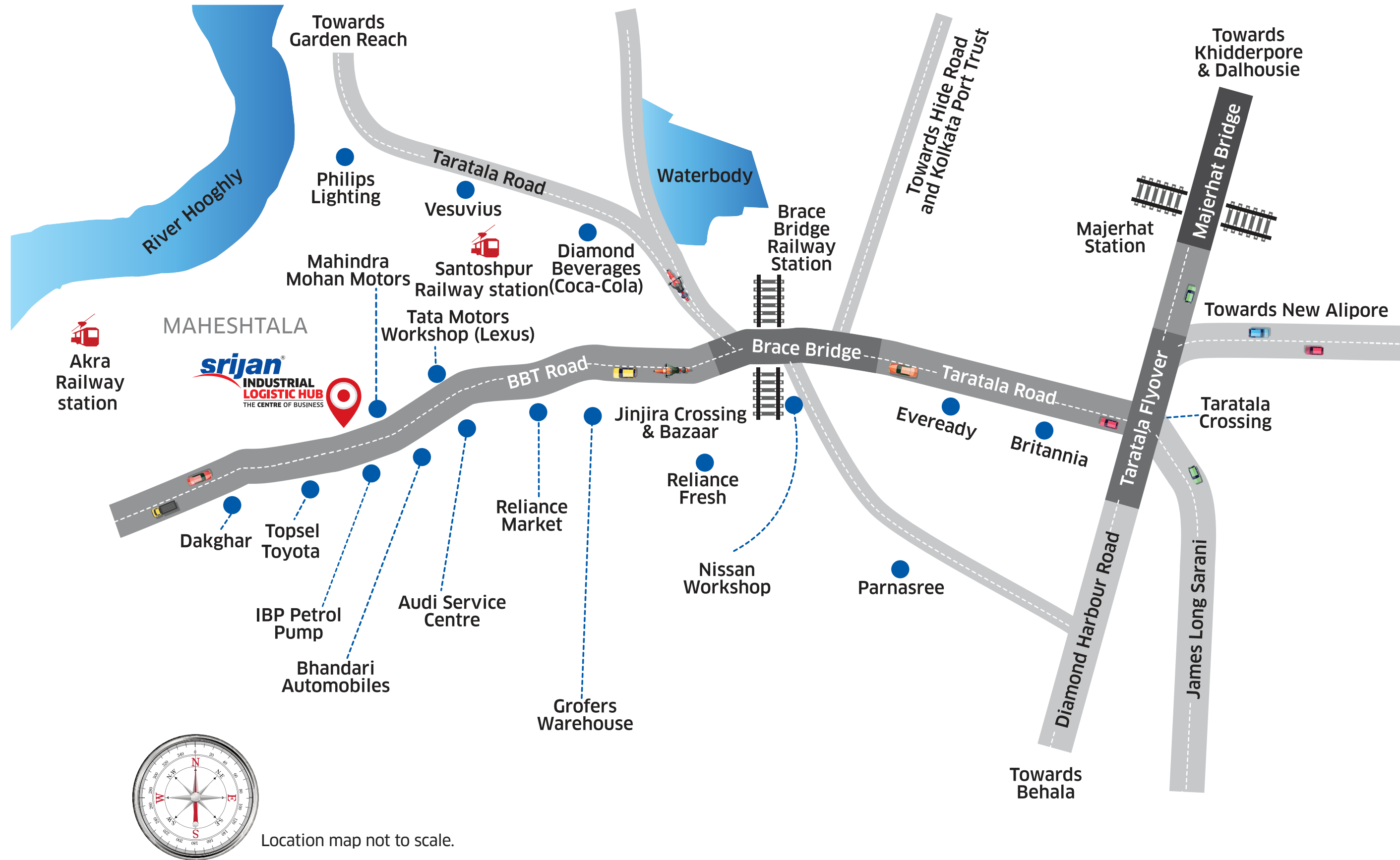
Just 6.5 kms from the Taratala-Diamond Harbour Road crossing, close to Jhinjira bazaar at Maheshtala on Budge Budge Trunk Road **Srijan Industrial Logistic Hub** is a non-polluting, green complex to cater to the business expansion needs of industries in West Bengal.

Units ranging from 4,000 sqft to 4,40,000 sqft will be available on sale and rent.

Built on an area of more than 4.25 acres, the hub is fully planned to specifically cater to industrial and logistics needs along Budge Budge Trunk Road.

Top day-view





### Locational advantage

Well-connected with Howrah and Kolkata city, it is an ideal location for a self sustained industrial logistic hub.

It would offer logistic facilities for goods vehicles arriving from and departing to cities such as Mumbai, Delhi and other important cities in central India surrounded by ample skilled and unskilled labourers.

### PROXIMITY

- Akra Railway Station  
1.8 kms
- Santoshpur Railway Station  
5.5 kms
- Taratala-DH Road Crossing  
6.5 kms
- Khidirpur Dock  
9.3 kms
- Victoria Memorial Hall  
12.7 kms
- Howrah Station  
16.3 kms
- Santragachi Station  
17.2 kms
- Kolkata Airport  
33.7 kms





### Who will benefit

Apparel manufacturing companies, brands, distributors, importers and exporters, retailers and wholesalers, FMCG companies and brands, consumer durable brands, e-commerce and electronic companies, food-processing companies, packaging industries, manufacturing companies listed under nonpolluting green categories will benefit from the hub for their industrial/storage set-up or product/brand displays and sales.

The hub has been approved for use as warehousing/manufacturing (non-polluting green category)/commercial office space/and mercantile retail space.

Spaces will also be available for rent to multi-national companies and corporations depending on their portfolio and areas of business needs.

### Six reasons to consider

- Modern facility with the most modern and state-of-the-art infrastructure close to Taratala ... one of the oldest and busiest logistic hubs of Kolkata.
- Proximity and access to a huge market in the Budge Budge catchment area and its densely populated neighbourhoods along with easy connectivity to the broader markets of Kolkata.
- Abundant supply of labour, transport and other advantages that come with a very well developed and functioning logistics ecosystem of Budge Budge Road.
- A commercial block of 76,000 sqft providing unparalleled visibility with a frontage of 170 ft in the heart of Budge Budge Road.
- Competency and credibility of Srijan Realty already having delivered Srijan Industrial Logistic Park on Bombay Road, a 26 lakh sqft project and won multiple awards for it.
- A next generation park with a futuristic development plan which will never get old in terms of total development.

Main entrance





### Unique features

- 24X7 complex with world class construction
- Up to 10 metres (32 ft) wide internal metallic roads with traffic management and boom barriers to check the inflow of people and vehicles to ease even when there are large number of vehicles moving around
- Water treatment plant, sewage treatment plant and solid waste disposal systems will ensure a healthy work atmosphere
- 24-hour treated water supply
- Ample washrooms/restrooms to ensure hygienic standards for drivers, workers and floating staff
- Green-environment with beautiful landscaping inside and outside the project
- Intercom facilities
- Proper drainage and sewerage facility
- Professional and worldclass maintenance
- All government approvals ... conversion, pollution, fire safety etc are in place
- Toilets/pantry will be buyers'/tenants' scope along with water-proofing
- 1 mm epoxy/VDF/Concra (imported) flooring
- Wiring up to meter room on ground floor of the meter room

Spacious frontage





### Loading and unloading **platforms**

Open hubbing (Loading and Unloading) for containers, trucks and small vehicles and huge loading and unloading platform (dock level) at 4 feet height from ground level will be able to accommodate large number of vehicles at a time.

Loading and unloading area





**Construction facts**

- **Structure** ~ G+4 RCC structure with multi-level warehouse concept and 8-metres (27 feet) column span
- **Top floor roofing** ~ RCC roofing with clear height of 11 feet with no beam, very less column, zero maintenance and 100% leakage proof state-of-the-art warehousing
- **Floor height** ~ Ground floor height will be about 15 feet and the floors above, 11 feet will provide optimum utilisation of available space
- **Goods lifts** ~ 6 massive room-size goods lifts of 4-tonnes each for easy transportation of heavy goods
- **Passenger lifts** ~ Three passenger lifts of a maximum of 15 persons capacity
- **Floor load capacity** ~ Designated load of 750 kg/sqm in upper floors and 1000 kg/sqm on the ground floor

Goods vehicle parking area





**Frontage for brand outlets**

The frontage of the hub is planned as a retail block for shops and brand outlets. Boasting of an area of 76000 sqft, big brand outlets would benefit from the growing residential population of Budge Budge and surrounding area as well.

Commercial showrooms in the front



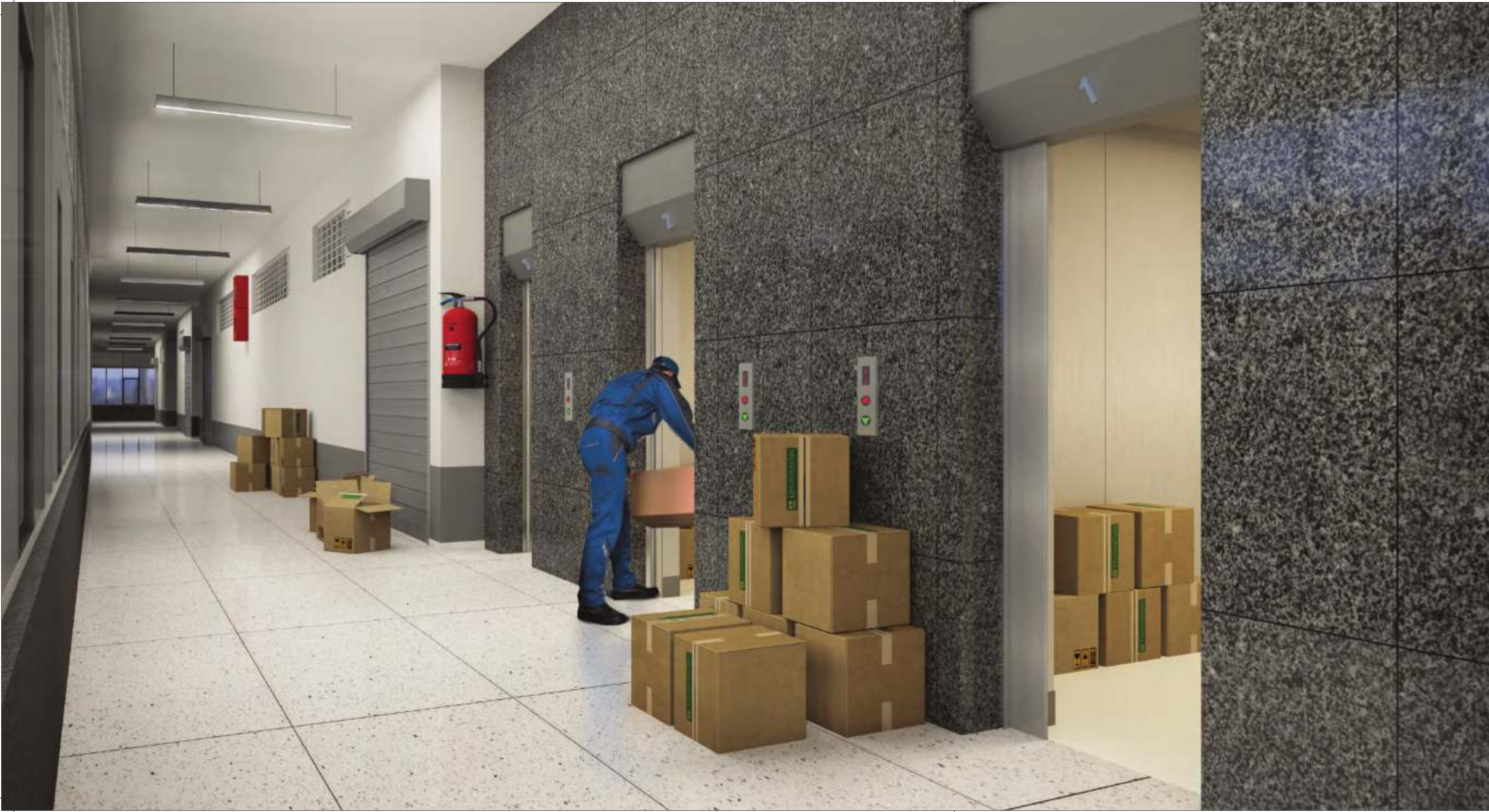


### Work spaces

Large units will facilitate extreme ease of operations for manufacturing as well as packing and forwarding companies alike. Along with this the units will also get a lot of natural light and air ventilation.

Warehouse working space





**Nine lifts for ease of transport**

6 massive goods lifts of 4-tonnes each for easy transportation of heavy goods and 3 passenger lifts of a maximum of 15 persons capacity will make life at the hub super smooth.

Wide corridors and spacious lift lobbies





### Massive goods lifts

Massive goods lifts of 4 tonnes each will enable multiple numbers of trolleys at a time to go inside for lifting and uplifting of goods on upper floors with as much ease as in the ground floor.





**Weigh bridge facility**

Computerized Weigh Bridge facility of up to 60 MT will cater to large and heavy containers with complete ease of operations enabling savings of both time and money.

Weigh brige area





**Safety and security**

Most modern fire fighting equipment and security cameras will ensure safety of people and goods round the clock

- Fire fighting as per fire norms
- Smoke detectors/Sprinklers inside the unit has to be installed by the owner before the start the of operation
- 24x7 security with CCTV surveillance ensures safety and security

Efficient fire-fighting system





**More than adequate Power supply**

DG and power back-up facility for all common services as well as for occupants will be made available at an extra cost for secure 24 x 7 work environment

Extra load of electrical power will be available in case you require it, at an extra cost

24x7 power back-up



**THE  
ONE BEFORE**





**Srijan Industrial Logistic Park**

Srijan Realty, known to have built a worldclass, first-of-its- kind industrial logistic park just 3 kilometres from the Kona junction on NH6, the well maintained **Srijan Industrial Logistic Park**, is the global standard location for pollution-free, green factory setup and logistics requirements to expand business for national and mult-national brands.

A Vaastu compliant, 24x7 running complex, SILP has Retail and Commercial Block facilities with Bank and ATMs, Boom-barriers to check the inflow of people and trucks, 24x7 security with CCTV surveillance, 24-hour treated water supply, Restaurants, Pharmacy, Courier services, Guest Houses, Hotel, Travel House, Conference and Exhibition room, Department store, Labour Canteen and 100% approvals related to land, fire, pollution etc are in place.



Wide roads



Top floor with Proflex roof



Night view



Proflex roofing

Srijan Industrial Logistic Hub top view from entrance

All actual photographs taken at the Srijan Industrial Logistic Park





DNA Real Estate & Infrastructure Round Table & Awards 2016  
Professional Excellence in Real Estate



Golden Brick Awards 2016  
Outstanding Commercial Project of the year



ET Now Real Estate Awards 2018  
Commercial property of the year



Remax India Estate 10th Annual Awards 2018  
Most innovative project of the Year ~ Commercial (East)



Remax India Estate 10th Annual Awards 2018  
Commercial property of the year (East)



CNBC Awaaz Real Estate Awards (East Zone) 2017-2018  
Special Commendation for contribution in  
logistics Infrastructure

Some accolades and inhabitants at  
Srijan Industrial Logistic Park

AWARDS FOR  
SRIJAN INDUSTRIAL  
LOGISTIC PARK

**2018**  
ET Now Real Estate Awards ~  
Commercial property of the year

Remax India Estate 10th Annual  
Awards organised by Franchise India  
& Media Partner ET Now ~ Most  
innovative project of the Year ~  
Commercial (East)

Remax India Estate 10th Annual  
Awards organised by Franchise  
India & Media Partner ET Now ~  
Commercial property of the year  
(East)

**2017-18**  
CNBC Awaaz Real Estate Awards  
(East Zone) ~ Special Commendation  
for contribution in logistics  
infrastructure

**2016**  
Golden Brick Awards ~ Outstanding  
Commercial Project of the Year

DNA Real Estate & Infrastructure  
Round Table & Awards ~ Professional  
Excellence in Real Estate





**PLANS**



The site plan illustrates the proposed 100,000 sq ft retail building, which is a long, narrow structure with a central corridor and multiple retail units. The building is situated on a triangular plot of land, with Highway 101 running along the top and right sides. The plan includes detailed parking areas, landscaping, and a north arrow. The building is labeled with dimensions and area calculations for various sections. The surrounding area includes existing parking lots, a road, and a body of water (likely a lake or river) at the bottom of the plan.

**Ground Floor Plan Details:**

- Left Wing (Storage / Non-Polluting Units):**
  - UNIT-7: 17'-0" x 31'-4"
  - UNIT-6: 17'-4" x 40'-2"
  - UNIT-5: 16'-2" x 51'-2"
  - UNIT-4: 16'-2" x 51'-2"
  - UNIT-3: 16'-2" x 51'-2"
  - UNIT-2: 16'-2" x 51'-10"
  - UNIT-1: 16'-4" x 40'-0"
- Right Wing (Showrooms):**
  - SHOWROOM-3: 15'-2" x 18'-2"
  - SHOWROOM-2: 14'-7" x 18'-2"
  - SHOWROOM-1: 17'-5" x 18'-2"

**Area Calculations Table:**

Floor	Particulars	CA (Sq. Mtr.)	CA (Sq. Ft.)	BU (Sq. Mtr.)	BU (Sq. Ft.)	SBU (Sq. Mtr.)	SBU (Sq. Ft.)
Ground	Showroom - 1	751.66	8090.87	776.17	8354.69	970.21	10443.37
Ground	Showroom - 2	742.95	7997.11	762.92	8212.05	953.65	10265.06
Ground	Showrooms - 3	649.89	6995.42	671.90	7232.35	839.88	9040.44
Ground	Unit - 1	617.92	6651.29	639.17	6880.03	798.96	8600.03
Ground	Unit - 2	465.26	5008.06	479.07	5156.71	598.84	6445.89
Ground	Unit - 3	431.12	4640.58	445.89	4799.56	557.36	5999.45
Ground	Unit - 4	458.51	4935.40	472.82	5089.43	591.03	6361.79
Ground	Unit - 5	476.87	5133.03	491.69	5292.55	614.61	6615.69
Ground	Unit - 6	292.97	3153.53	305.37	3287.00	381.71	4108.75
Ground	Unit - 7	467.27	5029.69	486.08	5232.17	607.60	6540.21
	<b>Total - A</b>	<b>5354.42</b>	<b>57634.98</b>	<b>5531.08</b>	<b>59536.55</b>	<b>6913.85</b>	<b>74420.68</b>

**KEY PLAN:** A small-scale site map showing the building's location relative to a road and a 'STANDARD TUBES' area.



First Floor Plan



Second Floor Plan

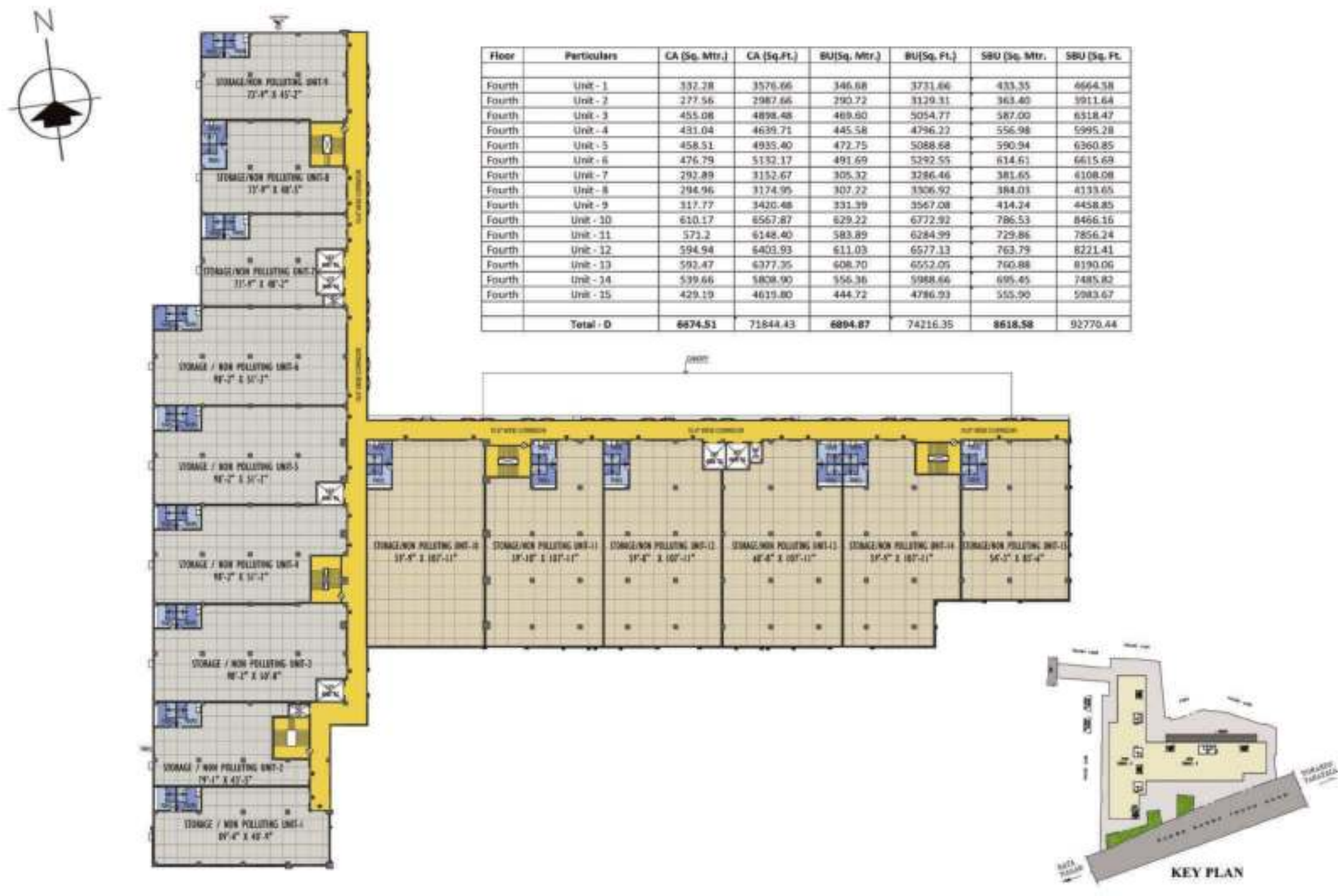




Third Floor Plan



Fourth Floor Plan









SRIJAN INDUSTRIAL LOGISTIC HUB Budge Budge | Maheshtala | BB Trunk Road | Kolkata

Missed call for more info

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