

**The future of  
Business is here.**









## Srijan Industrial Logistic Park

Just 1.3 kms from Khardah railway Station & 1.8 kms from the Sodepur More Crossing, close to Balarampur Hospital at nearby vicinity on BT Road. Srijan Industrial Logistic Park, BT Road is a non-polluting, green complex to cater to the business expansion needs of industries in West Bengal.

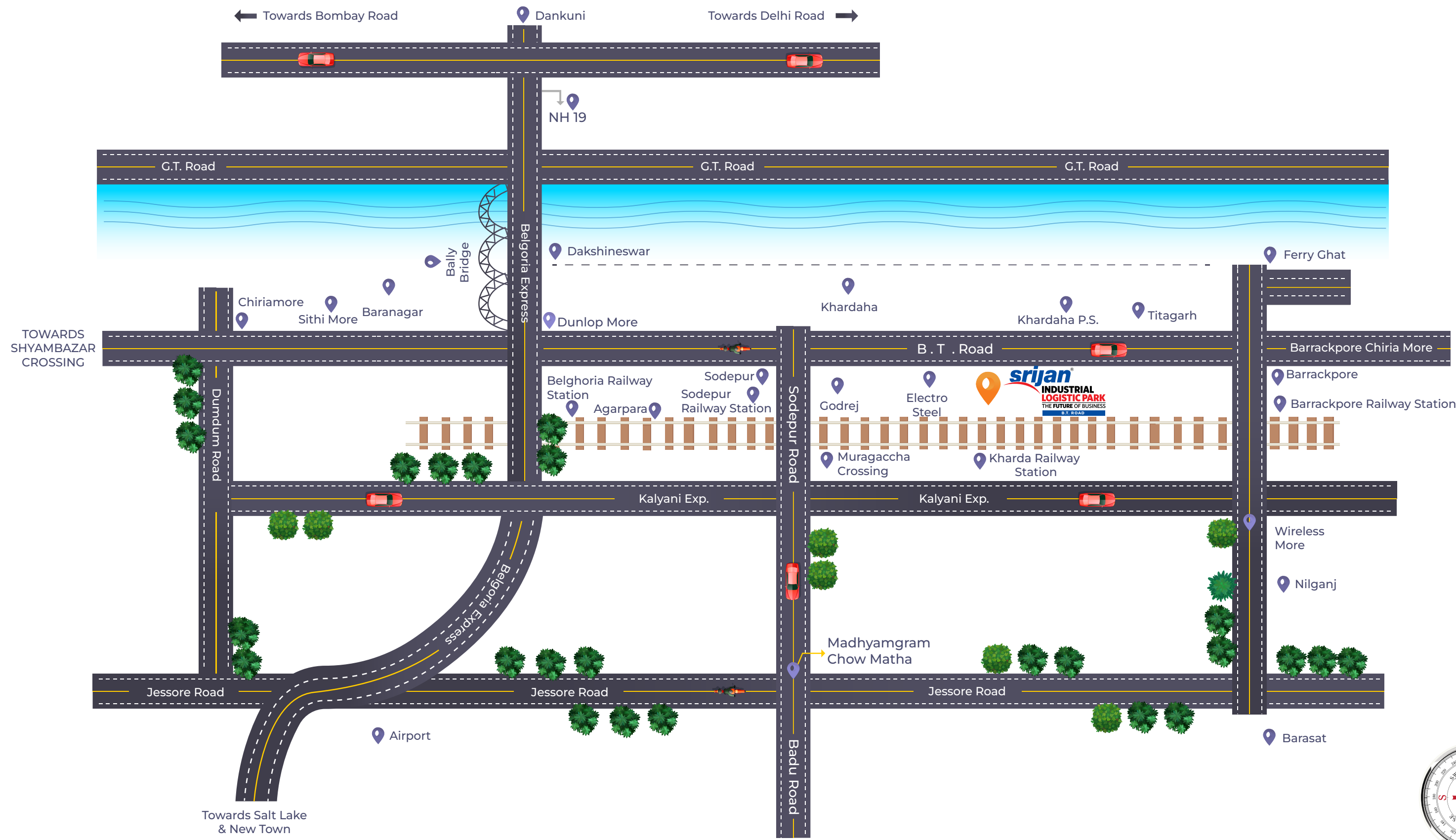
Commercial unit starting from 9555 sq.ft onwards.

Manufacturing unit starting from 6759 sq.ft onwards

Built on a land area of more than 9 acres, the hub is fully planned to specifically cater to industrial and logistics needs along BT Road.

ELEVATION VIEW FROM B.T. ROAD





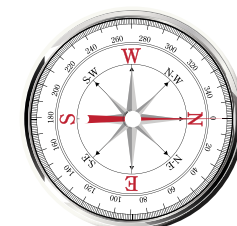
### Locational advantage

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 other metropolitan cities such as Mumbai, Delhi, Chennai and other important cities in India surrounded by ample skilled and unskilled labors.

PROXIMITY	
Khidirpur Dock	23.7 kms
Dankuni	16.8 kms
Kona T-Junction	22.5 kms
Kalyani Expressway (via Sodepur Rd)	6.5 Kms
Belghoria Expressway	8.7 Kms
Sealdah Station	17.4 Kms
Shyambazar Crossing	13 Kms
Khardah Railway Station	1.3 Kms
Sodepur Traffic More	1.8 kms
Madhyamgram Chowmatha	11.5 kms
Dunlop More	7.0 kms
Airport Via BT Road & Belghoria Expressway	18.7 kms
Howrah Station	19 kms
Victoria Memorial via BT Road	21.6 kms

Source - Google Map



Location map not to scale.





## Who will benefit

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

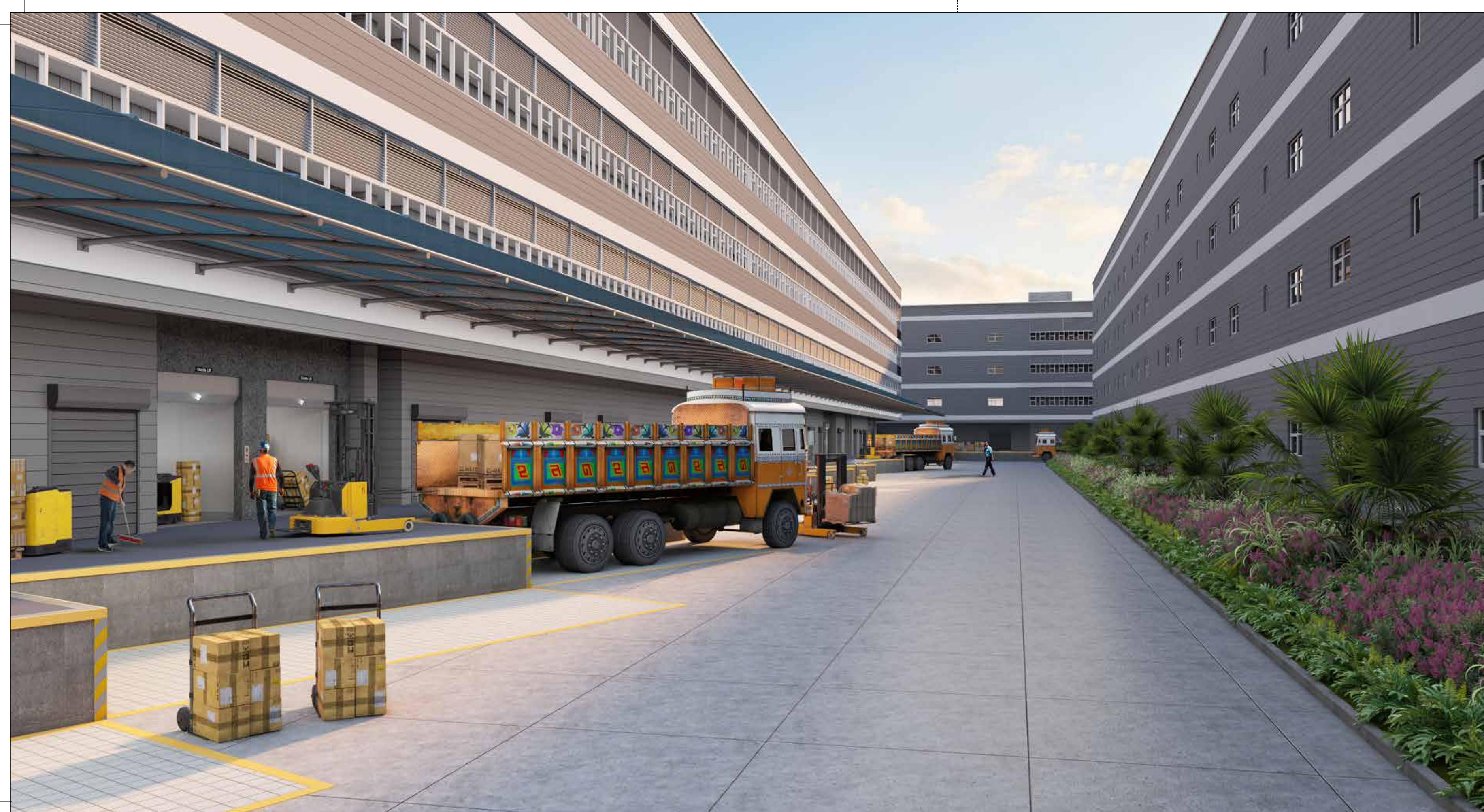
Srijan Industrial Logistic Park has been approved for use as an industrial park (non-polluting green category) / logistics / commercial space.

## Five reasons to consider

- Proximity and access to a huge market in the surrounding catchment area and its densely populated neighborhoods along with easy connectivity to the broader markets of Kolkata.
- Modern facility with the most modern and state-of-the-art infrastructure on BT Road - one of the oldest and busiest industrial hubs of Kolkata.
- Abundant supply of labor, transport and other advantages that come with a very well developed and functioning logistics ecosystem of BT Road.
- A commercial block of 2 lakhs sq.ft. approx providing unparalleled visibility with a frontage of 480 ft approx. in the heart of BT Road.
- Competency and credibility of Srijan Realty already having delivered a 26 lakh sqft Srijan Industrial Logistic Park on Bombay Road, and won multiple awards for it and ongoing logistic parks in Maheshtala and Taratala.

MAIN GATE



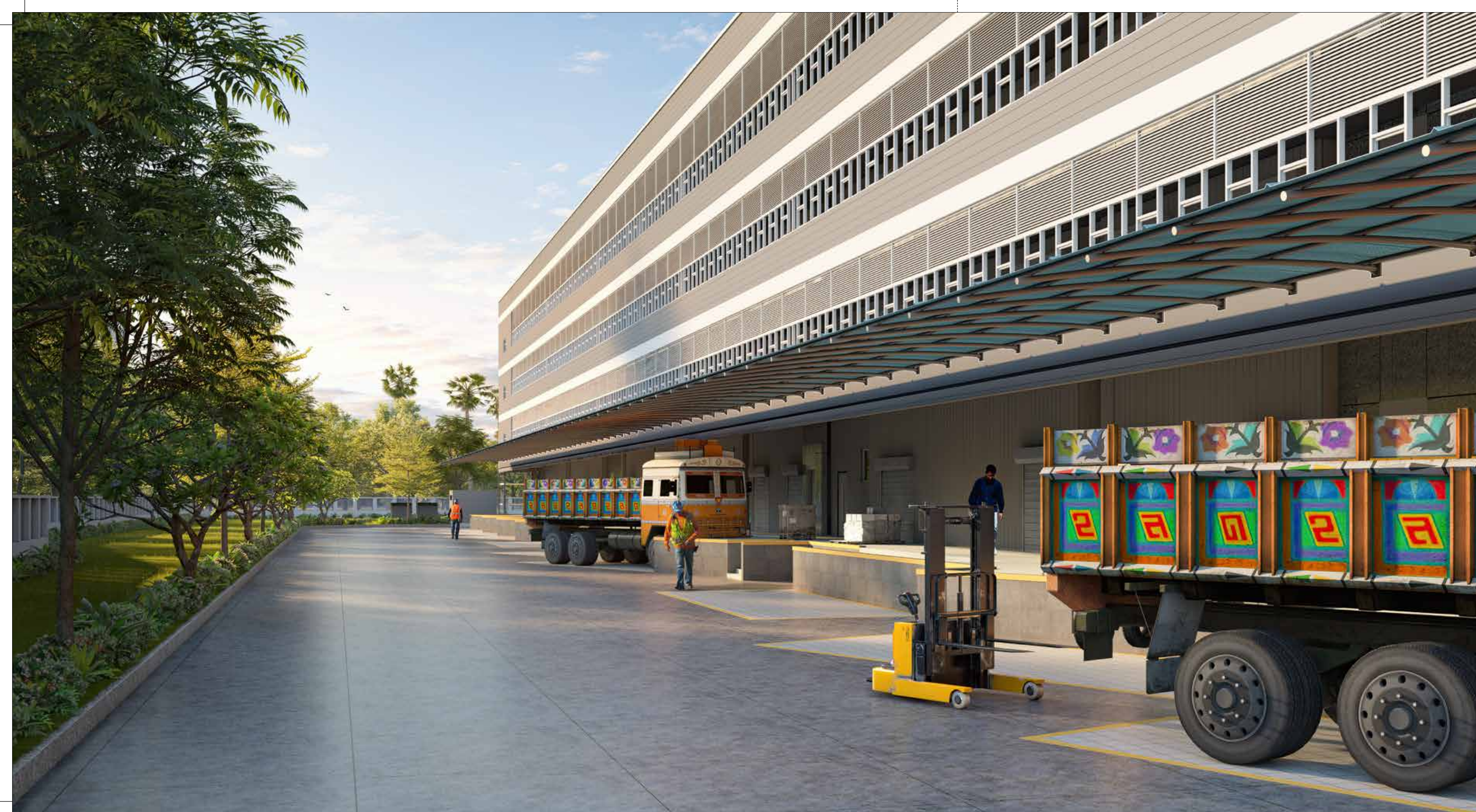


## Unique features

- 24X7 complex with world class construction
- 9 meters (30 ft) wide internal roads with traffic management to check the inflow of people and vehicles and to ease traffic flow of vehicles even during busy periods.
- 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
- Proper drainage and sewerage facility
- Professional and world-class maintenance
- All government approvals - conversion, pollution, fire safety etc. are in place
- Toilets/pantry and waterproofing of such toilet/pantry will be buyers'/tenants' scope
- VDF flooring
- Wiring up to meter room on ground floor of the meter room
- Computerized Weigh Bridge facility
- Rainwater Harvesting Tank, ATM, FM Room, Bank, Food Court, Canteen, Staff Quarter and Driver's Rest room

INTERNAL WIDE ROAD WITH BEAUTIFUL  
LANDSCAPING



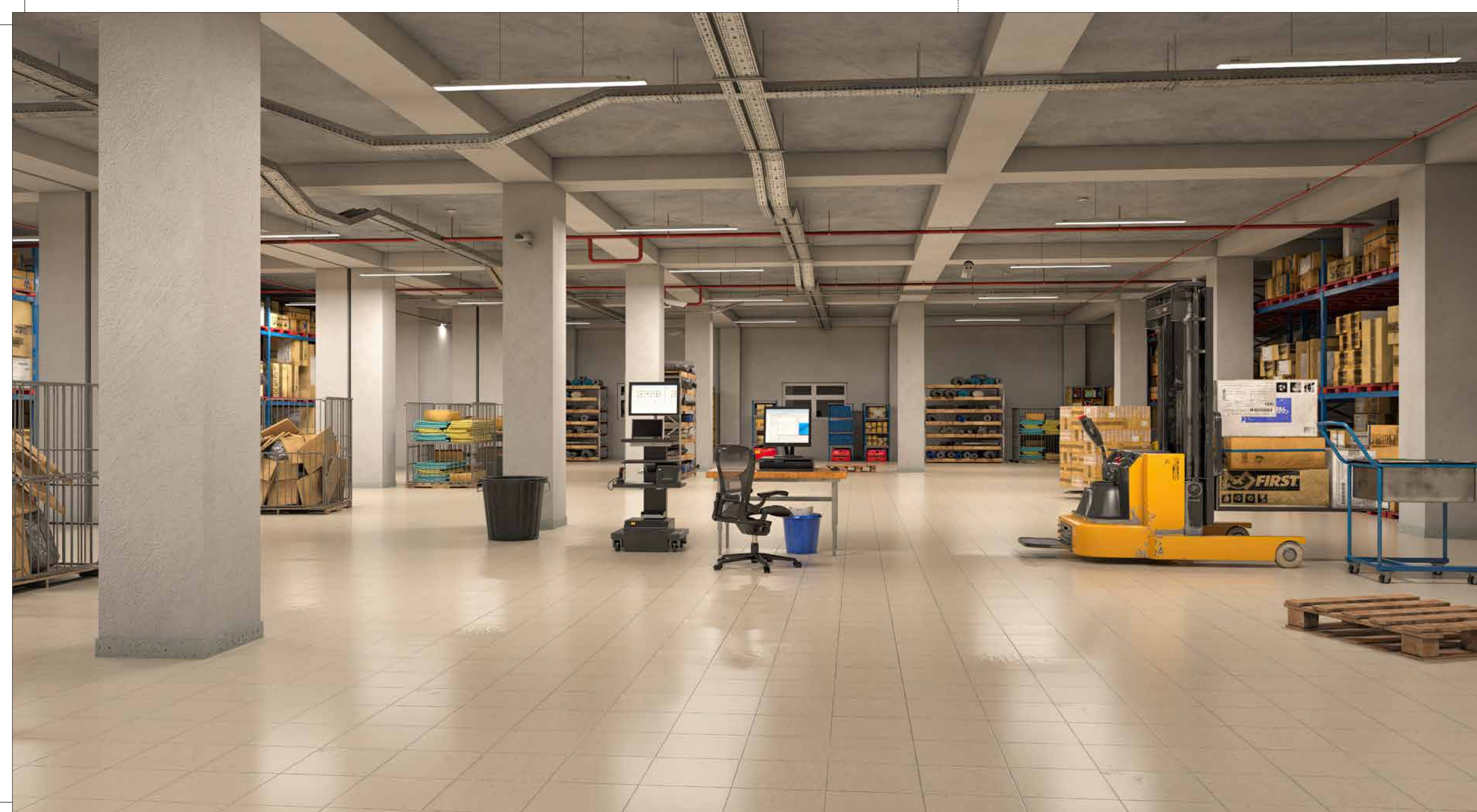


## Loading and unloading platforms

Open (Loading and Unloading) bays 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, enabling efficient goods movement.

INTERNAL WIDE ROAD WITH AMPLE LOADING & UNLOADING FACILITIES





## Construction facts

- Structure - RCC structure with multi-level warehouse concept and pillars span of commercial block is 9m x 9m and warehouse block is 5m x 7m
- Top floor roofing - RCC roofing with floor to floor height of 15 ft, low maintenance and 100% leakage proof state-of-the-art warehousing
- Floor height - All floor with 13 ft clear height providing optimum utilization of available space
- Multiple Goods lift - Massive room-size goods lifts of 4 tonnes for easy transportation of heavy goods
- Multiple Passenger lifts - Passenger lifts of a maximum of 10 -15 people's capacity
- Floor load capacity - Designated load of 0.75 ton/sqm in manufacturing and storage units on upper floors and 3.0 ton/sqm on the ground floor for manufacturing and storage units and 0.40 ton/sqm for commercial units on all floors.





### Commercial outlets

The frontage of the park is planned as a commercial block. Boasting of an area of 2,00,000 sqft, big outlets would benefit from the growing residential population along BT Road and surrounding area as well.

COMMERCIAL UNITS ALONG WITH HUGE B.T.ROAD FRONTAGE

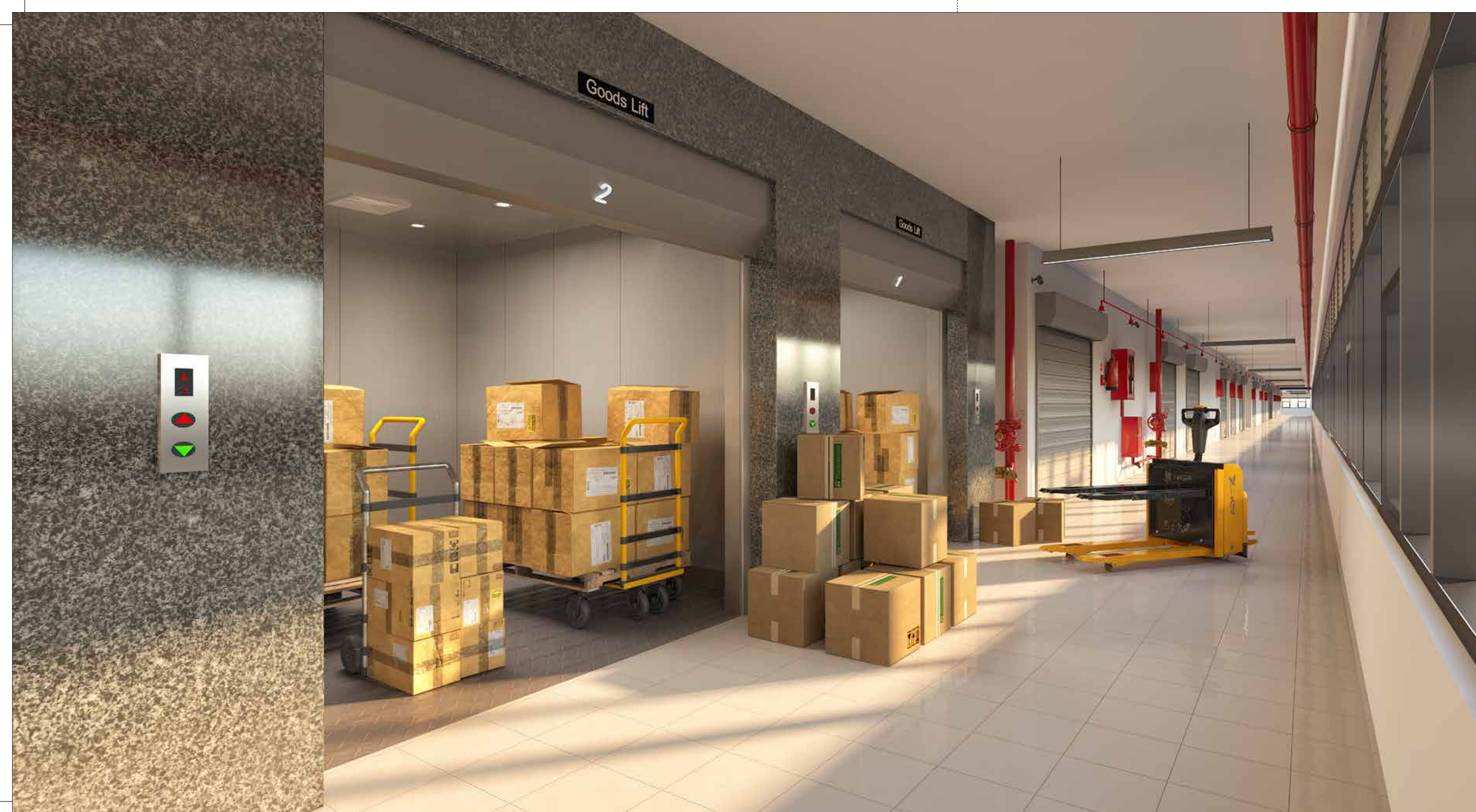




## Work spaces

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.





### **Multiple lifts for ease of transport**

Multiple goods lifts of 4 tonnes each for easy transportation of heavy goods and multiple passenger lifts of a maximum of 10-15 persons capacity will make both goods and labor movement at the park extremely smooth.

WIDE CORRIDOR WITH HUGE  
GOODS LIFTS & PASSENGER LIFTS





## Massive goods lifts

Massive goods lifts 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.





### **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 of the operation
- 24x7 security with CCTV surveillance ensures safty and security





### 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 a 24 x 7 secure work environment.

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

DG TRANSFORMER YARD FOR 24X7 POWER SUPPLY



**SRIJAN'S  
COMPLETED  
AND ONGOING  
WAREHOUSES  
AND LOGISTIC  
PARKS**





## 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 multi-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, Guest Houses, Hotel, Conference and Exhibition room, 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 Park top view from entrance

All actual photographs taken at the Srijan industrial Logistic Park





## Srijan Ravi Logistic Park

Built on a land parcel of more than 9 acres, just 3.5 kms from Taratala, Near Jhinhira crossing, on Budge Budge Trunk Road, Srijan Ravi Logistic Park is full master planned to specifically cater to industrial and logistics traffic movements along the Budge Budge Trunk Road and Taratala Road.

The Park will be a non-polluting green establishment ideal for factory setup or logistics requirement and business expansion.

A world-class infrastructure, it will have units of varying sizes ranging from 6000 sqft to 7,00,000 sqft available on rent or for sale.



Warehouse working space



Storage space



Wide metallic road inside



Lift unloading area

Srijan Ravi Logistic Park elevation with waterbody view

All images are artist impression





## 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 are 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.



Commercial showroom in the front



Massive goods lifts



Warehouse work space



Weigh Bridge

Srijan Industrial Logistic Hub top day view

All images are artist impression





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

**2022**  
Economic Times Real Estate Conclave Awards Iconic Project - Commercial of the year.

**2021**  
Economic Times Real Estate Conclave Awards Project Category East in the Industrial/warehousing

**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





# MASTER PLAN









SRIJAN INDUSTRIAL LOGISTIC PARK (BT ROAD) | 33/27 BT Road, Khardah (Beside Electrosteel) | WEST BENGAL

Missed call for more info

**+91 92434 40000**



[srijanrealty.com](http://srijanrealty.com)

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