



KSH INFRA

DRIVING TRANSFORMATION

CHAKAN PARK 2, PUNE (INDIA)

Certified By  Excellence In Design
For Greater Efficiencies





KSH Infra is a leading developer of logistics and industrial infrastructure.

The company builds standardised and built-to-suit sustainable facilities to accommodate a range of uses, ranging from warehousing to manufacturing.



INVESTMENT OF
OVER 900 CRORES



3 MILLION SQ.FT.
OF DEVELOPMENT



4 INDUSTRIAL
PARKS



12
CLIENTS



DRIVING TRANSFORMATION IN INDIA'S INDUSTRIAL SUPPLY CHAIN



We have over the past 5 years played an active role in transforming the logistics and industrial landscape in Pune region, having a portfolio of 3 million square feet in industrial hubs like Chakan & Talegaon under various stages of development.

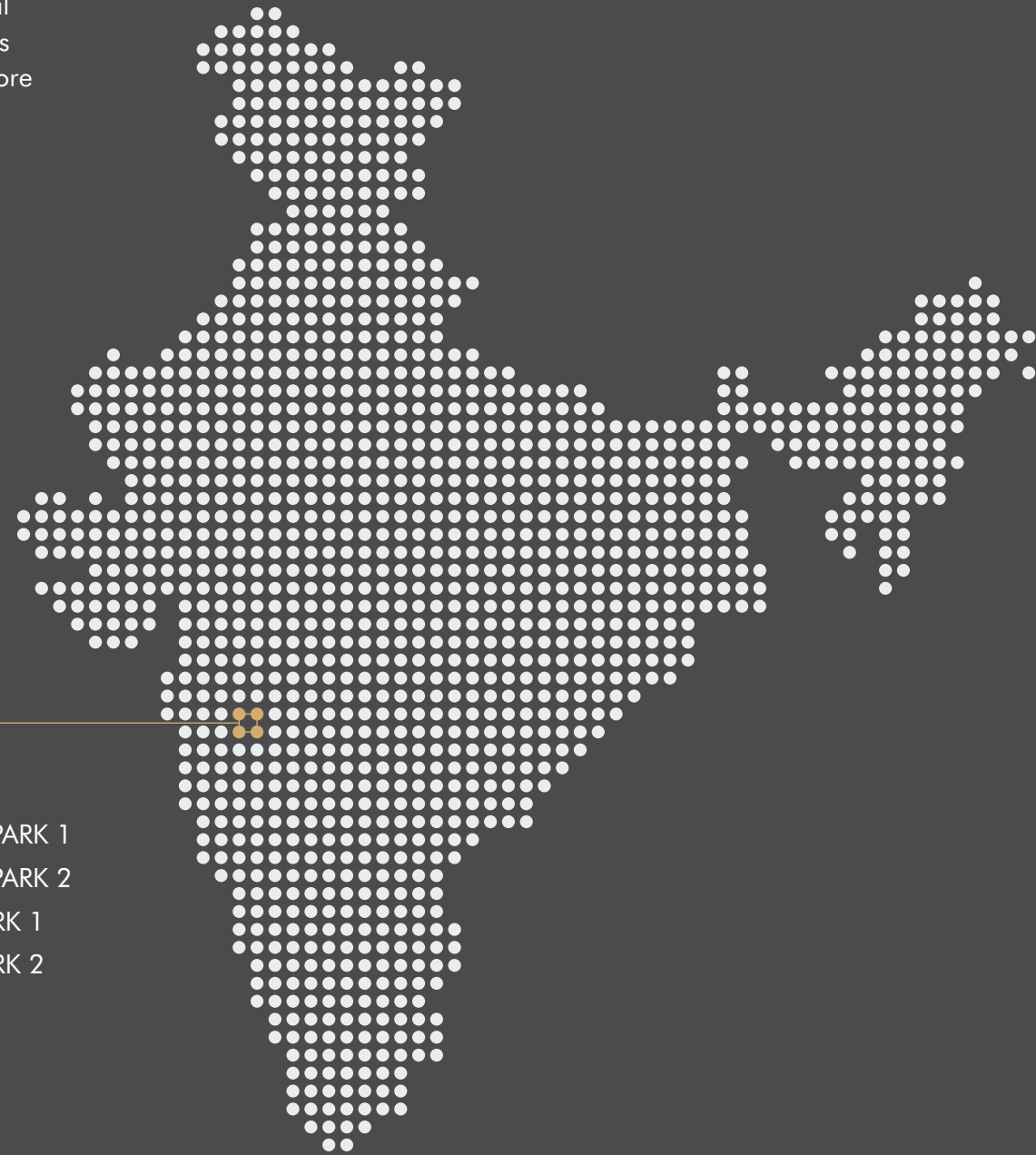
We have created a modern A-Grade infrastructure and given our multinational clients the option of moving into Ready Built Factories / Warehouses, or a Built-to-Suit (BTS) facility technically designed to cater to their specific requirements.

Having an in-house design and execution team, with extensive domain knowledge, our gamut of services range from designing MEP, HVAC, Fire, Sewage Treatment Plants, Effluent Treatment Plants, Cold Rooms, Labs, etc.

We as a team have over the years built world class infrastructure and gained the support of some of the leading investors from across the globe such as the Pacific Century Group of HK and Morgan Stanley Real Estate Fund of USA.

A GROWING NETWORK OF WORLD CLASS INDUSTRIAL FACILITIES

KSH Infra has created several industrial parks across Pune's industrial hubs with many more planned across other cities as well.



MAHARASHTRA
PUNE

TALEGAON PARK 1
TALEGAON PARK 2
CHAKAN PARK 1
CHAKAN PARK 2



"Team KSH has provided us a world-class facility in Chakan industrial area for our manufacturing operations. Team KSH was extremely supportive and professional in developing the facility for us. We were able to commence operations within two months from moving-in which was very beneficial for us."

NAOKI MATSUMOTO
Chairman India, Kawasaki Motors

"KSH has been very instrumental during our facility setup and with their expertise in construction and understanding of our manufacturing needs, their collaborative approach allowed them to capture critical requirements to deliver our factory on time."

TODD RENNER
Global Business Unit Manager, Jabil

PRE-PROJECT MANAGEMENT

- Preliminary survey and site assessment
- Preliminary planning
- Technology assessment
- Feasibility study and project report

PROJECT MANAGEMENT

- Project planning, scheduling & control
- Budgetary and cost control
- Intra-team communication management
- Safety management
- Liaison with statutory authorities

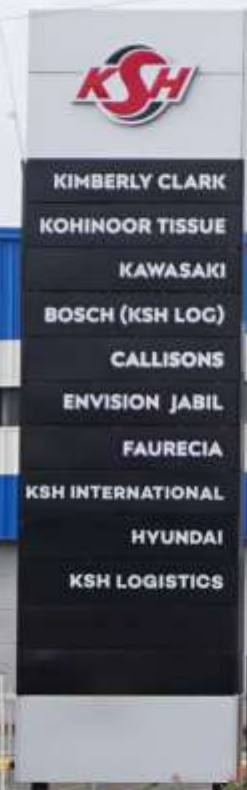
INSPECTION & EXPEDITING

- Vendor appraisal
- Stage-wise inspection
- Final inspection
- Expediting deliveries

COMMISSIONING SUPPORT

- As-built documentation
- Training of owner's personnel
- Troubleshooting

LEADING COMPANIES ACROSS
MULTIPLE DOMAINS ARE OUR CLIENTS



INTRODUCING

●●● CHAKAN PARK 2, PUNE
MULTIMODAL LOGISTICS & INDUSTRIAL PARK ●●●



Artistic Impression



Artistic Impression

CHAKAN PARK 2, PUNE

OVERVIEW

Total Park Area
49.19 Acres | 1,99,064 sq.m. | 21,42,716 sq.ft.

Total Chargeable Area
1,18,385 sq.m. | 12,74,296 sq.ft.

Development Type
Industrial | Warehousing

FACILITIES & AMENITIES

- Property Management Services
- Rainwater Harvesting
- Security - CCTV across the park
- Solar Optionality
- Driver Rest Area
- Truck Parking Areas
- Park Level - Sewage Treatment Plant
- Landscaping
- Canteen

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CHAKAN

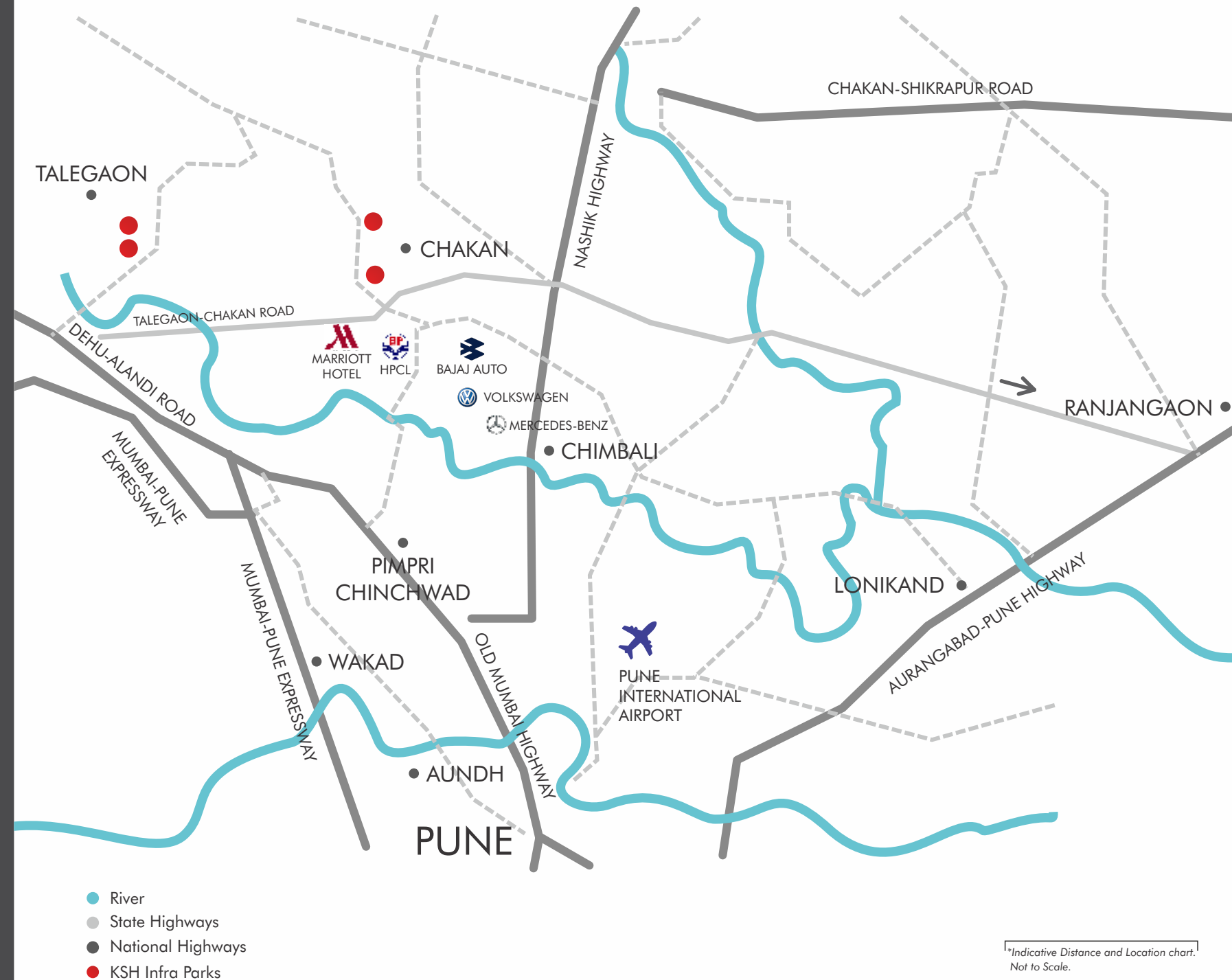
Chakan in Pune is perhaps the most integrated industrial neighbourhood in the entire country. Home to some of the largest auto manufacturers such as Volkswagen, Bajaj Auto, Mercedes Benz and Hyundai Construction, the location has attracted engineering talent in abundance. A healthy diaspora of talented individuals from across India and from far corners of the globe, makes Chakan a preferred destination for auto makers and other diverse industries alike. The region will soon be connected with the metro line, and has a diverse social infrastructure that is at various stages of development. In the coming years we will see large scale infrastructure development along the KHED SEZ on one side and expansion of the Talegaon industrial belt on the other. Well connected and well designed, Chakan will continue to attract some of the largest industries in the years to come.

LOCATION ADVANTAGE

KSH Parks are located in close proximity to the industrial belt of Pune, Pimpri-Chinchwad, Chakan and Ranjangaon.

Talegaon MIDC	11 Km
PCMC Industrial Area	15 Km
Mumbai-Pune Expressway	16 Km
Pune City	30 Km
Pune Airport	35 Km
Navi Mumbai	120 Km
JNPT Sea Port	120 Km

LOCATION MAP

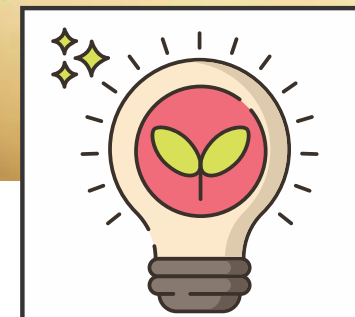


an
eco-friendly
industrial park
that takes
your business
experience to
the next
level...

KSH Chakan Park 2 is among only a few industrial parks in Pune that offer ecologically sustainable infrastructure. All 5 buildings within the park have received approved preliminary certification from **Excellence In Design For Greater Efficiencies (EDGE)**. The projected savings would not just cut down on the pressure that is building on the environment each day, but also reduce operational costs drastically. In addition to this, KSH would also be planting over a 1000 trees within the premises to create a fresh and aesthetically appealing work environment.

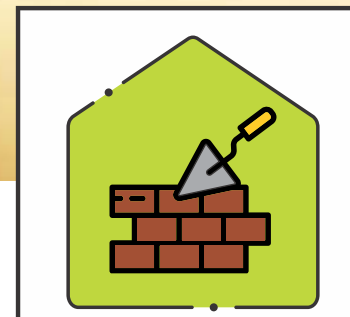


KSH CHAKAN PARK 2 OFFERS



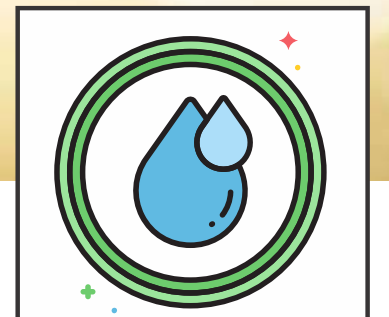
ENERGY SAVINGS

Reduced Window to Wall Ratio
External Shading Devices
Energy Saving Light Bulbs



MATERIAL SAVINGS

Floor Slabs - In-Situ Reinforced Concrete Slab
Roof Construction - Steel Sheets on Steel Rafters
External Walls - Fly-Ash Stabilized Soil Blocks
Internal Walls - Autoclaved Aerated Concrete Blocks
Flooring - Finished Concrete & Ceramic Tiles
Window Frames - Aluminium



WATER SAVINGS

Dual Flush for Water Closets
Water-Efficient Urinals
Aerators for Faucets
Auto Shut-Off Faucets



A COLLABORATION FOR A GREENER WORLD

KSH CHAKAN PARK 2 BUILDINGS ARE NOW EDGE CERTIFIED

EDGE is a unique innovation of the INTERNATIONAL FINANCE CORPORATION (IFC), a member of the World Bank Group. It has already been adopted in over 150 countries. EDGE was created with the intent to offer a simplistic, and yet measurable solution, that would give a positive push for businesses to build the future in a sustainable manner.

Today's buildings generate 19 percent of energy-related green house gas emissions and consume 40 percent of electricity produced globally. The onus of building efficient, sustainable green infrastructure lies on us as a developer community.

We at KSH aim to push this initiative and hope to contribute in jumpstarting the mainstreaming of Green Buildings. Through EDGE, we as project owners want to be at the forefront of building cost effective, and sustainable green infrastructure.

Our buildings are built keeping critical parameters such as the local climate in mind, and usage of sustainable building material is ingrained into our construction cycle. At KSH, our project management teams oversee the creation of large-scale green infrastructure. Our future ready projects are being built keeping the EDGE Certification parameters in mind. India being on the cusp of becoming a Global power, all industries owe it to the future generations to develop responsibly, and we at KSH are committed to playing our role.



PRELIMINARY EDGE CERTIFICATES



OUR PARKS ARE STRATEGICALLY BUILT TO CATER TO EVERY DETAIL THAT YOU DESIRE

TECHNICAL SPECIFICATIONS

STRUCTURE

Building type Pre-engineered building from reputed manufacturers
 Height at eave 9m clear height
 Internal column spacing 15m x (20m to 25m)
 End bay spacing 7.5m or multiples
 Roof slope 1 in 20 as per design
 Roof sheeting Bare galvalume standing seam roofing system to prevent leakages
 Side cladding Colour coated galvalume sheeting above brick wall
 Natural lighting Polycarbonate sheets comprising 4-6% of the roof area
 Canopy cover 6m wide running canopy along docking side
 Wall 3.5m wall plastered and painted
 Roof access Cage ladders provided for roof access and maintenance
 Plinth height 1.3m from finished road level
 Office type External office block/blocks with glass facade and aluminum composite paneling comprising 2 floors provided for every building

Flooring 5 to 8 ton/sq.m. TREMIX VDF (Vacuum Dewatered Flooring) with anti-termite treatment
 Docking Internal single side docking stations available
 Docking option 18m wide docking apron available
 Dock doors Motorised rolling shutters
 Ventilation 6 to 8 air changes as per design with the help of a ridge monitor at the roof
 Toilets Provision for 1 person every 1000 sq.ft. and provided within the building for workers

FIRE-FIGHTING SYSTEM

Internal Sprinkler based system with hose reels and fire extinguishers as per NBC norms
 External Fire hydrant system with hydrant posts connected to the pump-room and fire reservoir tank
 Alarm systems Smoke detectors for the office block and beam detectors for the factory building

ELECTRICALS

Internal 150 lux LED lights provided for the building
 External 15 lux LED street lights provided on the internal roads
 Power Varies from client to client and to be provided as per detailed client requirement

PARK INFRASTRUCTURE



ROADS

18m wide bitumen roads for easy maneuverability of trucks



ENTRANCE GATES

Motorised gates with boom barriers for entry and exit of park



CCTV SYSTEM

CCTV system throughout the park for monitoring and enhancing park security



SUSTAINABILITY

Rainwater harvesting
 Landscaping in common areas
 Recycling of water using STP



SECURITY FENCING

Compound wall with fencing along the park perimeter



DG BACKUP

100% back-up for external lighting and common services



SIGNAGE

External and internal signage via pylons and directional signage for navigation



WATER & SANITARY SYSTEM

Storm water drains throughout the park to avoid flooding
 STP of suitable capacity to cater to the park
 Underground water tanks with pipelines to each building



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