



Embassy Industrial Park, Farukhnagar

Our technology your tradition

www.embassyindustrialparks.com

EMBASSY INDUSTRIAL PARKS



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 warehousing spaces in a diverse market.

We are committed to bringing quality Grade A industrial, light manufacturing and 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 with well planned, technology-enabled, self-sustaining business environments.

Embassy Group

- Established in 1991.
- Portfolio of over 54+ Mn. Sq. Ft.
- Domestic leader in Property Development and Asset Management.
- Comprehensive portfolio spanning Commercial, Residential, Hospitality Retail, Education and Services.
- Pioneered the concept of Business Parks in India and re-defined luxury living
- 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 \$35 Billion in assets under management.
- Active portfolio across 120 companies highly diversified by stage, sector and geography.
- E-shang, co-founded by WP has a pipeline portfolio of 3.72 Mn. Sq. Ft. in China
- Deep commitment to India; invested ~\$3.5 Billion in India

India

EMBASSY INDUSTRIAL PARKS

Presence in India

A Prime Destination For Industrial And Logistic Solutions

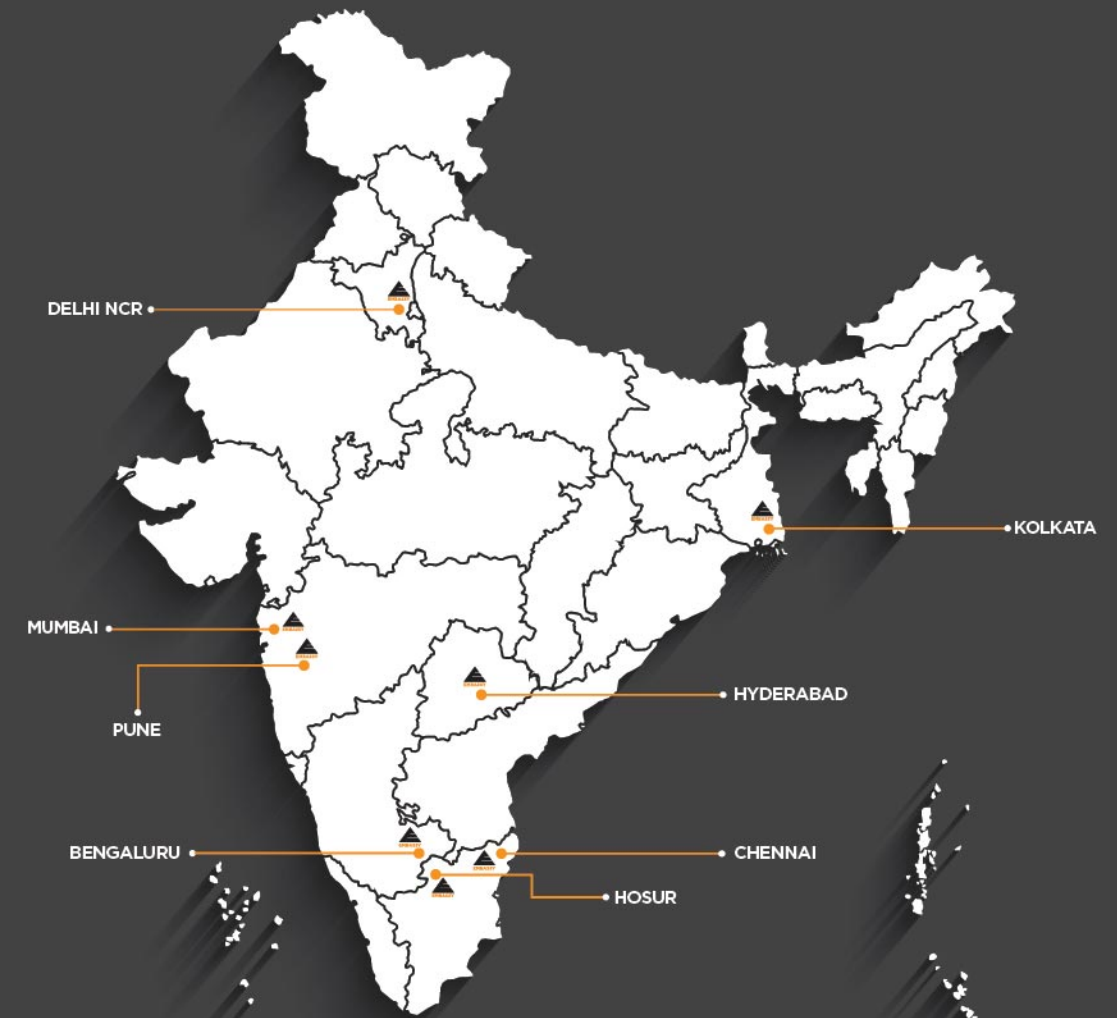
India - world's third largest economy by purchasing power parity and the sixth largest economy by nominal GDP, is in the cusp of exciting transformation. By 2050, India's economy is projected to be world's second largest, behind only China.

In recently published report 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 an average in the past three decades.

In a report published by World Bank in 2018 on Logistical Performance Index, India is placed 44th position amongst 160 countries. Several measures have been introduced by the Government of India to develop infrastructure in the country, such as the Bharatmala Project, the Sagarmala Program, the electrification of railway tracks, e-mobility, digitization push in the logistics sector, etc. These are expected to benefit at the ground level thereby improving the ranking.

The Government of India strives to create an architecture of growth, efficiency, and prosperity, by embarked structural and policy reforms such as:

- Make in India
- GST and e-way bill
- Skill India
- Digital India
- Insolvency and Bankruptcy Code



Launched : 10 Mn. Sq .Ft.

Planned: 30 Mn. Sq .Ft. by 2021

Farrukhnagar

The Ideal Industrial and Logistics Hub

The Proximity to Indira Gandhi International Airport, in addition to outstanding connectivity with the upcoming KMP Expressway, Farukhnagar Bypass & Dwarka Expressway, coupled with industry-friendly policies make Farukhnagar a prime destination for companies from around the world.

Proximity to large consumption centres of IMT Manesar and Gurugram, and ease of access to Delhi-Jaipur Highway (NH 8 (New NH 48)) makes Farukhnagar an ideal location for setting up logistics/industrial park. Farukhnagar houses some of leading companies from varied sectors such as

e-commerce, automotive, logistics, retail, FMCG etc. Haryana's strategic location at the center of North India has proven itself favorable for warehousing and logistic sector. Over the years with improved Social and Civic infrastructure, and availability of skilled and semi-skilled manpower, Farukhnagar and neighboring locations areas have evolved into a world-class automobile hub with manufacturing sites of Denso, Panasonic, Maruti Group, Hero Motors, Bajaj Auto, etc. along with a large population of qualified manpower.

Established Production Plants around the Park

DENSO | HERO | HONDA | PANASONIC | MARUTI GROUP



Site address

Embassy Industrial Park, Farukhnagar
Village Farukhnagar, State Highway-15A,
Gurugram, Haryana.

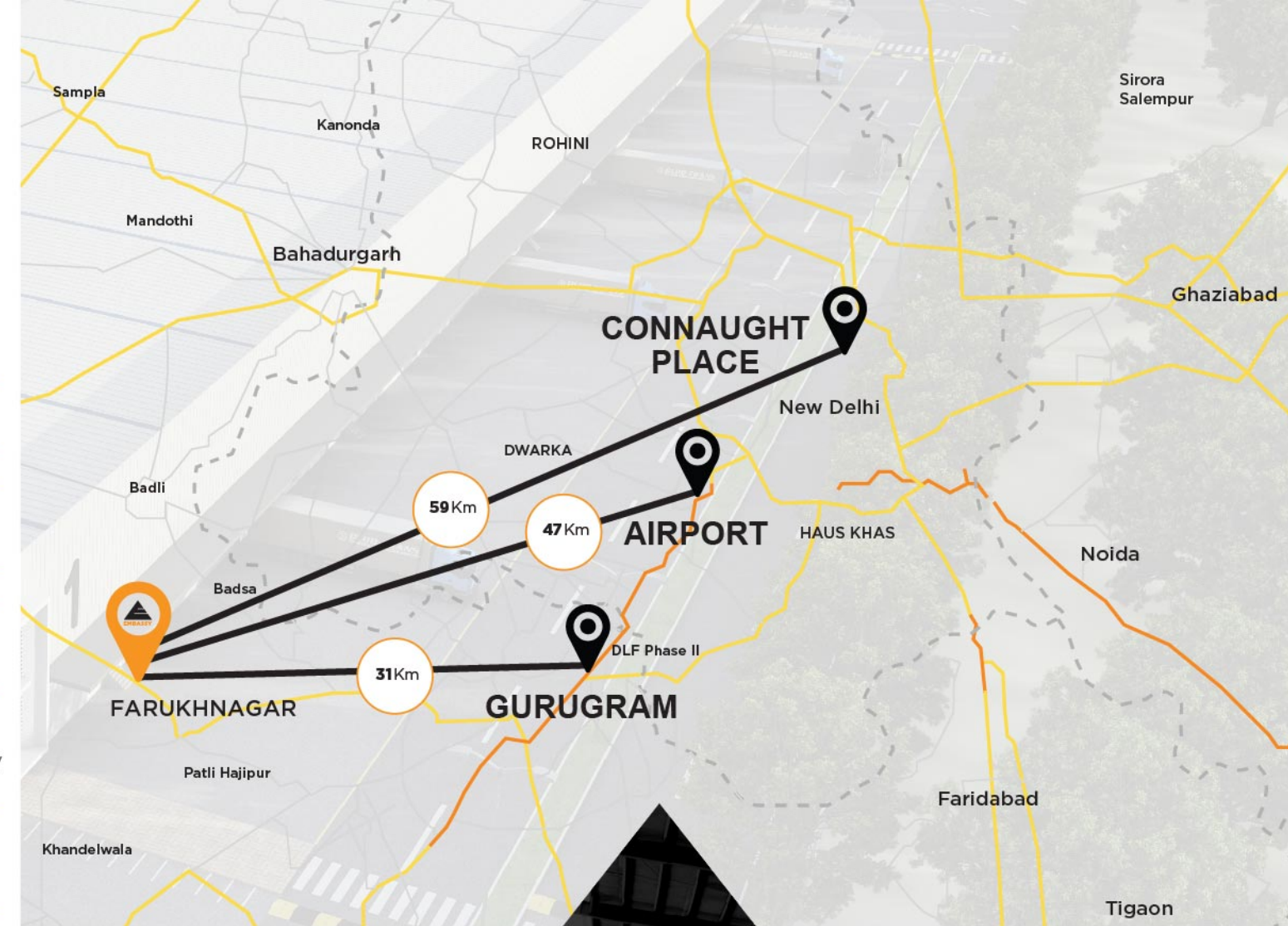
Google coordinates:
28.476190, 76.805664



Farrukhnagar

Location Advantages

Total Land Area Available	108 acres
Total Developmental Potential	3 million sq. ft.
Type Of Land Use	Warehousing converted land
Location	The Park is situated in proximity to major manufacturing facilities of Denso Amp, Panasonic along with warehousing facilities of Volkswagen, Reliance Retail, 20Cube, Parekh Group ..etc
Main Access	State highway 15A
Connectivity	25 km from Gurugram City 43 km from Delhi International Airport 55 km to Delhi CBD (Connaught Place)
Proximity To Services & Workforce	Close vicinity to residential hubs like Dwarka Expressway and Gurgram makes the availability of local workforce easier. Well connected road and rail transport to the near by industrial areas paves way to availability of services and local force easily.
Compliances and Approvals	Clear title deeds and full compliance with statutory requirements enable our clients to operate continuously unhindered.
Distance to Arterial Roads	20 km from Delhi - Mumbai National Highway 8 7 km from KMP Expressway 0 km from SH 15A 17 km from NH-71
Industrial Clusters in the Vicinity	The Park is in proximity to major industrial estates promoted by HSIIDC & HUDA 18 km - IMT Manesar 40 km - Dharuhera Industrial Area 35 km - Udyog Vihar Industrial Area
Connectivity to Other Regions of India	Located at SH-15A, the park is well connected to Delhi-Jaipur highway, which further connects into DMIC(Dlehi Mumbai Industrial corridor). KMP (Kundli Manesar Palwal Expressway) and other parts of norther India.



Embassy Industrial Park - Farukhnagar

Targeting Indian Green Building Council Certification

Bird's Eye View of the Industrial Park



Project Partners





Park designed to handle
1200 truck movement per day



Proposed Master Plan for Farukhnagar

- Surrounding**
- North side boundary: State Highway
 - East side boundary: Village boundary
 - West side boundary: Village boundary
 - South side boundary: Village boundary

Master Planned to Global Standards



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 main entry gate.



Electrical Infrastructure

- 1.5 - 5MVA substation with 22-33kV feeder.
- 100% BackUp for external lighting, common areas and amenities.
- LED light fixtures and PV cells to capture Solar power.



Road Network

- Road network design by Industry experts to 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.



Amenities

- Incubation Office Spaces.
- Incubation Warehousing Space.
- Property Management Office.
- First Aid Centre with Ambulance on standby.
- Driver's Rest rooms.
- Toilet in common areas at adequate distances.



Internal Signage

- Smartly Designed Signage at strategic locations for easy navigation within premises.
- Regulatory and Informational Signage covering safety guidelines, emergency phone numbers etc.



Fire Protection System

- Fire Protection System designed as per NBC 2016 norms.
- Modular water storage tank as per norms.
- Network of External Hydrants and Sprinklers.



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.



Environmental Sustainability

- Recycling 100% water.
- Rain Water Harvesting.



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 - 11.2 mtr
	Pitch of roof	1 in 20 or as per design
	Roofing	Bare 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		Single side docking as per design
		16.50 mtr concrete apron along the docking side
		Dock height: 1.20 mtr / 4 ft.
Fire Escape Door & Staircase		MS painted Rolling Shutter at the rate of one door for 12000 Sqft 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. Vacuum Dewatered Flooring (VDF)
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	Power will be supplied at the sub station level
Fire Fighting System	Sprinkler and hydrant will be provided at roof level along with Fire Detection and Alarm System
Optional Features	<ul style="list-style-type: none"> • 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

Logistics

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

E-Commerce

Flipkart | Ola | Myntra Designs

BFSI

ANZ | Fidelity Investments | Northern Trust | Swiss Re

Retail/FMCG/ Consumer Durables

Lowe's | Sony | Target | Sab Miller

Telecom

Nokia Siemens Networks

Automobile & Industrial Automation

Mercedes-Benz | Volkswagen | Rolls Royce

Healthcare / Media

Cerner

Information Technology

Concentrix | IBM | Software AG

Andritz | Atos | Cisco | Cognizant

CSC | Intel | L&T Technology Services | McAfee

Microsoft | MISYS

Nvidia | Tata Consultancy Services | Seagate

SLK Software | Tech Mahindra

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Nokia Siemens Networks

Automobile & Industrial Automation

Mercedes-Benz | Volkswagen | Rolls Royce

Healthcare / Media

Cerner

Information Technology

Concentrix | IBM | Software AG

Andritz | Atos | Cisco | Cognizant

CSC | Intel | L&T Technology Services | McAfee

Microsoft | MISYS

Nvidia | Tata Consultancy Services | Seagate

SLK Software | Tech Mahindra



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