

EMBASSY INDUSTRIAL PARKS



DRA Embassy Industrial Park, Hosur

Our technology your tradition



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

A Prime Location 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

EMBASSY INDUSTRIAL PARKS

Presence in India



Launched : **10** Mn. Sq .Ft.

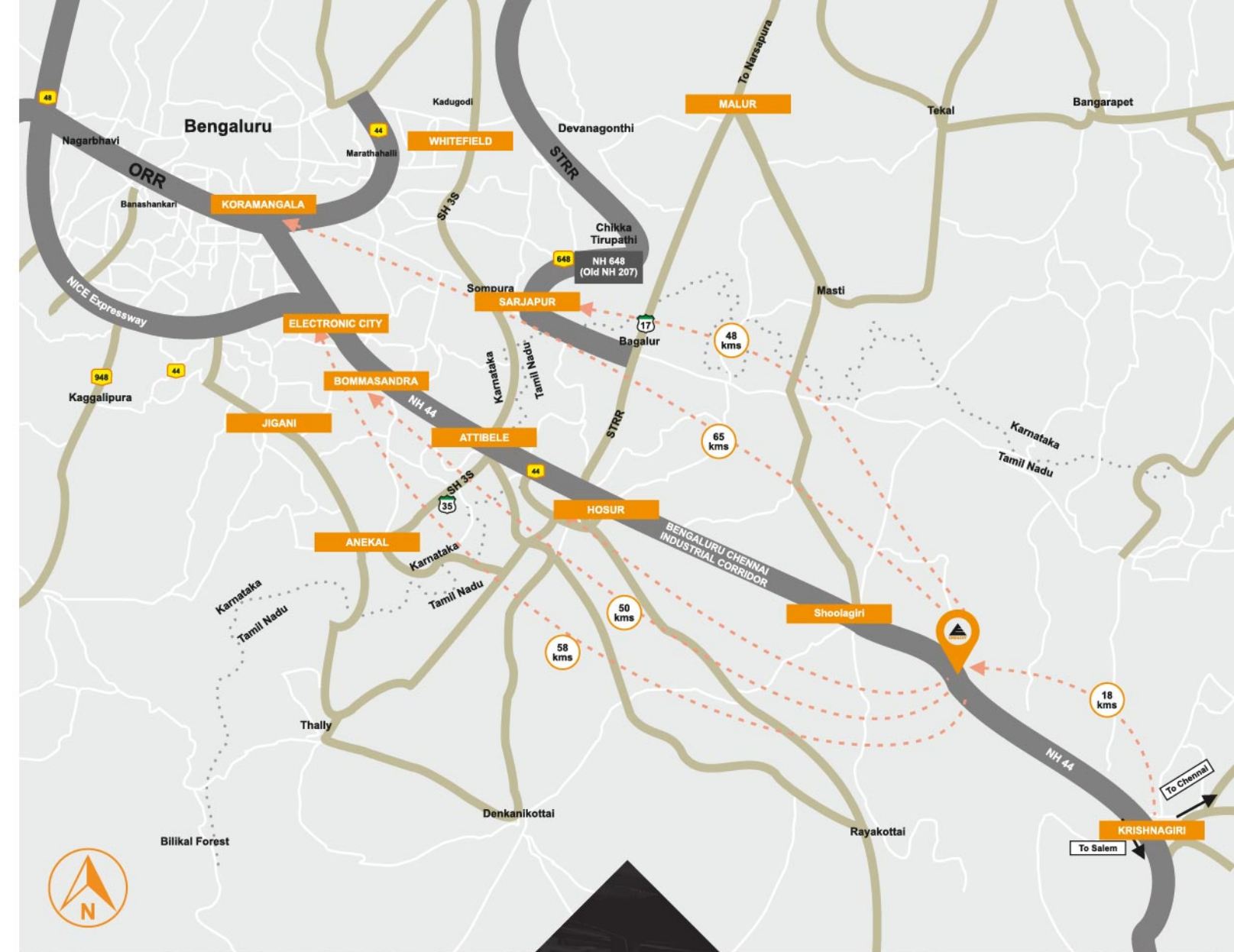
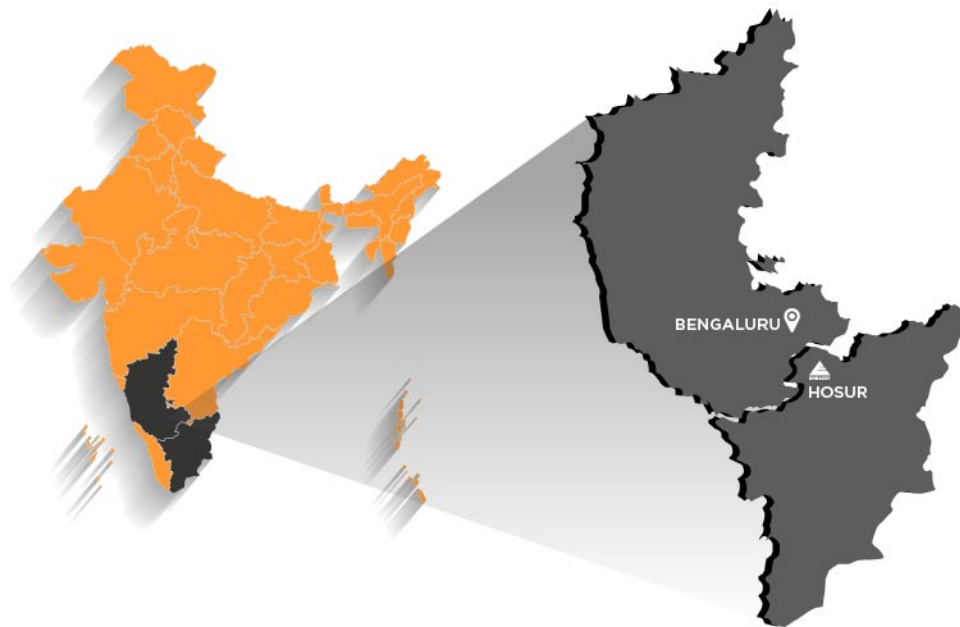
Planned: **30** Mn. Sq .Ft. by 2021

Hosur

Optimized for Industries and Logistics

DRA Embassy Industrial Park, Hosur is located along National Highway 44 (Bengaluru - Chennai Highway) and is approx. 60 Kms from Bengaluru City Centre and is approx. 25 Kms from SIPCOT industrial area.

Hosur is a developed industrial area and acts as a satellite industrial town to Bengaluru City. Hosur houses several prominent auto, auto ancillary, and other manufacturing units such as Ashok Leyland, TVS Motors, TTK Prestige, Reckitt Benckiser, Carborundum Universal etc.







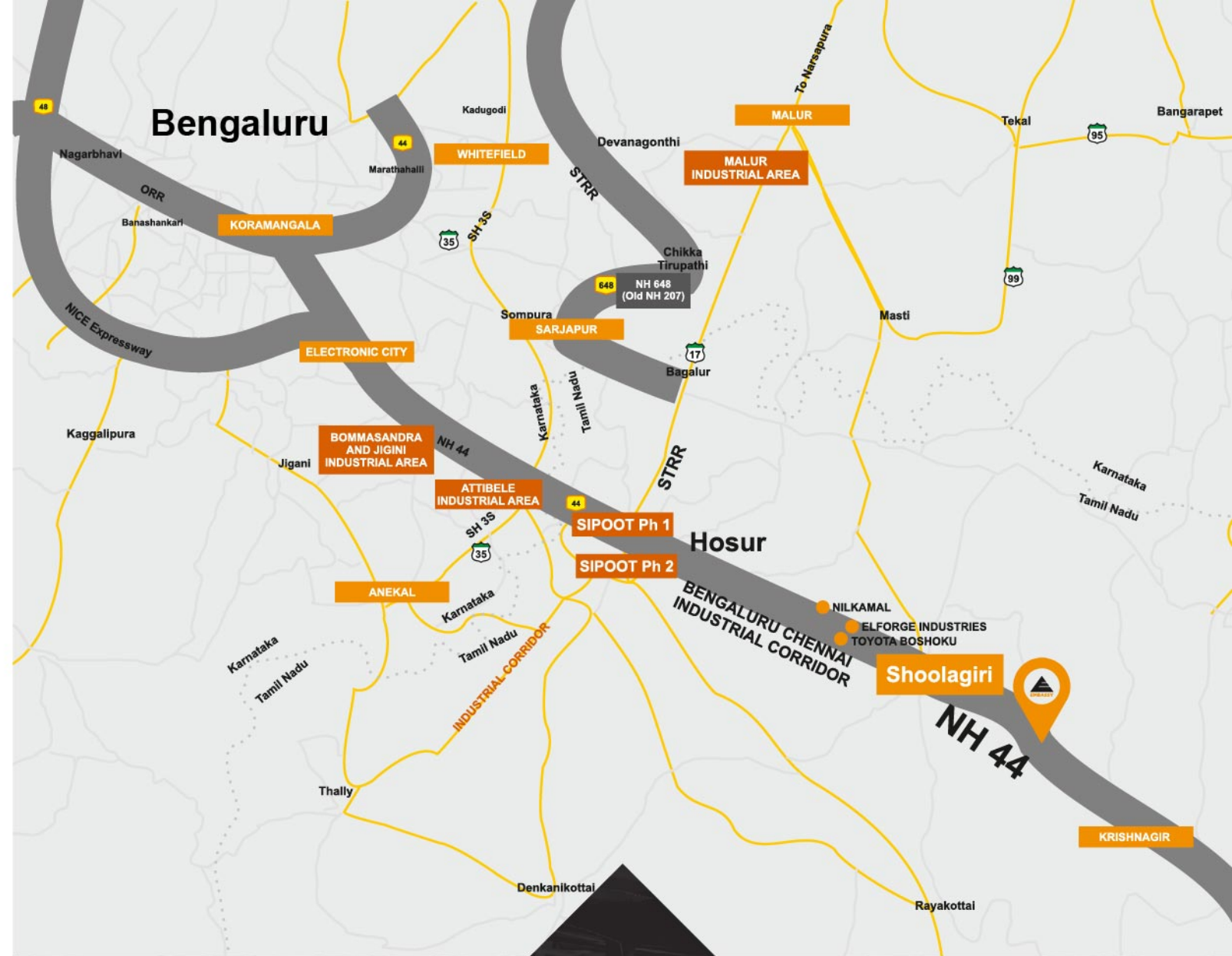
Site address

DRA Embassy Industrial Parks, Hosur
Shoolagiri Taluk, Krishnagiri District,
Tamil Nadu - 635117

Google coordinates:
12.624664, 78.081437

Hosur, Location Advantages

| | |
|---|---|
| Total Land Area Available | Approx. 60 acres |
| Total Developmental Potential | Approx. 1.3 million sq. ft. |
| Type Of Land Use | Industrially converted land suitable for industrial and logistics usage |
| Location | Located close to Bengaluru City along Bengaluru - Chennai Highway (NH 44) NH 44 is part of the Golden Quadrilateral and is designated as industrial corridor between Bengaluru and Chennai. |
| Main Access | NH 44 (Bengaluru - Chennai Highway) |
| Connectivity | <ul style="list-style-type: none">  : NH 44 : 0 kms  : Chennai Port : 280 Kms  : Bengaluru Airport : 100 Kms  : Hosur : 30 Kms |
| Proximity To Services & Workforce | Proximity to Bengaluru City, Hosur, SIPCOT industrial cluster, and villages provides ample opportunity to source skilled and semi-skilled workforce |
| Compliances and Approvals | Clear title deeds and full compliance with statutory requirements enable our clients to operate continuously unhindered. |
| Industrial Clusters in the Vicinity | SIPCOT Industrial Cluster |
| Connectivity to Other Regions of India | Park located along the Golden Quadrilateral - which provides excellent road connectivity to rest of India |



DRA Embassy Industrial Park, Hosur



Targeting Indian Green Building Council Certification

Bird's Eye View of the Industrial Park



Project Partners



Proposed Master Plan for Hosur

Surrounding

- North side boundary Private Lands
- East side boundary Private Lands
- West side boundary National Highway 44 (Bengaluru - Chennai Highway)
- South side boundary Private Lands



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 |
| Wall | 3.30 mtr height | |
| Office / Mezzanine Floor | Cold shell mezzanine floor on 2.50% of the total area | |
| Office entry | One external bay as per standard design | |
| Docking | | Single side docking as per design |
| | | 16.50 mtr concrete apron along the docking side |
| | | Dock height: 1.20 mtr / 4 ft. |
| | | MS painted Rolling Shutter at the rate of one door for 12000 Sqft from reputed manufacturer |
| Fire Escape Door & Staircase | | 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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