




MALPANI INDUSTRIAL AND LOGISTICS PARK

Bringing excellence into Industrial Spaces

 **AMBETHAN, CHAKAN**



ABOUT US

At a Glance

For more than six decades now, Malpani Group has carved a niche for itself amongst the top 12 business conglomerates in India diversified into the various industrial domains such as FMCG, Real Estate, Renewable Energy, Theme Parks, Resorts, and Education Institutes amongst others.

Malpani Estates has created a mark in Real Estate with its premium residential projects, Grade A commercial and industrial assets and business parks.





THEME PARKS



REAL ESTATE



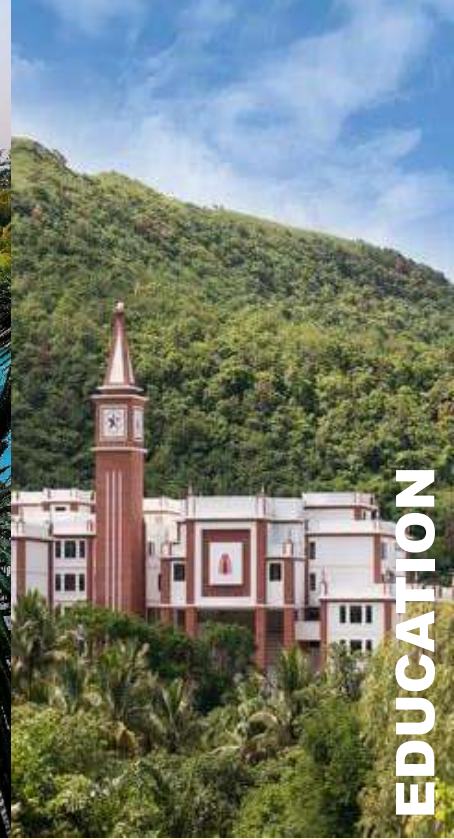
RENEWABLE ENERGY



FMCG



HOTELS & RESORTS



EDUCATION

The Group has a strong foothold in the entertainment industry. Group has developed India's largest waterpark – Wet'NJoy along with Magic Mountain Amusement Park and Imagicaa in Lonavala. And India's first devotional theme park in Shridi.

Award winning residential complexes like Malpani Greens and Vivanta in Pune. Along with that 22 million sqft of A Grade Commercial Real Estate in pipeline for Pune and Mumbai.

A leading player in the Renewable Space , Malpani Group has a total of 700 MW of solar and wind assets pan India. Along with that, marquee projects like Mumbai Airport in its portfolio

Widespread in both rural and urban markets with brands in food, skincare and tobacco, this Group is a leading FMCG player in the western region especially Maharashtra

Malpani Club and Palace is a Royal Rajasthani Palatial architecture resort in Sangamner. Along with that, the Group is developing a 5-star property in Pawana with a leading hotel chain

One of the leading educational institute in the country – Dhruv Global School has a strong foothold in Sangamner and Pune. World-class infrastructure along with the theory of multiple intelligence makes it truly unique

OUR BUSINESSES



COMMERCIAL

- M-Triumph
- M-Connect
- M-Fibonacci
- M-Agile
- M-Kautilya
- M-Falcon



Real Estate

PORTFOLIO

INDUSTRIAL AND LOGISTICS



Malpani Logistics and Infra Pvt Ltd, Ambethan

Malpani Logistics and Infra Pvt Ltd, Chakan Phase V

RESIDENTIAL

- Malpani Greens
- Malpani Crest
- Malpani Saffron
- Malpani Cereza
- M Soul String
- M-Vivanta



BUSINESS PARK

- M-Agile
- M-Connect



RETAIL

- M-Triumph
- M-Connect
- M-Falcon
- M-Agile



Ready and Operational

2.4 Mn sq.ft.

Upcoming

3.7 Mn sq.ft.

COMMERCIAL

Ready and BTS

1.5 Mn sq.ft.

(Ambethan, Chakan)

Upcoming

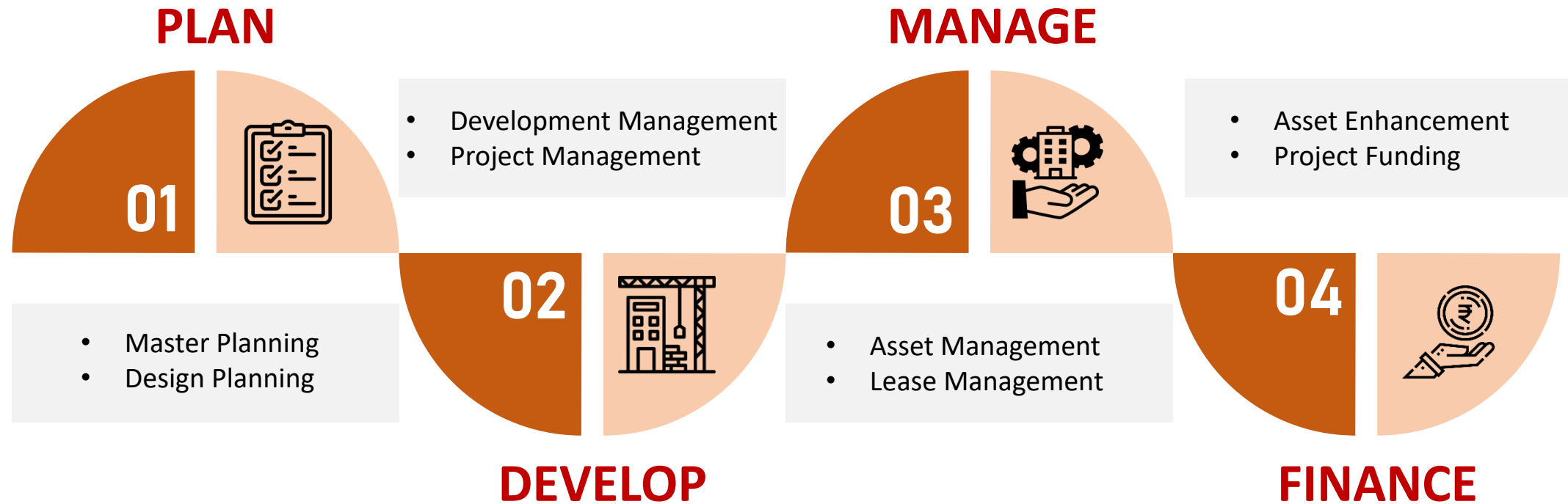
3 Mn sq.ft.

(Chakan Phase 5)

INDUSTRIAL

Portfolio

Complete Real Estate Value Chain Capabilities



Commercial & Office space: Overview (Operational)

2.4 million sq ft of office, commercial & retail space

M Agile – Baner



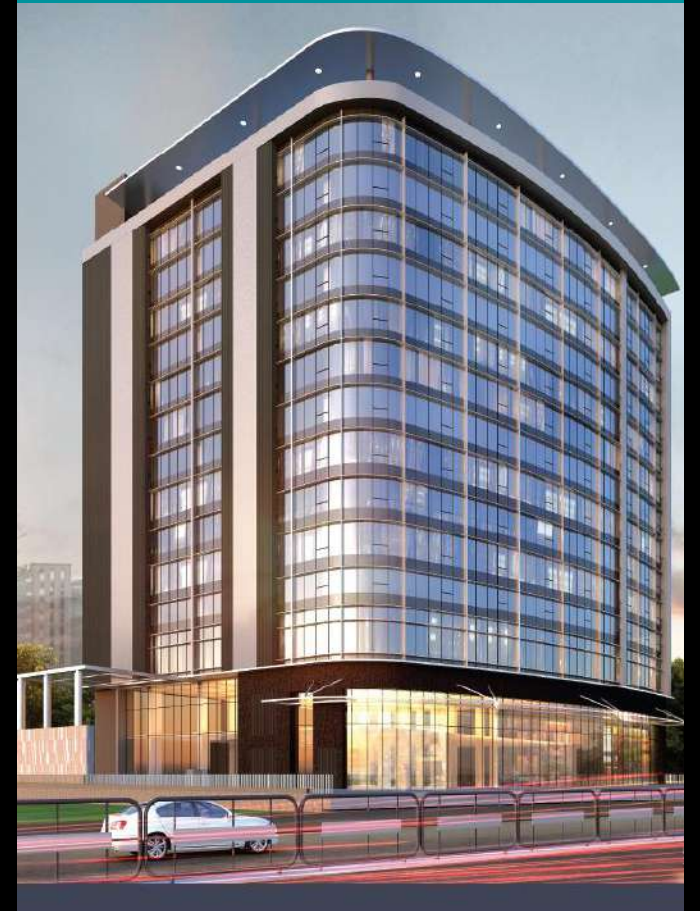
IT/ITES & Retail
DEVELOPMENT SIZE - 1.53 Million Sqft
Operational

M Connect - Bavdhan



IT/ITES & Retail
DEVELOPMENT SIZE - 0.6 Million Sqft
Operational – Q3 23

M Triumph – Shivaji Nagar



IT/ITES & Retail
DEVELOPMENT SIZE - 0.3 Million Sqft
Operational – Q3 23

Commercial & Office space : Overview (Ongoing)

3.7 million sq ft of upcoming office, commercial & retail space

M Falcon – Balewadi



Commercial & Retail
DEVELOPMENT SIZE - 0.42 Million Sqft
Under Development

M Fibonacci - Baner



Commercial & Retail
DEVELOPMENT SIZE - 2 Million Sqft
Under Development

M Kautilya – Vimannagar



Commercial & Retail
DEVELOPMENT SIZE - 1.35 Million Sqft
Under Development

Malpani Industrial and Logistics Park



- **70 Acres** (1.5 Mn sqft) of operational development in Ambethan, Chakan, and
- **150 Acres** (3 Mn sqft) of upcoming development in Chakan Phase 5



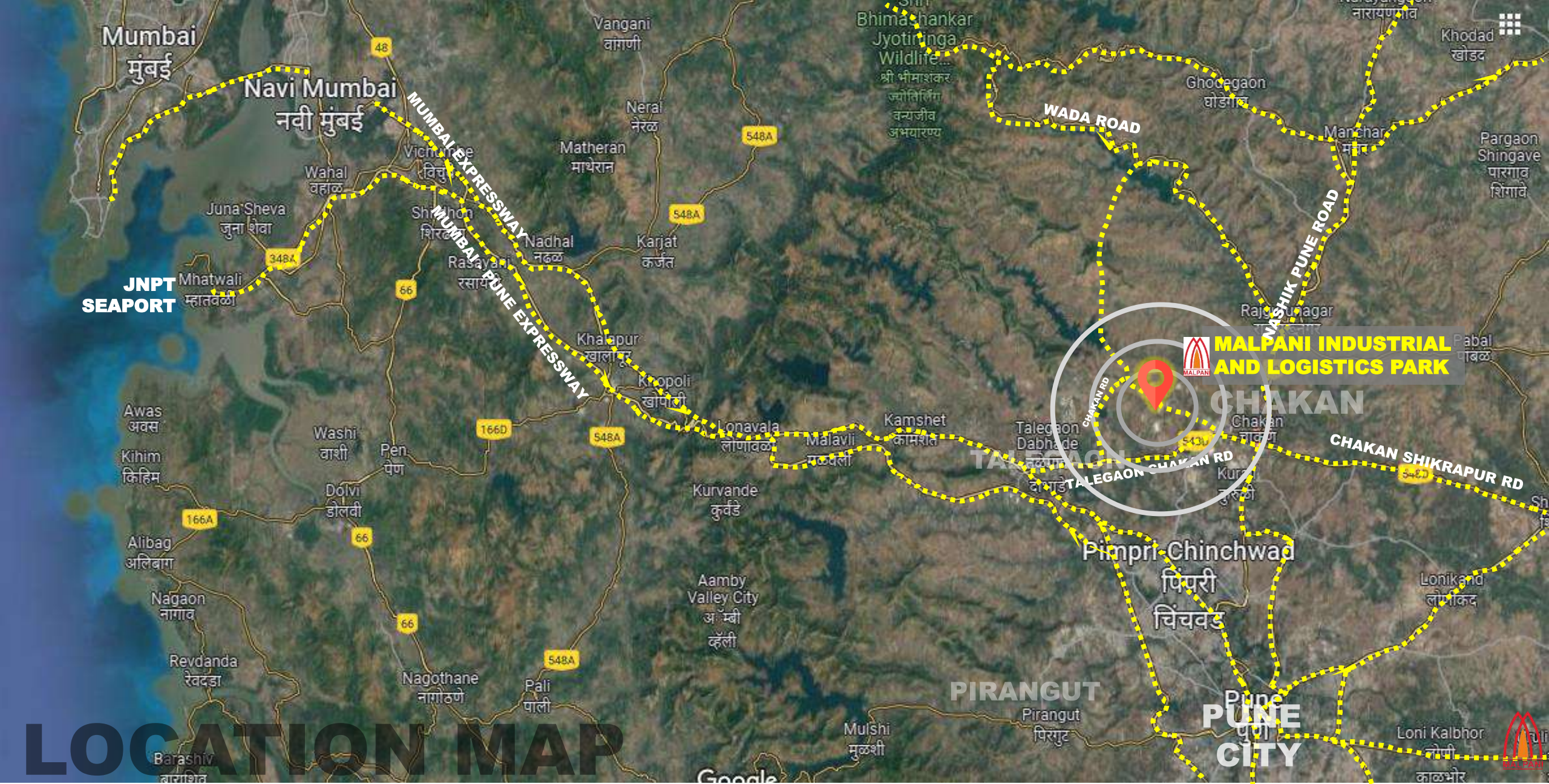
Certified by IGBC



1.5 Mn sqft
leasable area



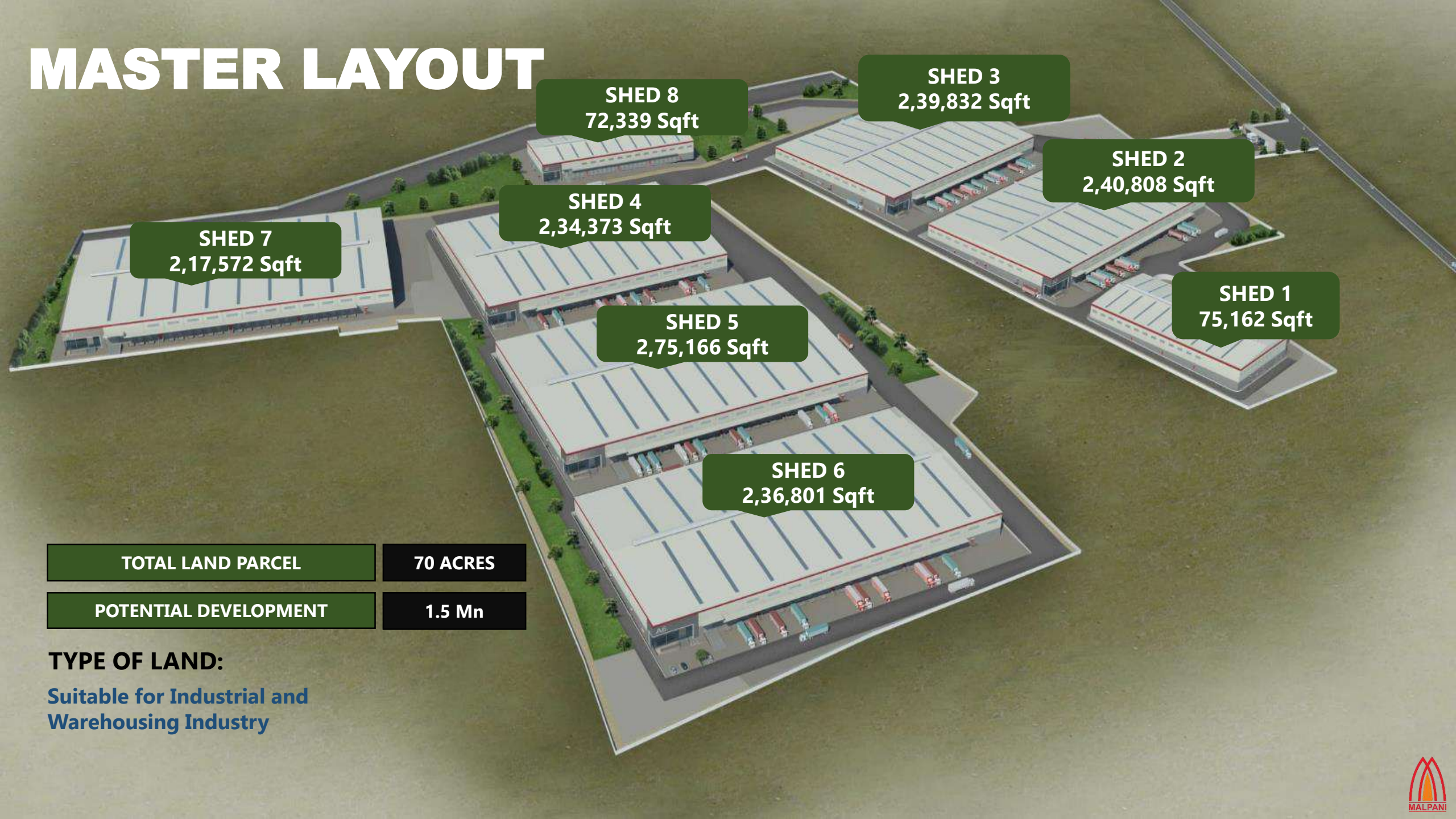
2,00,000 sqft
average shed size



LOCATION MAP

- 
JNPT SEAPORT - 122 KM
- 
TALEGAON DABHADE - 12KM
- 
MUMBAI - PUNE EXPRESSWAY - 25KM
- 
CHINHWAD RAILWAY STATION - 26KM
- 
PUNE CITY - 35KM
- 
PUNE AIRPORT - 35KM

MASTER LAYOUT



SHED 8
72,339 Sqft

SHED 3
2,39,832 Sqft

SHED 2
2,40,808 Sqft

SHED 7
2,17,572 Sqft

SHED 4
2,34,373 Sqft

SHED 5
2,75,166 Sqft

SHED 1
75,162 Sqft

SHED 6
2,36,801 Sqft

TOTAL LAND PARCEL

70 ACRES

POTENTIAL DEVELOPMENT

1.5 Mn

TYPE OF LAND:

Suitable for Industrial and
Warehousing Industry

OUR PARKS ARE GOOD FOR YOUR BUSINESS

AND THE PLANET



Malpani Industrial and Logistics Park is committed towards environmental sustainability and plays active role in the advocacy of green buildings. Our ultimate aim is both to achieve excellency while maintaining a healthier environment for everyone.

Malpani Industrial and Logistics park has been awarded **the Platinum certification under the IGBC logistics parks and warehousing rating system.**

Our assets and infrastructure are designed and constructed for reducing carbon footprint, resulting in energy savings, water savings, selection of materials that embody less energy and dust-free environment during construction, among others.



Optimised orientation and height



Efficient water treatment systems



Sustainable and thermally efficient building envelope



Low Flow water fixtures



Intelligent rain-water harvesting



Smart ventilation and power saving



**IGBC Platinum
rated building
certification**

VERSATILE SOLUTIONS

● READY SPACE

Our park meets the needs of most clients in terms of size, grade and lease-terms allowing for cost-effective solutions

STRATEGIC LOCATIONS

OPTIMISED DESIGN
AND LAYOUT

PROPERTY
MANAGEMENT

TENANT
IMPROVEMENTS

● BUILT TO SUIT

We build close partnerships with clients to understand their requirements and use our expertise in industry-specific infrastructure to deliver the most optima solution.

SITE SELECTION

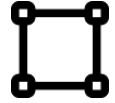
MASTER PLANNING

FACILITY DESIGN AND
CONSTRUCTION

PROPERTY
MANAGEMENT



PARK INFRASTRUCTURE AND AMENITIES



SITE FENCE
SURVELLANCE



DOMESTIC WATER UP TO BUILDING
TAP-OFF POINT



FIRE HYDRANT SYSTEM FOR A
PARK UP TO THE TAP-OFF POINT



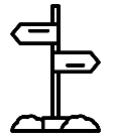
ENTRY & EXIT –
MANNED SECURITY AND
CCTV



FLUSHING WATER UP TO
BUILDING TAP-OFF POINT



COMMON LANDSCAPING AND
GREEN ZONES



INTERNAL ROAD AND
DIRECTIONAL SIGNAGE



COMMON SEWERAGE SYSTEM – STP,
SEPTIC TANK, SOAK PIT



COMMON AREA ELECTRICAL
HT AND LT SIDE



PARKING AREA – TWO
AND FOUR WHEELER,
VISITOR



STORMWATER DRAINAGES UPTO
BUILDING DISCHARGE POINT



BITUMEN ROAD FOR INTERNAL
ACCESS AND CIRCULATION



COMMON AMENITIES AT
PARK LEVEL



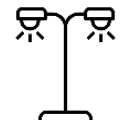
RAINWATER HARVESTINH UPTO
BUILDING DISCHARGE POINT



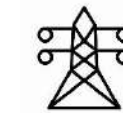
BUSINESS CENTRE FOR
COLLABORATIONS AND MEETINGS



COMMON REST AREA
FOR DRIVERS



STREET LIGHTING WITH 100% BACKUP
ON DG POWER



POWER SUPPLY AVAILABLE AT
PARK LEVEL

BUSINESS CENTRE

Malpani Industrial and Logistics Park is facilitated with a Business Centre for team collaboration meetings and vendor / board meetings to help you run your business more efficiently.



STANDARD SPECIFICATIONS

| | |
|------------------------------|---|
| BUILDING TYPE | Pre Engineered Building |
| Internal Column Span | 22mtrs / 25mtrs |
| External Column Span | 7 Mtrs / 8 Mtrs |
| External Column Span | 8 Mtrs |
| Storm Water Down Spout | Ribbed down spouts to be fixed with the end spouts up to finished ground level. Design as per NBC |
| Storm Water Down Gutter | Colour coated galvalume gutters, as per NBC norms |
| Clear Height | 12 Mtrs |
| Frame Type | Multi Span, Single / Double Gable |
| Roofing Material | TCT 0.5 MM Bare Galvalume roof |
| Roof Slide | 1:20 slope |
| Wall Panel | Single colour coated sheet above masonry wall |
| Skylight / Wall light panels | Polycarbonate light panel full length, 3%-4% of roof area |
| Solar Roof Tops | Building roof shall be designed to take loads of solar panels |

| | |
|------------------------------|---|
| Loading Dock and Height | 1.2M |
| Floor Loading | 5 Ton UDL |
| Floor Type | Industrial FM2 floor, racking compliant |
| Perimeter wall height | 3Mtr |
| Perimeter Hard wall Material | Brick / Block masonry wall plastered and painted / RCC |
| Office Elevation | 10% of the overall building area to be provided as Office / Mezzanine |
| Dock Pit | Size suitable for 2m X 3m dock leveller |
| Roof Monitor | Provided for ventilation and air changes |
| Roof Insulation | bubble insulation |
| Canopy depth | 4m wide canopy |
| Canopy Height | 5.2m height from corresponding road level |
| Canopy slope | 1:10 towards dock side |
| Roof Access Ladder | 1 Cage ladder with platform (lockable) |

Awards & Recognition



2021

The Economic Times

Commercial Project - Office Building
(Non-Metro: Ongoing)



2021

Ultratech Awards

Best Commercial Project
of the Year (Maharashtra)



2021

Global Real Estate

Best Commercial Project
of the Year



2021

Real Estate Awards

IT Park Project of the Year



2020

The Global Architect

Outstanding Concrete
Structure of Pune District



2018

Realy+Conclace

IT Park Project of the Year



OUR VALUES



RELIABILITY



COMMITMENT



EFFICIENCY



QUALITY



SCALABILITY



SUSTAINABILITY

LET'S CONNECT



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