

**X INDUSTRIAL**  
PARKS

**KOLKATA**

BAGNAN



## OVERVIEW

Leading state-of-art sustainable logistics park, spread across ~13.3 acres in Bagnan, Kolkata. Mother hub for Flipkart in East India. The park is located along Kolkata-Mumbai Highway (NH-16), offering seamless connectivity to consumption hubs in Kolkata and other major cities in East India.



Scan QR Code  
for Location

**Site:**

Bagnan Logistics Park,  
NH-16, Village Tenpur Nabasan,  
Bagnan, Howrah – 711303  
West Bengal, India.

## FEATURES



Designed for  
E-commerce



Clear and Marketable Title



Seamless Highway  
Connectivity



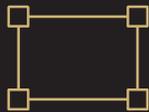
Institutional  
Ownership



Plug and Play  
infrastructure



24x7 Power Supply;  
Rooftop Solar planned



Single Box 0.4 million sq. ft.



LEED Certification  
Underway



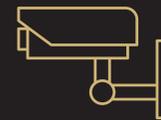
Drivers Room, Security  
Cabin, Utility Area, etc.



30 Meter Wide  
Access Road



Rainwater Harvesting;  
STP



24x7 CCTV  
Monitoring

# CONNECTIVITY

Located directly off Kolkata-Mumbai National Highway (NH-16)



**X INDUSTRIAL**  
PARKS

Kolkata-Mumbai National Highway  
Towards Mumbai

Towards Haldia

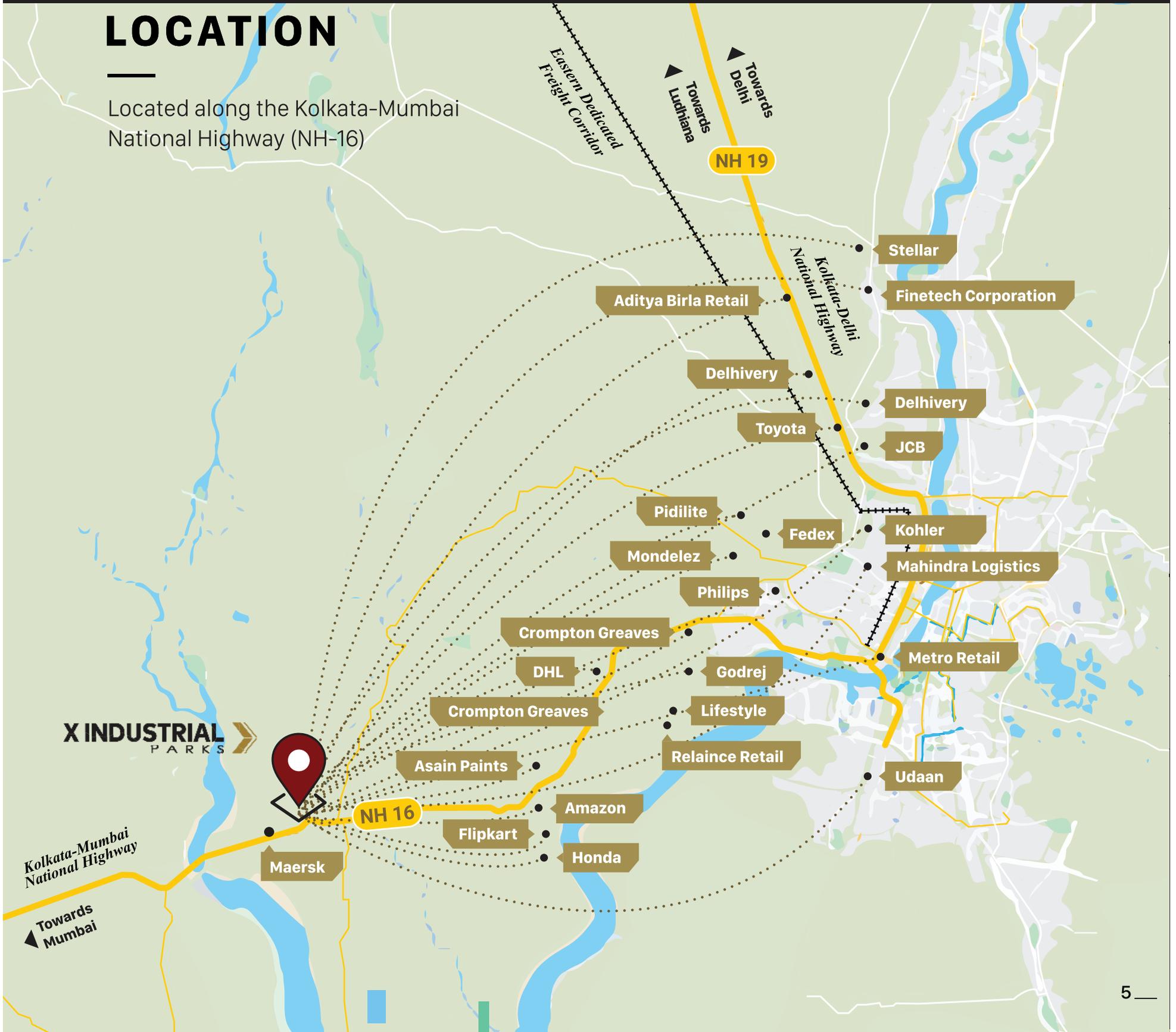
Towards Odisha

Towards Ludhiana

Towards Delhi

# LOCATION

Located along the Kolkata-Mumbai National Highway (NH-16)



# PHASE I: 0.4 MILLION SQ. FT.

2019



# SPECIFICATIONS



## Roof

Standing Seam Roof



## Height

12 Meter Clear  
Height at Eaves



## Office

G+1 Office Block



## Ventilation

Roof Monitor and Louvers;  
6 Air Changes/Hour



## Lighting

Natural and  
LED Lighting



## Shutters

1 Rolling Shutter/  
10,000 sq. ft.



## Docking

1 Dock Pit/10,000 sq. ft.  
and 60% Dock Levellers;  
6 Tonnes Capacity



## Canopy

6.7 Meter from Apron  
(4.5 Meter from plinth)



## Flooring

FM2 flooring; 7 Tonnes/sq. mtr.  
Loading Capacity



## Ramp

2 RCC Ramps;  
2.4 Meter Wide



## Fire Compliant

Fire Hydrant/Sprinklers;  
Compliant with NBC  
Standards



## Amenities

Washroom and  
Driver's Lounge

**Features**
**Description**
**PEB**
**Design Code Standard**

Design, fabrication and erection of structural steel compliant with AISC (American Institute Of Steel Construction)/ IS code. Welding work shall be per AWS (American Welding Society)

**Roof Collateral Load**

0.29 KN/sq. mtr.

**Aspect Ratio**

3.5:1

**Height at Eaves**

12 Meter

**Roofing Type**

Standing seam, 0.55 mm thick, bare galvalume high tensile profiled steel panels (275 mpa)

**Skylight**

1 Meter wide panel from eaves to ridge on either side

**Air Changes**

Roof monitor and wall louvers; 6 air changes/hour

**Canopy Width**

4.5 Meter from PEB wall cladding

**Canopy Height**

4 Meter from FFL

**Lightning Arrester**

Lightning arrester at the roof ridge as per NBC norms

**Docking Apron Size**

16.5 Meter wide concrete docking apron provided for 40 ft. vehicular movement

**Dock Door Size**

2.4 Meter (W) x 3 Meter (H)

**RCC & Civil Structure**
**Plinth Height**

1.2 Meter from ground level

**Flooring Type**

FM2 compliant floor, racking compliant, floor thickness per design load  
M-30 grade concrete floor

**Floor Load**

7 tonnes/sq. mtr. UDL floor design load to withstand racking load and MHE movement

**Fire Door Size**

1.2 Meter (W) x 2.2 Meter (H) fire door provided with panic bar per NBC norms

**Features**
**Description**

<b>Sprinkler System</b>	As per NBC standards
<b>Fire Water Tank and Pump</b>	Fire pump and Fire tank (along with central UG tank) as per NBC norms
<b>Washroom</b>	Gender specific washrooms; specialised washrooms for differently-abled
<b>Water Supply</b>	Clean water provided in the mezzanine office area/ amenities area and toilets STP treated water provided for flushing
<b>Power Load</b>	Uninterrupted Power Supply
<b>DG and Transformer Yard</b>	Transformer yard and common DG
<b>Parking</b>	Car and two wheeler parking provided as per norms in WH set back area

**External Infra at Park Level**

<b>STP</b>	As per NBC standards
<b>Water Supply</b>	Overhead tanks; Rain water harvesting available
<b>Boundary Wall</b>	1.8 Meter compound wall
<b>Security</b>	Two security cabins
<b>Area Allocation</b>	DG platform, utility area and common amenities area allocated
<b>Signages</b>	Provided on fire exit doors
<b>Drivers Lounge &amp; Rest Room</b>	Common drivers lounge and rest room
<b>Truck Parking Area</b>	Common truck parking

# KOLKATA OVERVIEW

## KEY HIGHLIGHTS

**1<sup>st</sup>**

Highest number of port vessels handled in (2020-21)

**3<sup>rd</sup>**

Largest Indian city based on GDP (2020)

**4<sup>th</sup>**

Highest consumer expenditure amongst top 41 cities of (2021)

**3<sup>rd</sup>**

Highest amongst 6 major cities in the STC Real Estate Index of 2018

**6<sup>th</sup>**

Largest Airport in terms of volume of freight handled in 2021

**5<sup>th</sup>**

Highest Warehousing activity in 2021

**1**

International and Domestic Airport

**1**

Industrial Corridor and Dedicated Freight corridor

## TOTAL COMPLETED STOCK: 27.8 MILLION SQ. FT.

**3%**

FMCG/FMCD

**14%**

Retail

**21%**

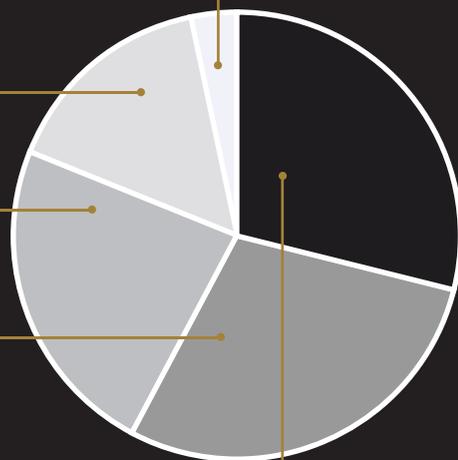
3PL

**26%**

Ecommerce

**26%**

Miscellaneous



**4%**

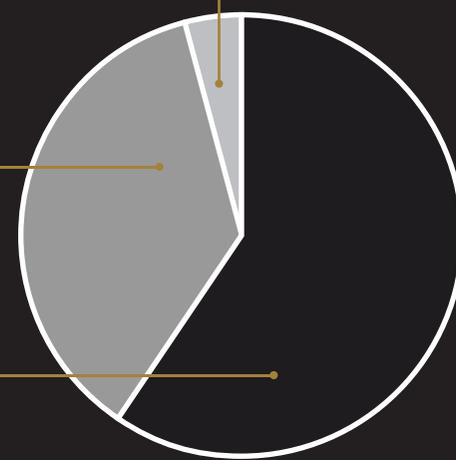
Kolkata Ports

**36%**

NH 16

**59%**

Dankuni & Suburbs



TRANSACTION VOLUMES (FY2022)

# KOLKATA OVERVIEW

## KEY INDUSTRIES

### E-commerce/3PL

Known as East India's foremost warehousing and logistics hub, Kolkata serves the primary consumption demand of the entire East and North-East India








### Retail

Touted as the most popular retail hotspot in the east, Kolkata drives the growth of the retail consumption in the East



ADITYA BIRLA GROUP



STYLE BAZAR  
STYLING YOUR FAMILY



METRO  
RETAIL STORES GROUP, INC.



YOUR STYLE. YOUR STORE.




### FMCG/FMCD

Home to the headquarters and regional hubs of major FMCG/FMCD firms like ITC, Britannia, Emami, Eveready, and Tata Consumer Products for East India







Crompton Greaves



### Manufacturing

Kolkata is a major hub for manufacturing industries like jute, steel, leather and textiles. Also, home to Calcutta Leather Complex with an area of 1,100 acres. Accounts for 25% of India's leather exports



HONDA

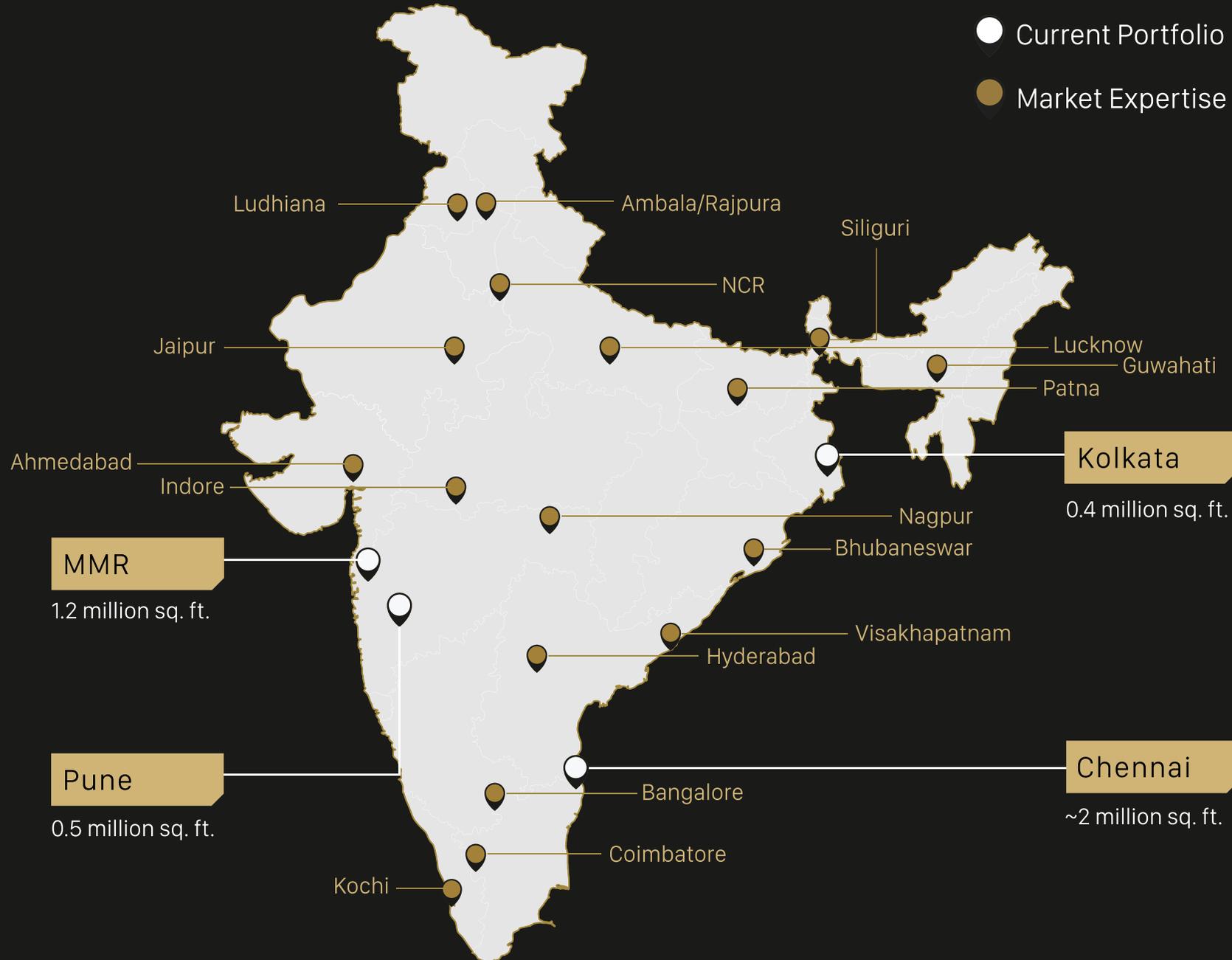






# FOOTPRINT

20+ tenants across four state-of-art Industrial Parks located in gateway cities



# INDUSTRIAL AND WAREHOUSING



## Chennai FTZ

~2 million sq. ft. | 3PL and Industrial



## MMR

1.2 million sq. ft. | E-Commerce



## Kolkata

0.4 million sq. ft. | E-Commerce



## Pune

0.5 million sq. ft. | Industrial

# OFFICE



## Gateway Office Parks

4.5 million sq. ft. | Chennai-GST Road



## Futura Tech Park

0.6 million sq. ft. | Chennai-OMR



## Weikfield Corporate Park

1.1 million sq. ft. | Pune-Viman Nagar



## 285 FD

4.5 million sq. ft. | Hyderabad-Gachibowli



## Pinehurst Golf Links

0.3 million sq. ft. | Bangalore-Golf Links



## Express Corporate Park

0.3 million sq. ft. | Delhi NCR-Film City



**Site:**

Bagnan Logistics Park, NH-16, Village Tenpur Nabasan,  
Bagnan, Howrah-711303  
West Bengal, India.

**Corporate Office:**

504, Tower 4A, DLF Corporate Park, MG Road,  
DLF Phase 3, Sector 24, Gurugram - 122002  
Haryana, India.

**Leasing Enquiry**

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