

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
PARKSKolkata-Mumbai
National HighwayTowards
Mumbai

NH 116

NH 116B

NH 16

Bagnan Railway
Station

5 K.M. | 10 Min.

SH 15

Dhulagori Toll

30 K.M. | 40 Min.

Sankrail

10 K.M. | 33 Min.

Uluberia

16 K.M. | 20 Min.

Kolkata Port

55 K.M. | 80 Min.

Vidyasagar Setu

4 K.M. | 65 Min.

Howrah Railway
Station

53 K.M. | 84 Min.

Howrah Bridge

54 K.M. | 70 Min.

Sealdah Railway
Station

60 K.M. | 100 Min.

Dankuni

52 K.M. | 70 Min.

Airport

60 K.M. | 100 Min.

Haldia Port

65 K.M. | 80 Min.

NH 19

Eastern Dedicated
Freight CorridorKolkata-Delhi
National HighwayTowards
LudhianaTowards
DelhiTowards
HaldiaTowards
Odisha

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

Sprinkler System

As per NBC standards

Fire Water Tank and Pump

Fire pump and Fire tank (along with central UG tank) as per NBC norms

Washroom

Gender specific washrooms; specialised washrooms for differently-abled

Water Supply

Clean water provided in the mezzanine office area/ amenities area and toilets
STP treated water provided for flushing

Power Load

Uninterrupted Power Supply

DG and Transformer Yard

Transformer yard and common DG

Parking

Car and two wheeler parking provided as per norms in WH set back area

External Infra at Park Level

STP

As per NBC standards

Water Supply

Overhead tanks; Rain water harvesting available

Boundary Wall

1.8 Meter compound wall

Security

Two security cabins

Area Allocation

DG platform, utility area and common amenities area allocated

Signages

Provided on fire exit doors

Drivers Lounge & Rest Room

Common drivers lounge and rest room

Truck Parking Area

Common truck parking

KOLKATA OVERVIEW

KEY HIGHLIGHTS

1st

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

3rd

Largest Indian city based on GDP (2020)

4th

Highest consumer expenditure amongst top 41 cities of (2021)

3rd

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

6th

Largest Airport in terms of volume of freight handled in 2021

5th

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%

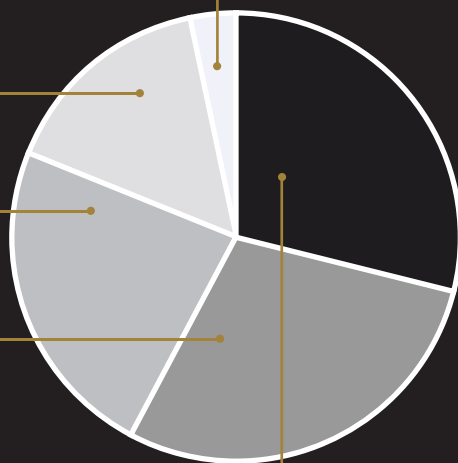
3PL

26%

Ecommerce

26%

Miscellaneous



4%

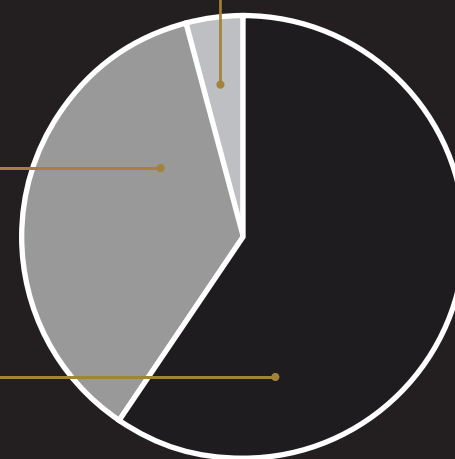
Kolkata Ports

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 FAMILYMETRO
RETAIL STORES GROUP, INC.lifestyle
YOUR STYLE. YOUR STORE.Reliance
RETAIL

SHOPPERS STOP

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

Mondelēz
International

Godrej



KOHLER®



PHILIPS



Crompton Greaves



Pidilite

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



TOYOTA



JCB

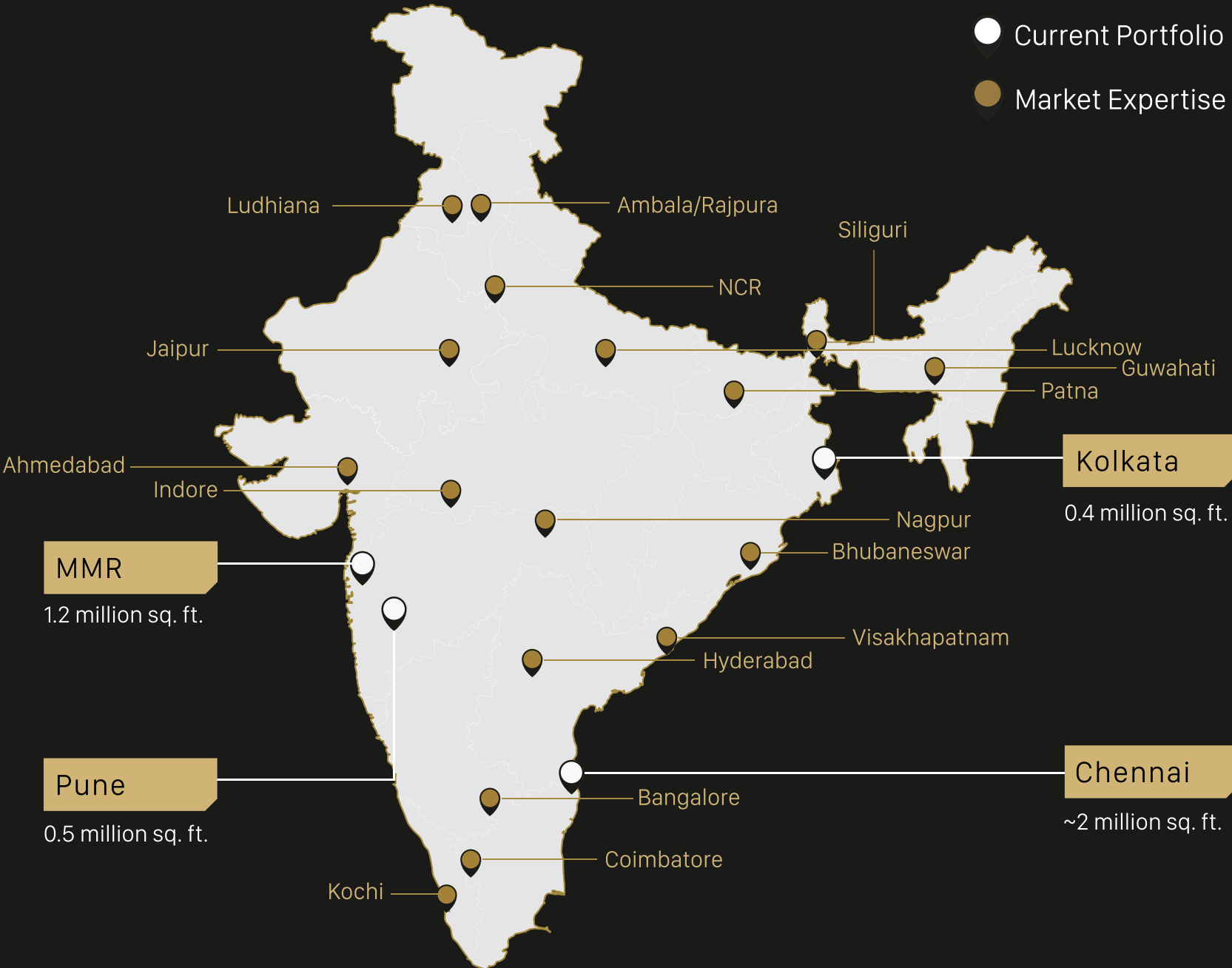


asianpaints

Cadila
Healthcare Ltd.FineTech
IT SERVICES

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**

leasing@xindustrialparks.com

