

X INDUSTRIAL
PARKS

**MUMBAI
METROPOLITAN REGION**

BHIWANDI



OVERVIEW

India's first Industrial Smart City spread across ~456 acres in Bhiwandi, Mumbai. Located strategically at the junction of the Delhi-Mumbai Industrial Corridor and Mumbai-Nagpur Samuruddhi Expressway, catering to India's largest consumption market, offering seamless connectivity to JNPT, International & Domestic Airports, and Mumbai Suburban Railway Network.

• Industrial Smart City •



Scan QR Code
for Location

Site:

WE-I & WE-II, Renaissance Industrial Smart City,
Kalyan-Padgha State Highway, Village Vashere,
Bhiwandi Taluka, Thane – 421302.
Maharashtra, India.

* Accolades received by Renaissance Indus Infra Pvt. Ltd.

FEATURES



India's First Industrial
Smart City
(MIDC as Nodal Authority)



High throughput facility
for E-commerce, upto
50% Process Mezzanine



Located at the junction of
DMIC and Mumbai-Nagpur
Samruddhi Expressway



Institutional
Ownership



24x7 Power Supply;
Rooftop Solar



Clear Titles & Approvals
(MIDC)



Single floor plate of
400,000 sq. ft.



LEED Certification
Underway



Drivers Room, Creche
Room, Security Cabins,
Utility Area, etc.



37 Meter Wide
Arterial Road



Pump Room,
Water Storage Tank,
Sewage Treatment Plant



24x7 CCTV
Monitoring

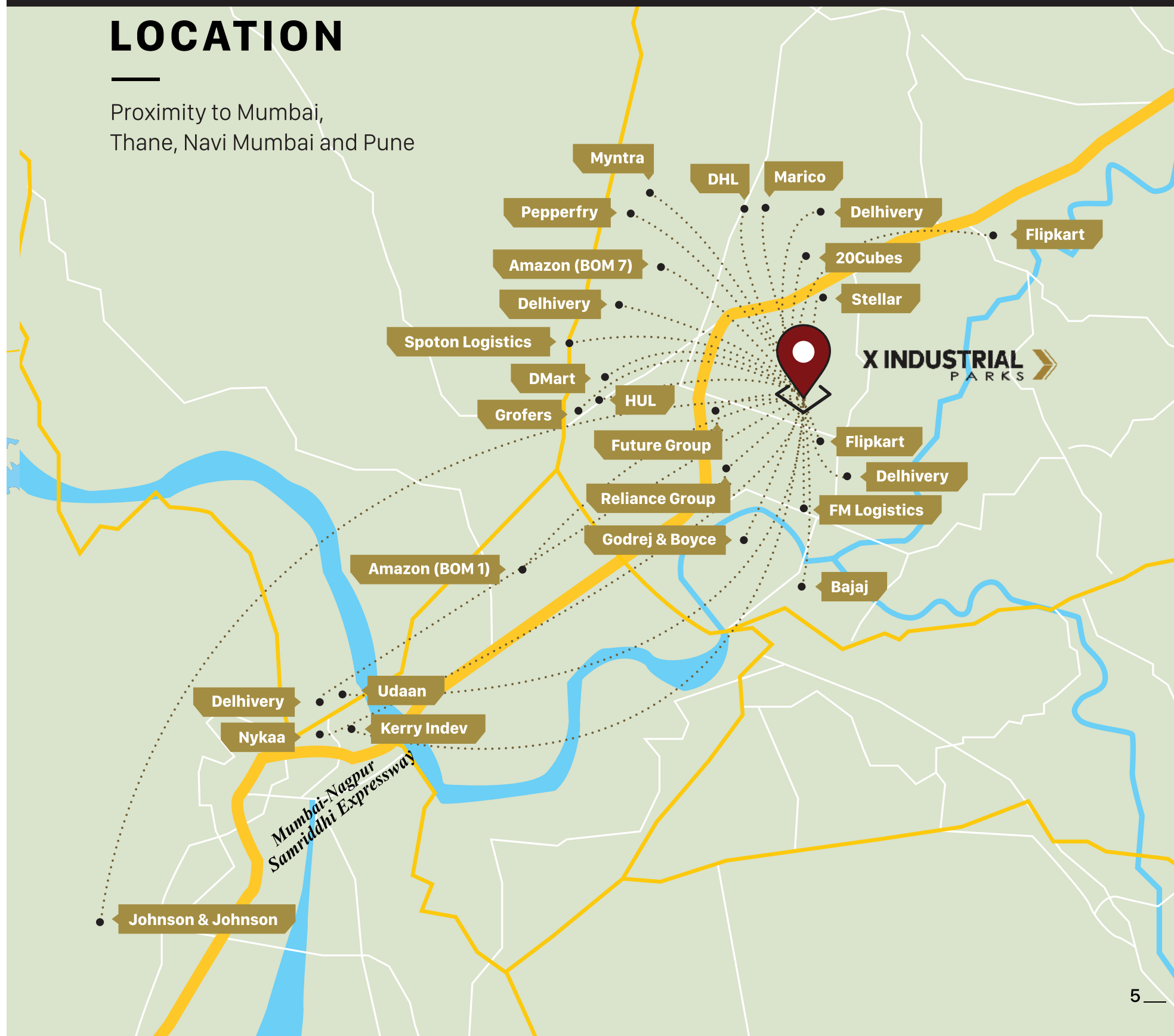
CONNECTIVITY

Located along Delhi-Mumbai Industrial Corridor and Mumbai-Nagpur Samruddhi Expressway



LOCATION

Proximity to Mumbai,
Thane, Navi Mumbai and Pune



PHASE I: 1.3 MILLION SQ. FT.

2019 - 2022



SPECIFICATIONS



Roof

Standing Seam Roof Leak
Proof Warranty



Height

12.5 Meter Clear
Height at Eaves



Mezzanine

G+2 Office and Process
Mezzanine (~0.1 million sq. ft.)



Ventilation

Roof Monitor & Louvers,
upto ~28 Air Changes/Hour



Lighting

Natural and
LED Lighting



Shutters

1 Motorised Rolling Shutter
1 Dock Pit/9,000 sq. ft.



Docking

1 Dock Pit/9,000 sq. ft. and
upto 80% dock levellers;
15 Tonnes Capacity



Process Mezzanine

650 Kgs/sq. mtr.
Loading Capacity



Flooring

FM2 Flooring; 7 tonnes/sq. mtr.
Loading Capacity



Docking

2 RCC Ramps; 4 Meter Wide



Fire Compliant

Fire Hydrant Compliant with
NFPA Standards



Amenities

Washroom, Drivers Lounge
and Creche

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 as per AWS (American Welding Society)
Roof Collateral Load	0.29 KN/sq. mtr.
Aspect Ratio	1.8:1 - 2.5:1
Height at Eaves	12.5 Meter
Roofing Type	Standing seam, 0.6 mm thick, 21 gauge, bare galvalume high tensile profiled steel panels (345 mpa)
Skylight	2 Meter wide panel along the wall cladding at each bay
Air Changes	Centralised Air Conditioning; upto ~28 air changes/hour
Canopy Width	6 Meter from PEB wall cladding
Canopy Height	5.1 Meter from Finish Floor Level ("FFL")
Lightning Arrestor	Lightning arrester at the roof ridge as per NBC norms
Docking Apron Size	30 Meter wide concrete docking apron provided for 40 ft. vehicular movement
Dock Door Size	2.4 Meter (W) x 3 Meter (H) and 4 Meter (W) x 5 Meter (H)

RCC & Civil Structure	
Plinth Height	1.2 Meter plinth height from the docking road level
Flooring Type	FM2 compliant floor, racking complaint, 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 2.1 Meter (H) fire door provided with panic bar per NBC norms

Features	Description
Building Utilities	
Sprinkler System	As per NFPA norms
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	Potable water provided in the mezzanine area/ amenities area and toilets STP treated water used for landscaping
Power Load	Uninterrupted Power Supply
DG and Transformer Yard	DG yard provided; Transformer provided
Parking	Car and two wheeler parking provided per norms in WH setback area

External Infra at Park Level	
STP	Park level central STP per NBC norms
Water Supply	Underground domestic tanks
Boundary Wall	1.8-3 Meter compound wall
Security	Two to four security cabins
Area Allocation	Utility area and common amenities area allocated
Signages	Provided on fire exit doors
Truck Terminal	Dedicated truck parking

MUMBAI HIGHLIGHTS

KEY HIGHLIGHTS

1st

Highest GDP per capita in the Indian subcontinent (2021)

1st

Highest retail consumption amongst top 24 cities in India (2020)

1st

Highest propensity to use live commerce in the future amongst 10 major Asian cities (2021)

5th

In Logistics Performance Index

2nd

Highest container traffic in India (FY 2021)

2nd

Rank in Export Preparedness Index (Maharashtra, 2020)

18%

Of India's warehousing activity located in MMR (FY 2021)

3

Industrial Corridors and Dedicated Freight Corridor

TOTAL COMPLETED STOCK: 47.9 MILLION SQ. FT.

2%

Miscellaneous

3%

Retail, FMCG & FMCD

16%

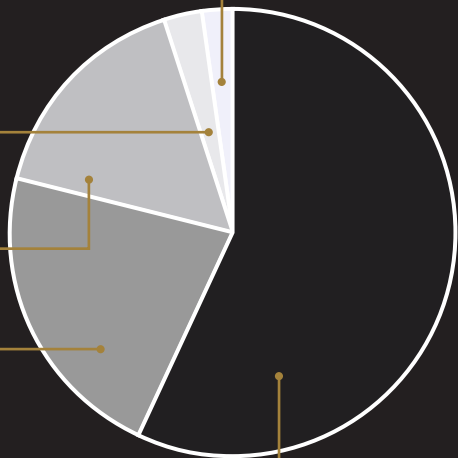
Others

22%

E-commerce

57%

3PL

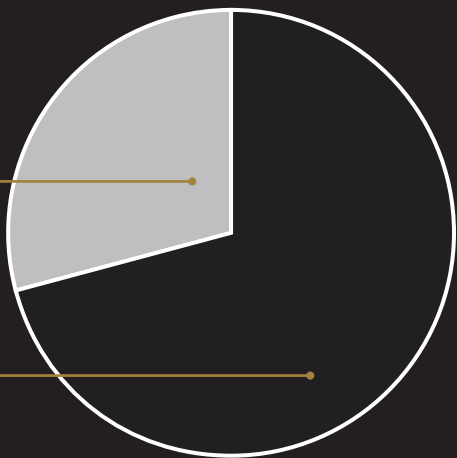


21%

Panvel

71%

Bhiwandi



MMR INDUSTRIES

KEY OCCUPIERS

E-commerce and 3PL

Known as the torchbearer of the logistics business, MMR is a logistics haven from where deliveries for entire western region of India are fulfilled



Retail

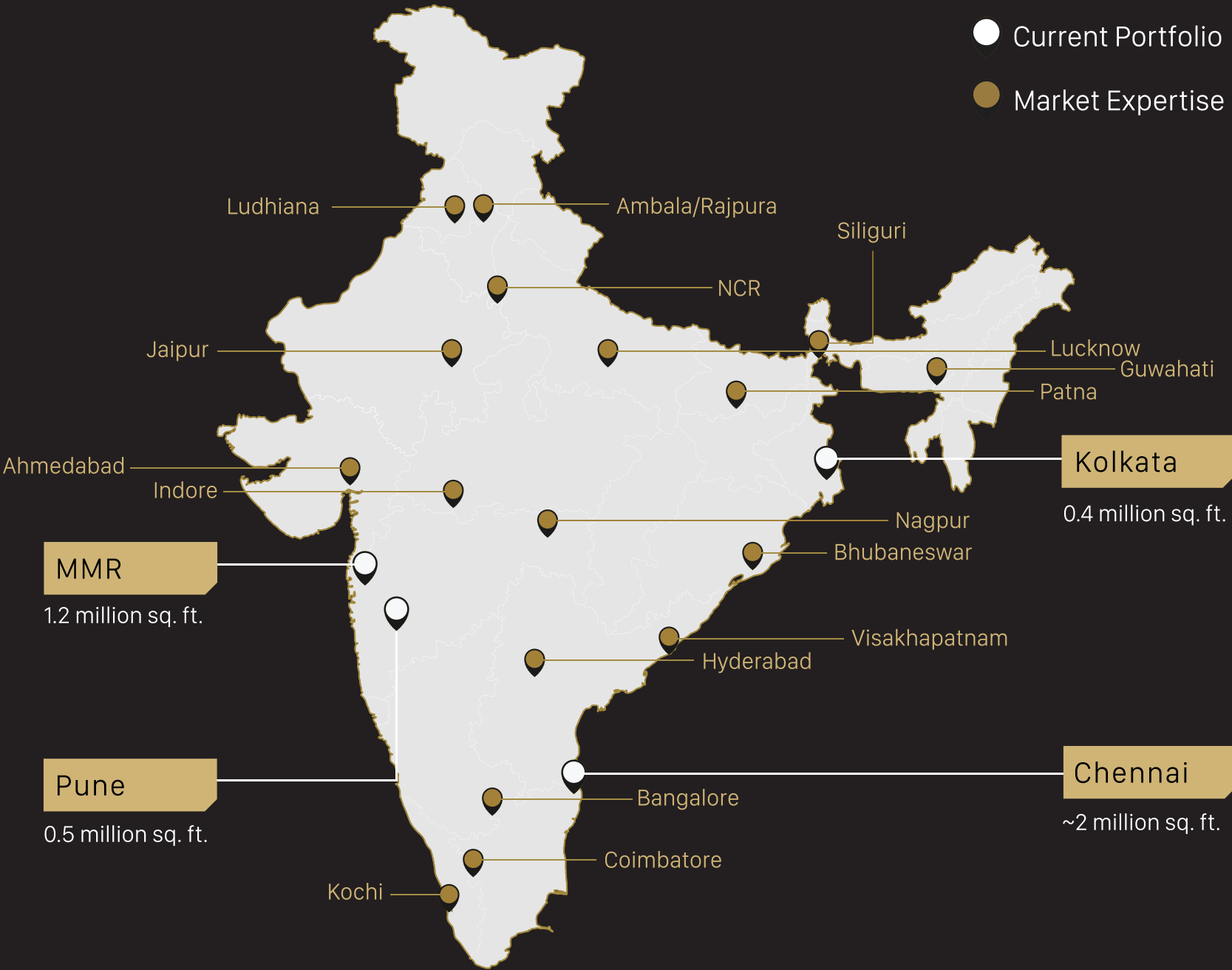
One of India's strongest retail hubs, MMR is the largest consumption market in the country

Manufacturing

Located at the junction of two industrial belts, MMR is a centre for sectors like Electronics, Biotechnology, Textile, Pharmaceuticals, Chemical, Automobiles, Gems & Jewellery

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



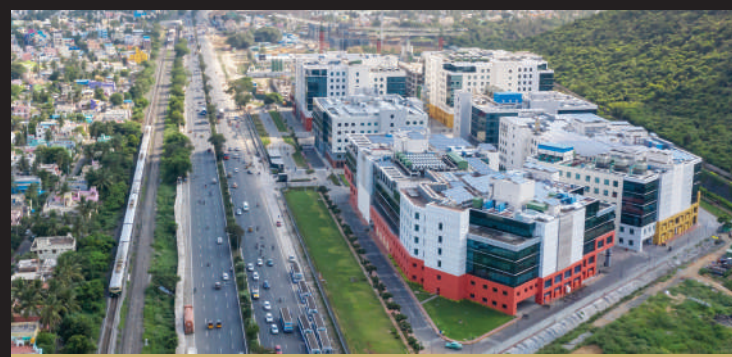
285 FD

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



CONTACT

📍 **Site:**

WE-I & WE-II, Renaissance Industrial Smart City,
Kalyan Padgha State Highway, Village Vashere,
Bhiwandi Taluka, Thane – 421302
Maharashtra, India.

📍 **Corporate Office:**

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Leasing Enquiry

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