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The logo for Modern Properties consists of the word 'MOD' in blue, a graphic of three horizontal yellow and red bars, and the word 'RN' in blue. Below this, the word 'PROPERTIES' is written in a smaller, red, all-caps font.

# LOGISTIC OF TOMORROW



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### **Srijan Industrial Logistic Park**

Just 3 kms from Dhulagarh Truck Terminal & 4 kms from the Srijan Industrial Logistic Park – Bombay Road, Srijan Industrial Logistic Park, Alampur is a non-polluting, green complex to cater to the business expansion needs of industries in West Bengal.

Manufacturing unit SBU starting from 5123 sq.ft onwards

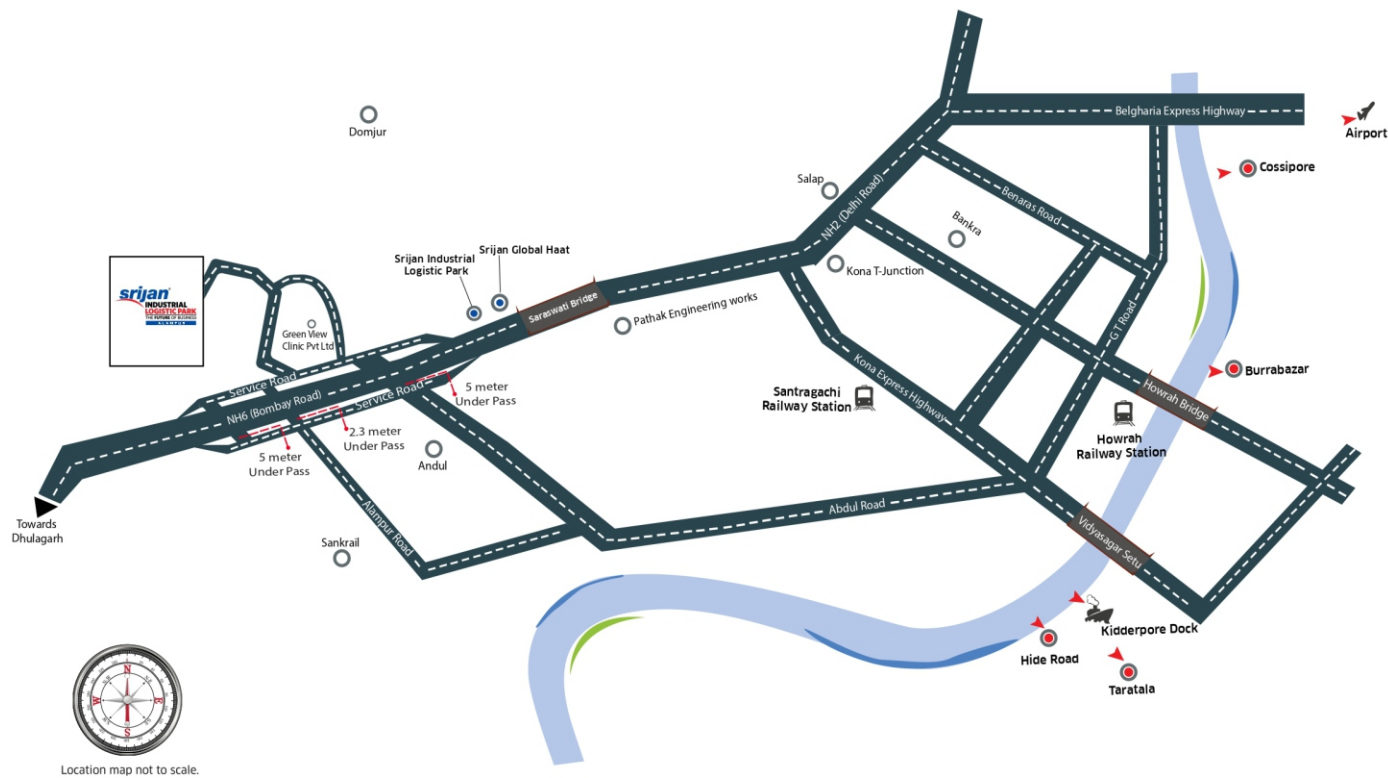
Built on a total land area of more than 35 acres, the hub is fully planned to specifically cater to industrial and logistics needs.

ELEVATION VIEW



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### Locational advantage

Well-connected with Howrah and Kolkata city, it is an ideal location for a self-sustained industrial logistic hub.

It would offer logistic facilities for goods vehicles arriving from and departing to other metropolitan cities such as Mumbai, Delhi, Chennai and other important cities in India surrounded by ample skilled and unskilled labors.

### PROXIMITY

Dhulagarh Truck Terminal	3 Kms
Sankrail Station	6 kms
Kona Expressway	8.5 Kms
Santragachi Station	11.2 Kms
Howrah Station	17.1 Kms
Victoria Memorial	18 Kms
Khidirpur Dock	20.9 Kms
Dankuni Tool Plaza	21 Kms
Espianade Crossing	21.3 Kms
Dunlop More	22.5 Kms
Sealdah Station	25 Kms
Kolkata Station	28.9 Kms
Shyambazar Crossing	28.3 Kms
Airport	32 Kms
Kalyani Expressway (via BT Rd)	35 Kms
Biswabangla Gate	37 Kms

Source - Google Map



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### Who will benefit

Apparel manufacturing companies, brands, distributors, importers and exporters, retailers, and wholesalers, FMCC companies, consumer durable brands, e-commerce and electronic companies, food-processing companies, packaging industries, pharmaceutical companies, manufacturing companies listed under non-polluting green categories will benefit from the hub for their industrial/storage set-up or product/brand displays and sales.

Srijan Industrial Logistic Park has been approved for use as an industrial park (non-polluting green category) / logistics / commercial space.

### Reasons to consider

- Proximity and access to a huge market in the surrounding catchment area and its densely populated neighborhoods along with easy connectivity to the broader markets of Kolkata.
- Modern facility with the most modern and state-of-the-art infrastructure on the busiest industrial hubs of Kolkata.
- Abundant supply of labor, transport and other advantages that come with a very well developed and functioning logistics ecosystem of NH6.
- Competency and credibility of Srijan Realty already having delivered a 26 lakh sqft Srijan Industrial Logistic Park on Bombay Road, and won multiple awards for it and ongoing logistic parks in Maheshtala and Taratala.

MAIN GATE



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### Unique features

- 24X7 Operational Building, Grade "A" modern and Hi-tech Complex
- Upto 10 mtr (33 ft) wide internal road with internal traffic management and Boom Barriers to check the inflow of people & trucks provides ease even when there are large number of vehicles moving around
- 24X7 security with CCTV surveillance ensures safety and security
- Adequate open parking for containers, trucks and small vehicles as per requirement of warehousing space on pay and park basis
- 24 hours Treated water supply
- Ample wash rooms / rest rooms to provide hygienic standards for drivers, workers and floating staffs
- Green environment with beautiful landscaping
- Proper drainage & Sewerage facility
- Professional and world class maintenance
- All government approval's like conversion, pollution, fire etc. in place
- V.D.F. flooring
- Provision for toilet to be provided with each unit
- Rain water harvesting
- Vastu Compliant
- FM Room
- Lightning arrestor
- Solid waste disposal system
- Staff Quarters (at extra cost)
- Electrical connection upto meter room in ground floors

INTERNAL WIDE ROAD WITH BEAUTIFUL LANDSCAPING



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### Loading and unloading platforms

Open (Loading and Unloading) bays for containers, trucks and small vehicles and huge loading and unloading platform (dock level) at 4 feet height from ground level will be able to accommodate large number of vehicles at a time, enabling efficient goods movement.

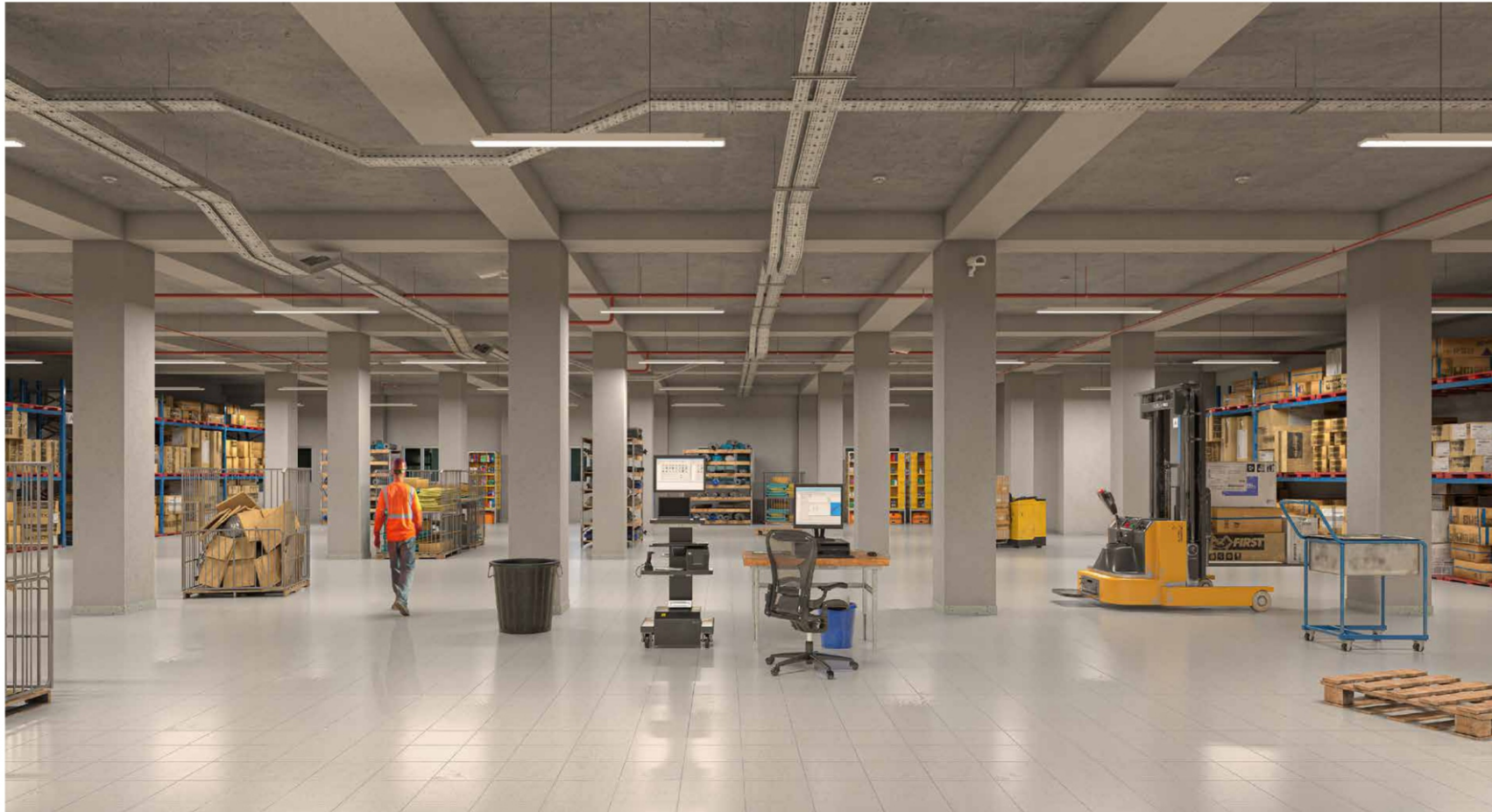
INTERNAL WIDE ROAD WITH AMPLE LOADING & UNLOADING FACILITIES



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### Construction facts

- Structure - RCC structure with multi-level warehouse concept and pillars span of 5m x 7m
- Top floor roofing - RCC roofing with floor to floor height of 15 ft, low maintenance and 100% leakage proof state-of-the-art warehousing
- Floor height - All floor with 13 ft clear height providing optimum utilization of available space
- Multiple Goods lift - Massive room-size goods lifts of 4 tonnes for easy transportation of heavy goods
- Multiple Passenger lifts - Passenger lifts of a maximum of 10 - 15 people's capacity
- Adequate Floor Load Capacity - Designated load of 3000 kg/sqmt on ground floor & 750 kg/sqmt on upper floors

LOGISTIC/WAREHOUSE UNIT



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### Warehousing spaces

Large units will facilitate extreme ease of operations for manufacturing as well as packing and forwarding companies alike. Along with this the units will also get a lot of natural light and air ventilation.

MANUFACTURING UNIT



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### Multiple lifts for ease of transport

Multiple goods lifts of 4 tonnes each for easy transportation of heavy goods and multiple passenger lifts of a maximum of 10-15 persons capacity will make both goods and labor movement at the park extremely smooth.

WIDE CORRIDOR WITH HUGE  
GOOD LIFTS & PASSENGER LIFTS



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### Massive goods lifts

Massive goods lifts will enable multiple numbers of trolleys at a time to go inside for lifting and uplifting of goods on upper floors with as much ease as in the ground floor.

LIFTS FOR HEAVY GOODS



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### **Weigh bridge facility**

Computerized Weigh Bridge facility of up to 60 MT will cater to large and heavy containers with complete ease of operations enabling savings of both time and money.

WEIGH BRIDGE



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### Safety and security

Most modern fire fighting equipment and security cameras will ensure safety of people and goods round the clock

- Fire fighting as per fire norms
- Smoke detectors/Sprinklers inside the unit has to be installed by the owner before the start of the operation
- 24x7 security with CCTV surveillance ensures safety and security

FIRE FIGHTING EQUIPMENT



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### More than adequate **Power** supply

DG and power back-up facility for all common services as well as for occupants will be made available at an extra cost for a 24 x 7 secure work environment.  
Extra load of electrical power will be available in case you require it, at an extra cost.

DG TRANSFORMER YARD FOR 24X7 POWER SUPPLY



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# **SRIJAN'S COMPLETED AND ONGOING WAREHOUSES AND LOGISTIC PARKS**



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### Srijan Industrial Logistic Park

Srijan Realty, known to have built a worldclass, first-of-its-kind industrial logistic park just 3 kilometres from the Kona junction on NH6, the well maintained Srijan Industrial Logistic Park, is the global standard location for pollution-free, green factory setup and logistics requirements to expand business for national and multi-national brands.

A Vaastu compliant, 24x7 running complex, SILP has Retail and Commercial Block facilities with Bank and ATMs, Boom-barriers to check the inflow of people and trucks, 24x7 security with CCTV surveillance, 24-hour treated water supply, Restaurants, Guest Houses, Hotel, Conference and Exhibition room, Labour Canteen and 100% approvals related to land, fire, pollution etc are in place.



Wide roads



Top floor with Proflex roof



Night view



Proflex roofing

Srijan Industrial Logistic Park top view from entrance

All actual photographs taken at the Srijan Industrial Logistic Park



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### Srijan Ravi Logistic Park

Built on a land parcel of more than 9 acres, just 3.5 kms from Taratala, Near Jhijhira crossing, on Budge Budge Trunk Road, Srijan Ravi Logistic Park is full master planned to specifically cater to industrial and logistics traffic movements along the Budge Budge Trunk Road and Taratala Road.

The Park will be a non-polluting green establishment ideal for factory setup or logistics requirement and business expansion.

A world-class infrastructure, it will have units of varying sizes ranging from 6000 sqft to 7,00,000 sqft available on rent or for sale.



Warehouse working space



Storage space



Wide metallic road inside



Lift unloading area

Srijan Ravi Logistic Park elevation with waterbody view

All images are artist impression



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### Srijan Industrial Logistic Hub

Just 6.5 kms from the Taratala-Diamond Harbour Road crossing, close to Jhunjira bazaar at Maheshkhal on Budge Budge Trunk Road Srijan Industrial Logistic Hub is a non-polluting, green complex to cater to the business expansion needs of industries in West Bengal.

Units ranging from 4,000 sqft to 4,40,000 sqft are available on sale and rent.

Built on an area of more than 4.25 acres, the hub is fully planned to specifically cater to industrial and logistics needs along Budge Budge Trunk Road.



Commercial showroom in the front



Massive goods lifts



Warehouse work space



Weigh Bridge

Srijan Industrial Logistic Hub top day view

All images are artist impression



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### Srijan Industrial Logistic Park - B.T. Road

Just 1.3 kms from Khardah railway Station & 1.8 kms from the Sodepur More Crossing, close to Balarampur Hospital at nearby vicinity on BT Road. Srijan Industrial Logistic Park, BT Road is a non-polluting, green complex to cater to the business expansion needs of industries in West Bengal.

Commercial unit starting from 9555 sq.ft onwards.

Manufacturing unit starting from 6759 sq.ft onwards

Built on a land area of more than 9 acres, the hub is fully planned to specifically cater to industrial and logistics needs along BT Road.



Commercial showroom in the front



Lifts for heavy goods



Manufacturing unit



Weigh Bridge

Srijan Industrial Logistic Park - BT ROAD Elevation View

All images are artist impression



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DNA Real Estate & Infrastructure Round Table & Awards 2016  
Professional Excellence in Real Estate



Golden Brick Awards 2016  
Outstanding Commercial Project of the year



ET Now Real Estate Awards 2018  
Commercial property of the year



Remax India Estate 10th Annual Awards 2018  
Most innovative project of the Year - Commercial (East)



Remax India Estate 10th Annual Awards 2018  
Commercial property of the year (East)



CNBC Awaaz Real Estate Awards (East Zone) 2017-2018  
Special Commendation for contribution in  
logistics infrastructure

### Some accolades and inhabitants at Srijan Industrial Logistic Park

#### AWARDS FOR SRIJAN INDUSTRIAL LOGISTIC PARK

**2022**  
Economic Times Real Estate Conclave  
Awards Iconic Project - Commercial of  
the year.

**2021**  
Economic Times Real Estate Conclave  
Awards Project Category East in the  
Industrial/warehousing

**2018**  
ET Now Real Estate Awards  
Commercial property of the year

Remax India Estate 10th Annual  
Awards organised by Franchise India  
& Media Partner ET Now. Most inno-  
vative project of the Year Commercial  
(East)

Remax India Estate 10th Annual  
Awards organised by Franchise  
India & Media Partner ET Now - Com-  
mercial property of the year (East)

**2017-18**  
CNBC Awaaz Real Estate Awards (East  
Zone) Special Commendation for con-  
tribution in logistics infrastructure

**2016**  
Golden Brick Awards Outstanding  
Commercial Project of the Year

DNA Real Estate & Infrastructure Round  
Table & Awards - Professional Excelle-  
nce in Real Estate

PHILIPS

MAGIK

Haier  
Powered Living

ANU  
PARKS

LA OPALA

flipkart

M

LINC  
PENS

Aakash  
Multi-RET-REIT Foundation

TATA  
STRIDER

Jamini  
COLLECT

Gobbler

PRAVA

AVERY  
DENNISON

MAX  
LED

COSMO  
ESTATE

Anandbreeji

hathway  
Where lives connect

KADET  
DEFENCE SYSTEMS

The  
Soni oTel

SONODYNE

Uniworl Logistics  
RETIRED SOLUTIONS

ROSES & ANGELS

STB

STC  
Diver  
Solutions

HITECH  
Smartphones

Gangjadan

Geeta  
Fashion

CENTURY LED LTD.

WIN  
Pens

Divine  
Rayon Fabrics

Catha



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AERIAL VIEW



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