



**INDUSTRIAL & LOGISTIC PARK**



**SWARAJ GROUP**

**COMPLETE SOLUTIONS  
FOR YOUR INDUSTRIAL &  
LOGISTIC NEEDS**

[www.swarajindustrialservices.com](http://www.swarajindustrialservices.com)

## INDUSTRIAL INFRASTRUCTURE DEVELOPMENT

Swaraj Maharashtra's premier developer & manager of industrial and warehousing assets, infrastructure development, industrial solutions and logistics services. With the largest industrial land and warehouse portfolio in the MIDC region, local expertise and the capabilities to help you delegate all forms of operational activities, we don't just create infrastructure or offer a service, we help you organize your entire valuechain, eliminate your pain points and substantially increase your bottom line.

### WHY US?

- Developer of industrial and warehousing shed, infrastructure development, industrial solutions and logistic services
- With more than **10,00,000 Sq. Ft. (Ten Lakhs Sq. Ft.)** Industrial & Logistics shed in the top industrial corridor in Chakan, Pune serving many MNC clients and vendors.
- Established relationships for further land acquisition as per specific requirements in the entire **CHAKAN / TALEGAON / RANJANGOAN MIDC - PUNE REGION / BHIWANDI REGION.**



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# VALUE PROPOSITION



## VISION

To create exemplary industrial & logistics assets and support services to foster creation of economic value and maximise returns for our clients.

## MISSION

To be the best industrial & logistics solutions provider offering superior asset and support services to our clients and develop into an important contributor in our clients' success story by consistently designing holistic solutions to address their problems and exceeding their service delivery expectations.

## FEATURES

We have a wide inventory of available buildings for immediate occupancy and land reserves for "Build-to-Suit Lease" projects to give our customers the best real estate solution according to their needs.

- Customized Solutions
- Partnering approach
- Complete 360° solutions
- Hands-On Approach
- Ancillary Support Services
- Performance driven approach
- Flexible Approach
- Hassle-free Operations
- One-Stop Shop
- Supervision for execution and continuance
- Solutions for companies of all sizes
- Critical KPIs for on-time performance
- Understand Customer Challenges
- Obtain all permits and registrations
- Lean Structure for Competitive Pricing



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# WAREHOUSING SOLUTIONS



## *Hiring Experts Makes Things Easier!*

As an Industrial Property development company, we specialise in developing modern industrial & logistics real estate. Most of the land holdings are directly company owned and we develop, lease and manage many industrial warehouses for a number of “Blue Chip” Companies that operate within Industrial Zones.

We excel towards a product offering of warehousing from a scale of under 1000 square feet to over 10,00,000 square feet which features wide open spans for easier movement within the warehouse to high quality Offices for operations.

## CORE BUSINESS SEGMENTS

### INDUSTRIAL ESTATE

Industrial Land  
Sale  
Construction &  
Development

### SUPPLY CHAIN

Warehousing  
Transport  
& Logistics  
Solutions

### COMMERCIAL OPEN LAND

Container Yard  
Showrooms  
Workshop's  
Stock Yard

### INVESTMENT PROSPECTING

Institutional  
Investors  
Companies  
looking for Land  
/ Shed Purchase



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# INDUSTRIAL ESTATE



## INDUSTRIAL LAND ON SALE OR RENT OR JV

- The land portfolio is company owned with clear titles
- Setting up of Greenfield projects
- Prime land available at the best industrial locations
- Mostly industrial land which has a higher FSI, but limited availability in Chakan.
- Commercial Open Land for Rent/Sale - Container Yard, showrooms, workshop's- provide open land and Shed. Building as per demand.

## INDUSTRIAL CONSTRUCTION & DEVELOPMENT

- Infrastructure Development
- Planning, Design and Implementation of Projects
- End-to-end Execution
- Built-to-suit tailor-made construction of the facility as per client needs
- Locally networked for ondemand delivery and capable to handle possible problems in Chakan.



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# SUPPLY CHAIN SOLUTIONS



*Hiring Experts Makes Things Easier!*

## WAREHOUSING

- Develop, lease and manage modern industrial & logistics shed
- Distribution Center Management and Operations
- Flexible and Scalable Solutions from 1000 sq. ft. to 100000 sq. ft. of industrial & Logistics Shed.
- Storage solutions prioritizing company needs.
- Develop and Lease container Yard, Stock Yard, Showrooms, Workshop's.

## ASSET MANAGEMENT

- Manage entire life-cycle of property, tooling and physical capital assets
- Including acquisition control, accountability, responsibility, maintenance, utilization and disposition
- Lease Negotiations
- Health, Safety and Hygiene & Fire Safety

## COMPLIANCE SOLUTIONS

- Efficient liaison with local government authorities that reduce time and effort
- Factory Plan Approval
- MIDC Liaising Services
- Pollution Control Board
- Prohibition Licensing
- State Electrical Board Liaising



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# OFFICE SETUP

Imagine walking into your new office with amazing interior customised specifically to suit your business need. We at Swaraj Group provide customised office setup as per the requirement of our clients.



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# FACTORY SHOP FLOOR

Customised Shop floor as per your manufacturing requirements.



- Flooring - Trimix/FM2 Flooring/Venyl Flooring as per the requirement.
- Crane - As per tonnage requirement crane gantry structure design.
- Shutter - Manual as well as motorised shutter available.
- Ventilation - Turbo Ventilator / Louvers / Ridge Monitor as per demand.
- Lighting - For Natural Light Skylighters Provided as per design.
- Electrification - Basic Electric Light (300 LUX) will be provided.



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# FIRE SAFETY

Customised fire safety equipment - (Fire Hydrant / Sprinkler / Tools) as per your requirement



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# SOLAR SYSTEM

Structure will be built to support solar paneling.



- Rooftop structure will be support to all solar panels and inside solar room /inverter room and electric paneling will be given as per customer need..

## OUR CLIENT



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# OUT SIDE PREMISES

Out side premises will be developed as per manufacturing needs.



- Electric charging point out side the premises as per the need.
- Trimix Road - As per your required size.
- Drainage - Under ground drainage throughout the facility.
- Dock Leveller - for loading and unloading bay as per your requirement.
- MSEB Transformer - Transformer setup as per your KVA requirements.
- DG Set - Platform will be provided as per your requirement.
- Commercial Gas Line as per your requirement.

## ADDITIONAL FACILITIES

Out side premises will be developed as per manufacturing needs.



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*Our process begins with listening to your needs. Please tell us the nature of your interest as well as your base of infrastructure needs. We welcome your inquiry and will respond as quickly as possible.*

**For More Details:**  
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