

## COMPLETE SOLUTIONS FOR YOUR INDUSTRIAL & LOGISTIC NEEDS

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.





### 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



# 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



**INDUSTRIAL & LOGISTIC PARK** 

# INDUSTRIAL ESTATE



### INDUSTIRAL 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 CONSTRUCITON & 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 problemsin Chakan.



# 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.
- Develope 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



**INDUSTRIAL & LOGISTIC PARK** 

## **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.





















## **FACTORY SHOP FLOOR**

Customised Shop floor as per your manufacturing requirements.













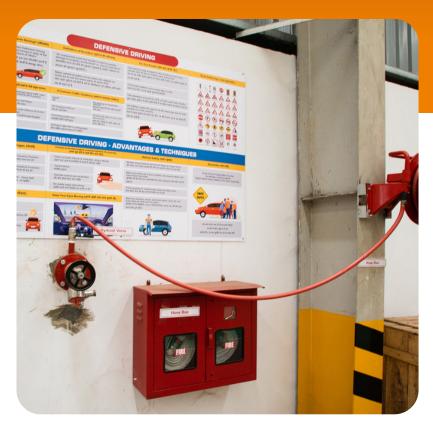
- Flooring Trimix/FM2 Flooring/Venyl Flooring as per the requirement.
- Crane As per tonnage requirement crane gantry structure design.
- Shutter Manual as well as motorised shutter available.
- Ventilation Turbo Ventilator / Louvers / Ridge Monitor as per demand.
- Lighting For Natural Light Skylighters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



**INDUSTRIAL & LOGISTIC PARK** 

## FIRE SAFETY

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















### **SOLAR SYSTEM**

Structure will 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









































































## **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 unloding bay as per your requirement.
- MSEB Transformer Transformer setup as per your KVA requirements.
- DG Set Platfrom 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.











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 welcomeyour inquiry and will respond as quickly as possible.

## For More Details: MR. SANDEEP SOMWANSHI

Managing Director

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