

LEASABLE INDUSTRIAL SHED / WAREHOUSE

At

Gat No. 127, Mindewadi, Talegaon MIDC, Opposite to Logos Chakan Industrial
and Logistics Estate, Maval, Pune, Maharashtra 410507

Project By:

KALOKHE INDUSTRIAL PARK



KALOKHE
INDUSTRIAL PARK



| LEGEND LAND-USE | ALLOTTED PLOT/ DEMARGATED LAND/ COLOUR CODE | VACANT PLOT/ PLOTTABLE COLOUR CODE |
|--------------------|---|--|
| RESIDENTIAL | | |
| INDUSTRIAL | | |
| PAP. INDUSTRIAL | | |
| COMMERCIAL | | |

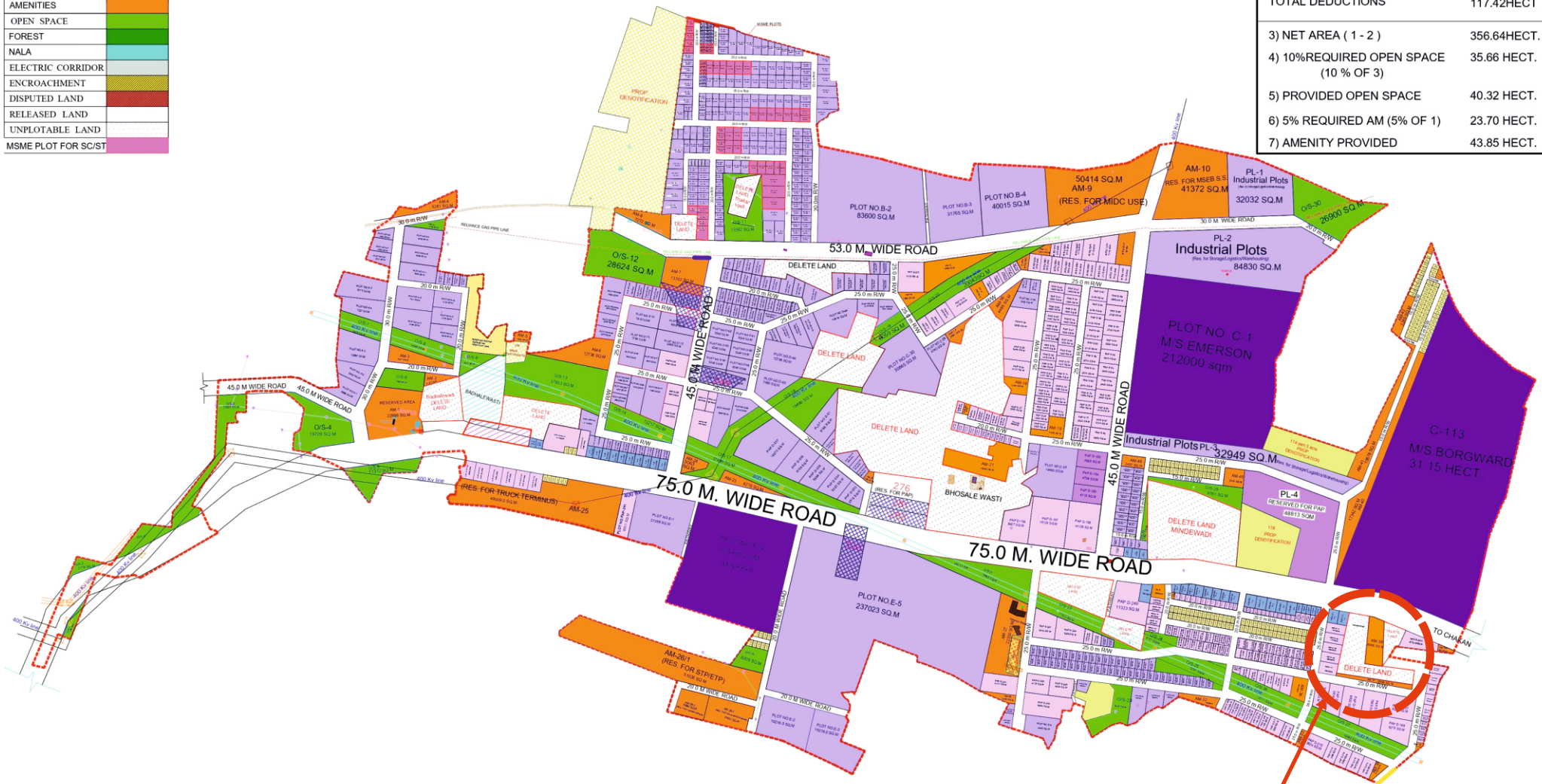
| | |
|---------------------|--|
| PAP. COMMERCIAL | |
| ROADS | |
| AMENITIES | |
| OPEN SPACE | |
| FOREST | |
| NALA | |
| ELECTRIC CORRIDOR | |
| ENCROACHMENT | |
| DISPUTED LAND | |
| RELEASED LAND | |
| UNPLOTTABLE LAND | |
| MSME PLOT FOR SC/ST | |



MIDC TALEGAON INDUSTRIAL AREA PH-II

AREA STATEMENT:

| | |
|--|-------------------|
| 1) TOTAL AREA | 474.064 HECT |
| 2) DEDUCTIONS | |
| A) PLOTS ABOVE 1.0 HECT. | 117.42HECT |
| TOTAL DEDUCTIONS | 117.42HECT |
| 3) NET AREA (1 - 2) | 356.64HECT. |
| 4) 10%REQUIRED OPEN SPACE (10 % OF 3) | 35.66 HECT. |
| 5) PROVIDED OPEN SPACE | 40.32 HECT. |
| 6) 5% REQUIRED AM (5% OF 1) | 23.70 HECT. |
| 7) AMENITY PROVIDED | 43.85 HECT. |



PROPOSED SITE

TALEGAON MIDC PHASE II





Chakan MIDC

Proposed
Shed 3

Total Plot Area 215278 Sq. Feet

MIDC LAYOUT
INDUSTRIA &
COMMERCIAL PLOT

Logos Chakan Industrial
and Logistics Estate

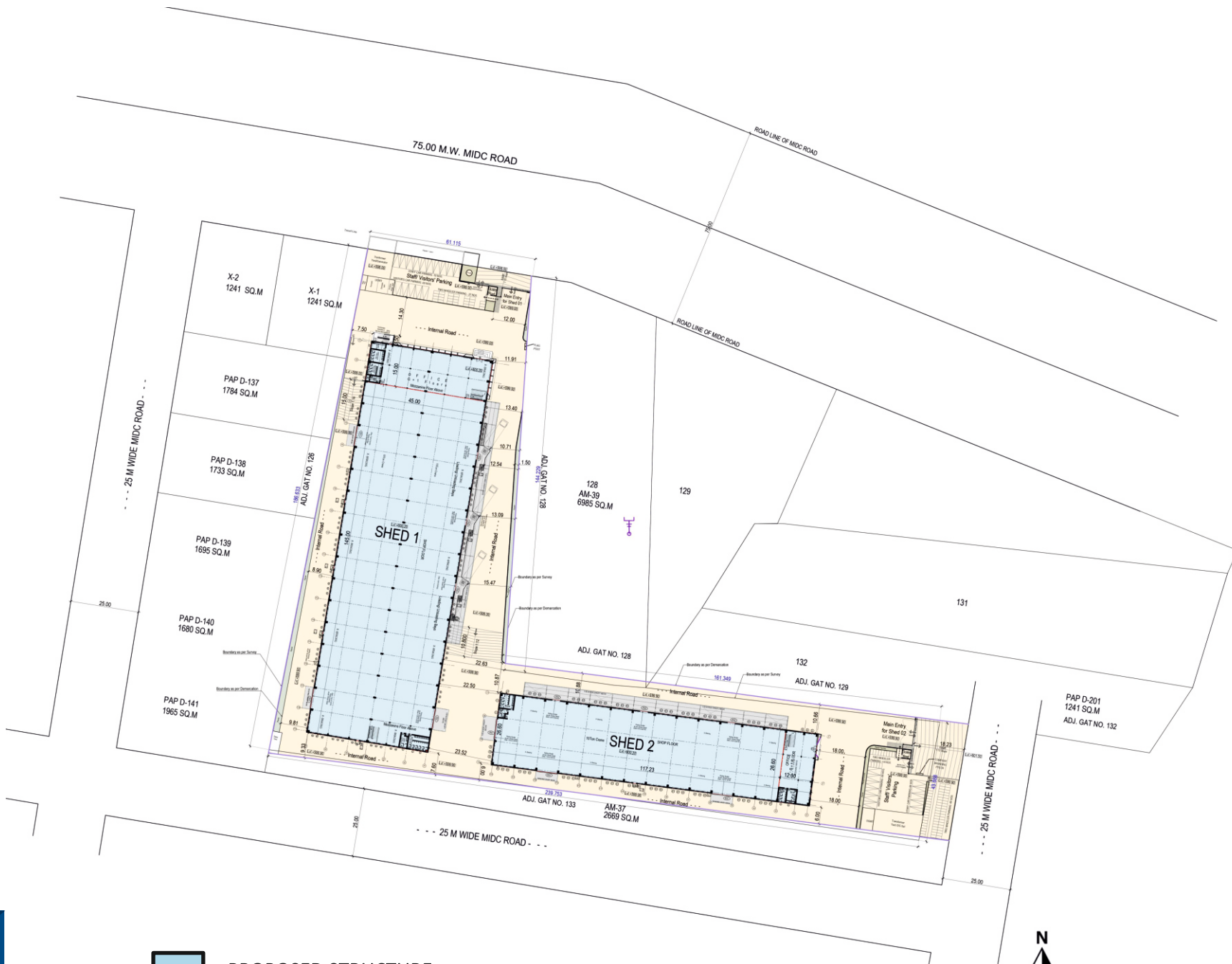
75 mtr wide MIDC
ROAD



KALOKHE
INDUSTRIAL PARK

GOOGLE IMAGE









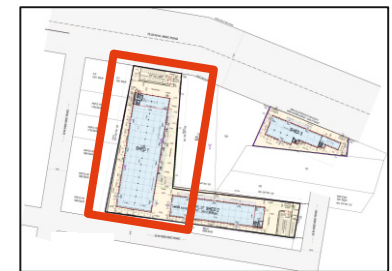
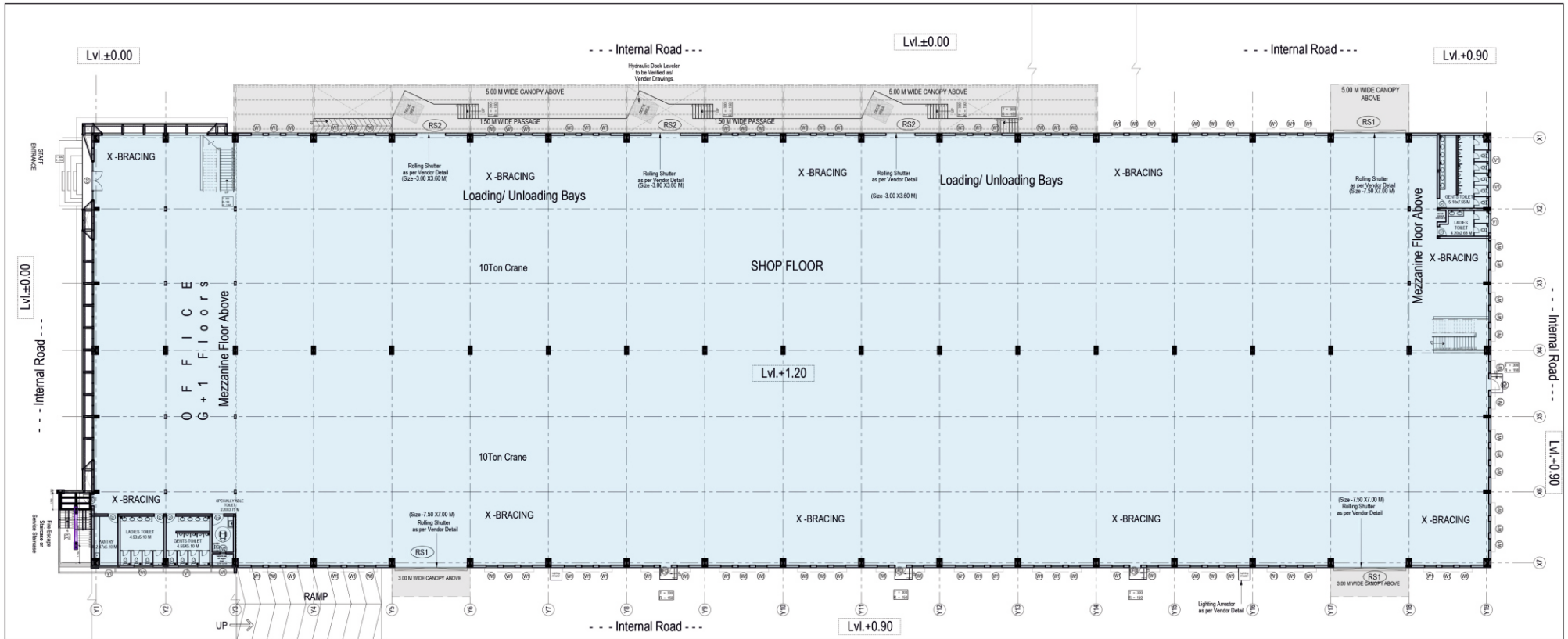
SHED 01

KALOKHE INDUSTRIAL PARK



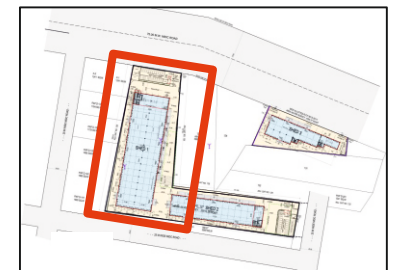
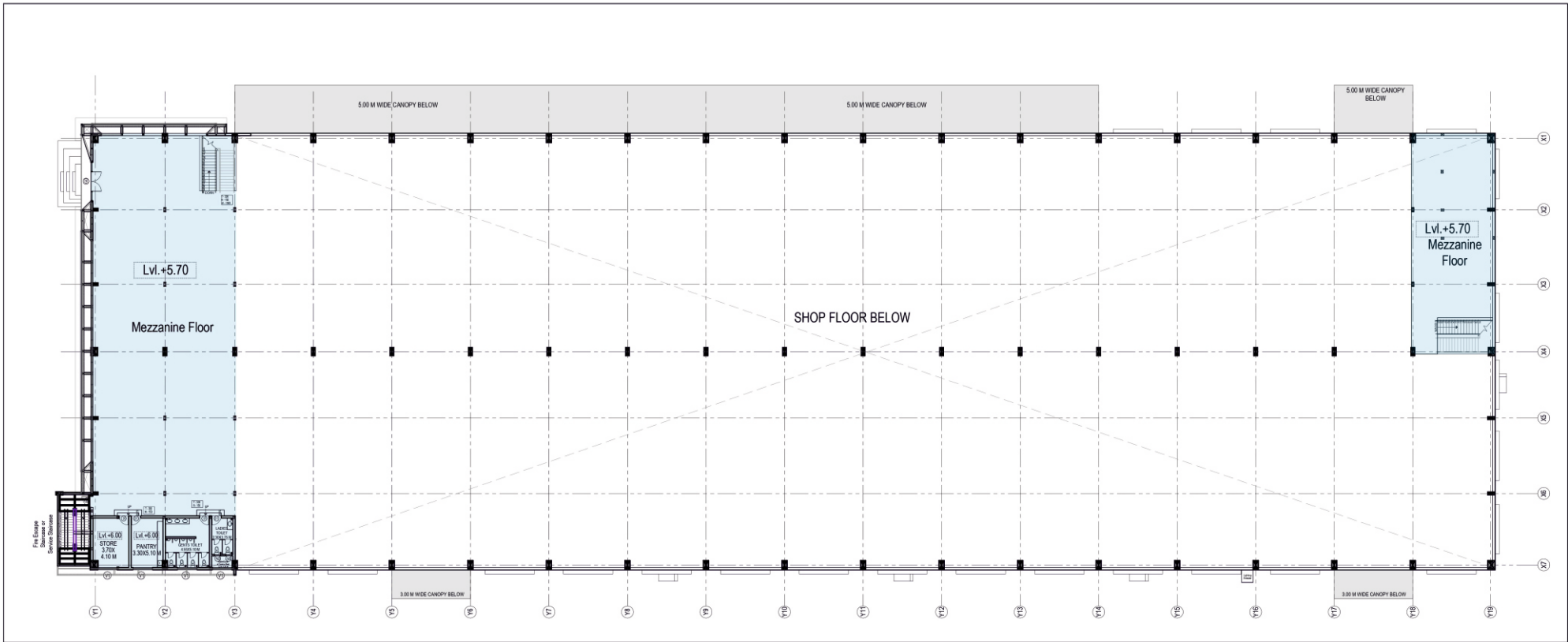
KALOKHE
INDUSTRIAL PARK





KEY PLAN





KEY PLAN



SCHEDULE- 1 : AREA STATEMENT - SHED 01

| No. | Description | | L (m) | B (m) | A (Sq.Ft.) |
|-----|-----------------------------------|---|----------|----------|---------------|
| 1.0 | Main Building Floor | 1 | 145.00 | 45.00 | 70235.10 |
| 2.0 | Mezzanine Floor | 2 | - | - | 9387.28 |
| 3.0 | Projected Toilets blocks | 0 | 0.00 | 0.00 | 0.00 |
| 4.0 | External Canopy Projections | 1 | 89.16 | 5.00 | 4798.59 |
| 5.0 | Security cabin | 1 | 9.00 | 3.50 | 339.07 |
| 6.0 | External toilet block | 1 | 0.00 | 0.00 | 0.00 |
| 7.0 | Total BUA | | | | 84760.04 |
| 8.0 | Efficiency | | | | 90% |
| | Total Chargeable Area - Buildings | | | | 94177.82 |

Built Up Area Definition

1. In determining the built up area the following areas are included;
 - a. Building ground floor area measured from the outer face of the perimeter walls
 - b. External ancillary building area for dedicated use by Lessee and measured from the outer face of the perimeter walls
 - c. External covered platform / canopy projections, whichever is greater
 - d. Mezzanine floor area measured from the outer face of the perimeter structure which shall include the area covered under shafts/ducts and staircase
2. In determining the built up area the following areas are excluded
 - a. Commonly shared amenity structures built for the entire development like,
 - i. Security cabin / Guard house at the entrance to the park
 - ii. Utility buildings like pump room, electrical substation and transformer yard
 - iii. Septic tank and soak pit / Sewage treatment plant (if built)
 - iv. iv. Property management office (if built)

Chargeable Area Definition

1. Chargeable area shall be re-measured and reconciled based on actual building dimensions.
2. Efficiency 90%
(Ratio of Built Up Area To Chargeable Area)



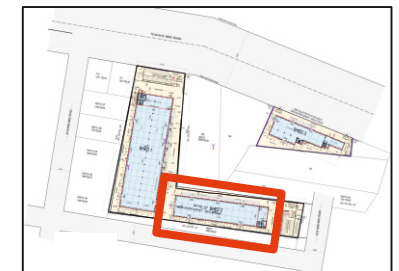
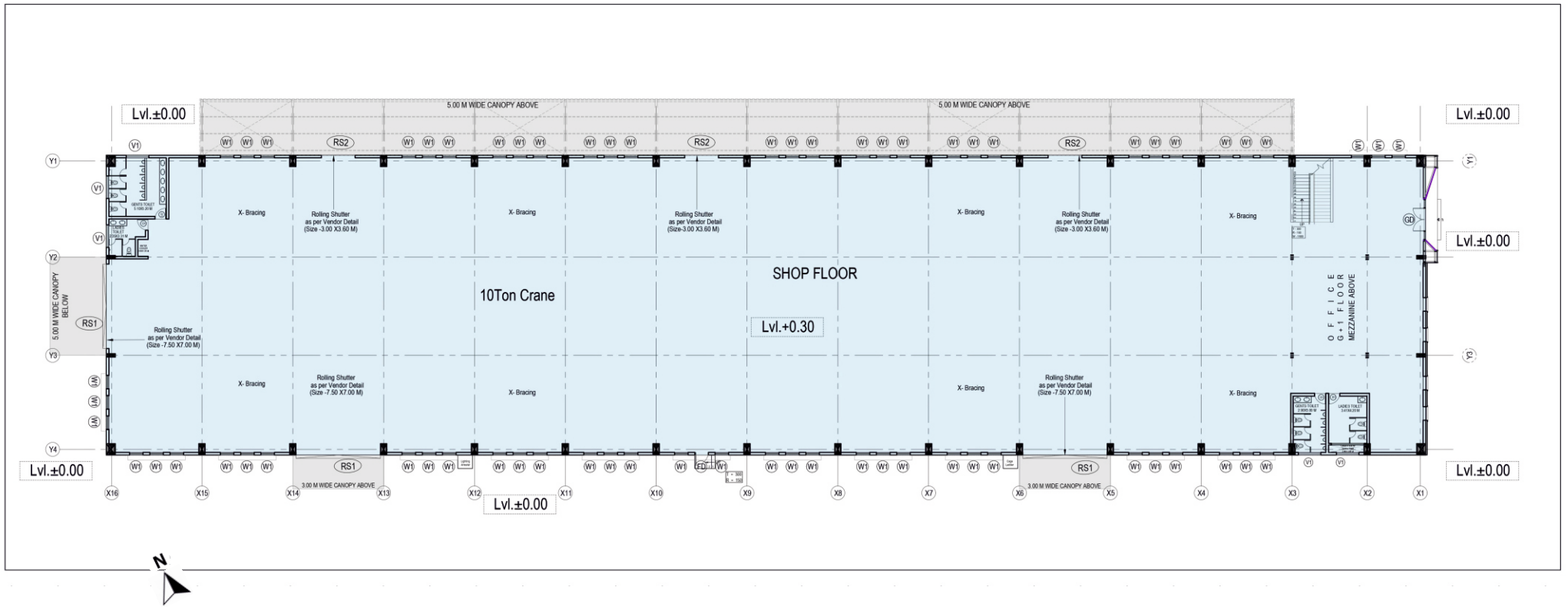
SHED 02

KALOKHE INDUSTRIAL PARK



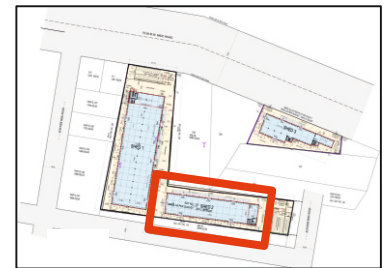
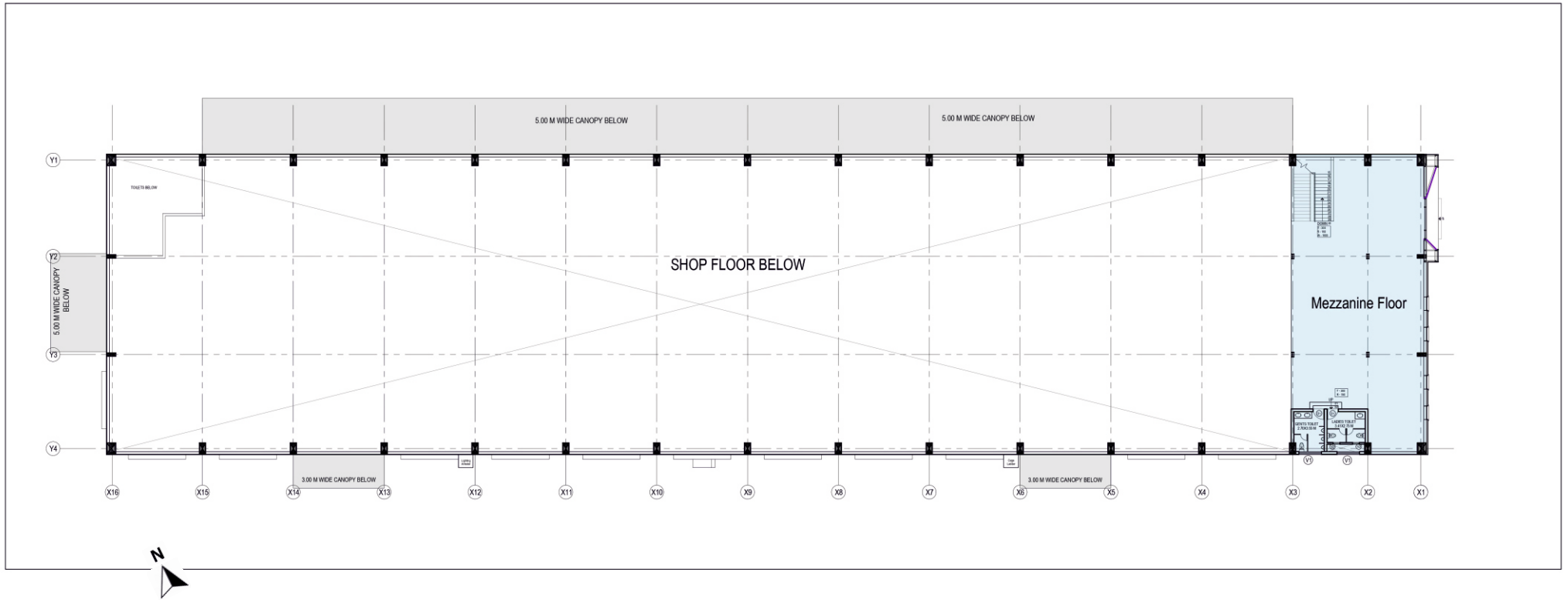
KALOKHE
INDUSTRIAL PARK





KEY PLAN





KEY PLAN



SCHEDULE- 1 : AREA STATEMENT - SHED 02

| No. | Description | | L (m) | B (m) | A (Sq.Ft.) |
|--|-----------------------------|---|----------|----------|---------------|
| 1.0 | Main Building Floor | 1 | 117.23 | 26.60 | 33565.57 |
| 2.0 | Mezzanine Floor | 1 | 12.00 | 26.60 | 3435.87 |
| 3.0 | Projected Toilets blocks | 0 | 0.00 | 0.00 | 0.00 |
| 4.0 | External Canopy Projections | 1 | 96.86 | 5.00 | 5213.00 |
| 5.0 | Security cabin | 1 | 9.00 | 3.50 | 339.07 |
| 6.0 | External toilet block | 0 | 0.00 | 0.00 | 42553.51 |
| 7.0 | Total BUA | | | | 90% |
| 8.0 | Efficiency | | | | 47281.68 |
| Total Chargeable Area - Buildings | | | | | |

Built Up Area Definition

1. In determining the built up area the following areas are included;
 - a. Building ground floor area measured from the outer face of the perimeter walls
 - b. External ancillary building area for dedicated use by Lessee and measured from the outer face of the perimeter walls
 - c. External covered platform / canopy projections, whichever is greater
 - d. Mezzanine floor area measured from the outer face of the perimeter structure which shall include the area covered under shafts/ducts and staircase
2. In determining the built up area the following areas are excluded
 - a. Commonly shared amenity structures built for the entire development like,
 - i. Security cabin / Guard house at the entrance to the park
 - ii. Utility buildings like pump room, electrical substation and transformer yard
 - iii. Septic tank and soak pit / Sewage treatment plant (if built)
 - iv. iv. Property management office (if built)

Chargeable Area Definition

1. Chargeable area shall be re-measured and reconciled based on actual building dimensions.
2. Efficiency 90%
(Ratio of Built Up Area To Chargeable Area)



SHED 01

3D VIEWS

Project By:

KALOKHE INDUSTRIAL PARK



KALOKHE
INDUSTRIAL PARK









SHED 01-VIEW FROM NORTH -EAST SIDE











SHED 02

3D VIEWS

Project By:

KALOKHE INDUSTRIAL PARK



KALOKHE
INDUSTRIAL PARK





SHED 02-VIEW FROM NORTH - EAST SIDE















TECHNICAL TEAM

Architecture & Planning Consultants
M/s Arconaid Consultants Pvt. Ltd., Pune
Ar. Kapil Jain

Structural Consultants
M/s Vastustruct, Pune
Er. Rahul Ashok Dingane

MEP Consultants
Architectural Energy Solutions Pvt. Ltd.



THANK YOU!

Project By:

KALOKHE INDUSTRIAL PARK



KALOKHE
INDUSTRIAL PARK

📍 Gat no. 127, Mindewadi, Talegaon MIDC, Opposite to Logos Chakan Industrial and Logistics Estate, Maval, Pune, Maharashtra 410507

✉️ kalokhegroup@gmail.com 🌐 www.kalokheip.com

☎️ 8828858687

☎️ 8888858687 / 8828858687

