



Ascendas-Firstspace NCR, Palwal is located within NCR's emerging multi-model logistics hub, with quick and convenient access to Delhi, Gurugram, Faridabad, Noida and other major cities of Haryana and Uttar Pradesh. It is also well connected to the Delhi-Mumbai Industrial Corridor, Delhi-Mumbai Expressway and KMP-KGP expressway. Ascendas-Firstspace NCR, Palwal is spread over 50 acres and has a development potential of 1.2 million sq ft of logistics space.



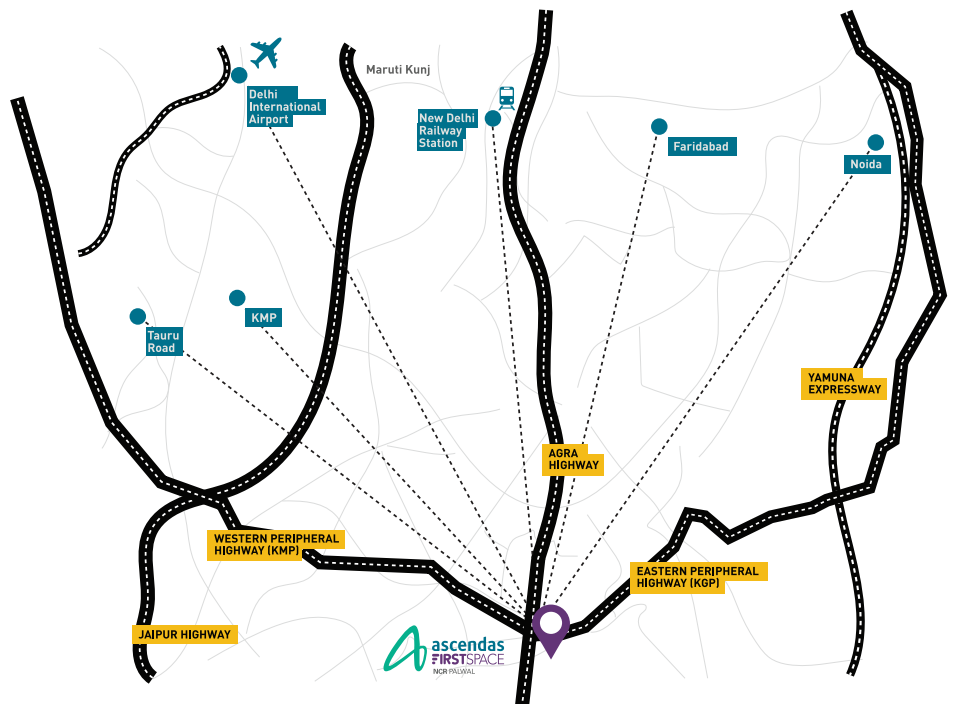
ADVANTAGE PALWAL (NCR)

Connected to both Western Peripheral Expressway (KMP) and Eastern Peripheral Expressway (KGP).

Quick and convenient access into Delhi, Gurgaon, Faridabad, Noida and major cities of Haryana and Uttar Pradesh.

Faridabad Palwal Industrial Corridor – major node for the Delhi Mumbai Industrial Corridor (DMIC) along the new Delhi Mumbai expressway.

Part of upcoming Haryana Orbital Rail Corridor (HORC) running from Palwal to Sonipat.



OVERVIEW

- Land Area: 140 acres
- Development potential
 - 3.4 million sq ft of Logistics park
- Phase-I by Q2 2022

PARK INFRASTRUCTURE

- Gated development with restricted \ entry and exit
- Main spine of 15 m and arterial roads of 9-12 m
- Common facilities and amenities including food court, office centres
- Convenient facilities for drivers and workers

ENVIRONMENTALLY SENSITIVE DESIGN

- Zero discharge and use of recycled water for green areas, housekeeping and toilets
- 50% of land area utilised for green areas, roads and open space
- Use of native soil and no disturbance to surrounding soil
- Use of native plants for greenery
- Solar power generation and utilisation as per design
- Rainwater harvesting as per code STP for the entire park

BUILDING SPECIFICATIONS

50,000 –
7,00,000 sq. ft



Building size

PEB building designed as per IS standards, with standing seam and insulation



Clear height of 12 m at eaves



Column span of 16-18m X 22- 25 m



Finished floor level at 1.2 - 1.3 m above finished ground level



Floor to be designed for a load of 5t/m²



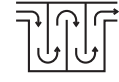
Electrical infrastructure - high side basic lighting



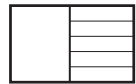
150 KVA/1 lac sq ft connected load
Flexibility to enhance as per requirement



Ventilation systems with 4-6 air changes / hour with ridge vents



Modular STP design with flexibility to enhance capacity as per requirement



16.5 m concrete apron along the dock side for efficient loading & unloading



RCC storm water drainage system for the building and park designed for highest rainfall



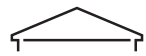
Drinking and fire water – common for the park as per norms

Fire protection systems – fire hydrant with hose reels and fire extinguisher

Fire Sprinkler, fire alarm and detection systems – as per IS standards



Common facilities including washrooms as per statutory norms



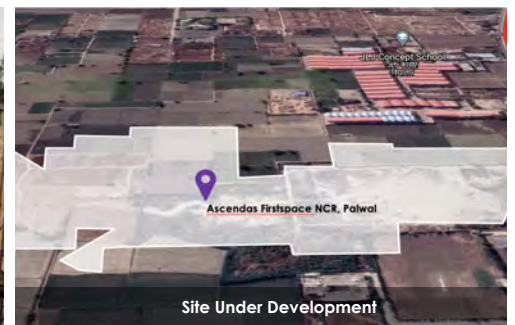
Roof: 0.55 mm standing seam, bare galvalume & cladding



Site Under Development



Site Under Development



Site Under Development

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