

PUNE CHAKAN



Ascendas-Firstspace Pune, Chakan is located within the Chakan Talegaon Industrial corridor (CTIC), one of India's leading industrial hubs for automobiles, engineering, electrical, white goods and food processing. CTIC enjoys high grade infrastructural facilities, with easy access to transport infrastructure and a well-developed manufacturing ecosystem. Ascendas-Firstspace Pune, Chakan is spread over 30 acres and has a development potential of 0.65 million sq ft of logistics space.

ADVANTAGE CHAKAN

One of India's largest auto and auto ancillary hubs, Chakan Industrial Area is one of the largest industrial cluster in the entire country.

Base for auto giants such as, Mercedes, Volkswagen, Bajaj, Tata Motors, Mahindra to name a few.

Two-hour drive from Mumbai and one hour from Pune, Chakan enjoys great connectivity to major highways, ports, air and rail.

Major industries: Automobile & Auto Ancillaries, Steel & Engineering, Electronics, Food Processing, etc.

Wide internal roads for easy movement of heavy vehicles. Reliable Power. Available skilled, semi-skilled manpower.



OVERVIEW

- Land area: 30 acres
- Industrial & Logistics Park
- Devt potential: 0.65 million sq ft
- Phase 1 by Q2 2021

PARK INFRASTRUCTURE

- Gated development with restricted entry and exit 12-15 m Spine road and 9-12 m arterial roads
- 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



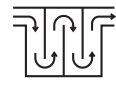
Electrical infrastructure - high side basic lighting



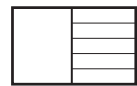
150 KVA/1 lac sq ft connected load
Flexibility to enhance as per requirement



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



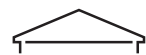
Drinking and fire water – common for the park as per norms

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



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Corporate Office:

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