



# India's largest Grade A warehousing & logistics park

logisticspark@rnpgroup.in

www.rnpgroup.in

www.rnpgroup.in

**RNP WAREHOUSING AND LOGISTICS PVT. LTD.**  
logisticspark@rnpgroup.in

**HEAD OFFICE**  
Address - Plot A 549/550, Mahape MIDC, Navi Mumbai 400710, Maharashtra. India

**RNP Logistic Park,**  
Walshind, Mumbai - Nashik Expy, Bhiwandi, Maharashtra 421302.



RNP GROUP 2024



Established in the year 1980 our group has legacy of over 40 years. With our clients and partners, we have one goal; to leave a positive, lasting impact on people and our planet. Our commitment towards quality, expectations has enabled us to achieve zero turnaround and helped us towards continuous innovation. Our vision has been to create a platform with epitome of services that puts customer satisfaction as the core of the business. With over four decades of experience in service industry we are now foraying to develop best-in-class warehousing and logistics infrastructure. With dedicated manpower of over 200 nos. the group has well trained qualified team of engineers to deliver unmatched services.

The scaffolding division of RNP group pioneers itself as one of the largest scaffolding service providers in India. It has its manufacturing and stockyard facilities in Mumbai, Pune, Hyderabad and Vishakhapatnam. With Emphasis on safety and quality this division has been providing services to major petrochemical, infrastructure, pharma and defense sector for the last 44 years. The Aluminium Formwork division has provided best in class services for complex design in the infrastructure sector. The Infracon Division of RNP group has been phenomenal in producing Ready Mix Concrete and allied concrete products with supply to many government and semi government organisations.

RNP logistics guarantees a never- before- hassle free logistics experience delivered with perfection through world class services, top line solutions & robust infrastructure. RNP logistics Park offers well designed quality warehouse units equipped with fast access loading docks for trucks & clear open space to eaves. Each unit has its own dedicates loading yard with ramp access for forklift & has ample onsite parking. We operate as an integrated logistics service provider delivering excellent, efficient & effective services.

RNP Warehousing and Logistics Pvt. Ltd. has now collaborated with AGP Industrial Logistics Park to create world class Grade A logistics and industrial park at Bhiwandi.



#### Development Partner

AGP Group is a global asset management company focused on developing and managing sustainable real assets, aiming for a net-zero greenhouse gas emissions future. The Group, headquartered in Singapore, engages in investment, development and management of assets across renewable energy, infrastructure and built environments across various global locations. The group's investments in these sectors has garnered significant achievements such development of 12GW of renewable energy and over US\$4.2B of value realization for its investors. The Group has a strong track record in these sectors with strategic partnerships and investments contributing to large-scale infrastructure development in the USA, UK, India, Australia, Singapore, Germany, Japan and various other countries.

With a team strength of over 400 people the Group has over two decades of experience in developing world class institutional businesses in India. As of today AGP has a gross development value of over USD 4 billion constructed and under construction in the country. The group has delivered over 13 mn sq. ft of office space, over 21000 sustainable homes, 2.2 GW of wind and solar power projects, 330 MW of data centres and over 250 acres (over 5.1 mn sq. ft BUA potential) of logistics estates in India.

AGP Industrial Logistics Parks, a subsidiary of the AGP Group, is an institutional development and asset management platform; integrating land acquisition, development, leasing and fund management. AGPIL has put together an experienced team with over 101 years of combined experience in Industrial & Logistics real estate to develop best in class infrastructure based on the foundation of thoughtful design. AGPIL has operating experience across four markets namely NCR, Mumbai, Chennai and Bangalore with a portfolio of over 536 acres with a development potential of 6.1 mn sq. ft. Currently, AGPIL has 4.8 mn sq. ft under various stages of development across 6 estates. The AGPIL team has co-developed and operates the largest warehousing facility for Amazon in India, located in Bangalore.

AGP Industrial Logistics Parks has now partnered with RNP Group to develop another world class, sustainable and compliant warehousing estate at Bhiwandi.



RNP WAREHOUSING & LOGISTICS is established with the mind set to become the market leader as a service provider specially by Road/Air/Train/Water.

RNP LOGISTICS PARK is integrated asset and development management organization delivering large-format, institutional Grade A warehousing & industrial parks across India. The industrial & warehousing asset class in India faces a fundamental challenge: an inability to deploy capital due to a lack of expertise to source, unlock and buy land in the right locations. We address this issue by structuring our entire ecosystem to solve the locational needs of our tenants. This includes innovative and out-of-the-box ideas to source land, a zero-tolerance policy for statutory non-compliance, and building an 'A' team for land acquisition: one that has the right mix of institutional finesse and a nuanced local approach.





We believe that the success of a company lies in the success of its employees. We focus on Igniting Success for our employees by empowering them to deliver, be customer centric, build their capabilities & skillsets and develop a growth mindset. Fuelled with the passion to ignite success for our customers, we simplify the complexity of delivering excellence and promises on time, every time. Our solutions are tailor-made to meet the unique needs of our supply chain and people mobility customers. We ensure optimum productivity and high performance with our operational excellence capabilities. Our tech-integrated and automated operations give complete visibility to our customers.

“We believe in growing along with the communities we work with.”



## Site Description

Land area: 238 acres

Location coordinates: Mumbai - Agra Highway

Warehouse Space: 5.6 Million sq.ft

Type of land: Industrial

Main access: 100ft wide

- Located at one of the most developed logistics clusters
- Size to facilitate comprehensive demand
- Designed for maximum throughput
- State-of-the-art amenities

“ Hundreds of acres  
with a vision ”

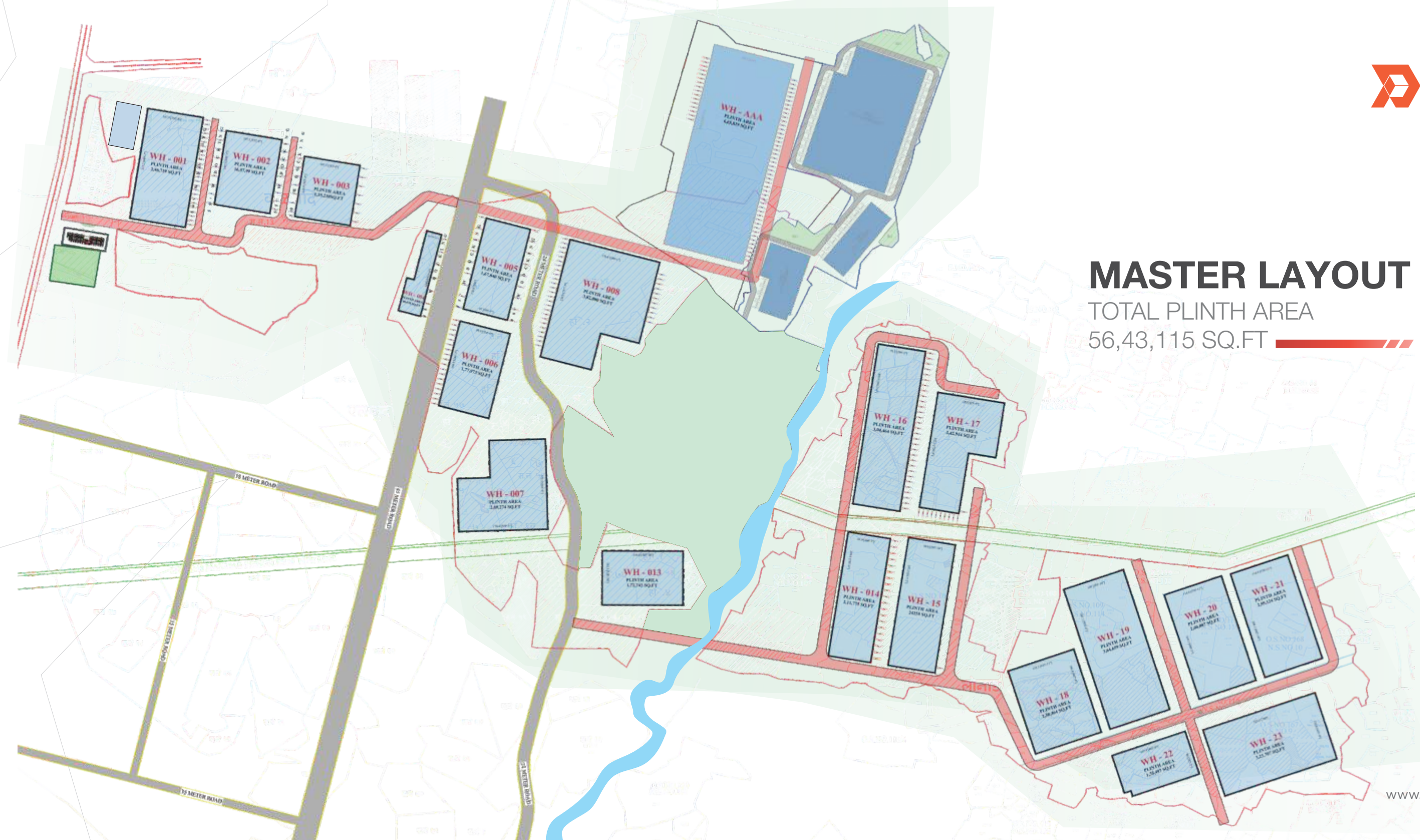
# PHASE I



RNP logistics Park offers well designed quality warehouse units equipped with fast access loading docks for trucks & clear open space to eaves. Each unit has its own dedicated loading yard with ramp access for forklift & has ample on site parking. Phase I covers a total built up area of 7,00,000 sq.ft

# MASTER LAYOUT

TOTAL PLINTH AREA  
56,43,115 SQ.FT





# India's largest Grade A warehousing & logistics park

Standard  
Specifications

## Building Structure

- Height: 12 m clear at the eaves level
- Bay Spacing
  - End: Between 7.5 m to 7.75 m multiples
  - Intermediate: Between 15 m to 15.5 m multiples
- Span: 24 m to 27.5 m
- Loading Parameters: As per the applicable MBMA Standards and deflection criteria as per India Standards
- Collateral Load: 25 Kg/Sq.m.
- Roofing: bare Galvalume standing seam with thickness 0.50 mm TCT
- Roof natural lighting of 4% with polycarbonate sheet
- 4 m wide cantilever canopy on docking side with the clear height of 5 m from the apron level

## Docking:

- Loading and Unloading area:
  - Between 25 to 28 m for one side
  - Between 42 to 47 m for back to back loading area
- 16.5 m apron with paver block done
- Dock Height: 1.2 m with RCC Wall
- Internal Docking
- Provision of Dock Pits: 1 for every 30,000 sq.ft.
- Drive in Door Size: 4 m\*5.5 m

## Flooring:

- Distributed load of 7 tonne per sq.m.
- FM 2 Floor Tolerances

## Ventilation System:

- 4-6 Air Changes / Hour
- Ridge Monitor at the roof level/louvers

## Electrical Works:

- 3 phase power supply

## Fire Fighting System:

- Fire extinguishers for the common areas
- Fire hose stations
- Sprinkler system



R.C.C. Roads



24x7 Electricity



24x7 Water Tank Supply



24x7 security desk



Sewage treatment plants



Truck terminals



Loading & unloading



Weighbridge



Street lights



Storm Water Drainage



Fire Fighting System



Public transport



CCTV Cameras



Wi-Fi Zone



Street Furniture



Ample parking & landscape



Dormitory




Admin Building


# Corporate Social Responsibility




 Increased Supply Chain Effectiveness

 Minimising Packaging Waste

 Environmentally Conscious Building


 Rainwater Harvesting

 Renewable Energy Investment

 Conscious Water Consumption

 Waste Removal

 Innovative Technology

 Investments in Philanthropy

 Lighting Reconsideration

 Convenient Transportation

 Solar Energy

## LOCATION ADVANTAGE

Bhiwandi is a prime warehouse micro market in the country, strategically located in the Mumbai Metropolitan region. It is a primarily consumption driven warehousing hub serviced by the Old Agra Road and the National Highway 3 (Mumbai - Nashik Highway).

The site is situated in close proximity to Kalyan - off NH3, Mumbai-Nashik highway; in the warehousing micro-market between Mankoli & Padgha. It is strategically located and suited for occupiers who intend to serve the 26MM consumption base being well connected to Thane & Mumbai via NH3 and Navi Mumbai via NH4 and Thane Belapur road.



Off NH-3 and Kalyan Sape Road



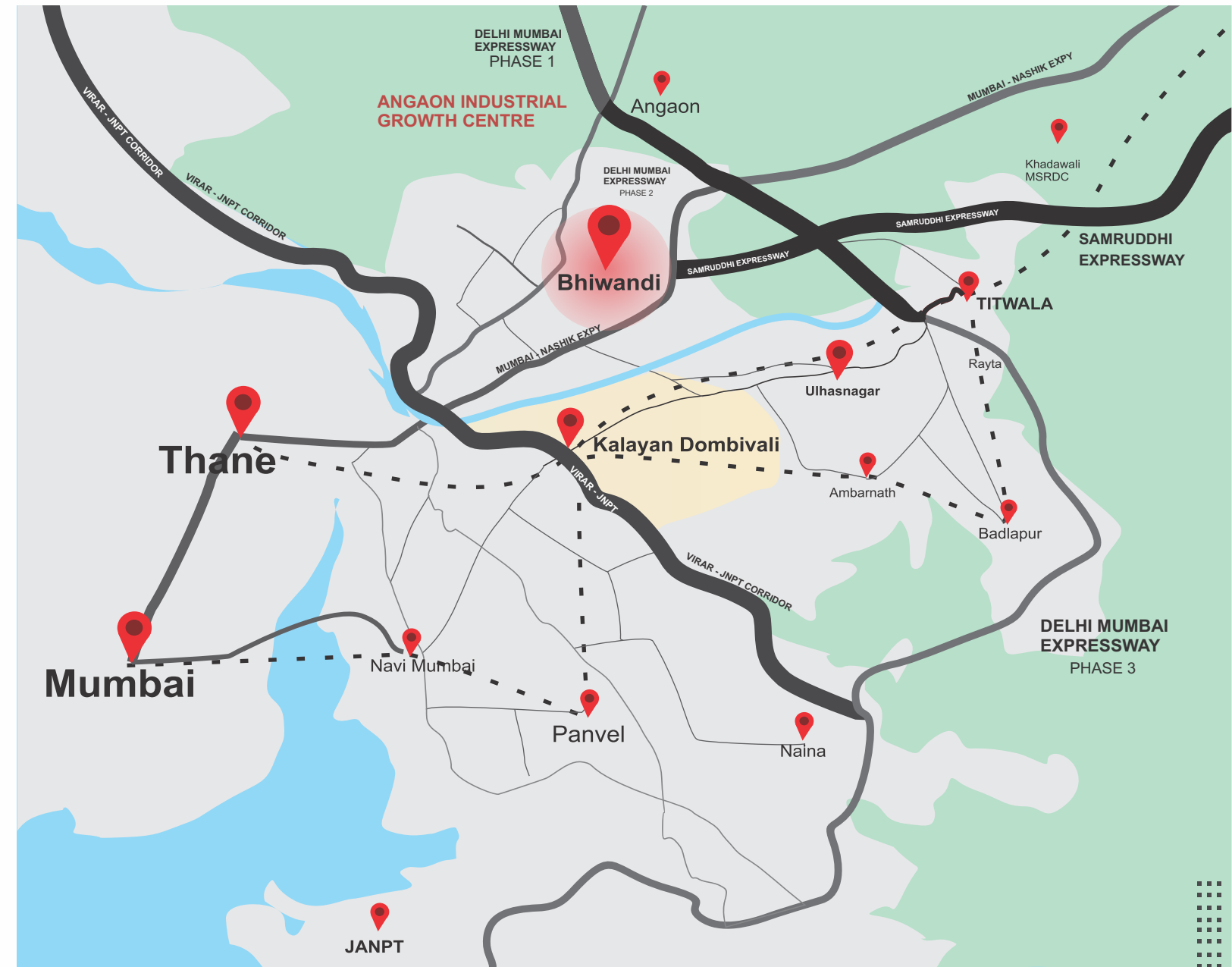
6.5 kms from Kalyan Junction and 13 kms from Bhiwandi railway Junction



61 kms from JNPT (Nhava Sheva Port)



43 kms from Mumbai International and Domestic Airport



# SAMRUDDHI Mahamarg



EXPRESSWAY WILL ACCELERATE  
ECONOMIC GROWTH



EMPLOYMENT  
OPPORTUNITIES



THE GREAT CHANGE  
IN BUSINESS PROSPERITY



PROSPERITY IN FAST TRAVEL