



# MASCOT - SUMAR

## INDUSTRIAL & LOGISTICS PARK

KHEDA - AHMEDABAD

# ABOUT MASCOT - SUMAR

Mascot - Sumar is a **Joint venture** Between Mascot Infrastructure Group and KGN Infrastructure group. Combined both groups have developed over **5.5 Million+ Sq.ft. of Industrial and Logistics projects** to **50+ esteemed clients** from 7 various nationalities.

Mascot have their **presence across Gujarat** at six various Major Industrial destinations ie; **Kadi, Kheda, Halol, Sanand, Bhayala, Surat**. Already hands on experience in developing world class Industrial Parks and Industrial Projects for more than 30 clients from Various industries, Mascot is appreciated as one of the preferred Infrastructure group by various esteemed organisations.

EXPERIENCE	CONSTRUCTED	UNDER CONSTRUCTION	CLIENTS	LAND DEVELOPED	LAND UNDER DEVELOPMENT
<b>20+</b>	<b>6.2</b>	<b>1+</b>	<b>7</b>	<b>85</b>	<b>200+</b>
YEARS	MILLION SQ. FT.	MILLION SQ. FT.	NATIONALITIES	ACRES	ACRES

# LOCATION HIGHLIGHTS

LAND AREA : **50 ACRES**

Location  
Address



S.H. 16, Kheda - Dholka Highway, Vasna Bujarg, Kheda - Gujarat, India

Google  
Co -  
Ordinates



22.731663, 72.643101

Access  
Road



4 Lane, State Highway 16, Kheda - Dholka

Major  
Benefits

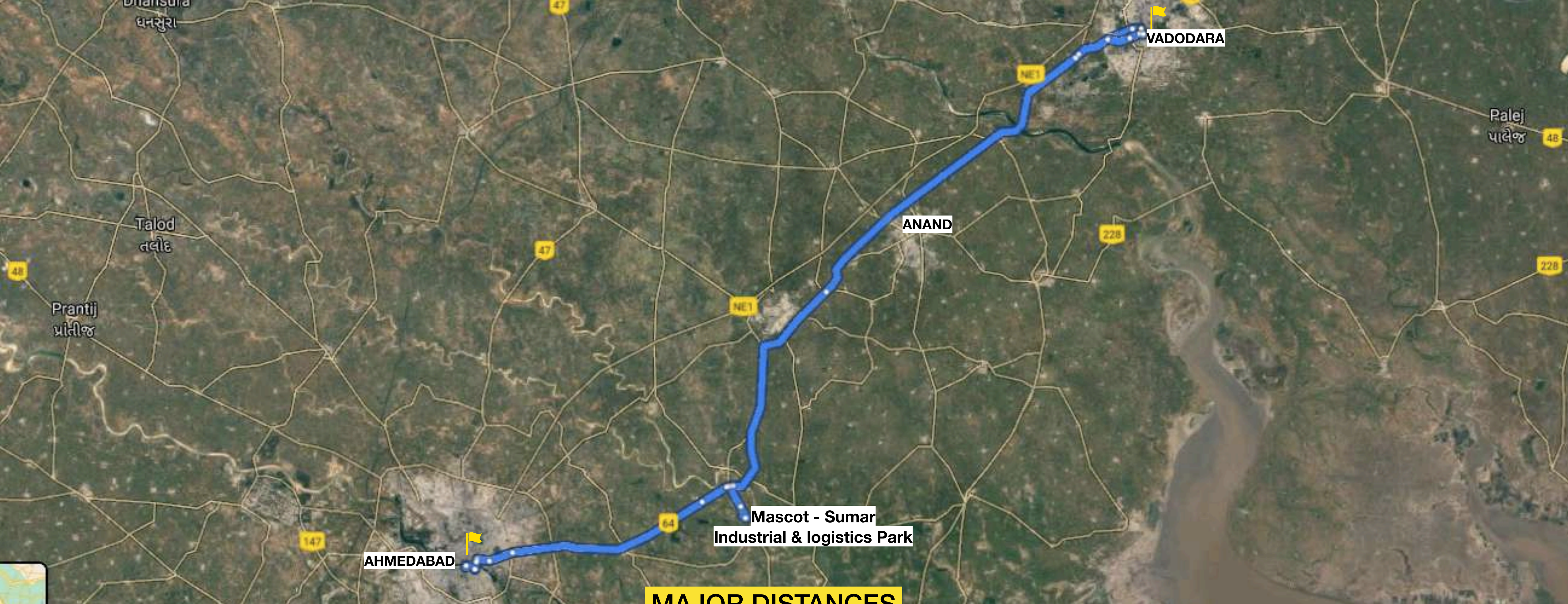


Strategically located on with connectivity to all the Major cities like Ahmedabd, Vadodara, Rajkot, Surat

Strategic  
Benefits







- Located strategically to cater all the major cities in Gujarat.
- Already developed infrastructure for various Warehousing & Logistics companies.
- World class Plug and Play Infrastructure in a well maintained Industrial Park.



### MAJOR DISTANCES

 AHMEDABAD AIRPORT	46 KM
 AHMEDABAD BUS STAND	38 KM
 AHMEDABAD RAILWAY STATION	38 KM
 KANDLA - MUNDRA PORT	329 - 385 KM

 AHMEDABAD	30 KM
 ANAND	44 KM
 VADODARA	80 KM
 RAJKOT	200 KM

# LAYOUT OF INDUSTRIAL PARK

PLOTTING LAYOUT  
AT- KHEDA



AREA STATEMENT		
		AREA(SQ.MT.)
1	PLOT AREA	2,37,195.00
2	ONGC PLOT AREA	13,400.00
3	EFFECTIVE PLOT AREA	2,23,795.00
4	RESIDENTIAL AREA	9,182.21
5	COMMERCIAL AREA	1895.64
6	INDUSTRIAL PLOT AREA	2,12,717.15
7	COMMON PLOT AREA	16,487.52 ( 7.75 %)
8	ROAD AREA	27844.67( 13.09%)
9	SALEABLE AREA (INDUST.)	1,68,372.64 ( 79.15 % )

PLOT & BUILT UP AREA STATEMENT		
PLOT NO.	PLOT AREA(SQ.MT.)	BUILT UP AREA(SQ.MT.)
1	29,101.45	16,898.08
2	25,343.43	16,441.51
3	20,467.11	12,925.95
4	9,625.95	5,776.24
5	19,872.11	11,332.35
6	40,549.88	26,270.85
7	23,412.71	14,271.68
TOTAL	1,68,372.64	

AMENITIES BUILDING AREA STATEMENT			
	AMENITIES		SQ.MT.
A	ADMIN BUILDING (G+1)	(30.00 X 15.00) X 2	900.00
B	SECURITY CABIN - 1	7.55 X 4.40	33.00
C	SECURITY CABIN - 2	(3.00 X 4.00) X 2	24.00
D	SMALL CENTER	(30.00 X 12.00) X 2	720.00
E	HT. ROOM	15.00 X 6.00	90.00
F	STP	6.00 X 4.50	27.00
G	GAZEBO	(10.00 X 10.00) X 5	500.00
H	WEIGH-BRIDGE CABIN	(4.00 X 6.00) X 1	24.00
I	DRIVERS NEST ROOM	(24.00 X 6.00) X 5	144.00
	TOTAL		2462.00

**COMMERCIAL PLOT AREA CALCULATION :**

COMMON PLOT AREA = 1895.64 SQ.MT.

PARKING AREA FOR COMMERCIAL - 21.20 X 18.20 = 385.84 SQ.MT.

COMMERCIAL BUILDING FOR G.F. - 30.00 X 12.00 = 360.00 SQ.MT.

COMMERCIAL BUILDING FOR F.F. - 30.00 X 12.00 = 360.00 SQ.MT.

TOTAL = 720.00 SQ.MT.

**RESIDENTIAL PLOT AREA CALCULATION :**

RESIDENTIAL PLOT AREA = 9182.21 SQ.MT.

RESIDENTIAL COMMON PLOT AREA (10 %) = 1049.19 SQ.MT.

RESIDENTIAL BUILDING FLOOR FLAT AREA = 509.77 SQ.MT.

TOTAL FLOOR G+4 = 2548.85 SQ.MT.

RESIDENTIAL BUILDING FLOOR FLAT AREA = 232.56 SQ.MT.

TOTAL FLOOR G+4 = 1162.8 SQ.MT.

TOTAL BUILT UP AREA - 2548.85 X 5 BLOCK = 12744.25 SQ.MT.

OVERALL BUILT UP AREA - 12744.25 + 1162.80 = 13907.05 SQ.MT.

PERM. F.S.I. AREA @ 1.8 OF PLOT AREA = 16527.97 SQ.MT.

PROP. F.S.I. AREA = 1.51

LOADING/UNLOADING AREA - 50 SQ.MT PER 1000 SQ.MT		
PLOT NO.	BUILT UP AREA(SQ.MT.)	LOAD./UNLOAD. AREA(SQ.MT.)
1	16,898.08	844.90
2	16,441.51	822.07
3	12,925.95	646.29
4	5,776.24	288.81
5	11,332.35	576.61
6	26,270.85	1313.54
7	14,271.68	713.58

# SATELLITE IMAGE OF INDUSTRIAL PARK

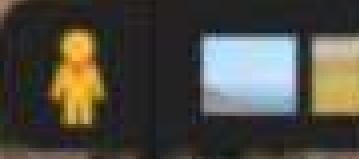


Shri Vijay Hotel  
Karsanbapa Kheda  
શક્તિ વિજય હોટલ  
કરસનબાપા ખેડા

i Petroleu

Vatrak River

Google



# Our existing development



# CLIENTS





# CLIENTS

**DB** SCHENKER



**Reliance**  
RETAIL

**BRITANNIA**  
Eat Healthy. Think Better

*Claris Otsuka*  
A JV Company

**Reckitt  
Benckiser**

**DIESL**  
Dive into Enterprise Solutions Limited  
A TATA Enterprise

**D Mart**

**Amway**

*Johnson & Johnson*

**DLI**  
DISTRIBUTION LOGISTICS  
INFRASTRUCTURE

**HAVELLS**

**Coldrush Logistics**

**PITTIE**  
GROUP

**CUBE**  
LOGISTICS

**VRL**  
VRL LOGISTICS LTD

**Amanta**

**VOLTAS**

**PHILIPS**

**OEC**  
RECORDS MANAGEMENT

**holis**  
Supply Chain Management

**CH**  
SOLUTIONS

**KR**

**indus  
TOWERS**