

Brookfieldz presents its third Industrial Park in Vadodara, backed by extensive experience & deep understanding of investor and Industrial Requirements.

### OPPORTUNITIES RANGE

DFCC WITHIN 2 KM

NH-48 (NH-8) WITHIN 5 KM

BILL-ATLADRA ROAD WITHIN 16 KM

NEW MAKARPURA JN WITHIN 3 KM

PADRA WITHIN 11 KM

KARJAN WITHIN 15 KM

PADRA-DAHEJ RD. WITHIN 11 KM

DAHEJ WITHIN 90 KM

### INDUSTRIAL ECO SYSTEM

Ideal for MSME Scale - up  
Government Approved Project  
with Subsidy Available

POR GIDC WITHIN 8 KM

MAKARPURA GIDC WITHIN 15 KM

VIPUL ENGINEERING WITHIN 4 KM

CHANSAD WITHIN 5 KM

ELMEX WITHIN 3 KM

CONCOR ICD WITHIN 6 KM



Developers  
**SHIVBHUMI INFRASTRUCTURE**

Brookfieldz Shivbhumi Industrial Park,  
Off NH-48, (Old NH-8 highway),  
Near New Makarpura Junction, Itola-Sarasvani Road,  
Near Itola Village, Vadodara-391243, Gujarat, India.

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Architect



Electrical Consultant



Structure



Plumbing & Drainage



# Where Industry gains the edge

A NH-48 connected MSME Industrial hub for Engineering, Logistics & Much More!



# The New Growth Chapter of Your Industry

Strategically located near the Dedicated Freight Corridor (DFC) as well as Concor ICD that is a major container yard which ensures efficient movement of goods across India. The project is closely situated near the Mumbai - Ahmedabad high speed rail corridor where a service road being developed shall connect the site with the city of Vadodara. The close proximity to NH-48 offers a significant advantage for your industry's logistics efficiency. Moreover, the park is located within 1 km of new Makarpura Railway Junction, strengthening the park's Freight & Industrial logistic connectivity.

## AMENITIES



GRAND  
ENTRANCE GATE



DRAINAGE  
SYSTEM



WIDE  
R.C.C. ROADS



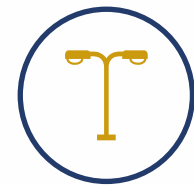
ELECTRIC  
SUPPLY



24/7  
SECURITY



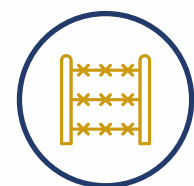
WATER  
SUPPLY



STREET  
LIGHTING



WEIGH  
BRIDGE



SECURED  
PERIMETER



CCTV  
CAMERA



AMPLE COMMON  
AREA WITH LUSH GREEN  
LANDSCAPING



RAIN WATER  
HARVESTING

## Built for Industrial Efficiency



Wide R.C.C. Internal roads provide logistics base which is unparalleled with 30 mtrs. Wide approved road providing seamless access.



Closest proximity to the new makarpura railway junction, an integral part of the Dedicated Freight Corridor (DFC)

### IDEAL FOR

1. Warehousing.
2. Equipment Manufacturing.
3. Auto Ancillary Units.
4. Solar Power Generation Units.
5. Electrification & Panel Manufacturing Units.
6. Food Processing Units.
7. Engineering & Fabrication Units.
8. Packaging & Plastic Industries.
9. Pharmaceutical Industries.
10. MSME Units and Many More..!!



# INTRODUCING OUR LAYOUT PLAN

## AREA TABLE

PLOT NO.	SIZE (IN SQ.FT.)	PLOT NO.	SIZE (IN SQ.FT.)	PLOT NO.	SIZE (IN SQ.FT.)
01	45433	169	7485	337	2159
02	27486	170	7485	338	2186
03	132989	171	7485	339	2214
04	57930	172	7485	340	2240
05	29461	173	7485	341	2268
06	29153	174	8324	342	2268
07	27392	175	2825	343	2284
08	53475	176	3062	344	2277
09	18024	177	3300	345	2253
10	16924	178	3586	346	2128
11	37672	179	3914	347	2630
12	51490	180	3516	348	3143
13	27504	181	3516	349	2452
14	18868	182	3516	350	2452
15	14539	183	3516	351	2452
16	11695	184	3516	352	2452
17	9102	185	4091	353	2992
18	3312	186	4091	354	3032
19	3312	187	3516	355	2180
20	3312	188	3516	356	2180
21	3312	189	3516	357	2180
22	3312	190	3516	358	2180
23	3312	191	3683	359	2180
24	3312	192	4392	360	2180
25	3812	193	3516	361	2180
26	3812	194	3516	362	2180
27	3312	195	3516	363	2180
28	3312	196	3516	364	2180
29	3312	197	4091	365	2180
30	3312	198	4606	366	2180
31	3312	199	3956	367	2591
32	3312	200	3956	368	2732
33	4389	201	3956	369	2180
34	3781	202	3956	370	2180
35	3332	203	5510	371	2180
36	3716	204	6878	372	2180
37	4100	205	4512	373	2180
38	4500	206	4640	374	2180
39	5574	207	4590	375	2180
40	4833	208	4898	376	2180
41	4613	209	5872	377	2180
42	5439	210	4356	378	2180
43	4939	211	3782	379	2180
44	3814	212	3782	380	2180
45	3395	213	3782	381	2859
46	3812	214	3782	382	2935
47	3312	215	3782	383	2180
48	3312	216	3782	384	2180
49	3312	217	3782	385	2180
50	3312	218	3782	386	2180
51	3312	219	3782	387	2180
52	3312	220	3782	388	2180
53	3312	221	3782	389	2180
54	3312	222	3782	390	2180
55	3312	223	3782	391	2180
56	3207	224	3782	392	2180
57	4790	225	3782	393	2180
58	4899	226	3782	394	2180
59	3312	227	3782	395	2665
60	3312	228	3782	396	2747
61	3312	229	3782	397	2180
62	3312	230	5580	398	2180
63	3312	231	5828	399	2180
64	3312	232	3782	400	2180
65	3312	233	3782	401	2180
66	3312	234	3782	402	2180
67	3312	235	3782	403	2180
68	3312	236	3782	404	2180
69	3812	237	3782	405	2180
70	3812	238	3782	406	2180
71	3312	239	3782	407	2180
72	3312	240	3782	408	2180
73	3312	241	3782	409	2761
74	3312	242	3782	410	4279
75	3312	243	3782	411	2397
76	3312	244	3782	412	2377
77	3312	245	3782	413	2377
78	3312	246	3782	414	2337
79	3312	247	3782	415	2315
80	3312	248	3782	416	2290
81	3674	249	3782	417	2264
82	9842	250	3782	418	2239
83	5185	251	4356	419	2214
84	4968	252	4356	420	2184
85	4751	253	3782	421	2181
86	4534	254	3782	422	2181
87	4317	255	3782	423	2181
88	4690	256	3782	424	2181
89	5031	257	3782	425	2592
90	4710	258	3782	426	2576
91	4388	259	3782	427	2007
92	4665	260	3782	428	2007
93	10316	261	3782	429	2007
94	7197	262	3782	430	3258
95	7197	263	3782	431	2184
96	7197	264	3782	432	2063
97	7197	265	3782	433	2063
98	7197	266	3782	434	2063
99	7197	267	3782	435	2752
100	7193	268	3782	436	2830
101	7197	269	3782	437	2117
102	7197	270	3782	438	2117
103	8036	271	3782	439	2800
104	13631	272	6211	440	2942
105	12192	273	6450	441	2117
106	12192	274	3782	442	2117
107	12192	275	3782	443	2737
108	12190	276	3782	444	3018
109	11859	277	3782	445	2116
110	10718	278	3782	446	2116
111	12192	279	3782	447	2799
112	12192	280	3782	448	2940
113	12192	281	3782	449	2116
114	12192	282	3782	450	2116
115	12192	283	3782	451	2963
116	12192	284	3782	452	2386
117	12192	285	3782	453	1802
118	19735	286	3782	454	1802
119	4245	287	3782	455	1802
120	3262	288	3782	456	2485
121	3349	289	3782	457	2626
122	3436	290	3782	458	1802
123	3522	291	3782	459	1802
124	3609	292	3782	460	1802
125	7114	293	4356	461	2331
126	3743	294	4208	462	2368
127	2960	295	3653	463	1802
128	2960	296	3653	464	1802
129	2960	297	3653	465	1802
130	2960	298	3653	466	2485
131	2960	299	3653	467	2626
132	3975	300	3653	468	1802
133	3975	301	3653	469	1802
134	2960	302	3653	470	1802
135	2960	303	3653	471	2357
136	2960	304	11175	472	2747
137	2960	305	11259	473	1802
138	5420	306	11343	474	1802
139	4498	307	12755	475	1802
140	3419	308	8193	476	2485
141	3308	309	8118	477	2626
142	3197	310	8037	478	1802
143	3090	311	7969	479	1802
144	4013	312	7970	480	1802
145	14118	313	7981	481	2639
146	12680	314	14923	482	2841
147	12680	315	10745	483	1802
148	12680	316	4858	484	1802
149	12680	317	4806	485	1802
150	12680	318	4754	486	2485
151	12680	319	4762	487	2626
152	12680	320	4650	488	1802
153	12680	321	4597	489	1802
154	12680	322	4545	490	1802
155	12680	323	4493	491	2733
156	12680	324	4441	492	2935
157	12680	325	4389	493	1802
158	12680	326	4441	494	1802
159	16956	327	4285	495	1802
160	11381	328	4233	496	2485
161	7485	329	4180	497	2626
162	7485	330	4089	498	1802
163	7485	331	2566	499	1802
164	7485	332	216	500	1802
165	7485	333	2116	501	2743
166	7485	334	2119	502	3225
167	7485	335	2127	503	2438
168	7485	336	2137	504	2474
				505	2510
				506	3574



- Diamond zone
- Platinum zone
- Emerald zone
- Ruby zone

TOWARDS POR ITOLA HIGHWAY (NH 48)

TOWARD VADODARA-MUMBAI EXPRESSWAY (NE-4)