



BHARAT UDYOG MISSION
SANSKAR
INDUSTRIAL PARK



SIKANDRABAD
INDUSTRIAL AREA



BHARAT UDYOG MISSION

Next Big Industrial Zone

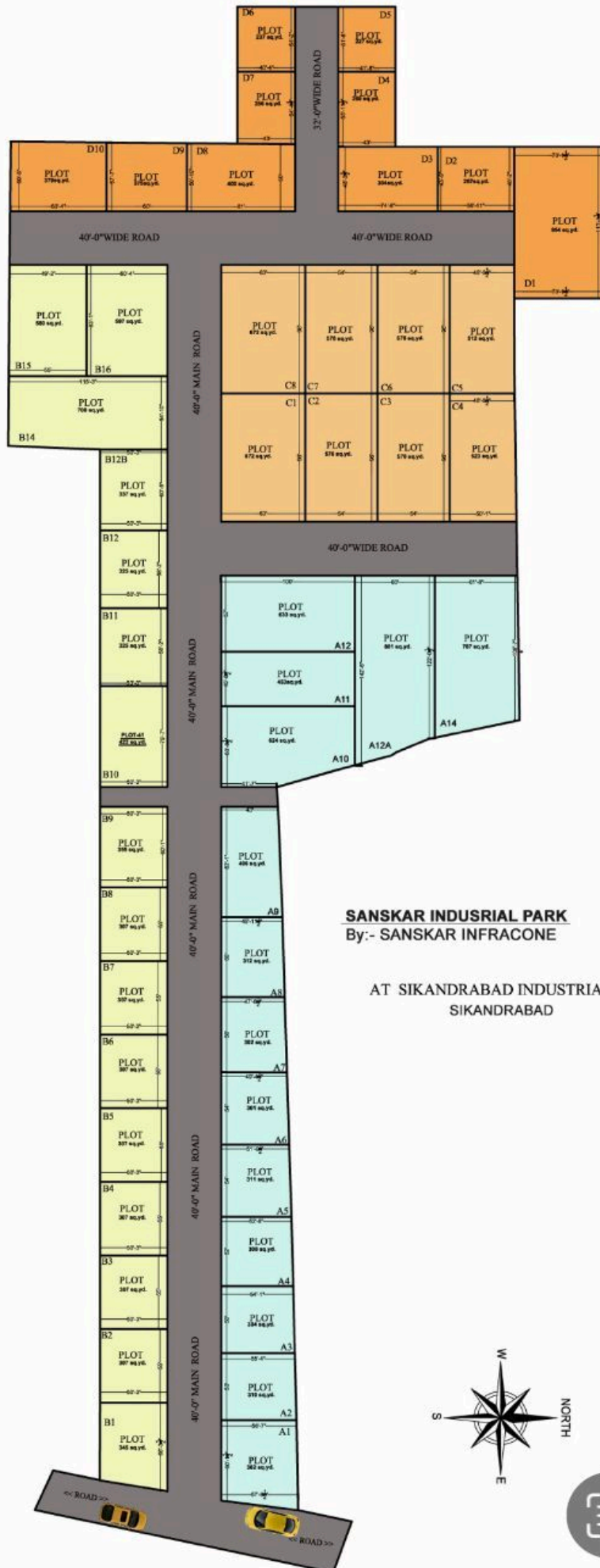
New Noida is part of UP government's mega industrial expansion plan.

Massive Infrastructure Boom

Proposed expressways, metro expansion, and improved road networks on the way.



**SANSKAR
INDUSTRIAL PARK**



SANSKAR INDUSRIAL PARK
By:- SANSKAR INFRACONE

AT SIKANDRABAD INDUSTRIAL AREA
SIKANDRABAD



SANSKAR INDUSTRIAL PARK



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SANSKAR INDUSTRIAL PARK



WHAT IS SANSKAR INDUSTRIAL PARK?

Sanskar Industrial Park is a freehold industrial project located near the fully developed Sikandrabad Industrial Area, which already hosts over 1000 factories and businesses. It is a green-zoned, CLU-applied site designed for manufacturing, warehousing, and other industrial uses.

WHAT ARE THE MINIMUM AND MAXIMUM PLOT SIZES AVAILABLE?

- ◆ Upto : 299 Sq. Mtr
- ◆ Above : 950 Sq. Mtr

IS THE PROJECT FREEHOLD OR LEASEHOLD?

It is a freehold property, meaning individual ownership with independent registry.

ARE THERE ANY INDUSTRIAL RESTRICTIONS?

Yes, red-category industries are not allowed. Suitable for all non-polluting (green and orange) industrial setups.

WHAT ARE THE INTERNAL DEVELOPMENT SPECS?

- ◆ RCC internal roads
- ◆ Drainage system (no sewer line)
- ◆ Entry gate for controlled access
- ◆ Groundwater-based self water system
- ◆ Pole placement areas provided (electricity to be provided by UPPCL)

EXCELLENT CONNECTIVITY VIA:

- ◆ Sikandrabad Industrial Area
- ◆ GT Road
- ◆ 6 Minuts drive in Eastern Peripheral Expressway
- ◆ Very close to the upcoming Multi-Modal Logistics Hub and Dedicated Freight Corridor



WAREHOUSE STORAGE DEMAND

In order to ensure comprehensive development of logistics infrastructure in the country, the Union Government of India has been taking multiple initiatives. These are primarily based on 4- pillars viz.

- infrastructure development,
- logistics planning,
- pro-active governance and
- adoption of technology.

SANSKAR INDUSTRIAL PARK



STRATEGIC LOCATION

Strategic Growth Plan

Close to Loharli Toll Plaza, GT Road, and Eastern Peripheral Highway for Seamless Logistics

- Proximity to Loharli Toll Plaza: Quick access to major highways, reducing transportation delays and costs.
- Near GT Road: Direct connection to a vital trade route, facilitating efficient long-distance transportation.
- Close to Eastern Peripheral Highway: Bypass for avoiding urban traffic, speeding up deliveries and improving logistics flow.
- Enhanced Operational Efficiency: Reduced travel time and transportation costs, boosting supply chain performance.
- Ideal for Business Growth: Easy access to regional and national markets, supporting expansion opportunities.



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REASONS TO INVEST IN LAND

01

High Demand, Limited Supply

Industrial land in Noida is scarce, ensuring strong future appreciation

02

Ideal for Multiple Industries

Perfect for green zone industries, manufacturing, warehousing, and logistics.

03

Plug & Play Industrial Ecosystem

Existing infrastructure supports quick setup and operations

04

Rising Land Prices

Early investors will benefit from future price hikes as demand increases.

05

Proximity to NCR Growth Corridors

Easy access to Noida, Greater Noida, and upcoming New Noida developments.



SANSKAR INDUSTRIAL PARK





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GREATER NOIDA'S INDUSTRIAL LANDSCAPE

ALREADY ESTABLISHED

Business in 750 M Radius

**Shiv Shakti Textile
Vishal Pipes Limited
Kajaria Ceramics
Orient Tiles
Berger Paints India Ltd
Shalimar Paints Ltd
Santosh Overseas Ltd
AB Mauri India (Yeast Plant)
Sudev Industries Ltd
Indian Potash Ltd
Gopal Corporation Ltd
Agrimas Chemicals Ltd
UP Twiga Ltd
NFC Chemicals Ltd**



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**SANTOSH
OVERSEAS LIMITED**

AB MAURI
Passionate About Baking™

SUDEV INDUSTRIES



SANSKAR INDUSTRIAL PARK



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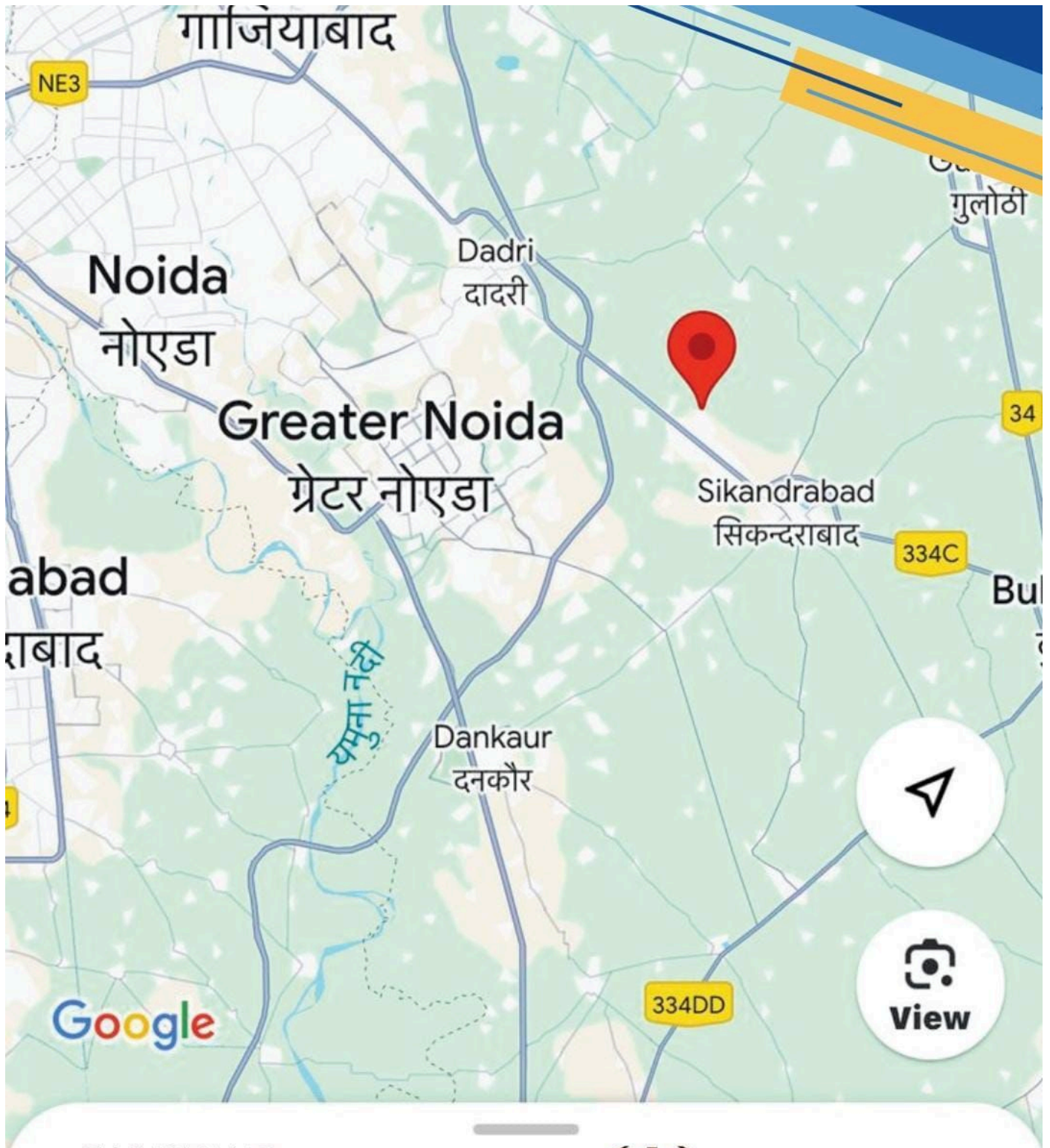
ALREADY ESTABLISHED

Business in 750 M Radius

Ujala Industries
Suraj Vanaspati Ltd
Avery Cycle Industries Ltd
Coco Foam Industries
Super form Insecticides Ltd
Bharti Minerals Ltd
Jai Parkash Associates
Fedders Lloyd Corporation Ltd
ISGES Heavy Engineering Ltd
Epack Prefab
CK Birla Group
UltraTech Cement Ltd
Hindustan Unilever Ltd
Nestle India Ltd
PepsiCo india Holdings
Coco-Cola India P. Ltd



SANSKAR INDUSTRIAL PARK



**SANSKAR
INDUSTRIAL PARK**



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SANSKAR INDUSTRIAL PARK

FAQ Sheet

1. What is Sanskar Industrial Park?

Sanskar Industrial Park is a freehold industrial project located near the fully developed Sikandrabad

Industrial Area, which already hosts over 1000 factories and businesses. It is a green-zoned, CLU-applied site designed for manufacturing, warehousing, and other industrial uses.

2. What are the minimum and maximum plot sizes available?

- UPTO : 299 Sq. Yds.

- Above :950 Sq. Yds.

3. Is the project freehold or leasehold?

It is a free hold property, meaning individual ownership with independent registry.

4. What is the zoning and land use status?

The land is in a Green Industrial Zone. CLU (Change of Land Use) has been applied for and is expected to be approved soon.

5. Are there any industrial restrictions?

Yes, red - category industries are not allowed. Suitable for all non-polluting (green and orange) industrial setups.

6. What's the developer's background?

The same developer successfully launched and delivered a similar industrial projectb started around

21st APRIL 2005. Sanskar Industrial Park is their next project with improved infrastructure planning.

7. What are the internal development specs?

- RCC internal roads
- Drainage system (no sewer line)
- Entry gate for controlled access
- Groundwater-based self water system
- Pole placement areas provided (electricity to be provided by UPPCL)

8. How is it connected to major areas?

Excellent connectivity via.

- Sikandrabad Industrial Area.
- GT Road.
- 6 Minuts Drive in Eastern Peripheral Expressway
- Very close to the upcoming Multi-Modal Logistics Hub and Dedicated Freight Corridor

9. Is the land under any government acquisition?

No, this land is not under the acquisition map of the New Noida Authority

10. What's the process and timeline for possession and registry?

- Possession will be offered post road development and CLU approval
- Registry to be completed within 2 weeks of possession offer

11. What documents are needed for booking?

- Aadhar Card
- PAN CARD
- RTGS

12. Are Loans Available?

- NBFCs may provide funding for purchase.
- Banks typically finance construction, not plot purchases, so initial funding is advised to be self-sourced.

13. Who can maintain the park post-delivery?

- Allottees can form a group/society to maintain internal services and security, as per their mutual arrangement.

14. Is site visit support available for clients?

Yes. Ground staff is available at the site to **assist and brief** clients during site visits.