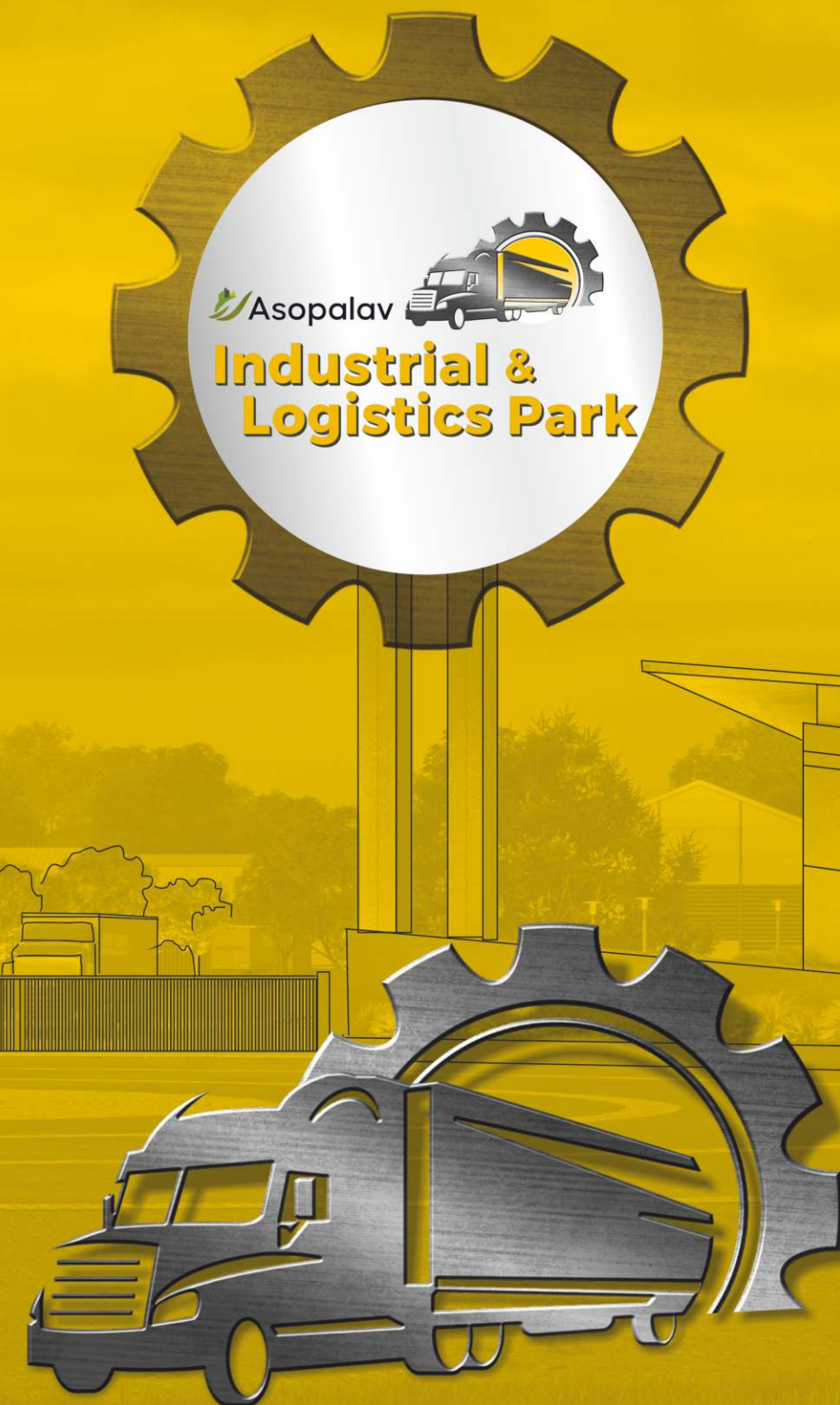




Site: Asopalav Industrial & Logistic Park, Itola, Vadodara, Gujarat 391243

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Architect:
Advance Engineers
Architects





KEY HIGHLIGHTS



NEAREST FULLY FUNCTIONAL
INDUSTRIAL PARK FROM VADODARA



GREENERY, BOTH INSIDE
AND OUTSIDE THE PARK



WELL-DESIGNED, AESTHETICALLY
PLEASING CAMPUS



SURROUNDED BY OVER
500 ACRES OF OPEN LAND



LARGE PLOT SIZES
(SPECIFY RANGE)



20% LOWER COST COMPARED
TO MAKARPURA GIDC



INFRASTRUCTURE-READY PLOTS
AND COMMON AREAS



PEACEFUL AND STRESS-FREE
INDUSTRIAL WORK ENVIRONMENT

MADE IN INDIA
TO HELP YOU
MAKE IN INDIA

If you own any of the above businesses then you must move to Asopalav Industrial & Logistics Park, a world-class industrial campus designed to help you manufacture/store/service products of global quality on Indian soil.





POWERING YOUR BUSINESS TO NEW HEIGHTS

Strategically located at Itola on the DMIC corridor, we offer flexible unit sizes and advanced facilities to accommodate businesses of all scales. Smartly planned for success and perfectly positioned for growth, over here your business will be on the fast track to prosperity.



ELEVATING YOUR WORKSPACES WITH STYLE

When your work is impressive then why should your workspace be any different. Give your business an exclusive address that is sure to make it stand out with class.





ENHANCING PRODUCTIVITY WITH PLANNING

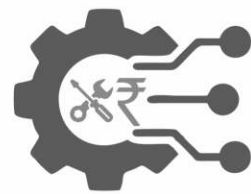
Our innovative design prioritizes functionality and convenience, optimizing every inch to enhance productivity. By integrating cost-saving measures and robust safety features, we have created a world that's efficient, secure, and built for success.

STATE-OF-THE-ART INFRASTRUCTURE



- Grand Main Entrance Gate apart from multiple access gates
- Clean and green campus
- Ample open common spaces
- Helipad
- Wide and well-lit internal roads
- Spacious parking for commercial and individual vehicles
- Loading and Unloading Bays
- Weigh Bridges

PRIVATELY DEVELOPED PROJECT



- 100% ownership of your workspace
- Robust infrastructure
- Well planned up keep & maintenance solution

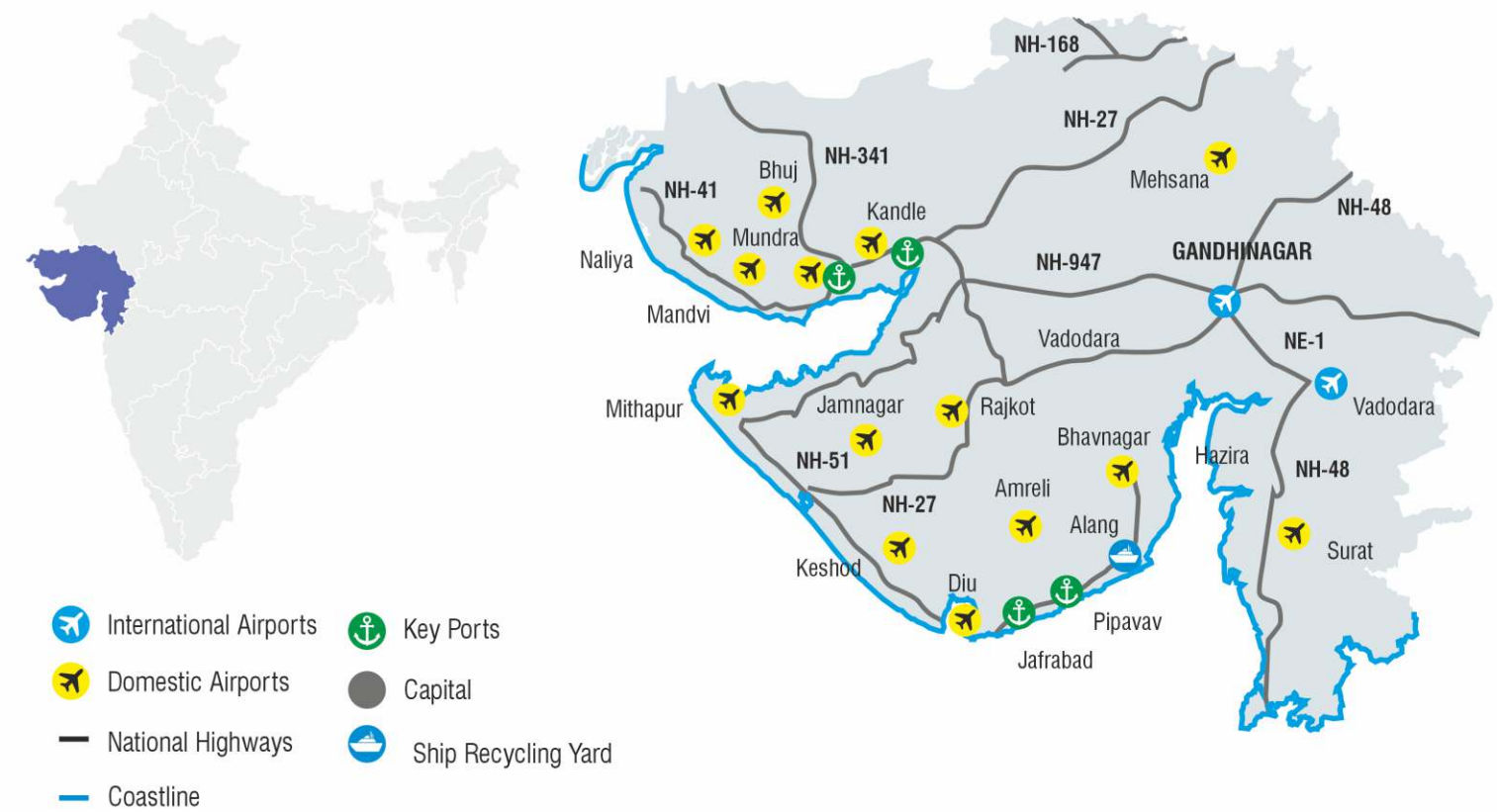
WELL PLANNED PROJECT



- Industrial grade world-class Infrastructure
- Fire & other industrial safety systems
- Excellent Potential for warehousing
- All support facilities like Conference Hall, Business Center, Landscaped Gardens & Planned Vegetation, Food Plaza, Health Center etc.

LOCAL FOR GLOBAL

An ideal location is one of the most important factors for business success. At Asopalav you will be at the hub of all industrial action. Not only will you be near the NH 8 a part of the DMIC, but also close to Vadodara, one of Gujarat's promising growth centres in the years to come. With the CONCOR MMPL nearby, this area will be booming with industries and commercial organizations of all sectors and sizes. **Being part of the Gujarat Industrial Policy 2020 and GMDC Corridor will help your business garner all the benefits under GIDC.**



THE GUJARAT EDGE:



Prime location: With the country's longest mainland coastline, Gujarat is well-connected to Middle East, UK, Africa, East Asia and Australia through major ports.



High Business Potential: Less competitive markets with great resources and infrastructure makes it ideal for exponential growth.



Conducive Industrial Policy: The vibrant Gujarat project has furthered Gujarat's reputation as the most industry friendly state with Govt. policies that encourage new investment and support existing ones.



Robust Financial Sector: At the end of December 2021, there were approx. 9,800 bank branches in Gujarat making it one of the most finance friendly states



Educated Multi-lingual Workforce: With numerous prestigious educational and technical institutions, Gujarat an especially Vadodara is home to highly skilled human resources with multi-lingual abilities.



Economical Overheads: As compared to bigger cities, Vadodara has less traffic and lower leasing hassles making it a cost-efficient city.



MAXIMIZING EXCELLENCE WITH CUTTING-EDGE INFRASTRUCTURE

Imagine a tailor-made business suite that's both stylish and functional. Whether you're managing a fleet of trucks, storing delicate goods, or simply need a well-equipped workspace, Asopalav has got you covered.



FOSTERING PEACE WITH GARDEN RETREATS

Escape the hustle and bustle of work and find tranquility in our beautifully landscaped gardens. Designed to foster peace and relaxation, these serene retreats offer workers and employees a much-needed break from the daily grind.





DELIVERING CALM WITH 
LUSH GREENERY

Workspaces need not be chaotic. Immerse yourself in a serenity of our park's lush green surroundings and embark on a peaceful escape from the demands of work, promoting a sense of calm and well-being.

LAYOUT PLAN



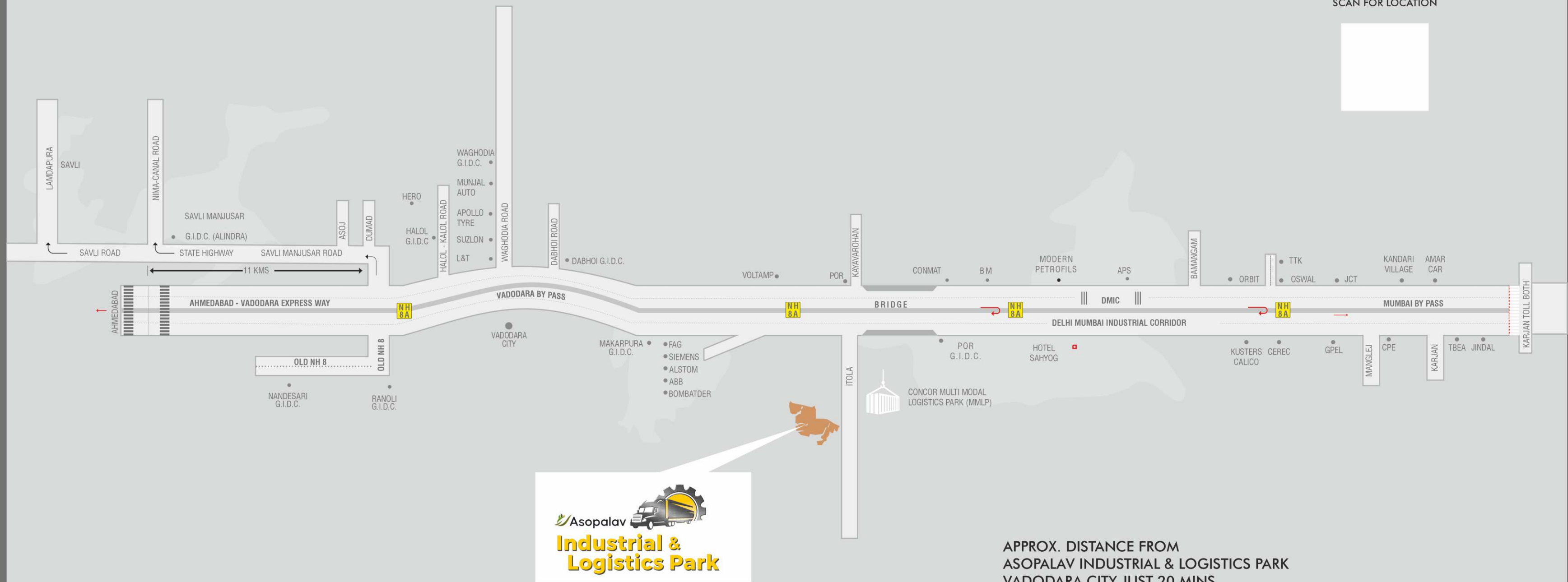
TYPE - A
TYPE - B
TYPE - C



PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
A.1a	1665.66	A.22	1137.72	A.44	1295.39	A.66	1204.47	B.88	528.98	B.1	490.51	C.23	211.49
A.1	1209.53	A.23	1155.10	A.45	911.94	A.67	1204.47	B.89	651.61	B.2	520.39	C.24	225.38
A.2	1223.27	A.24	1155.10	A.46	1173.79	A.68	1843.16	B.90	2476.56	B.3	628.45	C.25	239.27
A.3	1205.89	A.25	1155.10	A.47	1371.63	A.69	2111.61	B.91	744.64	B.4	351.44	C.26	250.66
A.4	1611.55	A.26	1155.10	A.48	664.15	A.70	7507.28	B.92	500.00	B.5	426.00	C.27	274.64
A.5	4131.38	A.27	1137.72	A.49	551.84	A.71	989.51	B.93	500.00	B.6	560.00	C.28	204.66
A.6	1200.00	A.28	1200.00	A.50	1533.58	A.72	778.61	B.94	500.00	B.7	597.67	C.29	150.00
A.7	1200.00	A.29	2255.58	A.51	1576.72	A.73	1138.29	B.95	500.00	B.8	286.00	C.30	150.00
A.8	1205.89	A.30a	96.28	A.52	2911.52	A.74	1288.94	B.96	500.00	B.9	286.00	C.31	150.00
A.9	1223.27	A.30	1200.00	A.53	862.16	A.75	1432.73	B.97	615.50	B.10	286.00	C.32	150.00
A.10	1223.27	A.31	1137.72	A.54	862.16	A.76	1576.52	B.98	978.01	B.11	286.00	C.33	150.00
A.11	1223.27	A.32	1155.10	A.55	854.40	A.77	3526.26	B.99	500.00	B.11a	432.27	C.34	150.00
A.11a	1223.27	A.33	1155.10	A.56	4457.54	A.78	855.25	B.100	500.00	B.12	492.27	C.35	150.00
A.12	1205.89	A.34	2913.69	A.57	1460.13	A.79	980.04	B.101	500.00	B.14	325.00	C.36	150.00
A.14	1200.00	A.35	2320.47	A.58	1204.47	A.80	1317.92	B.102	500.00	B.15	325.00	C.37	150.00
A.15	1200.00	A.36	7680.31	A.59	1204.47	A.81	709.30	B.103	500.00	B.16	325.00	C.38	148.10
A.16	1643.44	A.37	1630.39	A.60	1204.47	A.82	533.06	B.104	753.93	B.17	325.00	C.39	148.10
A.17	1792.74	A.38	786.36	A.61	1204.47	B.83	361.49	B.105	612.45	B.18	322.65	C.40	150.00
A.18	1410.50	A.39	634.52	A.62	1187.08	B.84	513.88	B.106	583.82	B.19	330.87	C.41	150.00
A.19	1200.00	A.41	707.17	A.63	1187.08	B.85	331.29	B.107	620.36	B.20	330.83	C.42	150.00
A.20	1200.00	A.42	704.13	A.64	1204.47	B.86	746.38	B.108	658.21	B.21	282.10	C.43	150.00
A.21	1200.00	A.43	976.22	A.65	1204.47	B.87	550.64	A.109	2368.92	C.22	280.11	C.44	150.00

AREA IN SQ.FT.

SCAN FOR LOCATION



APPROX. DISTANCE FROM
ASOPALAV INDUSTRIAL & LOGISTICS PARK
VADODARA CITY JUST 20 MINS



ACCELERATING
SUCCESS WITH
PRIME LOCATION

Strategically located in Itola, Asopalav Industrial & Logistics Park provides unparalleled connectivity. Its proximity to NH 8, Varnama & Vadodara Railway Station, and Vadodara Airport ensures seamless access to local, national, and international markets, making it the ideal location for businesses seeking to expand and thrive.

NOTES: • This brochure shall not be treated as a legal document, it is only for information. • Document charges, stamp duty, common maintenance, 7/12 and property card charges will be extra. • Any additional taxes such as GST, Municipal tax etc. shall be paid by the purchaser as and when applicable. Taxes shall be levied at rates prevailing at the relevant effective time. • Plot area mentioned here are indicative, actual area size may vary on site. • Plot owner will have to become member of the association and will be bound by the rules & regulations of the association. • The plot is to be used purely for industrial purpose. • Extra work shall be executed after making full payment. • Developer shall have right to make changes in the project, facilities, specifications, plans, expansion of project etc. at any given time without any specific or general notice to the plot holders. • In case of cancellation of booking, an administrative charge plus the any extra expenditure incurred will be deducted from the booking amount. The amount shall be refunded after the booking of the same premises.