

KEY PLAN



AMENITIES

- | | | |
|--|--------------------|------------------------------------|
| > Freehold N.A. NOC Title Clear | > Water Facility | Surrounding Amenities |
| > Basic Infrastructure | > Internal Roads | > Banking Facility |
| > Main Gate with Security Cabin | > Tree Plantations | > Telecommunication and Networking |
| > Uninterrupted Power Connection (5HP) | > Street Lights | > Weigh Bridge |
| > Drainage Connections | | > Food zone and Hotels |



Disclaimer:

> All applicable government taxes as Stamp duty, registration, service tax, VAT charges, legal documentation charges, GEB Charges including cable and transformer cost shall be borne by purchaser / members. Any additional charge or duties by the Govt. / Local authority during or after the completion of the scheme will be borne by the purchaser/ member. > 'Akshar Industrial Park' have exclusive rights to expand or revise or abandon altogether the scheme or any part thereof or any details. Changes / alteration of any kind affecting the overall design, concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. This brochure is intended only for easy display and information of the scheme doesn't part of any legal documents. > All fresh levies including legal charges, other charges and expenses etc, as applicable at the time of possession > Building construction is to be completed in all respect as per various permissions and as per by laws / regulations of the competent local authority > Loan papers will be made available for loan on plots from various institutions wherever and whenever possible > The terms and conditions of Agreement should be binding & final for the all purchaser.



Shree Rang



Project Developer **Shyam Shayona Buildcon**

Site : Sarkhej Bavla National Highway, Opp. Zydus Cadila Pharma, Near Changodar G.I.D.C., Chanchrwadi, Ahmedabad.

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EMBRACE SUCCESS IN GUJARAT



AKSHAR
INDUSTRIAL PARK
CHANGODAR - AHMEDABAD



SHYAM SHAYONA BUILDCON GROUP

An old and established name in the city of Ahmedabad, **Shyam Group & Shayona Group** presents **Akshar Industrial Park** in joint venture. **Shyam Group & Shayona Group** has more than **30** years of experience in real estate business. The group has completed more than **50 lac sq. ft.** in various segments of commercial, residential and industrial space. The Group has big land banks in and around the city.

The Group has a line of reputed projects to its credits, both Government and Non-Government. Many projects by **Shyam Group & Shayona Group** have achieved the “AA” accreditation.





VISION

To be the first choice of growing and established local, regional and national companies operating in various sectors.



MISSION

To offer a supportive environment to the industries through infrastructure and other means. To boost the manufacturing sector of the country by the means of advanced facilities.



MAKE IN INDIA. STAY A STEP AHEAD.

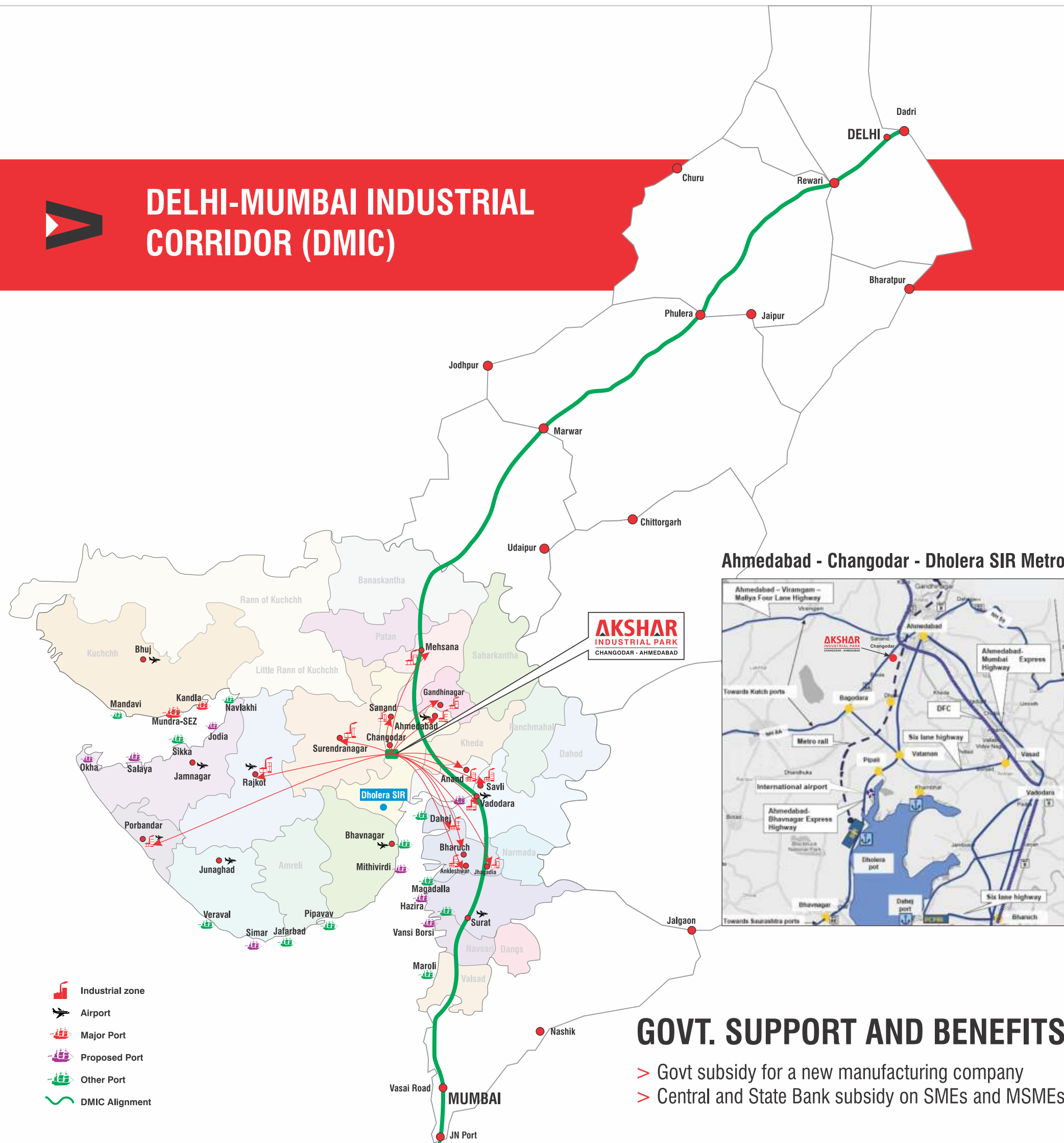
Akshar Industrial Park serves the objective of the 'Make in India' initiative of the Honorable Prime Minister of India, Narendrabhai Modi. Brought to you by **Shyam Shayona Buildcon**, the Industrial Park is the ideal location for upcoming and established businesses. Situated at one of the upcoming and strategic locations of Changodar -Ahmedabad Gujarat. **Akshar Industrial Park** will help further the vision of 'Make in India' initiative by offering a boost to manufacturing industries in India, especially Gujarat.

By helping companies establish their presence in Ahmedabad and surrounding regions, **Akshar Industrial Park** is a developmental idea that aims at maximizing the resources that are generated. All the industries that are established at **Akshar Industrial park** can further their growth. Right from the very beginning, **Akshar Industrial Park** has planned a systematic growth for economic and social benefits. We invite both small-sized companies and large companies to set up their factories while expanding their facilities, making use of highly talented and skilled manpower available in Gujarat.





DELHI-MUMBAI INDUSTRIAL CORRIDOR (DMIC)



GOVT. SUPPORT AND BENEFITS

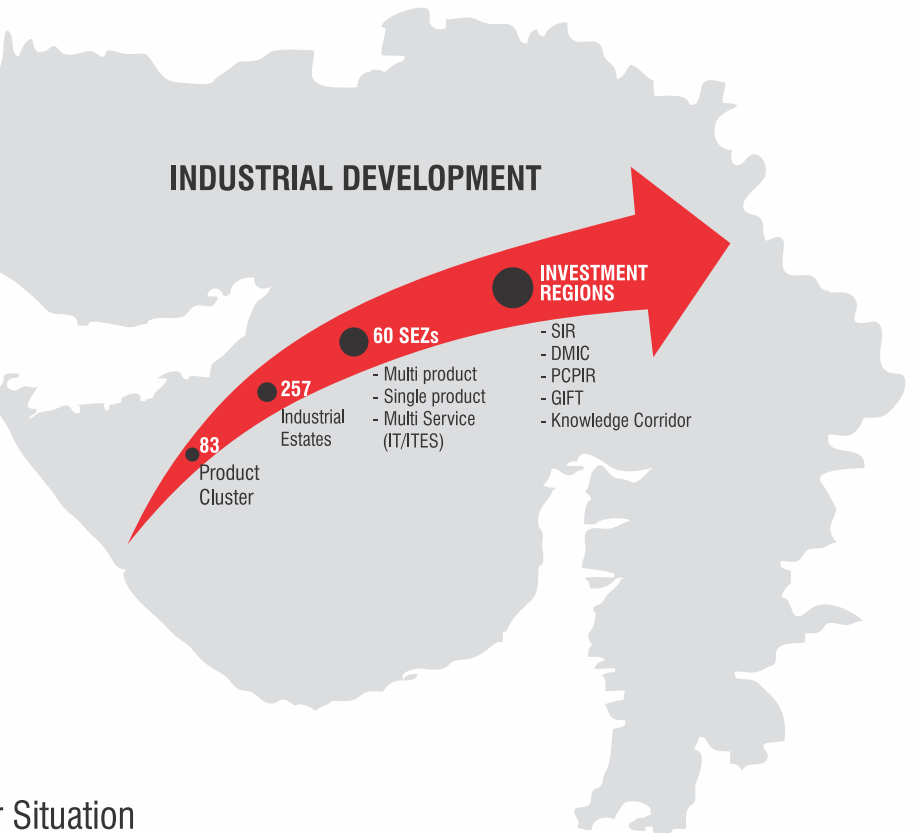
- > Govt subsidy for a new manufacturing company
- > Central and State Bank subsidy on SMEs and MSMES



VIBRANT GUJARAT - A GLOBAL BUSINESS HUB

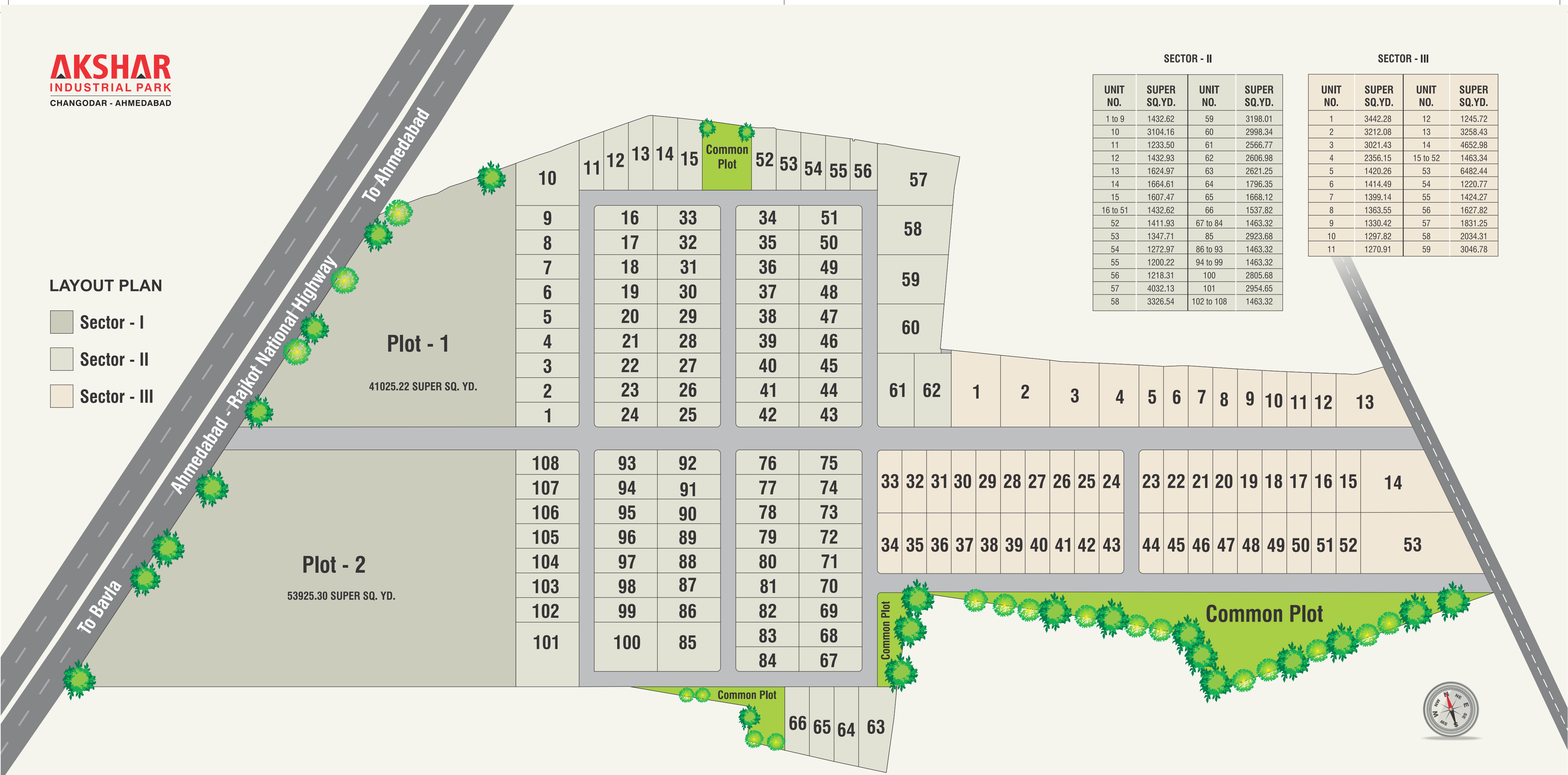
ADVANTAGES OF VIBRANT GUJARAT

- > Only state of India with uninterrupted power supply
- > Blessed with country's largest CNG and LPG infrastructure
- > Petro-Gas Capital of India
- > Largest Wind Energy Farms in India
- > Largest producer of Cotton in India
- > Future Automobile Hub - Sanand Automobile SIR
- > Cost advantages and great potential of other opportunities
- > Home to Tata Nano, Ford, Maruti Suzuki, Honda and many others
- > High quality human resources and disciplined transportation network
- > Has 11% of World Chemical Exports
- > Accounts for 16% Indian Exports
- > Average Industrial Growth of 15%
- > With Share of 80% of Polished Diamond Industry of World Market
- > Contributes to 40% of Pharma and Art-Silk Industries to India
- > Accounts for 22% of Total Investment of India
- > Contributes 15.59% to the Total Value of Output added by manufacturing sector in Gujarat
- > Contributing nearly 16.1% to the country's industrial output
- > The favourite investment destination around the globe
- > Well Developed Infrastructure and Easily Accessible Labour
- > Political Stability with Business Friendly Government
- > A Power Surplus State with Perfectly Maintained Law and Order Situation



LAYOUT PLAN

- Sector - I
- Sector - II
- Sector - III



SECTOR - II

UNIT NO.	SUPER SQ.YD.	UNIT NO.	SUPER SQ.YD.
1 to 9	1432.62	59	3198.01
10	3104.16	60	2998.34
11	1233.50	61	2566.77
12	1432.93	62	2606.98
13	1624.97	63	2621.25
14	1664.61	64	1796.35
15	1607.47	65	1668.12
16 to 51	1432.62	66	1537.82
52	1411.93	67 to 84	1463.32
53	1347.71	85	2923.68
54	1272.97	86 to 93	1463.32
55	1200.22	94 to 99	1463.32
56	1218.31	100	2805.68
57	4032.13	101	2954.65
58	3326.54	102 to 108	1463.32

SECTOR - III

UNIT NO.	SUPER SQ.YD.	UNIT NO.	SUPER SQ.YD.
1	3442.28	12	1245.72
2	3212.08	13	3258.43
3	3021.43	14	4652.98
4	2356.15	15 to 52	1463.34
5	1420.26	53	6482.44
6	1414.49	54	1220.77
7	1399.14	55	1424.27
8	1363.55	56	1627.82
9	1330.42	57	1831.25
10	1297.82	58	2034.31
11	1270.91	59	3046.78

DESIGNED FOR A RANGE OF INDUSTRIES

AKSHAR
INDUSTRIAL PARK
CHANGODAR - AHMEDABAD



Akshar Industrial Park is developed by **Shyam Shayona Buildcon** for the industries of Gujarat. With the ideal and strategic location for upcoming and established businesses, **Akshar Industrial Park** will help companies establish their presence in Ahmedabad and surrounding regions.

Ideal for Agro industry, Dairy, Pharmaceuticals, Plastics, Metal & Steel, Engineering, Electronics, Textiles, Logistics Park, FMCG, Food & Processing etc.



WHY CHOOSE AKSHAR INDUSTRIAL PARK

1

Reputation and Trust of Shyam Shayona Buildcon

With the credit of a line of powerful and popular projects, both the companies have earned the trust and reputation of the people of Gujarat for offering futuristic projects.

2

Tailor Made Spaces

With features plots ranging from 1000 square yards to 7000 square yards, Akshar Industrial Park offers customized plots to benefit the companies.

3

Versatile and Flexible

With feature-rich plots, Akshar Industrial Park offers customized facilities to benefit the companies. The plots are apt for manufacturing companies, FMCG industries, dyes and chemicals, pharmaceuticals, plastic, textile, engineering companies, iron and steel and many other industries.

4

Cost

Keeping affordability and budget in mind, Akshar Industrial Park features a range of plots at different budgets to make sure industries benefit from it.

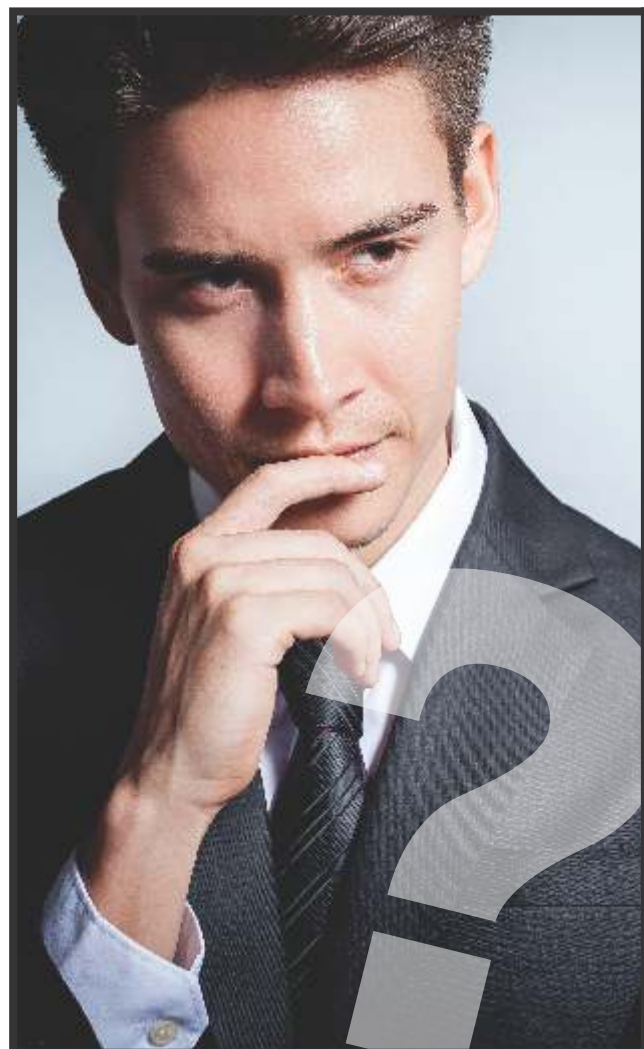


5

Strategic Location

Akshar Industrial Park is located in the heart of Gujarat, one of the fastest growing industrial states. Located on Ahmedabad-Rajkot Highway at Changodar, the park is close to the highway. The park is ideally located to serve the growing markets. The industries here can take the advantage of the Park's close proximity to well connected roads, highways, airports and shipping facilities. The location of Akshar Industrial Park enjoys many advantages like the availability of high quality human resources due to proximity to prime areas. It has positioned itself as the one offering stable power supply, uninterrupted water supply and a reasonable and profitable investment opportunity.

INDUSTRIAL CHALLENGES



HIGHLY INFLATED INDUSTRIAL PLOT RATES
COSTLY POWER SUPPLY
TOUGHEST INDUSTRIAL ROADS
TRAFFIC CONGESTION & TRANSPORTATION ISSUES
MINIMUM 1 HOUR TRAVELING TO UNIT
INCREASING POLLUTION & HEALTH ISSUES
LACK OF ADEQUATE WATER & DRAINAGE SYSTEM
UNPLANNED EXPANSION OF INDUSTRIAL UNITS AROUND

INDUSTRIAL SOLUTIONS

AKSHAR
INDUSTRIAL PARK
CHANGODAR - AHMEDABAD

