

FOR LEASE

MECON

SIDDHI VENTURE

GRADE A INDUSTRIAL & LOGISTICS PARK

Gat No. 91 & 92 (P), Bhamboli, Chakan, Pune - 410501

INDUSTRIAL REAL ESTATE | PEB | BUILT-TO-SUIT

A large-format industrial park for modern occupiers

Two independent high-capacity facilities with integrated offices, circulation and utility infrastructure.

Siddhi Venture is planned as a two-building industrial and logistics development in Bhamboli, within the Chakan industrial corridor. The project combines large floor plates, G+1 office blocks, multiple shutter access points, wide canopies and heavy-duty flooring suitable for logistics, distribution and industrial operations.

The development is currently in progress, with expected possession on 26 February 2027. Tenant-specific modifications and built-to-suit requirements can be evaluated during leasing discussions.



12.04 ACRES

Approx. plot area

2

Independent sheds

**161,346 SQ
FT**

Warehouse / shed

**195,413 SQ
FT**

Chargeable / shed

**390,826 SQ
FT**

Total chargeable

Designed for efficient industrial operations

Key information compiled from the project data sheet and architectural plans.

BUILDING FOOTPRINT

167.20 m x 92.65 m per shed

CLEAR HEIGHT

Approx. 8.087 m at sides and
10.199 m at centre

STRUCTURAL CENTRE HEIGHT

Approx. 11.316 m

FLOOR LOADING

5 MT per sq. m

BAY SPACING

Approx. 7.55 m

SHUTTER ACCESS

23 shutters per shed

DOCK / APRON LEVEL

Approx. 1.20 m

CANOPIES

3 m and 4 m wide reverse canopies

OFFICE BLOCK

G+1 integrated office building

MEZZANINE DESIGN LOAD

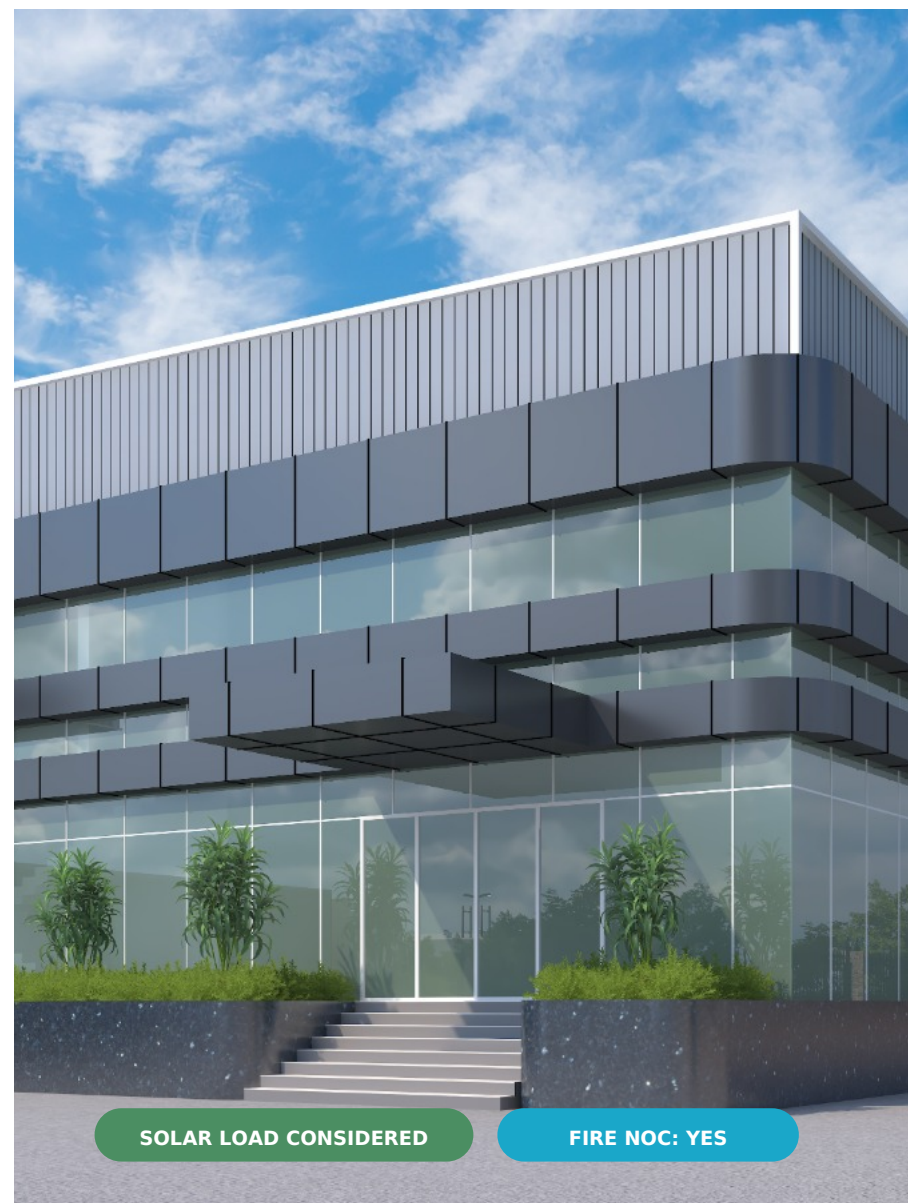
350 kg per sq. m live load

WATER STORAGE

50 KL per shed

FIRE WATER STORAGE

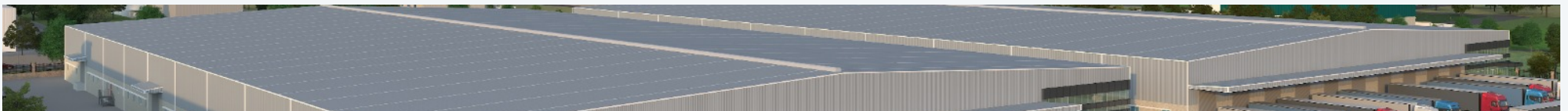
5,00,000 litres combined



Two comparable independent units

Areas are approximate and subject to final measurement, approvals and executed lease documentation.

Component	Shed 1	Shed 2	Total Park
Warehouse area	161,346 sq ft	161,346 sq ft	322,692 sq ft
Office area (G+1)	10,800 sq ft	10,800 sq ft	21,600 sq ft
Canopy area	5,252 sq ft	5,252 sq ft	10,504 sq ft
Chargeable area	195,413 sq ft	195,413 sq ft	390,826 sq ft
Project status	In progress	In progress	In progress
Expected possession	26 Feb 2027	26 Feb 2027	26 Feb 2027



Flexible industrial space with independent access and integrated office blocks

Minimum divisible area and tenant-specific customization options to be confirmed during discussions.

Clear two-building site organization

The site plan indicates dedicated buildings, 12 m wide internal roads, boundary treatment and rainwater drainage provisions.



SITE FEATURES

- Two separate industrial buildings, each approximately 167.20 m x 92.65 m.
- 12 m wide road indicated along the development circulation network.
- Integrated G+1 office blocks and multiple access shutters.
- Sheetting compound wall and retaining wall / stone pitching provisions.
- RCC rainwater pipelines connected toward the natural drain.
- Solar roof load noted for structural consideration.
- Future mezzanine provision identified in both sheds.

PLAN: SITE LAYOUT - SCALE 1:500

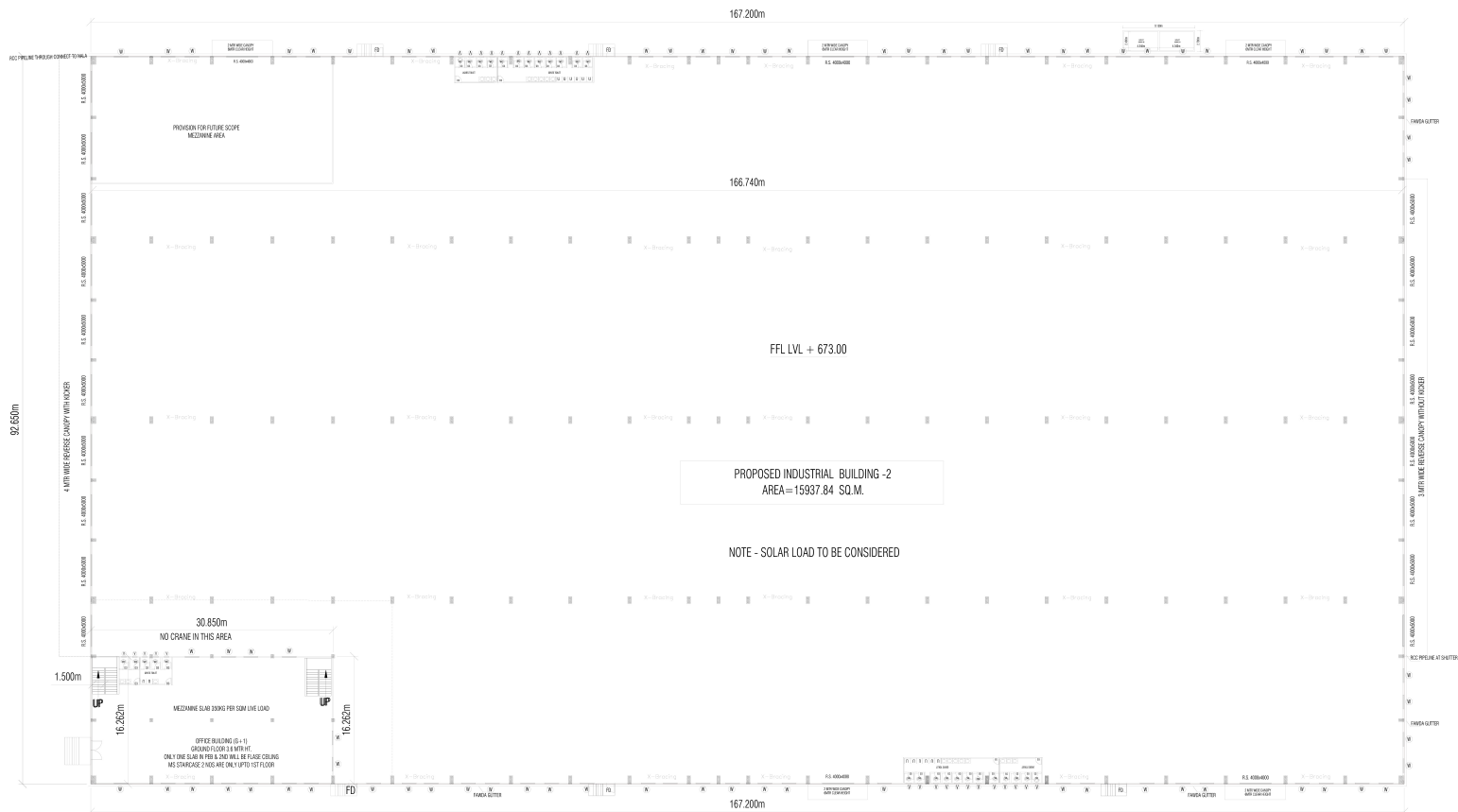


- Approx. overall dimensions: 167.20 m x 92.65 m.
- Integrated office block: 30.85 m x 16.262 m.
- G+1 office; ground floor height noted as 3.6 m.
- Multiple 4.0 m x 5.0 m and 4.0 m x 4.0 m rolling shutters.
- 3 m and 4 m reverse canopies along loading faces.
- Provision for future mezzanine area.
- Floor finished level shown at +674.00.
- Rainwater gutter and RCC pipeline provisions.

SIDDHI VENTURE | BHAMBOLI, CHAKAN, PUNE

Equivalent independent industrial facility

Proposed Industrial Building 2 - plan area noted as 15,937.84 sq. m.



GROUND FLOOR PLAN SHED 2
SCALE- 1:500



PLAN NOTES

- Approx. overall dimensions: 167.20 m x 92.65 m.
- Integrated office block: 30.85 m x 16.262 m.
- Multiple loading shutters and fire doors distributed around the perimeter.
- Water storage shown as two 25,000 litre underground tanks.
- Future mezzanine area identified in the plan.
- Solar roof load to be considered.
- Floor finished level shown at +673.00.
- Rainwater pipeline connection toward nala indicated.

50 KL WATER STORAGE

Integrated workplace provision in each shed



The office plans show a G+1 arrangement with mezzanine floor, toilet facilities and two stair access points.



SHED 2 - OFFICE FIRST FLOOR PLAN



SHED 1 - OFFICE FIRST FLOOR PLAN

30.85 m	16.262 m	350 kg/sq m	G+1
OFFICE LENGTH	OFFICE WIDTH	MEZZANINE LIVE LOAD	OFFICE CONFIGURATION

Strategic connectivity from Bhamboli

Approximate road distances from the project location; actual travel distance may vary by route and selected destination gate.

PROJECT LOCATION

Gat No. 91 & 92 (P)
Village Bhamboli, Taluka Khed
District Pune, Maharashtra - 410501



SCAN FOR PROJECT LOCATION

ACCESS INFRASTRUCTURE

12 M WIDE ROAD SHOWN IN SITE PLAN
SUITABLE FOR INDUSTRIAL VEHICLE MOVEMENT

APPROXIMATE CONNECTIVITY MATRIX

INDUSTRIAL HUBS

Chakan MIDC Phase II	Within Bhamboli industrial belt
Chakan Town	Approx. 9 km
Talegaon Dabhade	Approx. 12 km
Pimpri-Chinchwad industrial belt	Approx. 25-32 km

HIGHWAYS & RAIL

Pune-Nashik Highway (NH-60)	Approx. 8-10 km
Talegaon Railway Station	Approx. 15 km
Mumbai-Pune Expressway	Approx. 20 km
Chinchwad Railway Station	Approx. 22 km

AIRPORT, PORT & CITIES

Pune International Airport	Approx. 39 km
Pune City	Approx. 40 km
JNPT / Nhava Sheva Port	Approx. 125-130 km
Mumbai	Approx. 150 km
Nashik	Approx. 175 km

Distances are indicative and should be revalidated from the final project entrance before public release or execution of lease documentation.

Clear headline terms for prospective occupiers

Commercial figures are indicative, exclusive of applicable taxes, utilities and tenant-specific modifications unless expressly agreed.

RS 29 BASE RENT / SQ FT / MONTH	RS 1 CAM / SQ FT / MONTH	RS 30 RECURRING RATE / SQ FT / MONTH	1 SHED MINIMUM LEASABLE UNIT
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Commercial item	Proposed framework
Expected possession	26 February 2027
Base rent	Rs 29 per sq ft per month
Common area maintenance (CAM)	Rs 1 per sq ft per month
Security deposit	6 months - deposit basis to be finalized
Lease period	11 months - renewal / documentation structure to be finalized
Lock-in period	5 years - subject to definitive lease documentation
Rent escalation	5% per year
Minimum leasable area	One complete shed
Chargeable area per shed	Approx. 195,413 sq ft

INDICATIVE MONTHLY OUTGO FOR ONE SHED (195,413 SQ FT)

Rent: Rs 56.67 lakh | CAM: Rs 1.95 lakh | Total: Rs 58.62 lakh

The 11-month lease period and 5-year lock-in require legal reconciliation in the definitive agreement. Fit-out period, rent commencement, GST, utilities, stamp duty, registration, maintenance scope and tenant-specific works remain to be agreed.

YOUR NEXT INDUSTRIAL ADDRESS

Siddhi Venture - Bhamboli, Chakan, Pune

LEASING ENQUIRIES



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SITE VISITS BY APPOINTMENT

DISCLAIMER

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