

ARVIND  
SMARTSPACES

 ARVIND  
SMARTPARK

Site Address: Arvind SmartPark, Ahmedabad- Rajkot Highway,  
NH-47, Kalyangadh, Ahmedabad, Gujarat-382240

Website: [www.arvindsmartspaces.com](http://www.arvindsmartspaces.com)



REPRESENTATIVE IMAGE  
\*T&C APPLY

 ARVIND  
SMARTPARK

A 440 ACRE\* GRADE-A INDUSTRIAL LANDMARK



# INDIA: THE MANUFACTURING PIVOT OF THE WORLD

The world is recalibrating supply chains, and India stands at the centre of this shift, emerging as a trusted platform for large-scale industrial growth through economic strength, technological depth and global integration.

<b>4<sup>th</sup> Largest Economy</b> Globally Fastest among Large Economies	<b>7.4% Estimated GDP Growth</b> (2025-26)	<b>USD 81 Billion</b> FDI in FY 2024-25 (14% YoY increase)
<b>USD 19 Billion</b> Manufacturing FDI in 2024-25 (18% YoY increase)	<b>USD 825 Billion</b> Total Exports in 2024-25 (13% YoY increase)	<b>1.1+ Billion</b> Working Age Population Largest & youngest across top economies
<b>2<sup>nd</sup> Largest Road &amp; Rail</b> Network Globally. Port capacity to be quadrupled by 2047	<b>Make in India Policy</b> For promoting manufacturing PLI, NLP, NMM, Skill India etc.	<b>USD 90 Billion</b> Delhi Mumbai Industrial Corridor (DMIC)

India is no longer cost arbitrage. It is scale, policy stability, technological depth, and global integration.



# GUJARAT: INDIA'S INDUSTRIAL POWERHOUSE

With a 1,600 km coastline and 42 ports, Gujarat anchors India's maritime trade and industrial logistics network. The state has built scale across manufacturing, exports, power generation and infrastructure delivery, making it one of India's most execution-driven industrial economies. Gujarat is the 3<sup>rd</sup> Largest State Economy in India (GSDP) and the Largest Exporting State, contributing significantly to national trade and industrial output

**3<sup>rd</sup> Largest State**  
Economy of India  
(GSDP)

**18% Contribution**  
To India's Industrial  
Output

**66 GW Total Power**  
Generation Capacity  
(12% of India's Total Power)

**29% Highest**  
Share in India's  
Exports (FY 2024-25)

**Over 182 State Owned**  
Industrial estates &  
100+ Pvt. Industrial &  
Logistics Parks

**Home To Over 33,000**  
Registered factories  
(12% share of India )

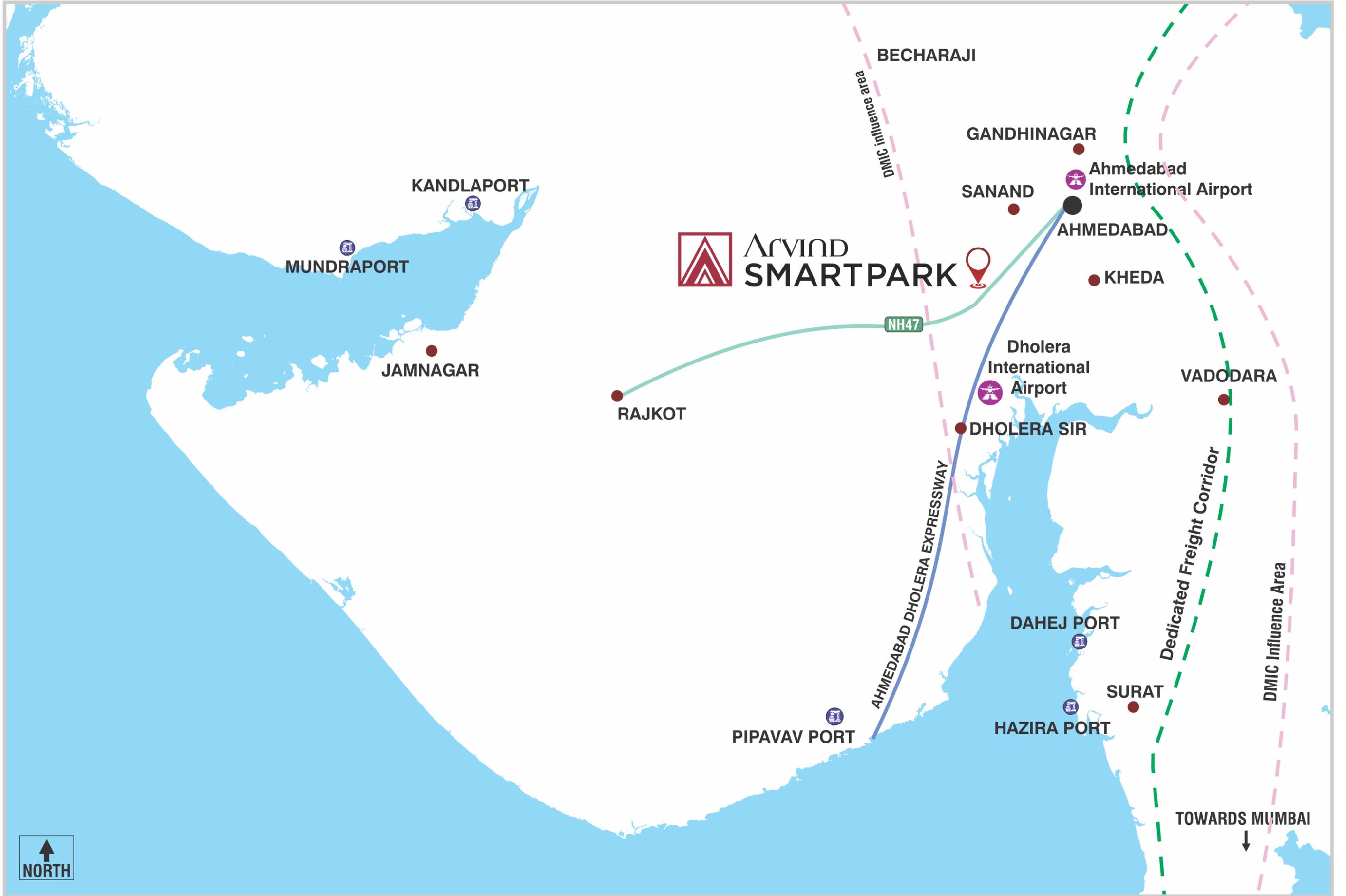
**32% Of DMIC Corridor**  
Lies in the State.  
Hosts 6 of the 24 DMIC  
industrial nodes

**1600 KM Coastline**  
With 48 Ports handling  
40% of India's Cargo

**5220+ KMS Of Rail**  
Network & over 2,20,000  
well surfaced Road Network

With capital subsidies up to 12%, incentives up to 10,000 crore for large industries, and stable pro-industry governance, Gujarat has built one of India's strongest execution ecosystems. The state leads in exports, contributes ~18% of national industrial output, and anchors major automotive, ancillary and pharmaceutical clusters supported by strong power capacity and port-led connectivity. Hence, in Gujarat, policy meets performance.





Disclaimer: Map Not to Scale | All Points of Interests are Indicative.

# AHMEDABAD: INDIA'S NEXT GLOBAL INDUSTRIAL CITY

A UNESCO World Heritage City, Ahmedabad is rapidly emerging as one of India's most diversified industrial and commercial hubs. The city anchors a strong automotive and ancillary manufacturing ecosystem led by the Sanand cluster, supported by a deep network of engineering MSMEs. It also hosts a robust pharmaceutical manufacturing base, expanding IT and service sectors, and growing commercial office market.

<p><b>Host City</b> Commonwealth Games 2030</p>	<p><b>India's First Bullet Train</b> Mumbai to Ahmedabad in 3 Hours</p>	<p><b>~30-40%</b> Lower cost of living vs Mumbai-Delhi</p>
<p><b>Strategic Location Direct</b> Integration with the Western Dedicated Freight Corridor (WDFC)</p>	<p><b>~300 KM</b> From major ports Kandla, Mundra &amp; Pipavav</p>	<p><b>68 KM</b> Of Metro &amp; Urban Mass Transit Connectivity</p>
<p><b>Strong historical</b> Manufacturing base of Textiles, Pharma, Chemicals, Automobile &amp; Engineering Industries</p>	<p><b>Proximity to GIFT City</b> India's emerging international financial centre</p>	<p><b>Talent &amp; Skill Development</b> Ecosystem of 13 Universities, 65 Eng. Colleges, 20+ ITIs &amp; 38 MBA Colleges</p>

Infrastructure acceleration, cost competitiveness, and industrial depth converge here. Ahmedabad is not only catching up but also scaling leaps and bounds.





# KALYANGADH: THE ULTIMATE INDUSTRIAL PARK DESTINATION

Arvind SmartPark isn't just well located, it's positioned for scale, speed, and serious success. With direct frontage on NH 47 and rapid access to India's Western Dedicated Freight Corridor, this is where industrial ambition meets unbeatable connectivity.

## STRATEGIC CONNECTIVITY

- **Ahmedabad - Rajkot Highway (NH-47)** - A seamless north-south freight corridor that connects Rajkot's thriving textile and engineering clusters directly to Ahmedabad's robust markets and export hubs.
- **Proximity to Major Ports** - Reach Mundra and Kandla Ports, two of India's busiest trade gateways, in under 3 hours, making Kalyangadh ideal for export-driven manufacturing and logistics.
- **Ahmedabad-Dholera Expressway (NH-751)** - Direct access to the expressway interchange at Sindhrej is just 22 km away, enabling swift connectivity to Ahmedabad, Dholera SIR, and the upcoming international airport.
- **Western Dedicated Freight Corridor (WDFC)** - Rapid movement assured through an expressway linkage to India's premier freight backbone - the DFC. Only 60 km from the nearest junction at Sanand.
- **Rail Freight Access:** Sanand Railway Station just 40 km away, seamlessly integrated into the freight network for smooth inland logistics.

## Prime highway & freight corridor advantage

 <p><b>Immediate NH 47 frontage for seamless freight movement</b></p>	 <p><b>12 km to expressway interchange connecting to western freight corridor (DEL - MUM)</b></p>
 <p><b>50 km to Ahmedabad city centre &amp; 60 km to international airport</b></p>	 <p><b>40 km to Sanand GIDC</b></p>
 <p><b>60 km to Sanand Junction on the WDFC</b></p>	 <p><b>315 km to Kandla Port &amp; 350 km to Mundra Port</b></p>
 <p><b>35 km to SP Ring Road</b></p>	 <p><b>40 km to SG Highway</b></p>

# ADJACENT INDUSTRIAL ECOSYSTEM

Surrounded by Giants. Powered by Synergy.

- **Bavla & Bagodara Clusters** - Established centres for engineering, plastics, and agro-processing, creating a strong ecosystem of vendors, suppliers, and service providers.
- **Kerala GIDC** - A specialised SEZ catering to data centres and high-tech manufacturing, designed for tomorrow's industries.
- **Sanand GIDC - 25 Minutes Away** - Home to industrial legends like Tata Motors, Ford, and Hitachi, and the beating heart of Gujarat's rising EV supply chain.
- **Pvt. Industrial Parks** - Multiple industrial parks hosting SMEs in pharma, plastics, and light manufacturing, with plug-and-play infrastructure and swift go-live potential.

# CLUSTER SYNERGIES & SUPPLY-CHAIN ADVANTAGES

Where Operations Move Faster and Smarter

- **Vendor Ecosystem** - Thousands of MSMEs within a 50 km radius, ensuring instant access to components, spare parts, and just-in-time manufacturing support.
- **Logistics at the Doorstep** - A dense network of logistics parks and warehousing hubs enables faster turnaround and reduced freight costs.
- **Co-Location Efficiencies** - Tap into shared services like calibration labs, testing centres, packaging units, and equipment rentals optimising time, cost, and quality.



# THRIVING MANUFACTURING NEIGHBOURHOOD

Industrial Giants. Innovation Hubs. Growth All Around.

- **Inox Group, Rohika** - A major Indian conglomerate with leading market position in industrial gases, renewable energy, cryogenic engineering, etc.
- **Intas Pharmaceuticals, Matoda** - A major formulations plant with significant global exports, driving pharmaceutical excellence.
- **Zydus Pharmaceuticals, Matoda** - A leading global pharmaceuticals company manufacturing finished formulations, APIs, vaccines and biologics.

- **Corona Remedies, Bavla** - A fast-emerging hub for API and formulation manufacturing, contributing to India's pharma strength.
  - **Atul Auto, Bhayla** - A leading three-wheeler manufacturing facility with a production capacity of 120,000 units per year.
  - **Tata Motors, Sanand** - An 1,100 acre manufacturing powerhouse producing both ICE & EV models, anchoring a robust vendor ecosystem.
- And major other multinationals like **Nestle, P&G, Coca Cola, Micron**, etc in Sanand.



PRESENTING

 **ARVIND  
SMARTPARK**

A 440 ACRE GRADE-A INDUSTRIAL LANDMARK

Arvind SmartPark is a 440 acre Grade-A industrial landmark strategically located on NH-47 (Ahmedabad-Rajkot Highway). Planned with plug-and-play infrastructure, the park is designed to enable faster project execution, seamless operations, and scalable growth for modern industries.

With direct highway frontage, multimodal connectivity, and integration with key freight corridors, the park offers an optimal balance of logistics efficiency, regulatory readiness, and long-term operational resilience.

Modular plot sizes are crafted for all industries, from emerging to established ones, from SMEs to large enterprises.



Food



Manufacturing  
& Engineering



Pharmaceuticals



Textiles



Warehouse  
& Logistics



# AMENITIES THAT ACCELERATE INDUSTRIAL EASE



## Workforce Welfare

Planned canteen facility, worker dormitories with essential amenities, on-site convenience & department stores



## Admin & Business Support

Admin building with meeting rooms and conferencing facilities



## Weighbridge

Integrated solution for efficient goods weighing and dispatch management



## Truck Bays

Designated parking areas for heavy vehicles - ensuring smooth logistics flow



## 24x7 Park Security

Gated park with compound wall & controlled entry



24x7 CCTV Surveillance across common areas



## Medical Center

Medical centre with ambulance for emergency response



## Fire Safety

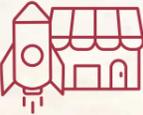
On-site fire tender & fire water tanks

# AHMEDABAD'S MOST PLANNED GRADE-A INDUSTRIAL DESTINATION

- **24m RCC Spine Road** - Heavy-duty concrete arterial road with signage, built for continuous industrial and logistics movement.
- **15m & 12m Internal RCC Roads** - All plots connected through wide RCC roads with efficient turning radius for heavy vehicles.
- **Underground Utilities Infrastructure** - Electrical and utility services housed in precast trenches for safety, clean aesthetics, and future scalability.
- **LED Street Lighting** - Uniform LED lighting across internal roads enabling safe 24x7 operations with reduced energy consumption.

# CETP WITH ZERO LIQUID DISCHARGE (ZLD) BUILT FOR HIGH-COMPLIANCE INDUSTRIES

A 1.5 MLD Common Effluent Treatment Plant with Zero Liquid Discharge, expandable up to 6 MLD, making Arvind SmartPark a preferred destination for high-compliance industries. By centralising wastewater treatment, it eliminates the hassle for individual units, ensures effortless environmental compliance, and supports 24x7 operations without compromise.

	<b>Ideal for Sensitive Industries</b> Designed for pharma, textiles, food processing, and manufacturing units requiring strict compliance
	<b>Zero Liquid Discharge (ZLD)</b> 100% wastewater treated and reused within the park, no discharge outside the premises.
	<b>Plug-and-Play</b> Enables new units to begin operations instantly without waiting for individual effluent treatment set-up

	<b>Scalable Design</b> Built to grow, easily expandable to support the evolving needs of future park tenants
	<b>Shared Infrastructure</b> Reduces individual capital expenditure through a pooled, centralised treatment facility
	<b>Lower Compliance Risk &amp; Shared Cost Model</b> Centralised, professionally managed operations reduce capital and regulatory burden.
	<b>Professional Operations &amp; Maintenance</b> Centralised, expert-managed O&M guarantees consistent performance and compliance



# CRAFTED FOR ZERO WASTEWATER, DESIGNED FOR FUTURE-READY OPERATIONS



**100% Water Recycling**  
Complete reuse of  
treated water within  
the park



**Reduced Fresh Water Dependency**  
Treated water reused for  
cooling, cleaning, and  
non-portable applications



**Sustainable & Green Initiatives  
for Responsible Manufacturing**  
Integrated water, energy, and waste  
management systems aligned with  
green industrial park standards, supporting  
tenant ESG compliance, sustainability  
reporting, and long-term environmental  
responsibility



**Ready for Future  
Growth**  
Ensures continuous operations by  
reducing dependency on external  
water sources, even in water-stressed  
regions, through 100% water  
recycling & reuse within the park

**WE ARE ARVIND SMARTSPACES.  
AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.**

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule. Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design - which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on the lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

**Ahmedabad**

Arvind Everland | Arvind Aqua City | Arvind Rhythm of Life | Arvind Uplands 2.0 | Arvind Fruits of Life  
Arvind Highgrove | Arvind Forreste | Arvind Aavishkaar | Arvind Uplands | Arvind Citadel | Arvind Alcove  
Arvind Parishkaar | Arvind Megaestate | Arvind Megatrade | Arvind Megapark

**Bengaluru**

Arvind The Park | Arvind Orchards | Arvind Forest Trails | Arvind Greatlands | Arvind The Edge | Arvind Bel Air  
Arvind Oasis | Arvind Skylands | Arvind Sporcica | Arvind Expansia

**Pune**

Arvind Elan

**Vadodara**

Arvind Greenfields



**ARVIND SMARTSPACES -  
SUCCESS STORIES**



**#DESIGNEDTOINSPIRE**  
OUR SIGNATURE PROPERTIES.

**AHMEDABAD**



**ARVIND EVERLAND**  
Premium plots



**ARVIND AQUACITY**  
Lakeside villas & plots



**ARVIND RHYTHM OF LIFE**  
Premium plots



**ARVIND UPLANDS 2.0**  
Premium golf villas and plots



**ARVIND FRUITS OF LIFE**  
Premium weekend villa plots



**ARVIND HIGHGROVE**  
Premium golf villas and plots



**ARVIND AAVISHKAAR**  
Premium homes with all modern amenities



**ARVIND UPLANDS**  
Ultra luxury golf villas

**BENGALURU**



**ARVIND THE PARK**  
Luxury villa plots



**ARVIND ORCHARDS**  
Premium villa plots



**ARVIND FOREST TRAILS**  
Luxury villas



**ARVIND GREATLANDS**  
Luxury villa plots



**ARVIND THE EDGE**  
Modern retail, commercial and office spaces



**ARVIND BEL AIR**  
Premium apartments

**PUNE**



**ARVIND ELAN**  
Stylish apartments

**VADODARA**



**ARVIND GREENFIELDS**  
Premium Villa Plots

Artist's Impressions

Artist's Impressions

## OUR HERITAGE

### THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 128 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals around the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

## THE LALBHAI GROUP

### ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



REAL ESTATE



BRANDS



RETAIL



TEXTILES



TELECOM



ENGINEERING



E-COMMERCE

### GENERAL DISCLAIMER:

Arvind Smart Park ("Project") is an industrial park being jointly developed by Devkhush Developers LLP and Devkhush Infracon LLP at Kalyangadh, Bhamsara & Keshardi Village, Bavla Taluka, Ahmedabad on proposed area of 440 acres to be launched in two or more phases. Presently Phase one consisting of 207 acres approx. is being launched. Further phase(s) to be launched subject to demand and approvals. Developers reserve their right to amalgamate or subdivide the project land; revise or amend the layout in future; and/ or develop and launch the Project as one or more separate projects of varied sizes either in one phase or multiple phases over time.

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Amenities, facilities and recreational spaces are proposed and subject to statutory approvals, design requirements, technical feasibility, phased execution, or other considerations. The timing, specifications, access, and operation of such amenities shall be governed by the definitive project documents and applicable regulations.

Each industrial establishment operating within the project shall be solely responsible for ensuring compliance with all applicable labour, environmental, statutory, and industry-specific laws and norms. The Developers shall not be liable for any non-compliance or regulatory breaches by any industrial unit operating within the park.

Statements relating to proposed infrastructure developments, connectivity projects, growth corridors, appreciation trends, or future potential are forward-looking in nature, based on publicly available information, market trends, or third-party sources. Connectivity, distances, travel times, and neighbourhood information are based on information derived from Google Maps and are indicative and approximate in nature. Actual distances, travel times, and accessibility may vary due to traffic conditions, route changes, infrastructure development, or other factors beyond the Developers' control. The Developers do not warrant the accuracy or reliability of such information or continued availability and completion timelines of such infrastructure.

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