



BRUSHELLZ[®]
INDUSTRIAL PARK
BY ESSPEE GROUP

THE ART OF

**THRIVING BUSINESSES,
UNVEILED.**

PRESENTING **BRUSHELLZ INDUSTRIAL PARK,** WHERE DREAMS MEET OPPORTUNITIES.

From small-scale business set-ups to corporate infrastructures, Brushellz Industrial Park is a destination where businesses get a perfect launch pad for an exciting future. With plots ranging from 1200 sq. ft. to 15,000 sq. ft. area, it allows enthusiastic entrepreneurs and business giants to establish their presence in the heart of Gujarat, the growth engine of India. Brushellz Industrial Park's strategic location on N.H. 8 and a host of business-friendly features make it the destination to-be for successful ventures.



A PROJECT BY **ESSPEE GROUP**

Marching forward with a dynamic force of individuals, **ESSPEE GROUP** is a fast growing business group that seeks to differentiate itself through innovation and value-driven business interests in Real Estate, Fashion, Events, and other sectors. Each of our endeavour is a presentation of ultimate style and class. And with each effort of ours, we passionately pursue our quest to define 'savoir vivre'.



MULTI-PURPOSE INDUSTRIAL PLOTS TO SUIT ALL BUDGET, SPACE AND REQUIREMENTS

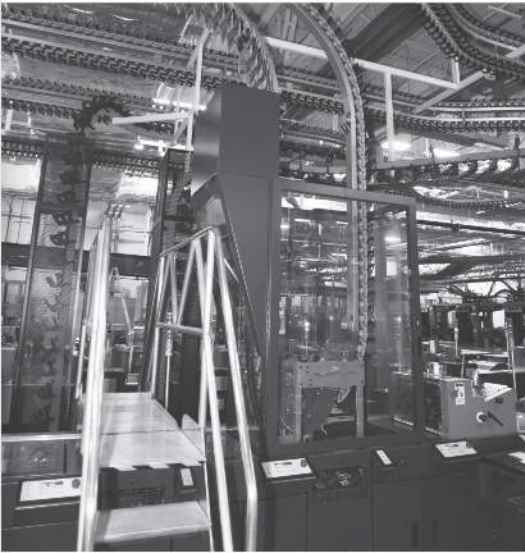
VISION:

To provide business opportunities and means to a better future to all family members of Brushellz Industrial Park and a moral responsibility to promote distinctive but flourishingly active environment to engage in business activities.

MISSION:

Strive towards serving all SMEs, ancillary and auxiliary businesses by providing infrastructure ready industrial plots at competitive pricing at strategically prime location.





STRATEGIC ADVANTAGES

INTELLIGENTLY INDUSTRIAL

Designed and developed keeping in mind the manufacturing operations, infrastructure and logistics demands of diverse industries and the constant wear and tear that the facilities go through over the years.

WIDE ROADS & STREET ILLUMINATION

Wide circular RCC internal road enables a clutter free and smooth movement of people and large transport vehicles. Specially designed illumination which enables smooth movement during night hours.

QUICK START-UP

Ready infrastructure plot for setting up of your manufacturing shed/plant. No waiting period unlike state - promoted Industrial Zones or Private Industrial Zones.

COMPOUND WALL & SECURITY GATE

The campus is secured with a surrounding compound wall and security gate at entry/exit. This ensures safety of people, vehicles and materials, thus avoiding numerous security issues prevalent in the most industrial areas.

ELECTRIC SUPPLY NETWORK

Ready infrastructure for power supply suitable to your factory/workshop requirements. Be it 6KW to 600KW, your industrial activity will not get hampered due to inadequate power infrastructure.

WELL-PLANNED AND MAINTAINED SURROUNDINGS

Landscaped traffic medians, storm water drains, efficient visual elements, lighting and signage systems are provided to enable a clutter free and smooth movement of people and vehicles.

SERENE CAMPUS WITH LUSH GREENERY

The entire campus of the industrial park is neatly carved and landscaped with green plantations. It is an environment friendly zone with elegant garden areas.

TRANSPORT LOGISTICS

Swift road, rail and air connectivity as well as closeness to sea ports provide convenient transport logistics & seamless connectivity.

DRAINAGE & WATER SUPPLY NETWORK

Well planned drainage & water supply network to each plot from day one.



THE ART OF SMART, SENSIBLE AND SERENE BUSINESS SPACES

- > NA industrial plots
- > VUDA approved plans, construction permissions and NOC
- > Title cleared land with clearance certificate
- > FSI awarded for Industrial Park is 1.00 as per GDCR
- > Maximum area of ground level construction is 50% of plot area
- > Government of Gujarat subsidies and incentives
- > Full ownership based plots



VALUE ADDED FACILITIES

Special amenities within the park that improves the quality of life of workers as well as provide convenience of operation.

MULTI PURPOSE HALL:

Multi purpose hall is provided for all the members of the park which can be utilized for conference, training seminar, meetings etc. This shared resource shall be of great advantage for all units and shall improve the functioning by enabling organized way of working.

LANDSCAPED GARDEN:

A green landscaped, well maintained garden in the campus shall provide a better ambience. Such pleasing environment shall positively affect the working of your team. Besides the garden can also be utilized for outdoor activities & events.

PARKING ZONE:

Spacious parking zone is designated for heavy vehicles which allows non obstructive movements and safety.

RECREATIONAL AREA:

A designated recreational area allows the visitors & their team to relax after a hectic spell of work. The leisure time spent in this area shall rejuvenate the visitors with fruitful activities and stress relief.

RESTAURANT / CANTEEN:

Restaurant / canteen inside Brushellz Industrial Park shall provide hygienic and delicious meals & snacks for staff & visitors.

DORMITORY FACILITY:

The dormitory at the Industrial park provides the staff / workers with the basic accommodation facilities like water, electricity, Food, bathrooms, beds etc. This can be used as a temporary lodging - subject to availability.



INTEREST SUBSIDY BY GOVERNMENT OF GUJARAT*

Government of Gujarat offers wide number of schemes and subsidies for the industrial development of the state. These are subject to the industry qualifying for such schemes. A few of the key policies pertaining to interest subsidy for industrial units include:

Maximum interest subsidy at the rate of 5% will be available to SMEs. However, unit will be required to pay minimum 5% interest per annum to the financial institutions.

If the unit is availing benefit under govt. of India scheme the total subsidy by govt. of India and state govt. shall be granted in such a way that the unit shall have to bear minimum 5% interest on the loan.

The interest subsidy will be available upto maximum Rs. 5 lakhs per year and the total interest subsidy will not exceed Rs. 25 lakhs in 5 years.

(*Source – www.icgujarat.gov.in)

AT THE HEART OF THRIVING INDUSTRIAL & CULTURAL CENTRE **VADODARA**

Vadodara is a melting pot of diverse cultures with strong academic, social, industrial and support infrastructure. It is a city that effortlessly weaves thriving businesses within its rooted cultural fabric, making it a unique place in the state of Gujarat. The city lies in the strategic Delhi-Mumbai Industrial Corridor. With seamless road, rail and air connectivity, Vadodara connects all the major cities and metropolis of India.

Global and National Corporate houses from Chemicals, Fertilizers, Pharmaceuticals, Petrochemicals, Engineering, IT, Manufacturing and other industries thrive in the city. Over the years, Vadodara, has evolved as a cosmopolitan hub with favorable demographics, inbound migration, and conducive economic environment. It has become a preferred destination with huge investment potential in Western India.

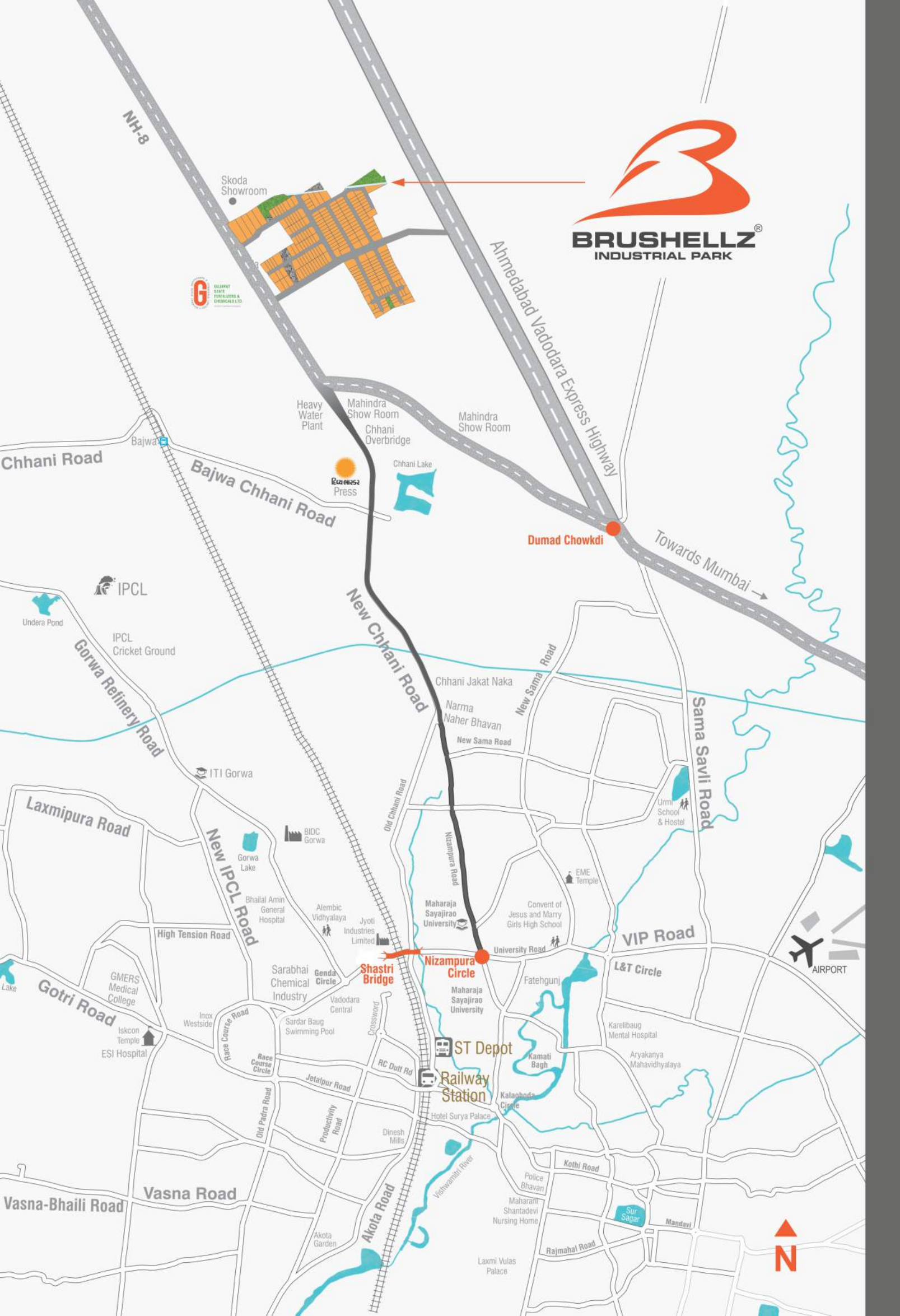


ADVANTAGE BRUSHELLZ

Located close to the city of Vadodara on the 6-lane N.H.8. The project is just 2 kms away from Vadodara-Ahmedabad Expressway. Public hospital and private clinics for health care and medical emergency are within 3 kms range. The project is in VUDA limits with public transport facility and several fuel pumps in vicinity.



BRUSHELLZ[®]
INDUSTRIAL PARK



NH-8

Skoda Showroom

6
GUJARAT STATE
FERTILISERS &
CHEMICALS LTD

Ahmedabad Vadodara Express Highway

Heavy Water Plant

Mahindra Show Room

Mahindra Show Room

Chhani Overbridge

Chhani Lake

ECZ 06252
Press

Chhani Road

Bajwa Chhani Road

Dumad Chowkdi

Towards Mumbai

IPCL

IPCL
Cricket Ground

Undera Pond

Gorwa Refinery Road

Bajwa Chhani Road

New Chhani Road

Chhani Jakat Naka

Narma Naher Bhavan

New Sama Road

New Sama Road

Sama Savi Road

Laxmipura Road

New IPL Road

BIDC
Gorwa

ITI Gorwa

Bhailal Amin
General Hospital

Atembic
Vidhyalaya

Jyoti
Industries
Limited

Maharaja
Sayajirao
University

Convent of
Jesus and Mary
Girls High School

VIP Road

AIRPORT

Gotri Road

High Tension Road

GMERS
Medical
College

Iskcon
Temple

ESI Hospital

Race Course Road

Sarabhai
Chemical
Industry

Genda
Circle

Vadodara
Central

Sardar Baug
Swimming Pool

Crossword

RC Dutt Rd

Maharaja
Sayajirao
University

ST Depot
Railway
Station

Hotel Surya
Palace

Fatehgunj

L&T Circle

Karelibaug
Mental Hospital

Aryakanya
Mahavidyalaya

Vasna-Bhaili Road

Vasna Road

Akota Road

Dinesh
Mills

Akota
Garden

Police
Bhavan

Maharani
Shantadevi
Nursing Home

Laxmi Vulas
Palace

Kothi Road

Rajmahal Road

Mandavi



A PROJECT BY



Suave Personified

ESSPEE GROUP

esspeegroup.com

BROADGATE ENTERPRISE

Project Address:
Opp. GSFC, Next to
Toyota Showroom,
On National Highway No. 8,
Chhani, Vadodara

Ph.: +91-90999 89595
brushellz@esspeegroup.com,
info@esspeegroup.com
www.brushellz.com

   /esspeegroup

