



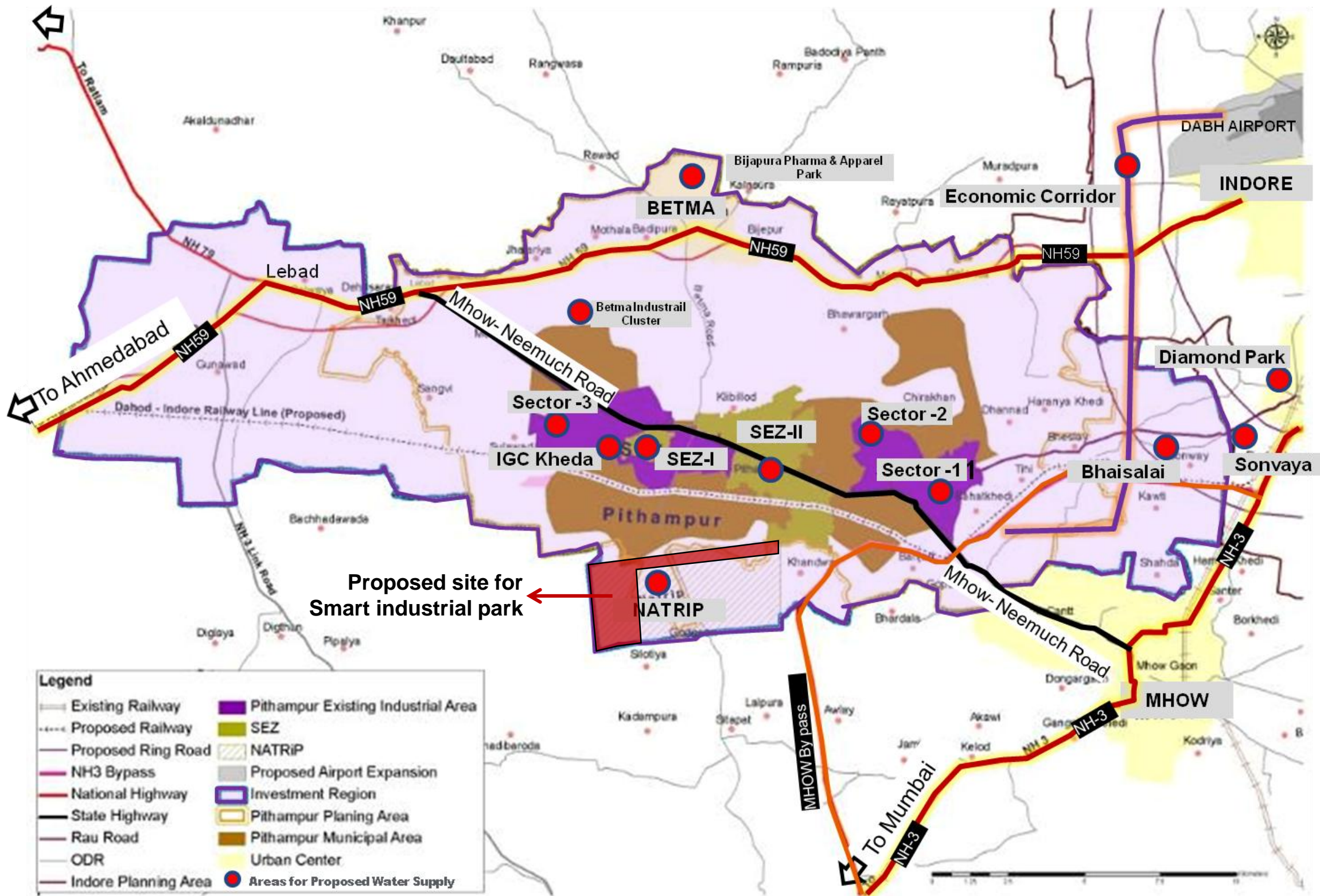
**MP AUDYOGIK KENDRA VIKAS NIGAM (I) LTD., INDORE
(M.P.)**

SMART INDUSTRIAL PARK
Near NATRIP - Pithampur



Project Consultant
Mehta and Associates, Indore
Architects & Urban Planners

SMART INDUSTRIAL PARK



- Near the existing site of National Auto Testing Track, nearly 467.73 Ha. of land identified for development of Smart Industrial Park.
- The land is located in district Dhar near Pithampur, the most vibrant & biggest industrial area of Madhya Pradesh.

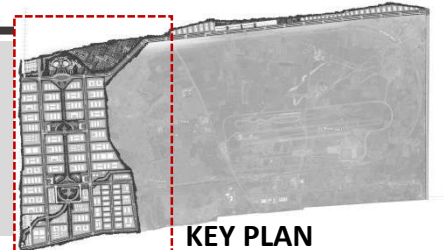
SMART INDUSTRIAL PARK

NATRAX



LEGEND

- | | | | |
|---|---|---|--|
| 1) Residential township / cluster | 5) Sectorial retail / facility shopping centers | 9) Green recreational zone / lake front development | 13) Logistic hub and ware house |
| 2) Administrative offices and commercial area | 6) Police station and Fire station | 10) Green open spaces / gardens / parks | 14) Reserved area for railway dockyard |
| 3) Industrial estates | 7) Amenities | 11) Green pedestrian eco friendly corridor | 15) Entry check post |
| 4) Small and medium scale industries | 8) Sub stations | 12) Parking | 16) CETP / STP |
| | | | 17) Green Buffer |
- ▲ Mobile Tower



KEY PLAN

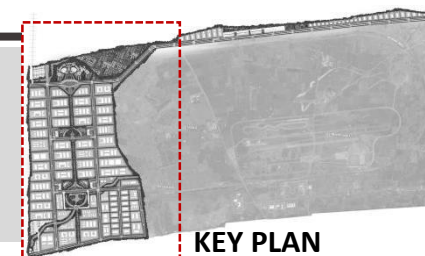
SITE MASTER PLAN

SMART INDUSTRIAL PARK



LEGEND

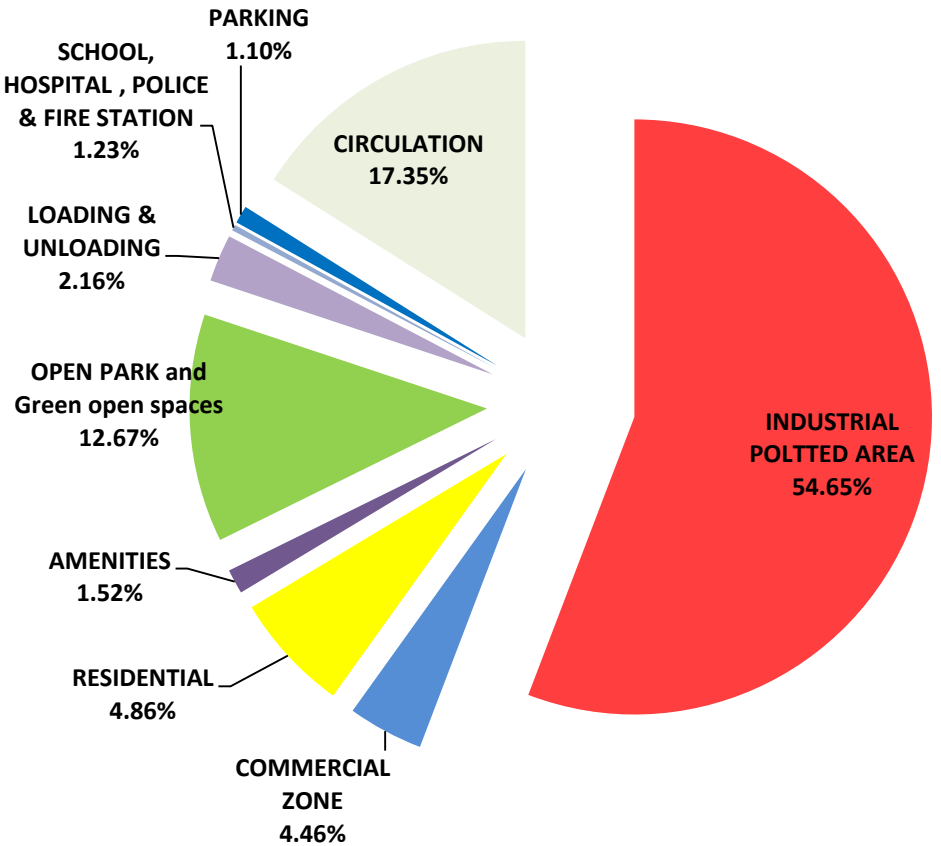
- | | | | | |
|---|---|---|--|--------------|
| 1) Residential township / cluster | 5) Sectorial retail / facility shopping centers | 9) Green recreational zone / lake front development | 13) Logistic hub and ware house | 18) School |
| 2) Administrative offices and commercial area | 6) Police station and Fire station | 10) Green open spaces / gardens / parks | 14) Reserved area for railway dockyard | 19) Hospital |
| 3) Industrial estates | 7) Amenities | 11) Green pedestrian eco friendly corridor | 15) Entry check post | 20) Theater |
| 4) Small and medium scale industries | 8) Sub stations | 12) Parking | 16) CETP / STP | |
| | | | 17) Green Buffer | |



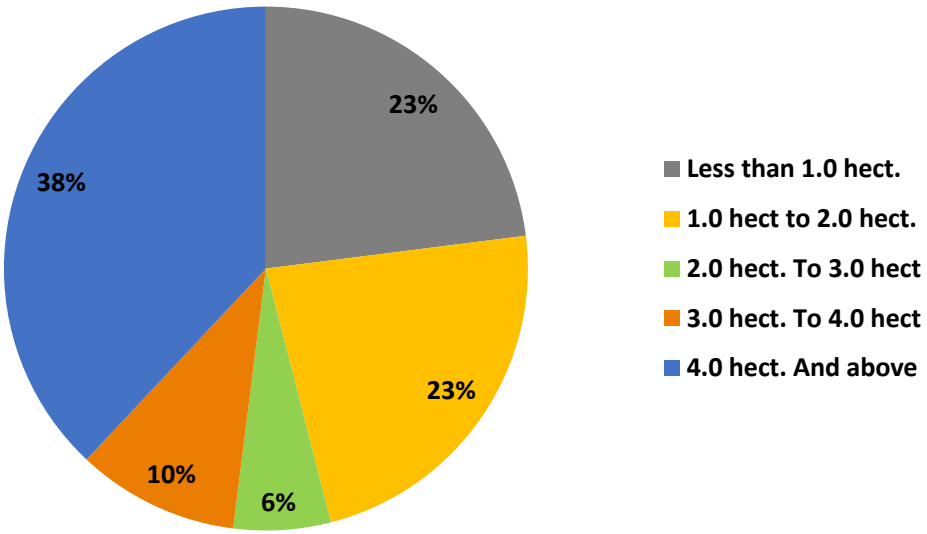
SITE MASTER PLAN

SMART INDUSTRIAL PARK

LAND UTILIZATION EFFICIENCY



INDUSTRIAL PLOTTING PATTERN



AREA STATEMENT

	AREA IN SQ.M.	AREA IN HECT.	PERCENT AGE %
TOTAL LAND AREA	4677310	467.731	
1 INDUSTRIAL POLTTED AREA	2556145.05	255.6145	54.65
2 COMMERCIAL ZONE	208620.91	20.86209	4.46
3 RESIDENTIAL	227211.0146	22.7211	4.86
4 AMENITIES	70986.4862	7.098649	1.52
5 OPEN PARK and Green open spaces	592504.8369	59.25048	12.67
6 LOADING & UNLOADING	100838.8216	10.08388	2.16
7 SCHOOL ,HOSPITAL , POLICE & FIRE STATION	57739.68	5.773968	1.23
8 PARKING	51634.34	5.163434	1.10
9 CIRCULATION	811628.8607	81.16289	17.35
TOTAL	4677310	467.731	100.00

PLOT DISTRIBUTION

SNO.	PLOT AREA	NO.
1	Less than 1.0 hect.	23
2	1.0 hect to 2.0 hect.	23
3	2.0 hect. To 3.0 hect	6
4	3.0 hect. To 4.0 hect	10
5	4.0 hect. And above	38
	TOTAL INDUSTRIAL PLOTS	100

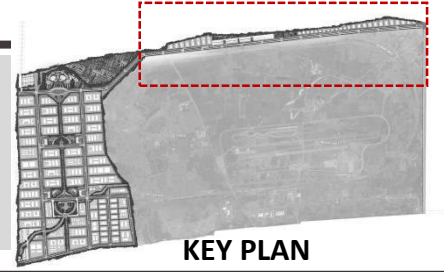
LAND UTILIZATION DETAILS

SMART INDUSTRIAL PARK



LEGEND

- | | |
|---|--|
| 1. Entrance zone | 4. Amenities |
| 2. Small and medium scale industries | 5. Sub stations |
| 3. Sectorial retail / facility shopping centers/
service area/ weight bridge | 6. Green open spaces / gardens / parks |
| | 7. Parking |

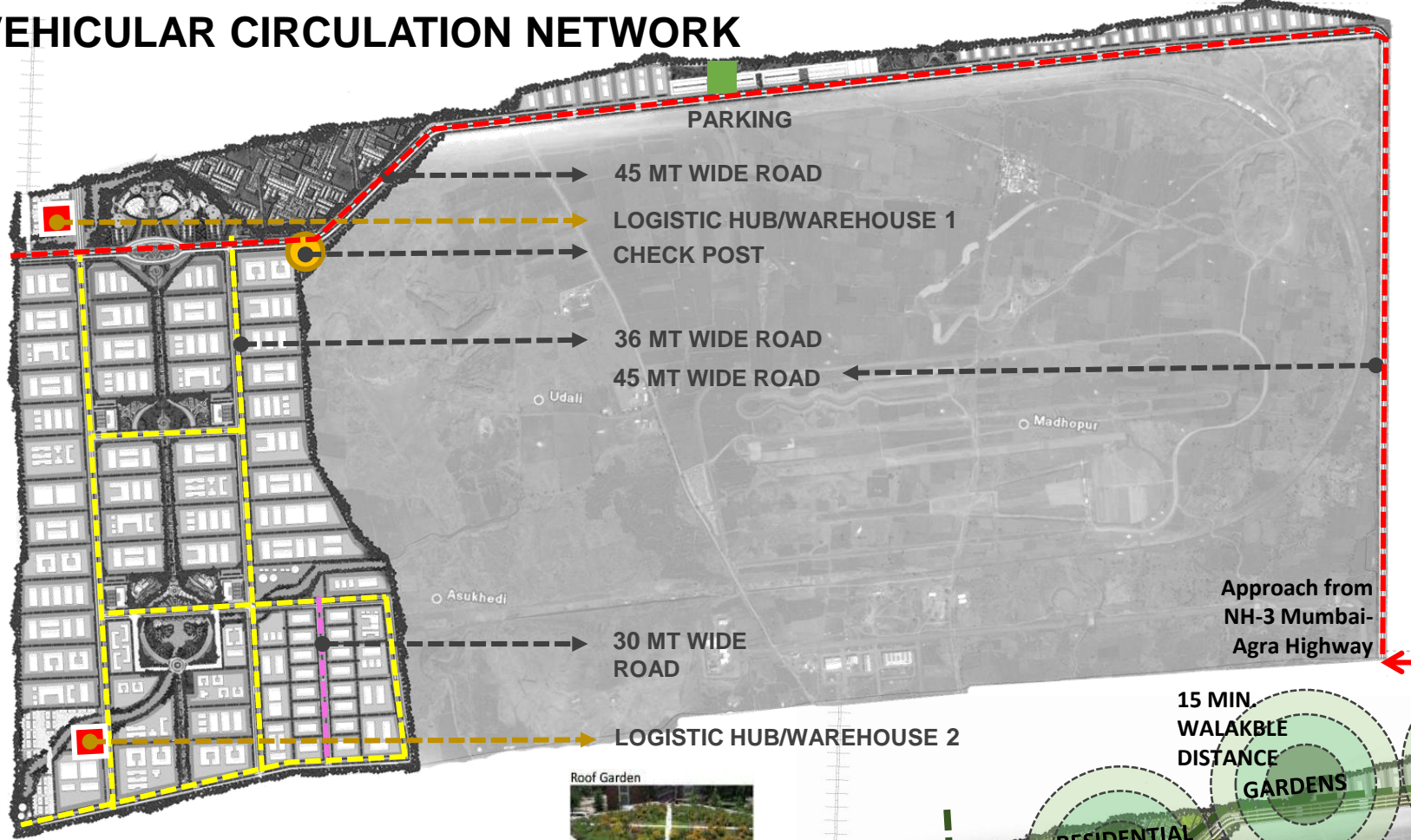


KEY PLAN

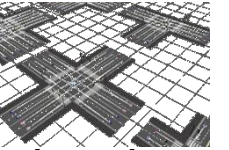
SITE MASTER PLAN

SMART INDUSTRIAL PARK

VEHICULAR CIRCULATION NETWORK



ROAD JUNCTIONS



Two types of intersection of the roads are planned:

3-WAY INTERSECTION

T-Junction-The junction will cater the three road segments (arms) of the park.

4-WAY INTERSECTION

Will involve crossing over of two perpendicular roads.

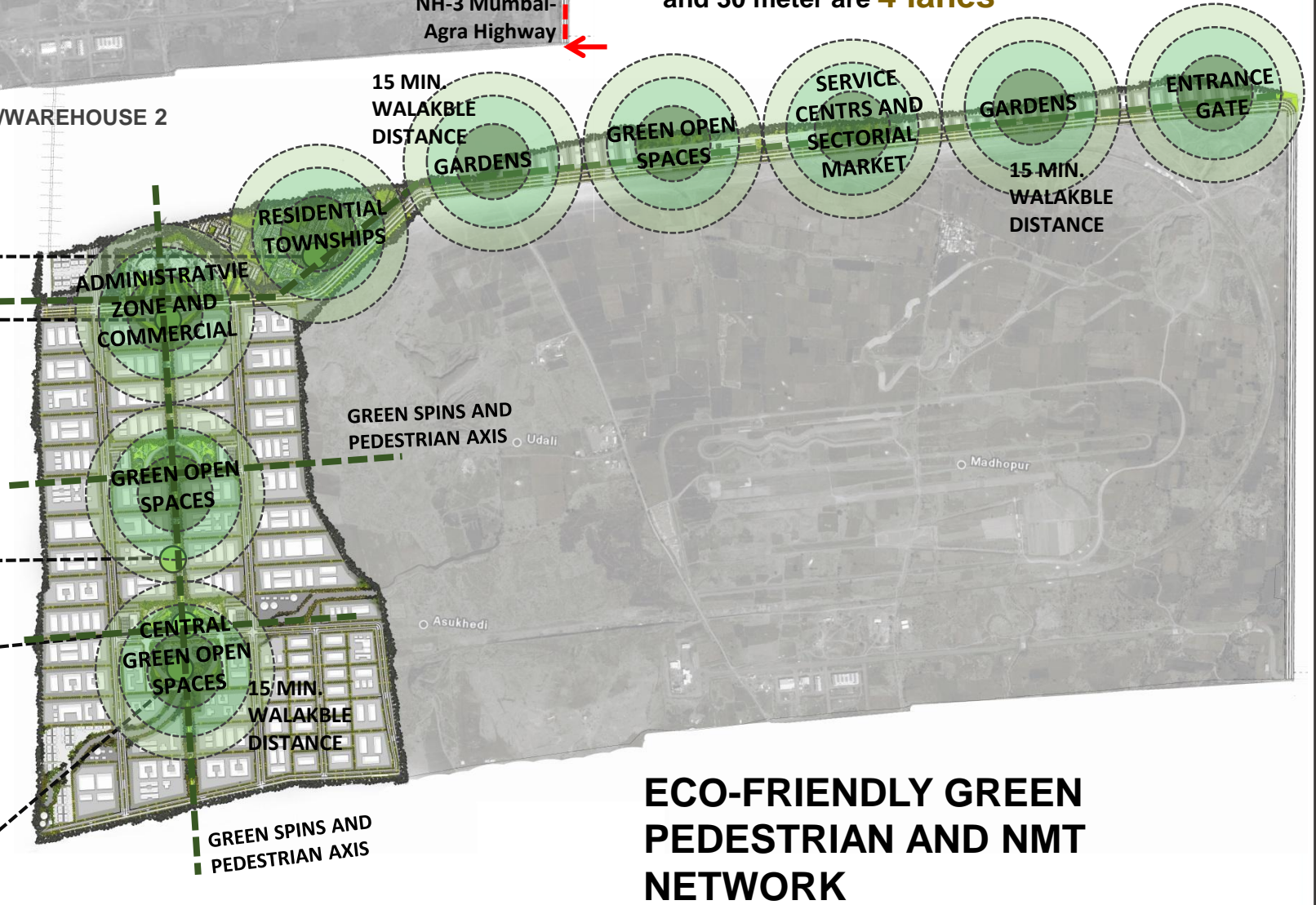
LANES

- The main arterial road of 45 meter width is **4 lane**.
- the sub-arterial roads (internal roads) of 36 meter and 30 meter are **4 lanes**

- Incorporating the existing water channels and surrounding hydrological network in the layout and developing them as enjoyable green space for the park and water front development.
- Central Green spine divides the site, becoming the key feature and attraction of park.
- Vegetated buffer or filter strips will be provided, with gently sloped planted areas to pre-treat storm water runoff.

Increasing biomass within the urban environment

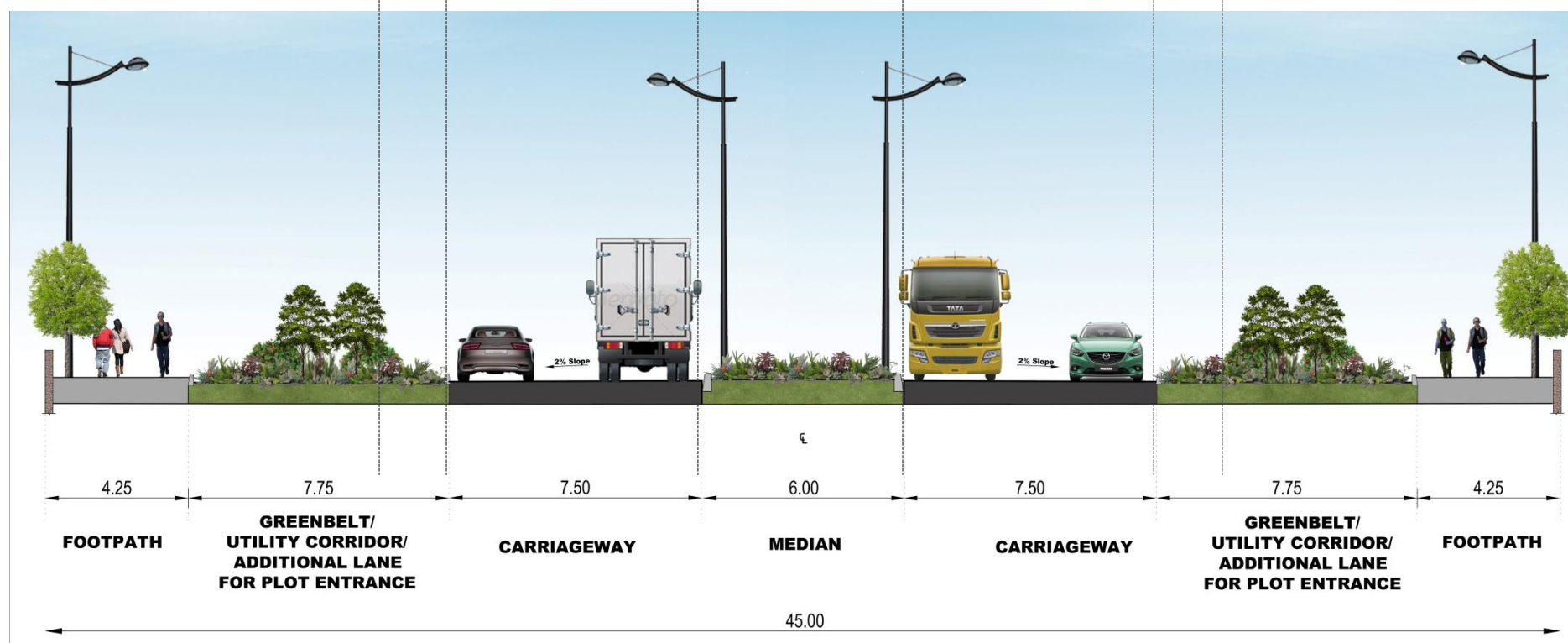
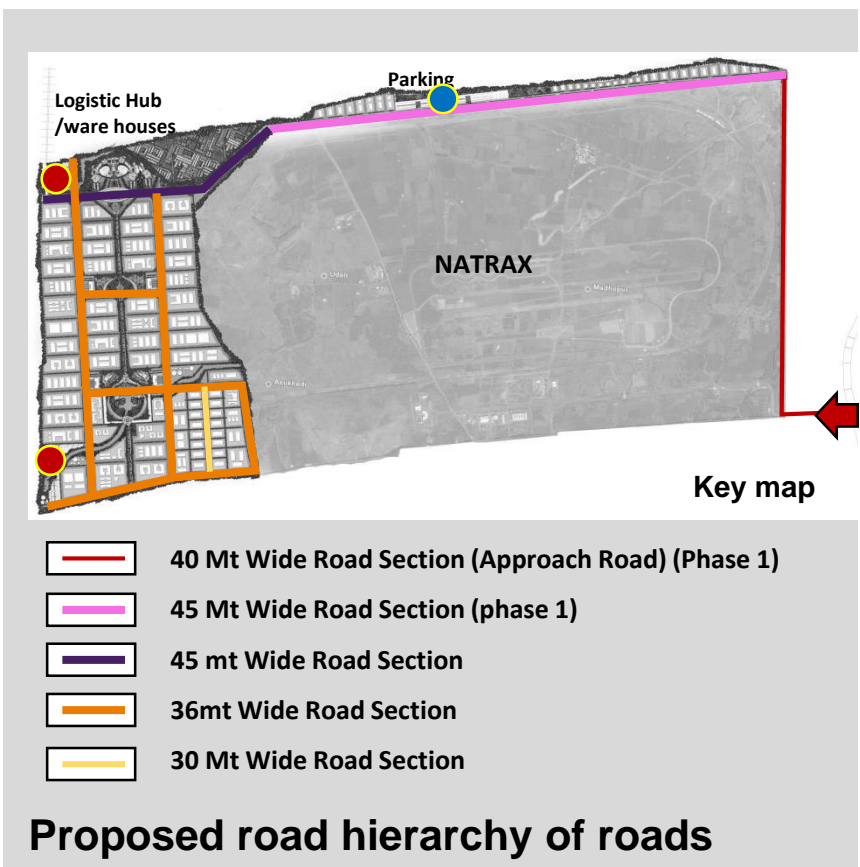
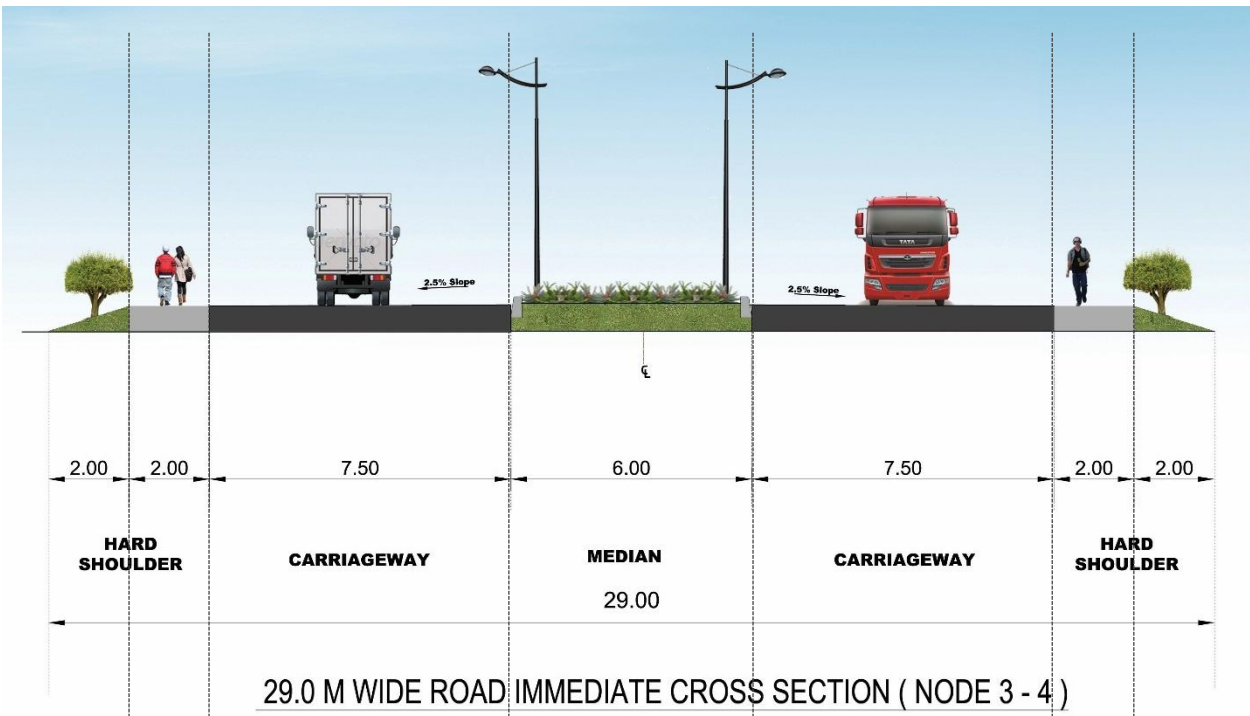
- to reduce air and noise pollution,
- to reduce storm water runoff and soil erosion,
- to reduce energy usage in buildings for heating and cooling,
- to improve public health,
- and create pleasant streetscapes for the public.



Efficient and eco-friendly CIRCULATION NETWORK

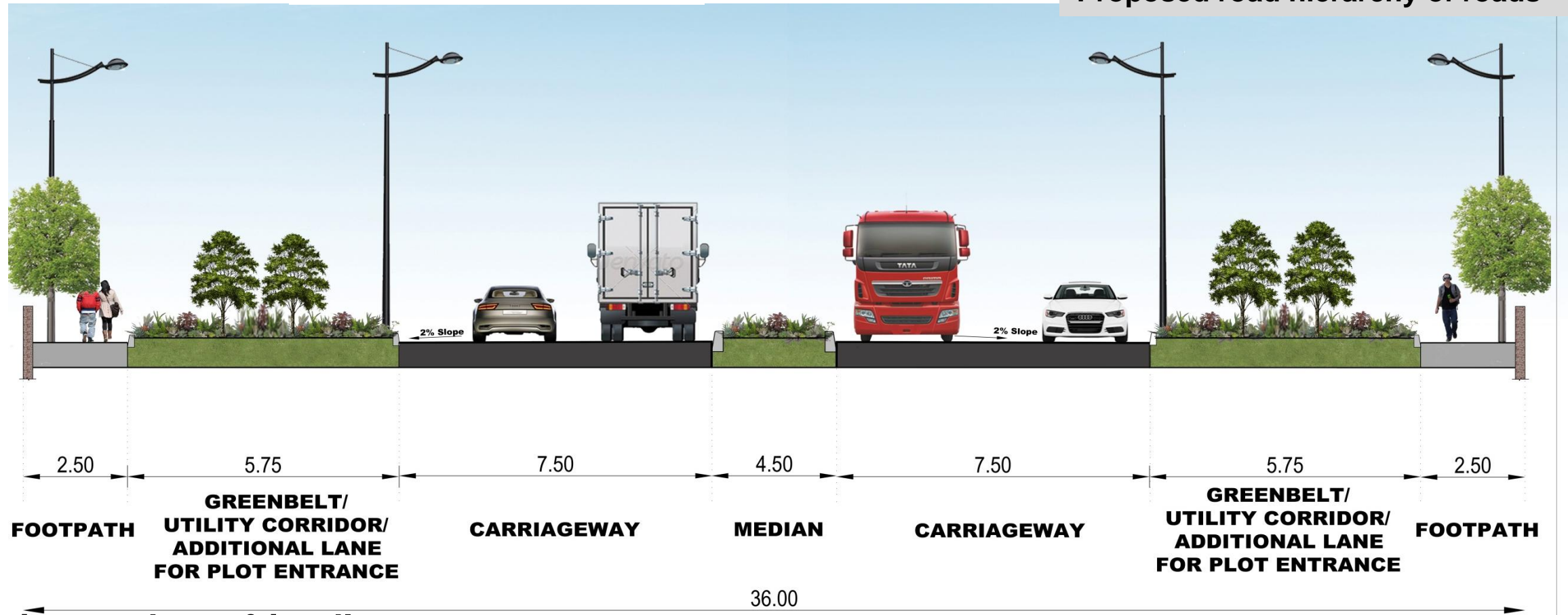
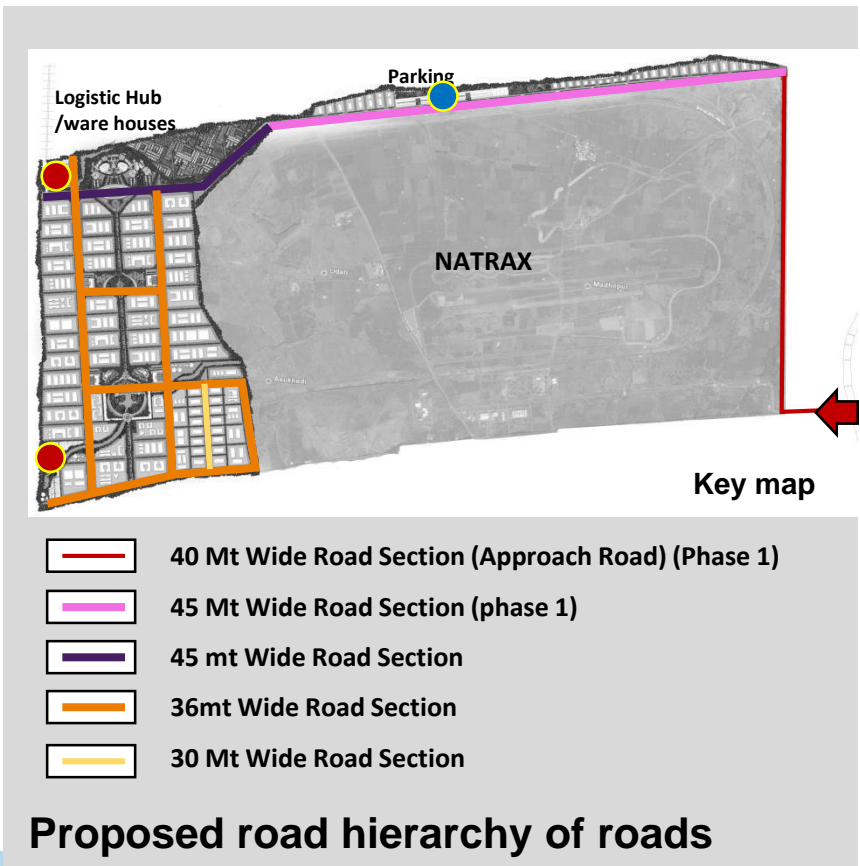
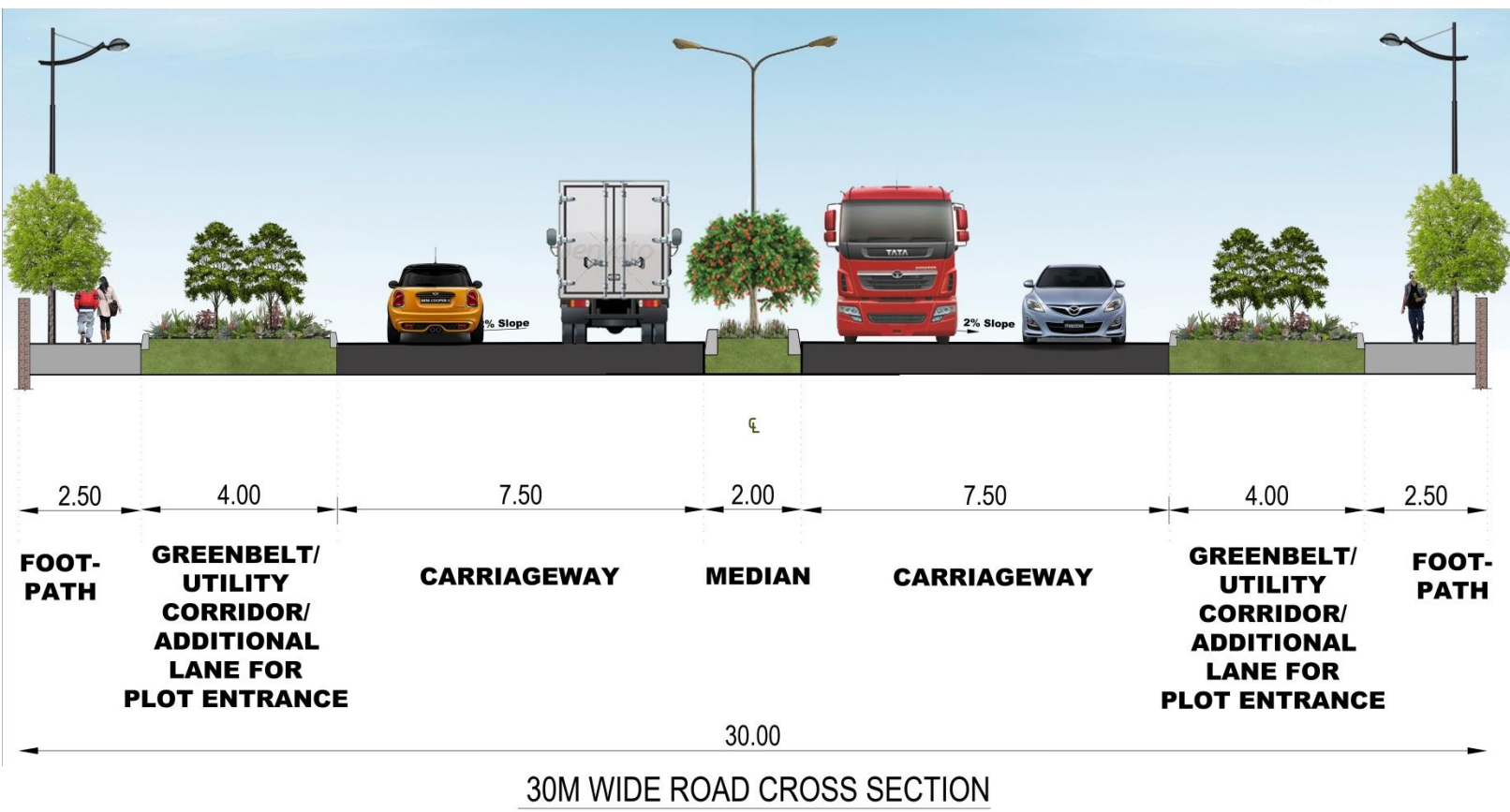
ECO-FRIENDLY GREEN PEDESTRIAN AND NMT NETWORK

SMART INDUSTRIAL PARK



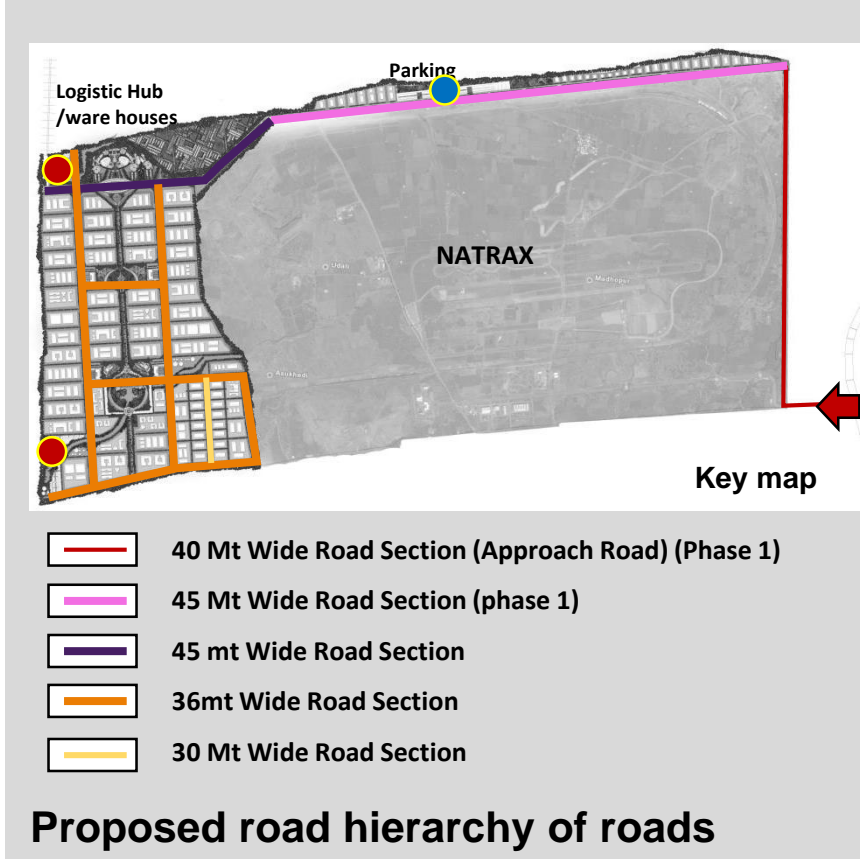
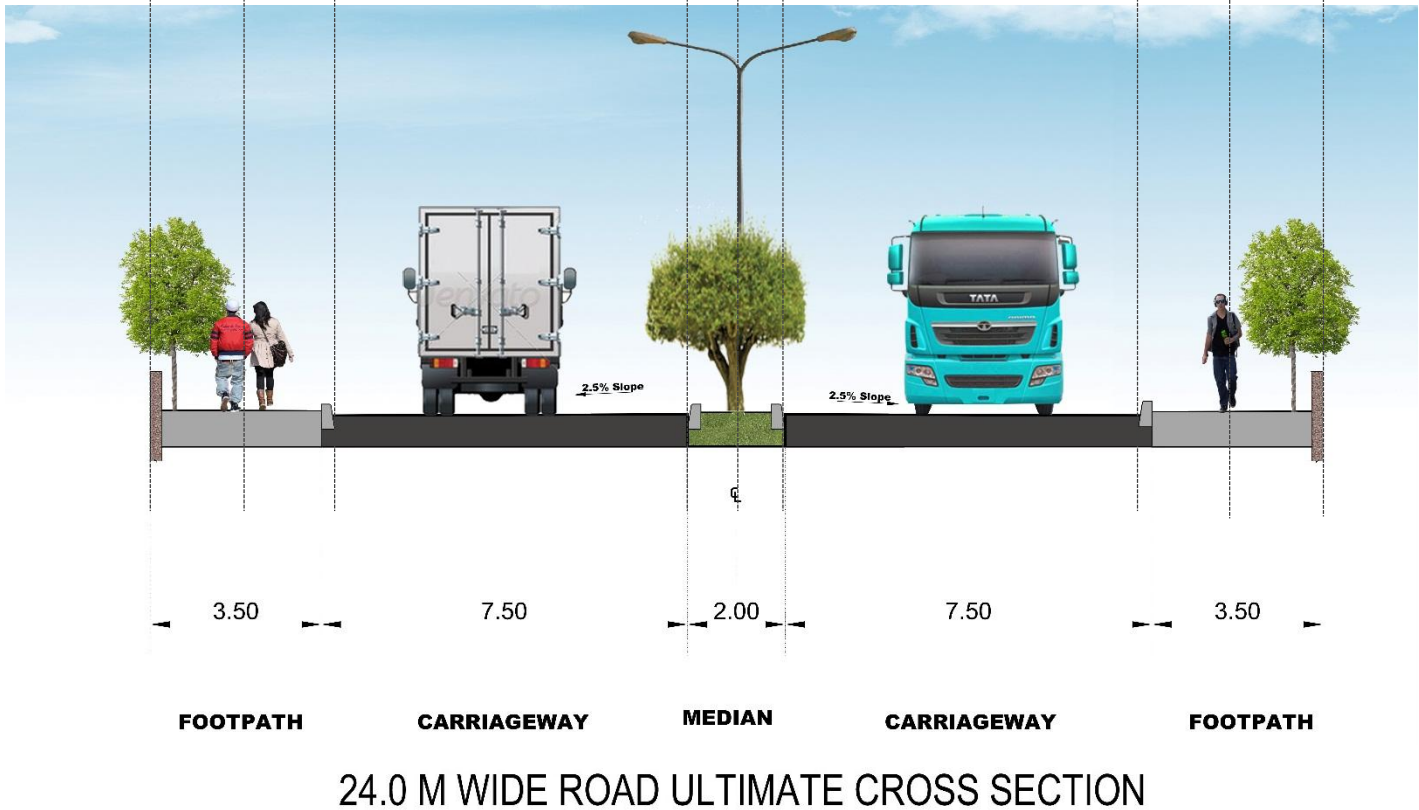
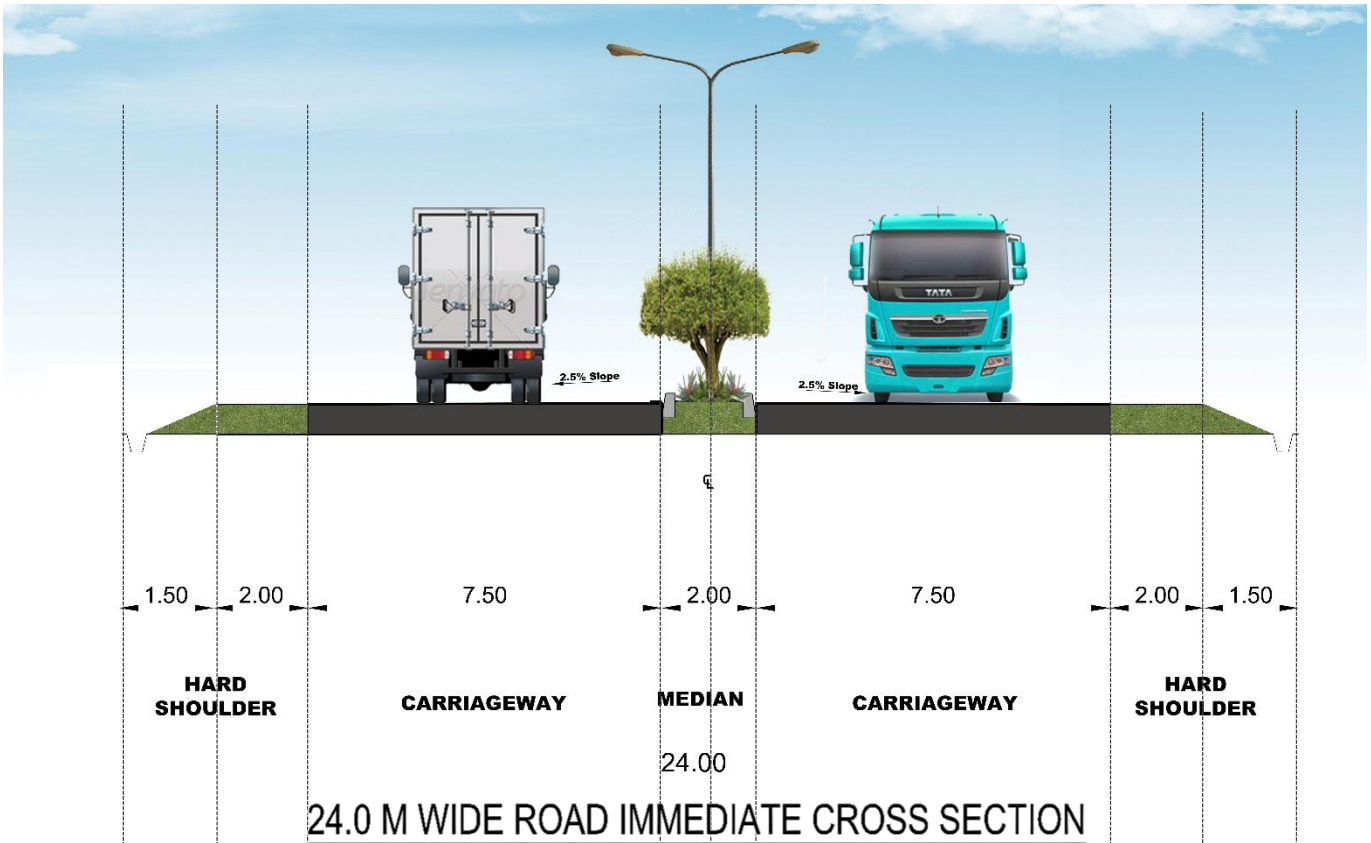
Efficient and eco-friendly
CIRCULATION NETWORK

SMART INDUSTRIAL PARK

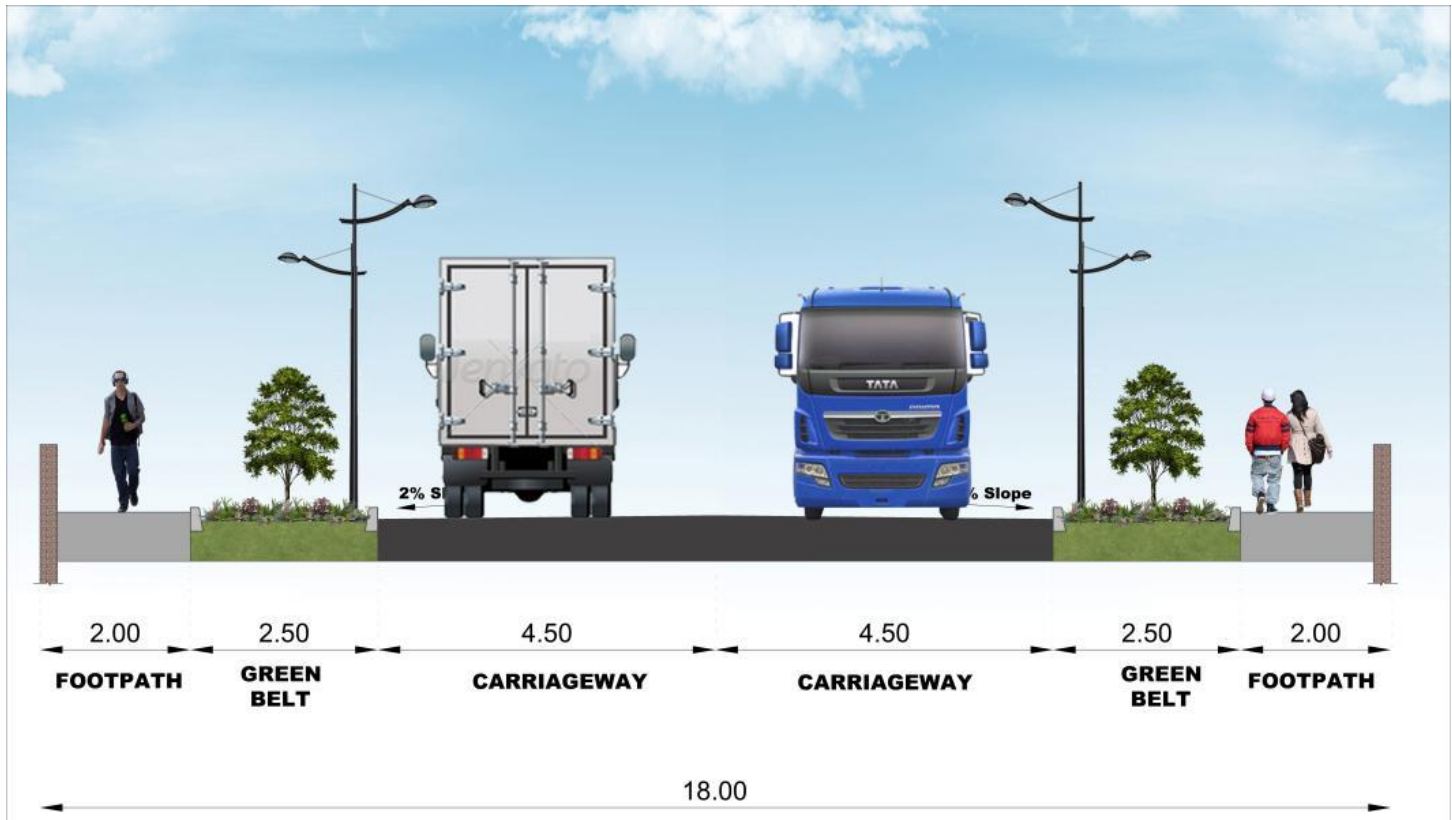


Efficient and eco-friendly CIRCULATION NETWORK

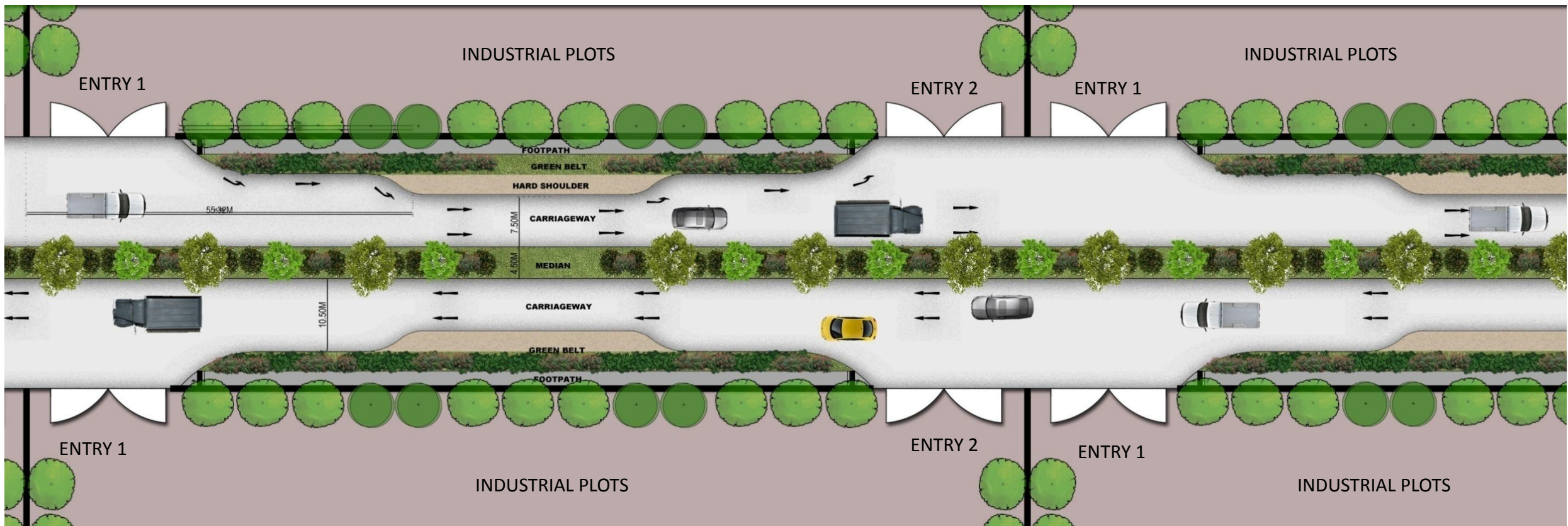
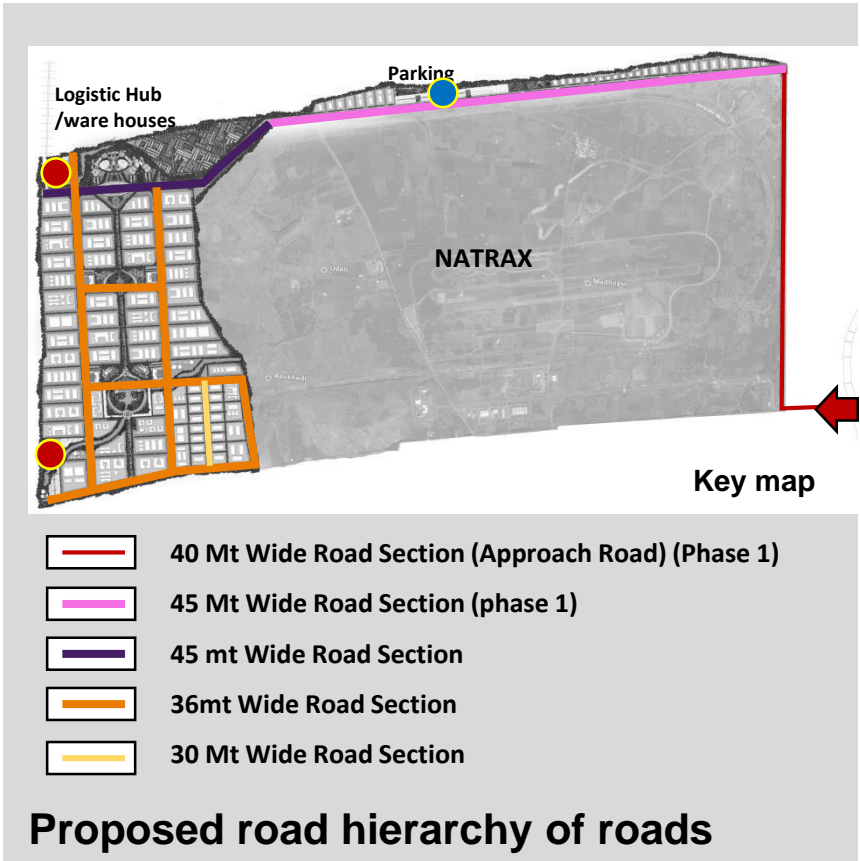
SMART INDUSTRIAL PARK



SMART INDUSTRIAL PARK



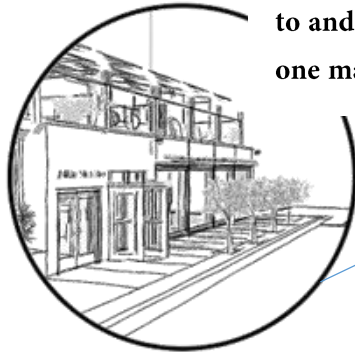
18 MT WIDE ROAD CROSS SECTION



TYPICAL STREET LAYOUT OF INDUSTRIAL PLOTS (36 MT. WIDE ROAD)

SMART INDUSTRIAL PARK

Security measures



ENTRY/EXIT & ENTERANCE PLAZA/CHECKPOST

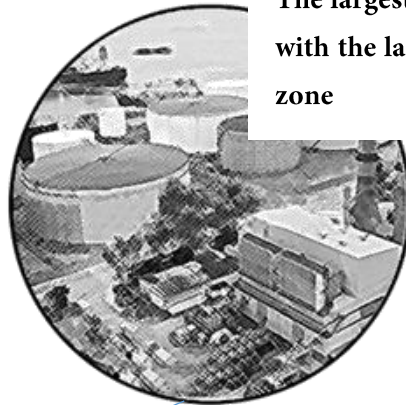
Both pedestrian and vehicular access to and from sites will be catered by one main entrance.



Secured fencing

INDUSTRIAL ESTATE

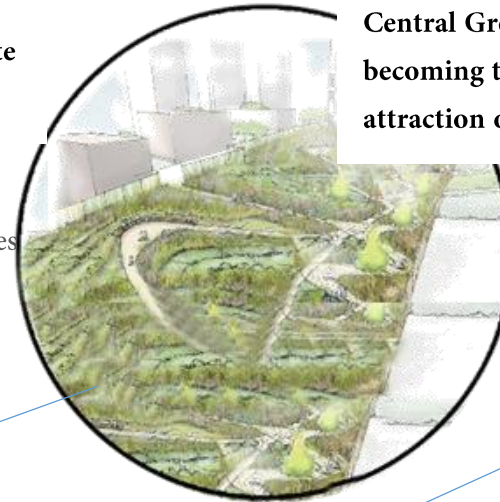
The largest part is covered with the large industrial estate zone



Services for women employees

GREEN SPINE

Central Green spine divides the site, becoming the key feature and attraction of park.



ROADS

High density, both of traffic and of other functions being served by the main road



External connection to public transport

ADMIN BLOCK



RESIDENTIAL BLOCK

Comfortable, accessible and welcoming design, catering all living needs for long term



SMALL SCALE INDUSTRIAL ESTATE



Fire alarms



POWER STATION

24x7 Power Supply
4 Substations



SERVICE AREAS

screened from view from the streets with landscape screening and located at the sides or rears of the buildings



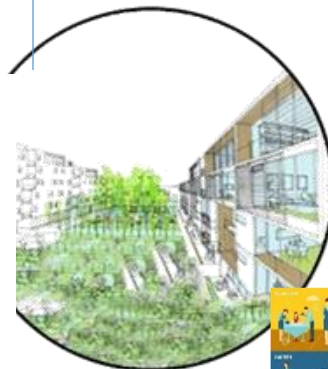
Rest rooms for extended work

PARKING

All parking areas and service areas WILL BE screened from street views using landscaping.

AMENITY BLOCKS & CENTRAL PARK

Administrative building, bank, post office, BSNL office and others offices



WATERFRONT DEVELOPMENT

Boosts activity in the public spaces around it, increasing people's comfort and enjoyment.



Catering/canteens (centralized)



Kiosks

SMART INDUSTRIAL PARK



- Maximizing the number of street trees, planting large canopy trees to provide maximum shade for side walks.
- Porous Concrete to be used for sidewalks, driveways, alleys, parking lots and plazas for rapid percolation of storm water.
- Turf areas (high water use) will be avoided. Alternative ground covers, meadow or herbaceous plants will be used.
- Solar Street lights to be used to minimize the operation cost.
- Recycled water used as a source for decorative water features.



A host of common facilities to be provided for the campus users

- Waste Management
- Vermi-compost Plant (for organic waste)
- Handmade Paper Unit (for paper waste)
- Incubator facilities
- Business Centers
- Warehousing
- Manning access control entry/exit
- Canteens
- Micro entrepreneurship in the Green Spine
- Cafeteria
- Telephone Booth
- Horticulture
- Floriculture
- Space for outdoor events



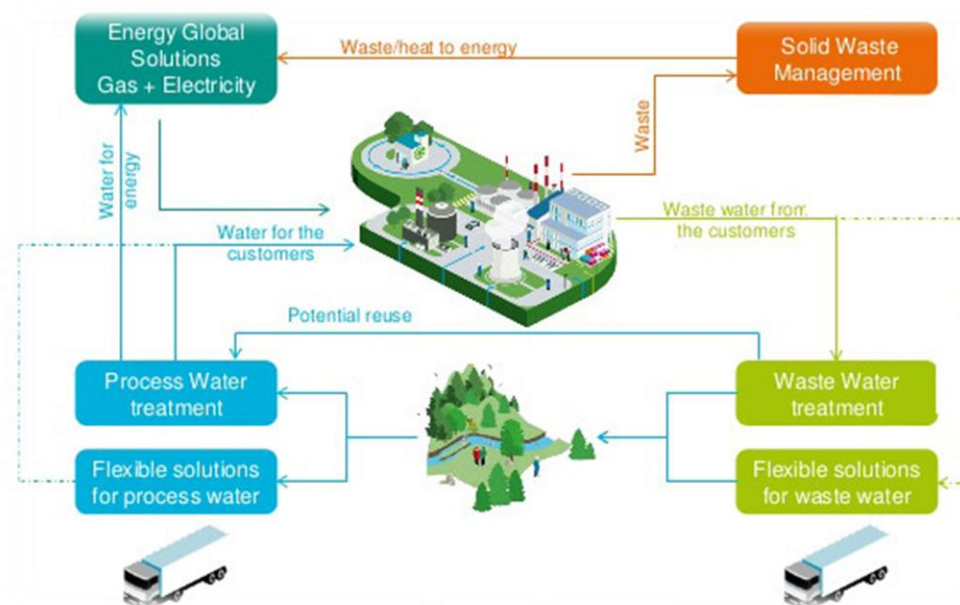
- Services for women employees
- Crèche
- Toilets
- Rest rooms for extended work
- First aid
- Catering/canteens (centralized)
- Kiosks
- Transport
- Internal shuttle service (battery operated)
- External connection to public transport
- Security measures
- Secured fencing
- Access control
- Fire alarms
- Fighting systems



Grass filled and concrete pavers



GREEN DESIGN FEATURES & FACILITIES



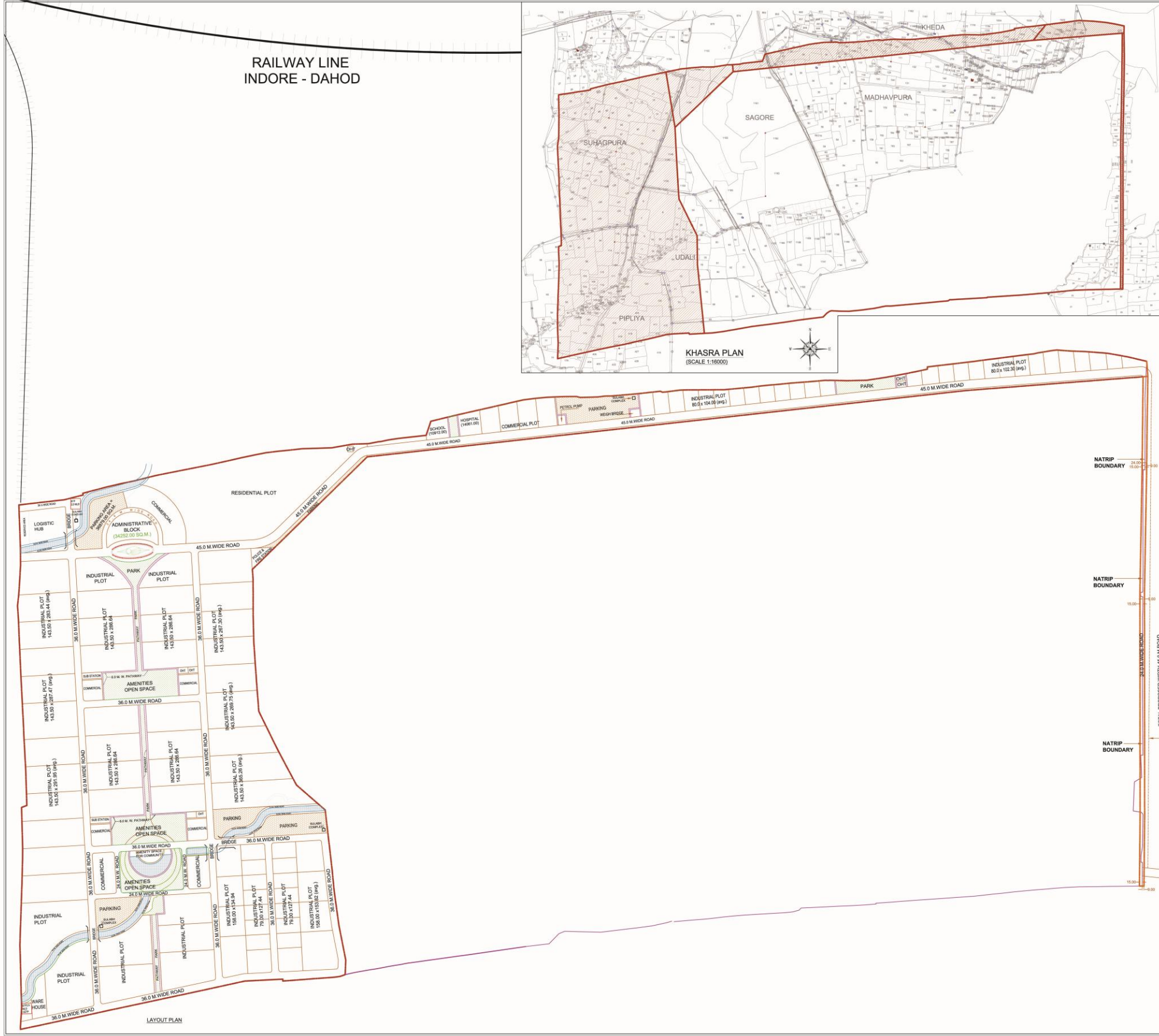
SMART INDUSTRIAL PARK

Estimate for development of Smart Industrial Park at Natrip Pithampur

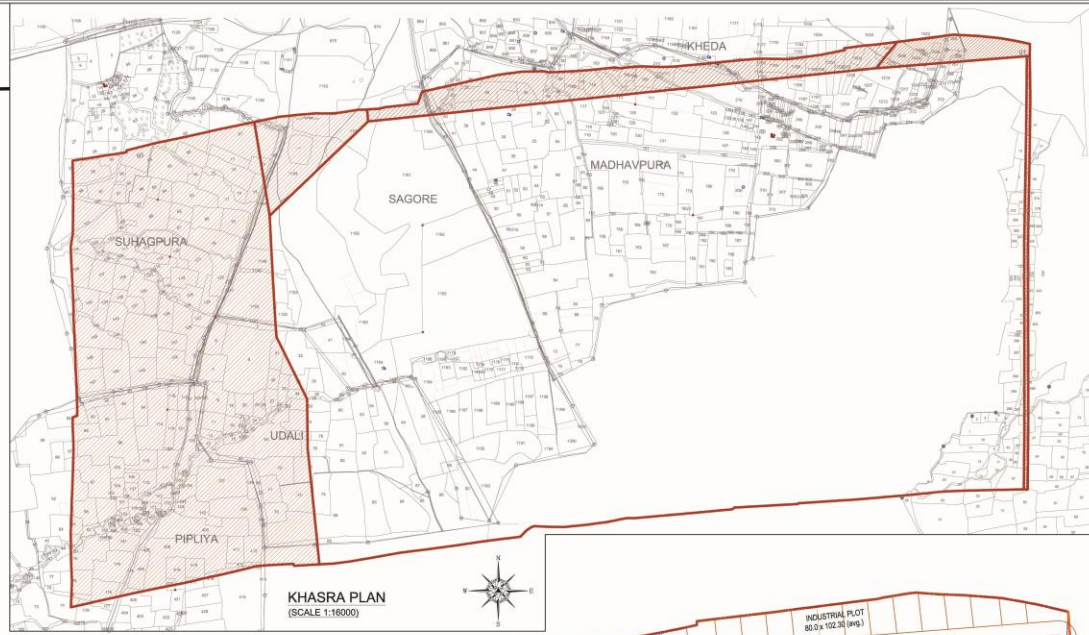
ABSTRACT			
S. No.	Particulars of Items	Area / Length	Amount (in Crores)
1	45 M wide Road	1.99 KM	13.07
2	Balance of 45m section	4.14 KM	12.31
3	36 M wide Road	9.32 KM	52.10
4	30 M wide Road	0.72 KM	3.62
5	24 M wide Road	4.5 KM	21.55
	Total	20.67 KM	
6	Parking & Logistic area	83 Hect	26.15
7	Bridge over Major Nalla	45 m x 24 m	4.02
8	Box Culvert (5 Culverts)	3m X 3m X 2 Cell	4.11
9	Nalla Pitching	3.75 Km	15.55
10	Pathway	7.21 Km	7.91
11	Landscaping	200 Hect	5.26
12	Boundary Wall	11.0 KM	10.38
13	Entrance Gate	3 Nos.	1.99
14	Sewerage Work	20.32 KM	6.67
15	STP	1 & 1.5 MLD	7.42
16	Water Supply	29.05 KM	15.31
17	Storm Water Drain	35.83 KM	93.68
18	External Electrification & Street Light		68.61
19	Administrating Building	300 Sqm	3.00
	Total		372.70
	Contingencies Charges @ 3%		11.18
	Grand Total		383.88

STAGE 1 ESTIMATE

SMART INDUSTRIAL PARK



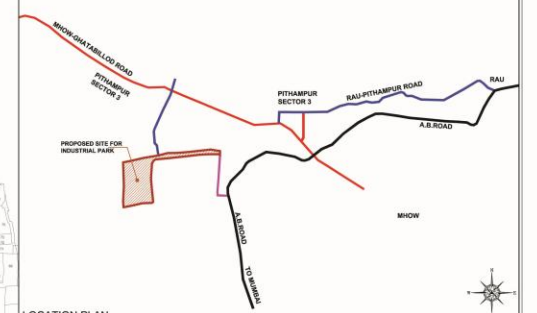
RAILWAY LINE
INDORE - DAHOD



KHASRA PLAN
(SCALE 1:16000)

PROPOSED LAYOUT PLAN FOR THE SMART INDUSTRIAL PARK AT PITHAMPUR ON LAND BEARING KHASRA NO AS PER KHASRA PLAN AT VILLAGE UDALI, SUHAAGPURA, MADHAVPUR, SAGORE, PIPLIYA, AASUKHEDI, KHANDWA, KALYANSIKHEDI, GODGAANVE & KHEDA TEHSIL, PITHAMPUR & DISTRICT DHAR (M.P.)

BITO :-
 Madhya Pradesh Audyogik Kendra Vikas Nigam (Indore) Limited
 A Subsidiary of
 Madhya Pradesh State Industrial Development Corporation (MPSIDC)
 PROJECT :-
 DEVELOPMENT OF SMART INDUSTRIAL PARK AT NATRIP PITHAMPUR



LOCATION PLAN

AREA STATEMENT

TOTAL LAND AREA AS KHASRA REVENUE RECORD = 478.307 HECT.
 AREA UNDER NALA = 8.329 HECT.
 NET PLANNING AREA = 469.978 HECT.

AREA STATEMENT			
S.NO.	LANDUSE	AREA IN HECT.	PERCENTAGE
1.	INDUSTRIAL PLOT AREA	262.014	55.75 %
2.	RESIDENTIAL PLOT AREA	32.468	6.91 %
3.	COMMERCIAL PLOT AREA	20.066	4.27 %
4.	AMENITIES OPEN SPACE	23.543	5.01 %
5.	OTHER AMENITY & FACILITIES		
a.	ADMINISTRATIVE BLOCK (WORKS OFFICES, P.O., LABOR WELFARE OFFICE, BANK AND OTHER OFFICES AS PER REQUIREMENT)	3.425	0.73 %
b.	LOGISTIC HUB	3.261	0.69 %
c.	WARE HOUSE	1.459	0.31 %
d.	SCHOOL	1.091	0.23 %
b.	HOSPITAL	1.409	0.30 %
e.	POLICE & FIRE STATION	0.717	0.15 %
f.	PETROL PUMP	0.200	0.04 %
g.	COMMUNITY FACILITY (THEATER / COMMUNITY HALL / AMPHITHEATER & OTHER ACTIVITY AS PER REQUIREMENT)	0.748	0.16 %
h.	ELE. SUB STATION	1.108	0.24 %
i.	STP	0.569	0.12 %
j.	OHT	0.200	0.04 %
k.	WEIGH BRIDGE	0.200	0.04 %
6.	PARKING & CIRCULATION	117.500	25.01 %
	TOTAL	469.978	100.00 %

AUDYOGIK KENDRA VIKAS NIGAM, INDORE
 354, PRESS COMPLEX, FREE PRESS BUILDING, A.B. ROAD, INDORE

CHECKED BY: _____

SCALE: 1:1000

PROPOSED LAYOUT PLAN FOR THE SMART INDUSTRIAL PARK AT PITHAMPUR

CONSULTANT	MANAGING DIRECTOR
WIRTHA & ASSOCIATES INDUSTRIAL DEVELOPMENT CORP.	_____
E.E.	L.A.O.
G.M.C.G.M.	JOINT DIRECTOR, PLANNING
_____	MANAGING DIRECTOR