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INTERVIEW
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CTO, ADDVERB TECHNOLOGIES



MMLPs

MAKING SUPPLY CHAINS RESILIENT

Freight and multimodal corridors will pave the way to create a multitude of new economic zones and establish better accessible geographies through resilient supply chains.

Jawaharlal Nehru Port Authority

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- Handles 49% of the container cargo across all Major Ports in India
- Connectivity to over 200 Major Ports of the world
- 5 Major dedicated container terminals operated by global market leaders
- First 100% landlord Port
- Top ranked in performance index in export related port logistics by ACRA
- As per World Bank's logistics performance index & indicators report 2023, JNPA posts impressive vessel turnaround time of just 22 hours (0.9 days), putting India amongst top performers



EASE OF DOING BUSINESS AT JNPA



Direct Port Delivery (DPD) of import containers has increased to 60% enabling cost saving of ₹ 8,000 to ₹ 20,000 per TEU and time saving from 5 to 7 days



Direct Port Entry (DPE) of export containers to Customs processing zones saves time of 1-2 days and cost saving of ₹ 2,000 per TEU



Streamlined movement of rail containers between the terminals with an ITRHO agreement



Import Dwell Time and Export Dwell Time at par with international ports



Offers seamless road and rail connectivity to hinterlands



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SUPPLY CHAINS IN A SOUP



Re-routing ships via Cape of Good Hope to reach Europe/US East Coast adds 20-plus days to the voyage.

The Red Sea crisis has put resilience of global supply chains back into testing waters. It is a double whammy for exports which were already down due to poor demand. Vessel schedules, delivery lead time and shipping freight rates have been the direct casualty. Around 80% of India's merchandise trade with Europe passes through the Red Sea.

External Affairs Minister S. Jaishankar was recently in a crucial diplomatic engagement with Iran discussing maritime security crisis created by the Houthi attacks. While, Iran has created a sort of regional resistance against the presence of the United States and Israel. India has to carefully steer through this geopolitical complication as we have vested interests in Chabahar Port and the INSTC. Notably, this explains why India has not joined Operation "Prosperity Guardian," while maintaining an uncompromising position against terrorism.

Shipping lines, which were recouping from the lost schedules and delays caused by the Covid pandemic, had seen rates falling to a low of \$20 per tonne for trips from India to Europe base ports and Mediterranean ports. However, the latest crisis in West Asia has once again put shipping lines and the exim trade in the dock.

Shipping lines have made a mass exodus out of Red Sea and Suez Canal, traversing a much lengthy route around the Cape of Good Hope. This has serious implications on the shipping time, cost and of course the war insurance. Shippers face surcharge of \$1,000-1,500 for 20 ft containers and \$2,000-3,000 for 40 ft containers. Experts opine that major companies like IKEA and Walmart have pre-negotiated and discounted contracts with shipping companies, so shipping companies often recover losses from smaller exporters and suppliers when there's a nomination involved.

Re-routing ships via Cape of Good Hope to reach Europe/US East Coast adds 20-plus days to the voyage. The diversion is resulting in containers remaining stuck in transit, leading to shortage of boxes at all ports. Dr. Ajay Sahai, CEO, Federation of Indian Exporters Organization (FIEO) has emphasised the necessity for more containers for coastal shipping to avoid repositioning charges. He also called for establishing an Indian shipping line of global repute to keep shipping costs under control.

Shipping companies are opting to route through Colombo as a convenient transit point due to its accessibility to the Middle East, South Asia, and East Asia. Indian transshipment through Colombo has also increased, which is not a positive indicator, as the countdown for starting transshipment at Vizhinjam Port has already begun.

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(भारत सरकार का नवरत्न उपक्रम)

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ग्राहक मूल्य सृजन

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Value Creation

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TLS is being provided & created in Multi Modal Logistics Parks across various strategic locations for containerized cargo of both EXIM and Domestic. TLS Advantages are Efficient rail transportation of containers, State of the art facilities, Massive warehousing capacity, Country-wide network, large fleet of containers, Fleet of Third party Container & Cargo Trucks for FLML (First Mile Last Mile Connectivity), Relationship with top-end customers & with various intermediaries in logistics.

REVOLUTIONIZING LOGISTICS WITH LNG TRUCK

With India's commitment to reach net zero by year 2070, CONCOR is offering road transportation services using LNG powered trucks/prime mover as its contribution to net zero. LNG truck emits 100% less Sulfur oxide, 70% less Carbon monoxide, 91% less particulate matter. A total of 100 LNG trailers have been ordered by CONCOR out of which 75 have been received and 25 more are in the pipeline. Using LNG trucks instead of Diesel trucks for transportation of cargo/container reduces carbon footprint and a way to contribute to society. CONCOR with LNG truck and rail transport offer sustainable logistics to its customer. Advantages exporter and importer have by using LNG trucks is reduced emission, carbon credit, lower logistics cost and reliable service.

IT INITIATIVE

CONCOR has embarked on a remarkable journey of IT innovation. This not only reduced operational costs but also significantly improved customer satisfaction. Furthermore, the introduction of automated billing of vendors and an e-Office has streamlined administrative functions, improving internal processes and increasing transparency and accountability. In addition, CONCOR has adopted IT initiatives such as KYCL (Know Your Container Location), Logistics App, Digital workplace solutions, and an AI-based Transportation Management System (TMS). These innovations have not only made the company more customer-centric but have also empowered employees to enhance their productivity.

MOVEMENT ON DFC

CONCOR is not only expanding its existing businesses but has also taken various initiatives to take advantage of opportunities available. This includes setting up of private freight terminals, MMLPs on DFC network, expansion of double stack halls etc.



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Freight and multimodal corridors will pave the way to create a multitude of new economic zones and establish better accessible geographies through resilient supply chains.



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Setting standards for logistics excellence

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The trend is towards sophisticated high-end warehousing

With 3 million sq. ft. of warehousing space operational, LP Logiscience plans to accelerate digital adoption, expand its geographical reach.



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The MMLP will be spread over 200 acres of land and will have an annual cargo handling capacity of 13MMT.

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MMLPs

MAKING SUPPLY CHAINS RESILIENT

Freight and multimodal corridors will pave the way to create a multitude of new economic zones and establish better accessible geographies through resilient supply chains.

T

he Indian logistics sector contributes nearly 14% towards the nation's GDP growth and aims to achieve a \$380 billion valuation by the year 2025. This brings us to the question, what is driving growth in this sector? India is poised to become a global manufacturing centre due to the current geo-political discord, the global giants are betting big on Indian soil. The higher interest to set up their manufacturing base and expand commercial real estate presence will

earmark an era of upbeat growth in this sector.

The National Infrastructure Pipeline (NIP), envisioned by our PM under the Gati Shakti Plan with an estimated investment of around Rupees one lakh crore is gearing up with a host of mega-infrastructure projects to completely transform the supply chain landscape. Freight and multimodal corridors will pave the way to create a multitude of new economic zones and establish better

accessible geographies. Further it will also play a major role in bringing down the logistics cost from 14% of GDP to around 8-9%.

The diversification of established real estate players into the logistics and warehousing sector is a natural move based on their expertise of land, building and regulatory liasoning. This will lead to the entry of multiple branded players catering to the huge demand for Grade A assets. Earlier, majorly driven by E-commerce, the logistics sector is now also propelled by the growth in FMCG, retail, automobile, heavy engineering, renewable energy, 3PL and pharma industries. The emergence of tier-II and tier-III cities as potential logistics markets is on the back of the rising last-mile delivery trend. Demand for build-to-suit space is growing as it enables the freedom of choosing one's location, size, and area.

Demand for warehousing and logistics parks will gain further momentum owing to growing consumer demand, and government incentivization. Greenfield assets are preferred over brownfield assets, pertaining to higher returns from the former. Cold storage warehousing is on the rise due to the growth of organized food retailers, improved agriculture supply and a healthy need to store biopharma and nutraceutical products. The 'just-in-time' model has gained a strong foothold with faster turnaround of deliveries expected by instant age consumers.

The growth impetus also falls on factors like higher consumption appetite steering even higher demand for goods & services across the world. An open economy has offered businesses the chance to leverage the power of digitalization and set their footprints across the globe to reach the right target audience. The world has never witnessed tech start-ups and the e-commerce industry flourish at such an unprecedented rate ever before and it is yet to reach even newer pinnacles. Hence, logistics is a promising sector to look forward to in the coming year and witness transformational changes taking place.

In line with the vision of seamless infrastructure connectivity as laid out

The industrial & logistics sector witnessed absorption of 11.4 mn sq. ft. in Q3 2023. Notably, tier I cities witnessed 78% of the absorption, while tier II and III cities accounted for the remaining 22%.



SRINIVAS N
MD, INDUSTRIAL & LOGISTICS, SAVILLS INDIA.

in the PM GatiShakti Master Plan, the Ministry of Road Transport and Highways has conceptualised the development of MMLPs in 35 locations that will cater to 50% of the road freight movement. They will further facilitate a hub and spoke model of freight movement, with hub-to-hub line haul movement over rail and trucks.

National Highways Logistics Management Ltd will be the nodal agency for development of these MMLPs at a cost of Rs.46,000 Crore. Project specific SPVs will be formed with stakeholders such as central and state governments, port authorities, railways to manage the MMLPs. Government will provide land and facilitate external connectivity through various modes of transport. Private investors will develop and operate them. MoUs have been signed with agencies such as NICDC for development of MMLPs in industrial corridors. Port Authorities have been roped in along with agencies such as TIDCO, MPDC, KIADB, TSIC.

The first MMLP is being developed

at Jogighopa near Guwahati. It is being developed by NHIDCL. MMLPs at Nagpur, Chennai, Bangalore and Indore are ready for implementation. DPR is underway for 6 locations – Hyderabad, Coimbatore, Pune, Mumbai, Anantapur and Visakhapatnam. Pre-feasibility study is being carried out at remaining 24 locations.

Demand drivers for MMLPs

The Indian logistics sector is beset with concerns, such as clogged transport networks, a skewed mix of transport modes, insufficient storage and handling facilities for in-transit commodities. This leaves the country in a disadvantageous position vis-à-vis other leading Asian manufacturing nations. Multimodal logistics parks (MMLPs) precisely aim to address these challenges and will help India attain competitiveness by lowering logistics cost.

A resilient logistics system

The need for an efficient and resilient logistical system that can weather disruptions such as the pandemic is being keenly felt by governments around the world. It is acknowledged that to integrate supply chains, functional silos across transport, warehousing, distribution, packaging, inventory management, and other value added services need to be broken. Supply chains are to be shortened by either locating the manufacturing closer to the key demand centers or ramping up local storage and distribution.

As redrawing manufacturing capabilities is a complex and expensive proposition, strengthening local logistics and establishing fulfillment and consolidation centers (warehouses) closer to demand centers has emerged as a more plausible option. As the supply chain gets more regional, the need for logistics parks at strategic locations becomes more important than ever.

While MMLPs have significant potential to lower logistics cost, its viability depends on identifying land near to consumption centres and industrial clusters. For instance, the success of Logistics Park Kansas City (LPKC) in the US had a lot to do with its proximity to the urban and industrial centre of Kansas. Direct access to rail and road infrastructure - especially access to four major interstates - together

with large tracts of land that could be quickly acquired and developed led to LPKC being a successful model, which generated employment, nourished local manufacturers and added to the state's income. So, while the benefits of MMLPs remain beyond doubt, their success will rely on parallel infrastructural development, availability of land at an affordable rate and policy initiatives (such as the National Railway Plan 2030, National Infrastructure Pipeline and National Logistics Policy).

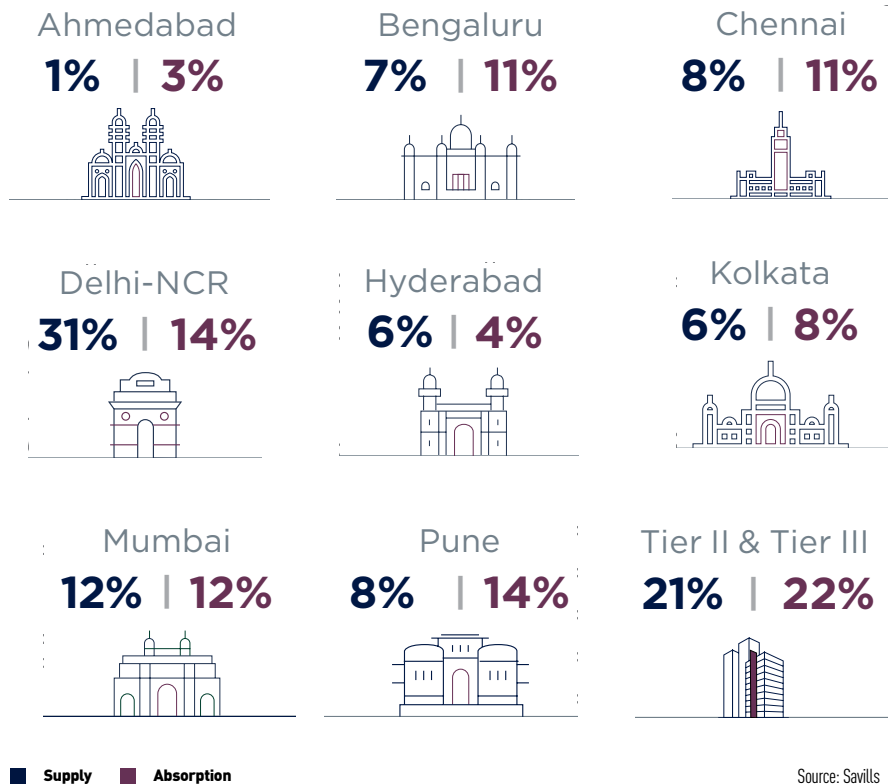
While infrastructure status to the logistics sector could help firms borrow money at competitive rates, the focus should also be on developing the corporate bond market, which is essential to avert the risk of asset-liability mismatch for banks. Further, state governments have a substantial role in the development of logistics infrastructure as they provide land, subsidies and requisite approvals, all of which need to be aligned for MMLPs to come up faster. Finally, the completion of these projects on time and within budget also remains a challenge, which will require a closer scrutiny.

Inventory planning: The pandemic has made assessing demand more challenging as companies move from deterministic to probabilistic demand scenarios. Often, companies are unable to maintain inventories for contingencies due to the dearth of storage infrastructure at the local level. Regional logistics parks can provide end-to-end visibility of inventory, collaboration, agility and optimization.

The Ministry of Road Transport and Highways (MORTH) estimates that logistics parks would drive about 10% reduction in transportation cost for the top 15 nodes by enabling freight movement on higher sized trucks and rail, which will also result in lower emissions and less congestion in cities. Shifting warehouses and wholesale markets, currently inside the city, to logistics parks (driven by lower rentals) would reduce urban congestion. In addition, modern and mechanized storage solutions provided by logistics parks would cut down storage and handling losses.

According to MORTH, these MMLPs are expected to serve five key functions: freight aggregation and distribution,

Industrial & logistics space use by city Q3 2023



multimodal freight transport, integrated storage and warehousing, information technology support, and value-added services.

Reduction in transportation cost

MMLPs enable small trucks to transfer load to larger trucks, which have 60 per cent lower freight cost on a per tonne per kilometre basis when compared to smaller-sized trucks. This is estimated to achieve at least a 10 per cent reduction in transportation cost.

Reduction in carbon emissions

Freight movement by rail has 65 per cent lower CO2 emissions compared to road freight on a per tonne per kilometre basis. With India targeting 45 per cent reduction in carbon intensity by 2030, MMLPs will go a long way in reducing freight pollution.

Reduced congestion

Increased freight movement on higher-sized trucks and rail will lead to a 20 per cent reduction in freight vehicles catering to the demands. Further, with the shifting of warehouses and wholesale

markets (currently which are based in urban areas), space in cities will be freed up, thus reducing congestion.

Improved warehousing

Warehouses operating in cities will stand to benefit after shifting to MMLPs as they will incur low rentals. Additionally, modern and mechanised storage solutions provided by logistics parks will enable reduction in storage and handling losses.

Advantage of hub and spoke model

MMLPs will help in the transition from the current situation of point-to-point freight movement to an efficient and smooth situation of hub and spoke model freight movement, enabling faster delivery of goods. The hub will be established on the outskirts of the main city and will feature connectivity through port, railway, airport and road. The spokes or smaller distribution hubs will be established within the city boundaries and will be connected to the main hub. For example, the Mumbai logistics park

will be connected to the smaller logistics/distribution hubs will be located in the Mumbai suburbs, Thane, Navi Mumbai, etc.

Additionally, the strategic geographical positioning of MMLPs (such as in Jogighopa, Nagpur, Chennai, Indore and Bengaluru, to name a few) aims to restructure the supply chain in a more agile and cross-country manner.

Intermodal connectivity

The facility of intermodal connectivity—such as dedicated railway lines, access from prominent highways and expressways—will allow the movement of commercial vehicles and connectivity to an airport or a seaport. MMLPs will also include various value-added services, including labelling, packaging, tagging and crating, thereby offering a variety of services at a single location.

An upbeat market

As per a recent report by Savills, the industrial & logistics sector witnessed absorption of 11.4 mn sq. ft. in Q3 2023. Notably, tier I cities witnessed 78% of the absorption, while tier II and III cities accounted for the remaining 22%. The manufacturing and 3PL sectors together accounted for 65% of total absorption in Q3 2023 followed by the retail sector at 16%. India witnessed supply of 17.8 mn sq. ft. in Q3 2023 of which 14.1 mn sq. ft. (79%) was from tier I cities and 3.7 mn sq. ft. (21%) was from tier II and III cities. Grade A space accounted for 54% of the supply and 52% of the absorption in Q3 2023. Delhi-NCR remained at the top with the highest contribution of 31% to total supply, closely followed by Mumbai with 12%. Chennai and Bengaluru contributed 8% and 7%, respectively to total supply.

However, in tier I cities, grade A space accounted for 62% of the supply and 54% of the absorption, indicating a significant increase in the supply and demand for graded and compliant buildings in tier I cities. The growing emphasis on EHS (Environmental, Health, and Safety) standards has led to increased demand for quality-compliant space from occupiers which will result in a transition from C and D grade spaces to grade A across the cities in the country in the coming years.

Nagpur – The emerging multimodal hub of India

The Maharashtra government is focusing on developing Nagpur as the preferred choice for multimodal logistics hub. Nagpur is being touted as the country's cargo capital with Rs 2,400 crore sanctioned for the projects. The Samruddhi Highway is providing high-speed connectivity to Mumbai and a parallel rail network is being developed. The Nagpur-Goa expressway will connect to south-western coast. The Nagpur-Hyderabad-Bengaluru expressway will boost connectivity to south India. The dry port at Sindhi will now become a game changer, transporting cargo by rail directly to JNPA.

“The growing 3PL, manufacturing and retail sectors continue to drive the industrial & warehousing demand. Tier II and III cities are witnessing significant growth as prominent hubs for sourcing, consumption, and distribution. With developments such as industrial & dedicated freight corridors, inland waterways, along with improved infrastructure the sector is poised for exponential growth. We expect the industrial and logistics sector likely to absorb in excess 40 million sq. ft. and supply in excess of 45 million sq. ft in 2023,” predicts Srinivas N, Managing Director, Industrial and Logistics, Savills India.

The manufacturing sector has gained momentum due to increased activity, supported by various incentive schemes. As a result, the manufacturing sector's contribution to overall absorption has consistently increased. In Q3 2023, the manufacturing sector was the driving force behind the overall demand, accounting for 33% of the total absorption. This trend is likely to continue, with a projected contribution in excess of 30% to the total absorption in the next two years.

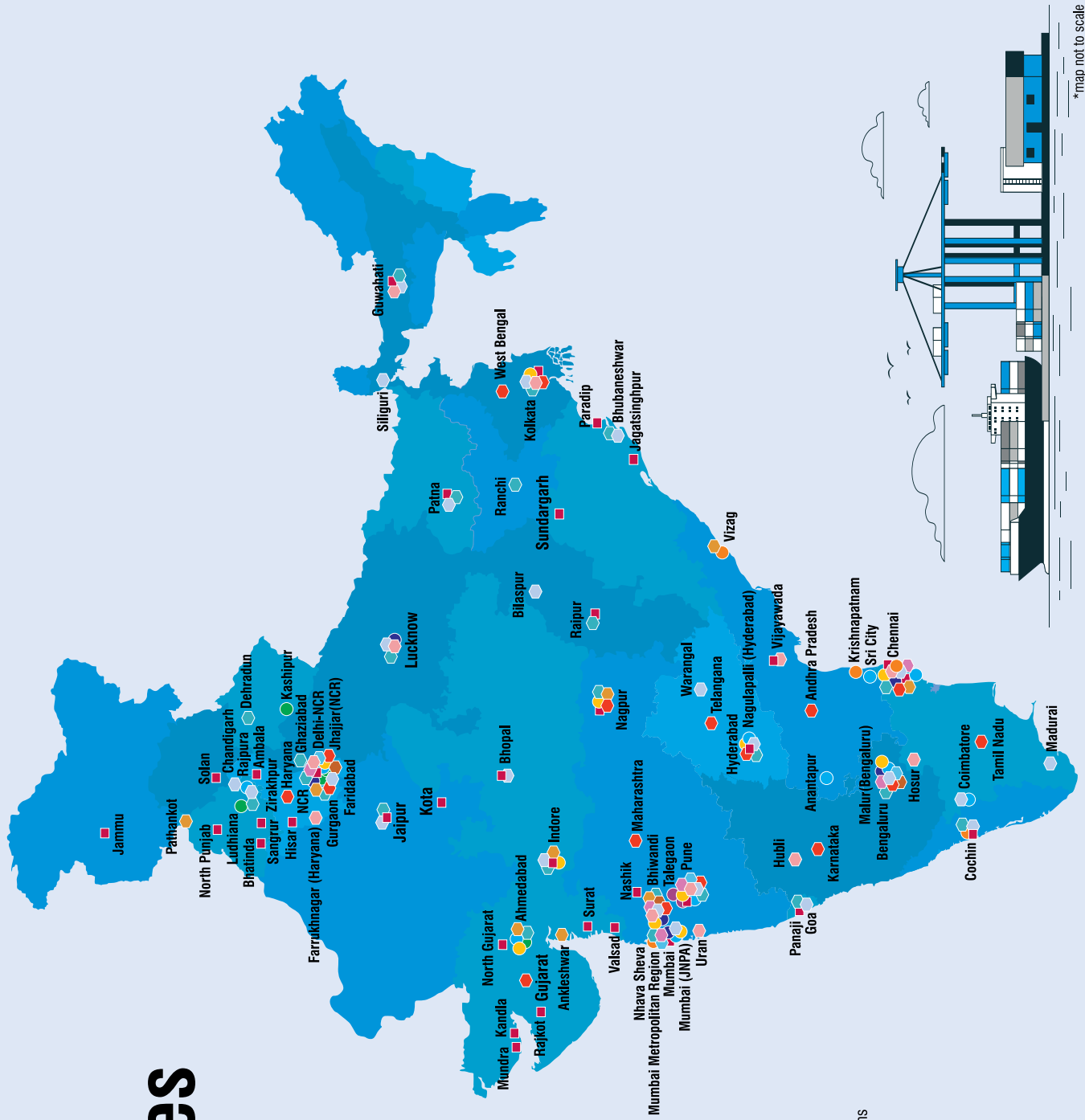
The 3PL sector followed closely behind the manufacturing sector, accounting for 32% contribution to total absorption in Q3 2023. The other sectors contributing to the demand are retail at 16% and FMCD/FMCG at 5%. The others including cold storage, chemical storage, FTWZs, ICDs, and Urban Warehousing contribution around 11%.

The way forward

Some of the recent developments clearly indicate a burgeoning requirement for logistics parks and warehouses in the days to come. In a recent workshop Niti Aayog has voiced the need for resilient supply chains as this will enable India to integrate into global value chains. Development of district level supply chains and promoting districts as export hubs will be crucial to build Indian exports. The Asian Development Bank (ADB) has green lit a \$250 million policy-based loan to further propel the development of industrial corridors in India. The initiative aims to enhance the competitiveness of the manufacturing sector, fortify national supply chains, and foster connections with regional and global value chains. The program is expected to create jobs in the manufacturing sector in industrial nodes, covering areas such as agribusiness, automotive, electronics, food and beverages, heavy machinery, pharmaceuticals, and textiles. The industrial corridor will encompass an efficient multimodal transport network within a designated geographic area.

These industrial corridors powered with multimodal networks are a prerequisite for making India the global manufacturing and export hub. India has been able to increase exports of goods and services by almost 55 per cent – from \$500 billion in 2021 to \$776 billion last year, in spite of a dull global economy. The platform is being set for positioning India at the fulcrum of global supply chains. 

MMLPs & Warehouses Map



■ Proposed Multi Modal Logistics Parks

List of logistics parks

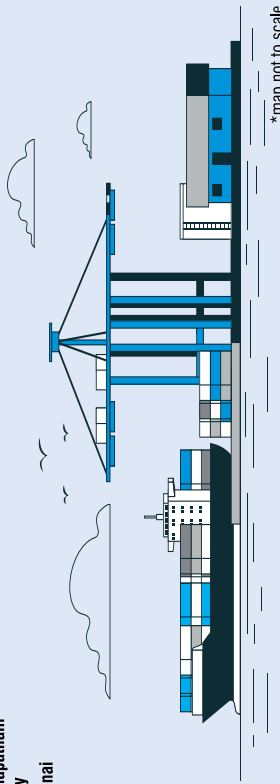
Gateway Distriparks

- Container Freight Stations (CFS):
- Inland Container Depots (ICDs):

- IndoSpace
- KSH Distriparks Pvt Ltd
- Welspun One
- Allcargo Logistics


List of warehouses

- Allcargo Logistics – upcoming warehousing locations
- Ecom Express
- Jeena &Co.
- KSH Logistics
- Flornic Global Logistics
- FM Logistics Multi Client Facilities
- LP Logistics
- TVS Supply Chain





SETTING STANDARDS FOR LOGISTICS EXCELLENCE



The state policies will serve to proactively creating robust logistics ecosystem, while addressing issues being faced by stakeholders in establishing, managing, and operating logistics services and allied activities in the States/UTs.

T

he government has launched the National Logistics Policy (NLP) on 17th September 2022, which will guide States/UTs in formulating and implementing their respective State Logistics Policies. While NLP will strengthen logistics services, government's pioneering initiative of the PM GatiShakti National Master Plan (PMGS-NMP) will focus on creation and improvement of multimodal logistics infrastructure in coordination with states/UTs and their agencies under one common platform by unifying all decision-making processes and removing

silos. In continuation of the spirit of centre-state cooperation, the NLP sets a standard of logistics excellence for states/UTs to be adopted suitably in their own special environment.

Uttarakhand Logistics Policy 2023

Objective of the policy is to strengthen new and existing logistics infrastructure like godowns, ICDS, cold storage, rail-road connectivity to industrial estates/ clusters etc. Upgradation and improvement of existing warehousing and logistics

infrastructure facilities to promote economic activities. Mapping of logistics facilities across the state to identify areas of intervention/improvement and development.

Warehousing & logistics parks

Fixation of standards in respect of easy availability of land and convenient environment for conversion of land use, relaxation in Floor Area Ratio (FAR) for warehousing, height of godowns etc.

Proximity

Logistics Park shall be predominantly located at a maximum distance of 10 Kms from periphery of existing or proposed Integrated Industrial Estate Parks / SIDCs / any proposed industrial cluster.

Maximum distance of 3 Kms from any existing or proposed trunk infrastructure (Railways/ State Highway/ National Highway), or Airbase. Inland Container Depots (ICD)/Container Freight Station (CFS) shall be predominantly located in the proximity to the nearest railway stations/ Airbase.

Andhra Pradesh Logistics Policy 2022 – 27

Government will prepare a State Logistic Plan duly mapping the existing and upcoming logistical facilities throughout the state, which include all modes of transport, aligning with the National Master Plan. Based on the State Plan, annual plans will be prepared based on the priority of projects.

MMLPs through private participation

Four industrial nodes - OrvaKal node (7,800 Acres), Hindupur node (10,700 Acres), Donakonda node (17,117 Acres) and Srikalahasti-Yerpedu node (24,191 Acres) are being developed. An MMLP near Kakinada Port will also be developed.

Warehousing

The State currently has only about 13.38 Lakh MT of warehousing capacity and the same will be augmented to 56 Lakh MT during the policy period to meet the growing demand, especially in Vijayawada, Kakinada, and Nellore. The policy encourages private participation to setup retail-linked warehouses with grading, sorting and packing facilities along with in-house testing labs, in the

land available within existing Industrial parks.

Assam Logistics and Warehousing Policy 2022

Land bank support to the logistics sector

Any Industrial Park developed by AIIDC, AIDC and AIDC in the State shall earmark 15% of its land for development of Logistics Infrastructure including Logistics Park, Truck Terminal, Cold Storage, Warehouses, Primary Processing Centres etc. The same shall be applicable for existing industrial infrastructure under these corporations.

Financial Incentives

MMLP: Financial assistance@25% of the fixed capital investment up to a maximum of INR20 Crore for developing infrastructure in Integrated/ Multi Modal Logistics park. Applicable for Parks setting up in any district except Kamrup Metro. Financial Assistance shall be provided to a maximum of 3 MMLPs during the policy period.

Logistics Park: Financial assistance@ 30% of the fixed capital investment up to a maximum of INR10 Crore for developing infrastructure in Logistics park. Applicable for industries setting up in any district except Kamrup Metro. Financial Assistance shall be provided to a maximum of 5 units during the policy period.

Warehouse: Financial assistance @30% of the fixed capital investment up to a maximum of INR 750 Crore for developing warehouses. Applicable for industries setting up in any district except Kamrup Metro. Financial Assistance shall be provided to a maximum of 33 Warehouses during the policy period.

Cold Storage Infrastructure: Financial assistance@ 30% of the fixed capital investment up to a maximum of INR 3 Crore for developing Cold Storage Infrastructure. Financial Assistance shall be provided to a maximum of 34 units during the policy period

Primary Processing Centers: Financial Assistance for setting up of Primary Processing Centre for Agri-Horticulture produces @30% subject

to a ceiling of Rs.0.75 Crore. Financial Assistance shall be provided to a maximum of 136 units during the policy period

Centre of Excellence for Logistics and Warehousing: Financial Assistance for development of Centre of Excellence@ 30% subject to a ceiling of Rs.2 Crore. (Financial Assistance shall be provided to a maximum of 5 units during the policy period).

Tamil Nadu Logistics Policy & Integrated Logistics Plan 2023

The GoTN will identify and earmark land parcels, minimum 50 acres, at strategic locations in the State for development of Multimodal Logistics Parks/Logistics Park/Warehousing Clusters/Private Freight Terminal (PFT).

In order to promote development of logistics terminals and warehousing, the GoTN will extend the provision of special incentives for logistics infrastructure as mentioned under Para-17 of the Tamil Nadu Industrial Policy, 2021 to the following categories that qualify as per the extant Harmonized Master List of infrastructure sub-sectors of the Department of Economic Affairs, Government of India: Multimodal Logistics Park comprising Inland Container Depot (ICD) with a minimum investment of Rs. 50 cr. and minimum area of 10-acre and/or, cold chain facility with a minimum investment of Rs. 15 cr. and minimum area of 20,000 sq. ft, and/or warehousing facility with a minimum investment of Rs. 25 cr. and minimum area of 1 lakh sq. ft.

The GoTN will re-classify the warehouse segment to industries category to facilitate ease of doing business in the State. The GoTN will take necessary steps to increase the maximum permissible height for warehouse development up to 24m.

The GoTN will create a separate sub-category for warehouse development under the industries category for streamlining the registration process. During the master planning phase, the GoTN will earmark specific strategic regions/ locations for development

of logistics facilities that will act as an aggregation centre and provide intermodal services.

To promote logistics activities within government industrial parks/estates/clusters in the State for development of warehouses or built to suit practices, the GoTN will waive off the sub-leasing charges, charged by the government industrial estates.

Incentives for Integrated Logistics Parks: The developer of an Integrated Logistics Parks in “B” & “C” Category Districts will be eligible for Special Incentives for Warehousing & Logistics as defined in Para 15 of TNIP, 2021: “Special Incentives for Industrial Parks”, subject to meeting the criteria for an Approved Logistics Park as specified in Annexure VI that will be amended in TNIP, 2021 with 100% relaxation in the non-processing area of the park area.

The specific incentives that shall be available are as given below:

Capital subsidy: Integrated Logistics Park developers will be eligible for a Capital Subsidy of 12% or 15% of investment in internal infrastructure in “B” or “C” Category Districts, respectively. This will be provided based on the following milestones:

50% of the amount determined as Capital Subsidy upon paid-up allotment of 50% park area along with 10% operational units, i.e. either 10% of units achieving commercial production or units occupying 10% of park area achieving commercial production. This will be distributed in equal annual instalments over 5 years.

50% of the amount determined as Capital Subsidy upon paid-up allotment of 75% park area with 25% operational units, i.e. either 25% of units achieving commercial production or units occupying 25% of park area achieving commercial production. This will be distributed in equal annual instalments over 5 years.

Green Logistics Park incentive: Integrated Logistics Park developers undertaking green and sustainable initiatives as listed in the Tamil Nadu Industrial Policy, 2021, will be eligible for a 25% subsidy on cost of capital for

setting up undertaking such initiatives, subject to a cap of Rs.5 Cr.

Criteria for approval of land for developing integrated logistics park

- Any facility that qualifies as Logistics Infrastructure as per the extant Harmonised Master List of Infrastructure Sub-sectors of the DEA, GoI. The list currently include:
- Multimodal Logistics Park comprising ICD with a minimum area of 10-acre and/or, Cold Chain Facility with a minimum area of 20,000 sq. ft, and/or Warehousing Facility with a minimum area of 1 lakh sq. ft.
- Should not have more than 10% wet land or double crop land
- Should not include (for contiguity) more than 5% of Government land

To encourage warehousing and cold chain developers, Department of Industries will extend the incentives and benefits applicable under section 17 of Tamil Nadu Industrial Policy, 2021 to the categories defined as per extant Harmonized master list of DOE:

- Multimodal Logistics Park comprising Inland Container Depots (ICD) with a minimum investment of Rs.50 Cr and minimum area of 10 acre and/or, Cold Chain Facility with a minimum investment of Rs. 10 crore and minimum area of 15,000 sq. ft,
- Warehousing Facility with a minimum investment of Rs. 15 crore and minimum area of 75,000 sq. ft.

Punjab Logistics Policy

The Government shall earmark requisite land for development of warehousing facilities. The Government shall promote the setting up of warehousing facility in agricultural zones, where they would be operating warehousing operations from the premises. This shall be applicable to warehouses dealing with specialised cargo and cargo with value added attributes. A Logistics zone will be earmarked along and around the Amritsar Kolkata Industrial Corridor and all new enterprises setting up in the zone will be exempted from the requirement of CLU/E DC.

The Government shall provide necessary infrastructure support for Industrial, Logistics and Warehousing Hub in Zirakpur-Tepla-Rajpura region. Zirakpur, along with Tepla and Rajpura can emerge as the primary logistics hub, which can cater to freight from Shimla, Baddi, Delhi and Punjab. The State government shall continue to explore establishment of new ICDs and CFSs on need basis and support development of logistics park, warehousing zones etc.

The Government shall adopt a rating and feedback mechanism of existing warehouses so that required quality improvement measures can be undertaken. The Government shall also develop an online portal showcasing database of warehouses for users to discover most suitable needs. The Government shall also provide requisite assistance to the Central Government in order to enable faster and more accurate data collection.

To increase efficiency in the supply chains and augment export infrastructure, following measures shall be undertaken:

The State shall undertake establishment of ICDs/CFSs which may act as hub in the logistics chain. The State shall endeavour to create Free Trade and Warehousing Zone at strategic locations near ICDs and dry ports and along the existing and upcoming freight corridors, expressways, highways. The FTWZ will be equipped with facilities such as customized warehousing, office spaces, transportation, and handling facilities.

The state shall undertake upgradation of facilities at ICD Chheharta in terms of human resource and cargo handling capacity. The State shall expedite the development of an ICD in Manawala, Amritsar. The State shall endeavour to establish an ICD in the District of Bathinda as this shall help in enhancing exports from the Southern region especially for products like textiles and electric transformers.

To promote creation of logistics parks and related infrastructure, the State would facilitate investors by:

- The State through its Departments/ PSUs shall be open to create JVs/ SPVs with private sector stakeholders

in creating logistics parks and shall provide land as equity wherever feasible.

- The State shall ensure a non-hindered/ non-restricted road connectivity in the form of 2-way paved road (7 meters wide with 1.5 meters of shoulder on each side) for movement of all types of cargo. Connectivity requests from these will be facilitated by SLC through member Departments.

First 3 MMLPs/ units in logistics parks approved by the State will be treated as anchor units with the following fulfilment criteria:

- Minimum FCI – 100 Cr
- Minimum direct employment generation – 250

The State will give the following special incentives to the Anchor Units apart from other fiscal and nonfiscal incentives, which the unit may be entitled to.

- 100% reimbursement of net SGST for a period of 15 years subject to 200% of FCI in place of investment subsidy.
- 100% exemption from CLU/ EDC charges (except for commercial activities)

Logistics parks

Logistics Parks with minimum area of 25 acres shall be allowed with a total investment of at least INR25 crore. A minimum of 85% of the total area shall be used for providing logistics services and within this 20% shall be permitted for industrial activities. 10% of the total remaining area shall be allowed for residential purposes. For commercial activities, up to 5% of the total area shall be allowed. No CLU or EDC shall be levied on logistics services, industrial and EWC residential components of Logistics Parks.

Specialised Warehouses in Border Districts

Warehouses in border districts except the ones handling unprocessed and/ or non-packaged and / or non-value added food grains or commodities shall be 100% exempt from CLU/ EDC charges. The required road width for warehouse shall be 80 feet with minimum plot area of 1 hectare.

Kerala State Logistics Policy

Kerala can identify the key types of goods unique to the state (e.g.: spices , sea food, processed food etc) and develop standards for modern warehouses comparable to international standards, yet relevant to Kerala. Once these standards are formed, it could be plugged to national standards.

Warehouse on cloud (a cloud based marketplace to expose the warehouse rates, reviews etc for better capacity utilization & price discovery). Assess the need for new warehouses, types & locations and see if it merits to have green-field warehouses & if required, adopt a PPP model on State / central land whichever is most suitable. Standards relating to palletization, handling equipment, racking and trucking / containerization to be developed through technical panels aligned with global best practices.

Logistics clusters in state are identified based on the geo-clustering of warehouses, ports, rail, industry areas etc. It is proposed that these areas be converted into logistics parks / mini-MMLP's.

Volume of containerized traffic would be a key factor in getting MMLP investment in future. Hence this aspect could be measured & tracked, especially in Kochi Coimbatore economic corridor.

Airfreight stations to be developed & located within MMLP's wherever possible. Setting up aggregation centres, pack houses, temperature controlled storages at strategic locations. Develop a strategic plan to develop 'warehousing as a business,' rationalizing licenses & rules, making it easy to open warehouses in the geo-clustered logistics zones identified. Establish logistics parks with warehousing facilities in peri-urban areas near cities.

Haryana logistics, warehousing and retail policy

Objectives: Creation of at least 5 logistics parks across Haryana with private sector participation. Attract investments to the tune of INR 10,000

Crore in logistics, warehousing and retail sectors. Target increase in consumption by developing retail hubs in major towns of the state.

Fiscal incentives – Logistics and Warehousing

Capital subsidy: Financial assistance @25% of the fixed capital investment subject to maximum of INR 5 crores for warehousing sector. Financial assistance @ 25% of the fixed capital investment up to a maximum of INR 15 Crore for developing infrastructure in Logistics parks. Financial assistance @ 25% of the fixed capital investment up to a maximum of INR 25 Crore for developing infrastructure in Integrated/multimodal logistics park.

Interest subsidy: Financial assistance for warehousing in the form of interest subvention @ 5% on loan taken to meet working capital requirements subject to a maximum of INR 10 lakhs per year for 3 years. Financial assistance for logistics parks in the form of interest subvention @ 5% on loan taken to meet working capital requirements subject to a maximum of INR20 lakhs per year for 3 years. Financial assistance for MMLPs in the form of interest subvention @ 5% on loan taken to meet working capital requirements subject to a maximum of INR 50 lakhs per year for 3 years.

Reimbursement of 100% Stamp Duty

Electricity Duty 100% of Electricity Duty exemption for a period of 7 years.

External Development Charges (EDC) - 50% reimbursement in EDC in C and D category blocks for Warehouses, Logistic Parks and Integrated/Multimodal Logistics Parks Single desk clearance mechanism - All permissions/licenses pertaining to Logistics and Warehousing will be granted on submission of common application form through HEPC (Haryana Enterprise Promotion Centre). The dedicated relationship managers shall be appointed assisting the projects in obtaining necessary clearances.

Ground Coverage Maximum permissible ground coverage for all units is 60% as per Haryana Uniform Building Code 2017.

Setting up "Warehousing cum Retail" facility in agricultural zone: The Investor

shall be permitted to setup "Warehousing cum Retail" facility in agricultural zone in Medium and Low potential zones, where they would be operating Warehousing and retail operations from the common premises.

Following are the development guidelines for this category:-

- Minimum land requirement shall be 10 acres.
- The Retail or Cash & Carry activity shall be carried out at up to a maximum of 25% of the permitted FAR for the given land parcel.
- Auto CLU zones shall be earmarked in Agriculture Zones for setting up of Warehousing cum Retail units.

Integrated MultiModal Logistics Hub

An Integrated Multi Modal Logistics Hub is being developed in PPP mode as the largest logistics hub in North India over 1200 acres at Nangal Chaudhary, Narnaul. Earmarking Special hubs for warehousing and Logistics sector at the stage of Master Planning of "Panchgram Cities": The State shall earmark land for developing Warehouses, Logistics Parks, Warehousing Cum Retail hubs and Integrated/Multi Modal Logistics Park in the master plan of Panchgram Cities. (Identified on the 135 km. stretch of KMP expressway). Government of Karnataka and MoRTH have initiated the development of a Multimodal Logistics Park at Obalapura, near Nelamangala - Muddalinganahalli railway stop to promote logistics infrastructure. MMLP at Kadakola near Nanjangud is being developed by CONCOR. KSIIDC is planning to develop a logistics park at Balepura village, Channarayapatna Hobli, Devanahalli Taluk. KIADB is planning to develop a logistics park in 400 acres in Vasanthnarsapura Industrial Area 2nd Phase near Tumakuru on NH-48.

Container rail terminal to be developed to provide Custom clearance facilities for exports at Sambra, Belagavi. To set up an ICD in North Karnataka region – around Hubballi Dharwad. Explore setting up of a new ICD near the Chennai Bengaluru Industrial Corridor near Hoskote.

The Trade Infrastructure for Export Scheme (TIES) assists in the creation of

modern infrastructure for exporters, like land Customs station, plug-and-play facilities, quality testing and certification labs, cold chains, trade promotion centres, dry ports, export warehousing and packaging, SEZs and ports/airports cargo terminuses. The State Government invites private developers to construct rail or road-connected ICDs/ Free Trade Warehousing Zones / Dry Ports/ Logistics Parks/ Integrated Logistics Parks/ Industrial Clusters/ MSME Parks, and any other logistics infrastructure across the State at strategic locations through PPP or Private Development mode. For these projects, the Government shall identify suitable land and follow the bidding procedure for selecting a developer for the project's construction. Further, the Government shall earmark certain land in the Industrial Estate / Cluster / MSME Parks for logistics infrastructure such as Warehouse / Cold Storage. This infrastructure shall act as a logistics hub and help consolidate the logistics activities in one place in the district.

At least 5 acres of land shall be demarcated in upcoming Industrial Estates/Industrial parks / Industrial Clusters and SEZs to develop common logistics infrastructure- such as warehouse/ cold storage/loading - unloading facilities /Truck Terminus etc. The policy aims at attracting the foreign and domestic investments to develop state-of-the-art Logistics Park(s) and collateral infrastructure. Create an enabling environment in the state to mobilize investments in the development of Logistic Park(s) infrastructure directly by government/by Private participation/ Public Private Partnership (PPP) and subsequently from Logistics Service Providers (LSPs) of both forms i.e. asset-based as well as asset-light LSPs.


Enhance network benefits for the Logistic Park(s) through unified planning by taking into account existing and upcoming industrial infrastructure and urban infrastructure in the state. Elucidate the roles and responsibilities of relevant state authorities and private parties in development and operation of LP(s) in the state. Support the development of LSPs (like 3PL, 4PL) in the state by ensuring cooperation and

collaboration between state authorities and industry.

Incentives Package for Warehousing & Logistics Industry

- Investment assistance to the tune of 15% maximum of USD 2 Mn (INR 15 crore) on Gross Fixed Capital Investment (except land and residential buildings)
- Infrastructure development assistance to the tune of 50% maximum of USD 130K (INR 1 crore) to construct access infrastructure to the site for private/undeveloped government land
- 100% reimbursement of stamp duty and registration fee on Mortgage executed in obtaining loan logistic & warehousing hub/park and on purchase of land
- Electricity duty exemption for 5 to 10 years for new High Tension (HT) connection by a DISCOM
- Relaxed Floor Area Ratio (FAR) of 1: 0.60 and maximum ground coverage of 60%

Gujarat integrated logistics park policy

Scheme for Financial Assistance to Integrated Logistics Facilities has been introduced by Government of Gujarat under Gujarat Integrated Logistics and Logistics Park Policy 2021 vide GR No. GID-102021-560-I-1, Dt.31/07/2021. This scheme is in force from Dt.02/08/2021 and will remain in operation for period of five years i.e., up to Dt.01/08/2026. By this scheme, the assistance will be given to the private developer for developing Logistics Facilities and Logistics Park with all required infrastructure and logistic services. In case of Land taken on Lease/ Rental basis, there should be Registered Lease/Rental Deed for minimum 10 Years between the Developer and Land Owner. Developer has to maintain and operate the logistic facilities for atleast minimum period of 5 years. Any eligible Logistics facility as mentioned in GR shall not be sold out/transferred to other unit/entity, atleast for 5 years from date of sanction letter. Facilities shall be given on Lease/ Rental basis, otherwise it will not be eligible for assistance under this scheme. 



EXPANDING WAREHOUSING OPERATIONS

"We have big plans to double our warehousing footprint over next 3-5 years. Some of our upcoming locations are NCR, Bhiwandi, Chennai, Kolkata, Pune and include tier 2 and 3 cities too like Lucknow, Hubli, Guwahati, Vijaywada etc."

Allcargo Supply Chain operates more than 5 million square feet of warehouses, which are dispersed across more than 80 different sites pan India. The sizes vary from 5000 sft in-city warehouse to large format 3 lakh sft grade A warehouses. The locations cover all major markets so that our customers can take full advantage of pan India reach. Our facilities are equipped with both fully automated and semi-automated systems for warehouse management and are fully compliant. We have big plans to double our warehousing footprint over next 3-5 years. Some of our upcoming locations are NCR, Bhiwandi, Chennai, Kolkata, Pune and include tier 2 and 3 cities too like Lucknow, Hubli, Guwahati, Vijaywada etc

Commodities served

Allcargo provides services to multiple industries such as the chemical, FMCG, e-commerce and retail, automotive

and engineering. We are the industry leaders when it comes to the storage of chemicals. Our warehouses are constructed in a way that is compliant with the standards used internationally. In addition, we adhere to the most up-to-date and effective safety procedures and systems, both for the protection of the people who work here and the chemical products that they work with. We are also growing very fast in ecommerce space and automotive.

Connectivity to warehouses

All our warehouses are strategically located across India which has close connectivity to industrial hubs, transport routes and consumption centres offering significant locational advantage. Our Latest Chemical warehouse in Uran is located very close to the JNPT port and 25 km from the Mumbai-Pune expressway. Location of our warehouses gives advantage to our customers for seamless distribution.

Use of technology

Our warehouse facilities are outfitted with cutting-edge infrastructure and WMS, which not only streamlines the

"Our warehouse facilities are outfitted with cutting-edge infrastructure and WMS, which not only streamlines the process of storing goods and distribution thereof but also optimizes the space for storage with narrow aisle design and G+6/G+7 racking configuration."

process of storing goods and distribution thereof but also optimizes the space for storage with narrow aisle design and G+6/G+7 racking configuration.

Value added services

In our warehouses we offer packing, MRP labelling, kitting solutions as value added activities. In addition to our warehouse service, we also offer international supply chain solutions, express distribution, air freight services, container freight stations (CFS), logistics parks, and both LCL and FCL services.

We take care of your **logistics
so you focus on your **business.****



Chartering RoRo is a worldwide provider of complete freight and logistics solutions with a firm belief in ethics, total commitment to our clients and a quest for excellence in delivering solutions set us apart from the rest in the field.

OUR USP



Market Intelligence

Deep market connect with local & hinterland markets - global destinations.



Supporting Demands

Special liner contract & own fleet to support customer's complex demands with 1st class service.



Cargo Specialist

Over 2 decades of experience handling cargo & stowage across 17 countries.



Global Consultant

Registered Expert with global consultant to advise on ports & infrastructure.

OUR SERVICES



Liner & NVOCC Agency

- Deep market connect presence.
- Own bond & PDA in ports & terminals
- Special rates with CFS/CD
- All directions - one stop shop for trade
- Team specialises in destination markets
- Customised solution for EXIM cargo



Freight Forwarding - Containers

- FL forwarding/ LCL forwarding (sea/air/land)
- Tier - 1 rates on MLO for long haul destination
- House BL- duly compliant with US trade bond
- Spot rates on feeders service (ME+ ISC+ SEA+ FE)



Break Bulk & RoRo Forwarded

- Strong Broker network & direct liner relations
- Cars in Containers & RoRo
- Track Record with OEM (CO)



Supporting services & advisory

- Feeder slots/ space forwarding
- Container Trading (SOC) on demand
- Vessel deployment/ Spot fix & chartering
- Leasing

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STRATEGICALLY LOCATED TO SERVE CONTAINERISED TRADE

"PAN India, we have land bank of almost 500 acres which at full capacity can handle over 2 million TEUs annually. All our CFSs are within 25km of the port."

Gateway Distriparks is India's leading multimodal container logistics company owning 5 Container Freight Stations (CFS) and 5 rail linked Inland Container Depots (ICD). The CFS locations are in port towns in Nhava Sheva, Chennai, Vizag, Kochi and Krishnapatnam and the ICD locations are in the hinterland at Gurgaon, Faridabad, Ludhiana, Ahmedabad and Kashipur with a sixth ICD under construction in Jaipur. PAN India, we have land bank of almost 500 acres which at full capacity can handle over 2 million TEUs annually.

Commodities served by logistics parks & warehouses

Gateway Distriparks is handling all commodities that can be containerized across all industries and it varies

depending region to region. The major sectors that we cater to are auto, scrap, waste paper, rice, industrial goods, white goods, garments, handicrafts among others.

Connectivity by road and rail to the nearest seaport/airport

All our CFSs are within 25km of the port and are connected by road. With regards to our ICD business, Gateway has a Category 1 CTO license which allows us to run trains across any location across India. The main ports that all our ICDs run regular services to are Mundra, Pipavav and Nhava Sheva.

Use of technology at warehouses and logistics parks


Gateway has always been a pioneer in providing IT based solutions in the industry. We were among the first to implement GPS and RFID based solutions when we started our operations. Since then, we have constantly been upgrading our systems to increase ease of doing business and giving the customer highest value. Some of our key initiatives are implementing portals for real time

information to our customers, reducing paperwork by adding digital kiosks at all our locations, and developing digital dashboards with live information for our internal operations across all functions. We have also started API integration with our customers to take our relationship with them to the next level. We will continue to invest constantly in improving our technology.

Value added services offered

The main services that we offer at our locations are container handling, rail transportation, first and last mile road transportation, general and bonded warehousing and reefer container services. We offer fully customized solutions for end to end inland transportation and some of the other value added services we provide are palletisation, shrink wrapping, lashing and choking, container fabrication, container repair and maintenance and temperature controlled warehousing.

Locations with upcoming demand for warehousing & logistics parks

All our existing locations are seeing healthy growth with large investments coming particularly in NCR, Gujarat and Tamil Nadu. We are well equipped to handle the increase in volumes and are aligned across the Western Dedicated Freight Corridor which will help the NCR and Gujarat market grow at an even faster pace. We are also exploring other regions in North, West and Central India where we are currently not present where we can see rapid growth. 



DIVERSE WAREHOUSING SOLUTIONS ON ROBUST TECH PLATFORMS

TVS Supplychain Solutions is planning to incur a capex of ₹100-110 crore every year till FY26, which would be under 1% of revenue. It will be made mostly on technology, automation and warehousing product

TVS SCS, one of the world's fastest-growing Supply Chain and Logistics Companies, has 300 strategically located warehouses across five continents covering over 27 million sq. ft. of warehousing space. TVS SCS has enabled its clients to expand their operations across the globe providing them with flexibility, scalability and a significant competitive advantage.

Commodities served by these warehouses

We provide warehousing solutions to customers spanning across diverse industries such as automotive, industrial, consumer, technology, technology-infrastructure, rail, utilities, healthcare, etc.

Use of technology

TVS SCS' warehousing solutions are well supported by industry-leading technology systems and material handling equipment. Depending upon the clients' needs, we offer multiple warehousing or storage types such as Contract Warehousing, Cross-Docking, Open Yard Management, Rework and Refurbish Management State-of-Art;

Multi-User Facilities; Palletised & Racked; and Temperature controlled.

Additionally, TVS SCS has an operational technology platform that includes in-house systems and software such as Msys, i-Loads, Visibility, TRACE, Courier Alliance, LCL Consolidator and e-Connect as well as third-party software such as CargoWise. The technology infrastructure is supported by the smart centre control tower, development centres and 'Centre of Excellence.'

Value-added services

We always strive to provide value to our customers through our capabilities and knowledge. Our value-added services include sourcing, inventory planning, inventory management, procurement services, kitting, pick and pack, packaging, repair and refurbish, sequencing and sub-assembly service for components, merge-in-transit and shipment consolidation.

Future Growth

"We continue to see robust demand for supply chain solutions across industry sectors and geographies. Our new opportunity pipeline is strong and we expect new business to continue to deliver. We are confident that our global presence, diversified revenue base and operational excellence will drive performance," says MD, Ravi Viswanathan. TVS Supply Chain

Solutions Ltd. (TVS SCS) has drawn up a plan to figure among the top 50 logistics companies worldwide.

The end-to-end supply chain provider posted a strong growth in Q1, expanding at 20.1% across all the three geographies - India, U.K., Europe and North America - with EBITDA growing by 190 basis points. "India grew by 14.3% in the ISCS (integrated supply chain solutions). So, clearly, India continues to be a very strong driver of growth. Europe and North America together made the rest. The revenue from Network Solutions segment declined by 35.1%," he said.

On the outlook for FY24, Mr. Viswanathan said that TVS SCS is expected to post a very high year-on-year growth in its revenue from ISCS and it might be closer to 20%.

TVS SCS, meanwhile, is planning to incur a capex of ₹100-110 crore every year till FY26, which would be under 1% of revenue. It will be made mostly on technology, automation and warehousing product, said its Global CFO Ravi Prakash Bhagavathula. As of June 2023, the company had a gross debt of ₹1,788 crore that will come down by roughly about ₹1,090 crore to ₹685-700 crore by March 2024. Net debt should be about ₹100-150 crore. And as a result of that, the interest savings should be about ₹15 crore a quarter, he said. 📌



MINIMISING LOGISTICS COST FOR CUSTOMER

"We actively expand our land holdings in key areas near major industrial hubs and consumption centres, enabling our clients to seamlessly grow their operations while minimising logistics costs."



IndoSpace is the largest investor, developer, and operator of grade-A industrial and logistics real estate in India. We have the largest national network of 51+ parks with 58 million square feet delivered/under development. These logistics and industrial parks are strategically located in 11 key cities across India including Rajpura, Delhi/NCR, Ahmedabad, Mumbai, Pune, Bengaluru, Coimbatore, Chennai, Sri City, Anantapur and Hyderabad, catering to the diverse requirements of businesses across sectors like automobile, e-commerce, FMCG, and more.

Connectivity by road and rail to the nearest seaport/airport

IndoSpace logistics and industrial parks are strategically positioned to allow excellent connectivity with road and rail networks, thus ensuring convenient access to nearby seaports and airports. We actively expand our land holdings in key areas, enabling our clients to seamlessly grow their operations while minimising logistics costs. Our well-established portfolio includes zoned and entitled land holdings situated advantageously near major industrial hubs, consumption centres, and major highways across India.

Use of technology at logistics parks

At IndoSpace, we prioritise the seamless integration of technology to enhance our operations and offer an exceptional customer experience to our valued clientele. We are proud to be the partner of choice for over 100 MNCs and



Technology in Logistics Park

Our next-generation warehouses play a pivotal role as enablers for cutting-edge technologies, including robotics, automation, and artificial intelligence, empowering our tenants with state-of-the-art tools to optimise their operations.

industry leaders.

Our next-generation warehouses play a pivotal role as enablers for cutting-edge technologies, including robotics, automation, and artificial intelligence, empowering our tenants with state-of-the-art tools to optimise their operations. We also place a strong emphasis on data security, harnessing the power of AI-based cloud computing to ensure the utmost protection of our clients' valuable information.

In alignment with our commitment to progress and sustainability, IndoSpace has continued to integrate technological advancements that fuel our vision of sustainable spaces and enrich consumer experience with well-organised operations. Our green infrastructure is designed to reduce the overall carbon footprint. From rooftop solar panels and natural ventilation designs to green material selection and water-saving tools – we are incorporating the latest sustainable technology and design into our facilities to help businesses operate more efficiently.

Services offered at logistics parks

IndoSpace has pioneered modern industrial and logistics real estate in India, offering a wide range of services to meet the evolving needs of various industries, including automobiles, e-commerce, FMCG, 3PL, and manufacturing. Our parks serve as 'Plug n Play' factories for industrial tenants and as distribution centres/warehouses for retail, e-commerce, and 3PL tenants, including the likes of DHL Logistics, DB


“We have the largest national network of 51+ parks with 58 million square feet delivered/ under development. These logistics and industrial parks are strategically located in 11 key cities across India .”

“Recently, the organisation won the esteemed ‘Sword of Honor’ 2023 from the British Safety Council, making history as the first industrial and warehousing park in India to receive this recognition.”

Schenker, and Rhenus Logistics; and are home to manufacturing operations for certain tenants such as Mubea, Leoni Cable, Mahle Behr, and Bosch.

Our commitment to sustainability is integral to our approach. We encourage our clients to adopt environmentally friendly practices, including the use of cost-effective electric vehicles like eBikes that have been introduced to meet their business needs.

IndoSpace is dedicated to delivering and maintaining outstanding health and safety standards across its parks. The extensive measures in place include best-in-class facility management software, state-of-the-art security systems, well-laid asphalt roads, fire and safety measures, and a well-equipped first aid centre. Recently, the organisation won the esteemed 'Sword of Honor' 2023 from the British Safety Council, making history as the first industrial and warehousing park in India to receive this recognition, highlighting the company's commitment to health and safety standards across all its industrial parks.

Furthermore, our solutions are designed to be highly customisable, catering to the specific requirements of our clients and adapting to changing consumer demands. We offer a range of services, including smart warehouses, built-to-suit (BTS) warehousing, and temperature-controlled facilities. These facilities enable efficient last-mile deliveries across multiple locations, ensuring a seamless supply chain for our clients. We continually strive to innovate, providing best-in-class solutions and maintaining the highest operational standards. IndoSpace's precise and efficient evaluation of clients' business models allows us to create well-equipped spaces perfectly aligned with their specific needs and industry characteristics. 

QUALITY LOGISTICS INFRASTRUCTURE CLOSE TO DEMAND CENTRES

“Over the next 5 years, we expect to develop a portfolio of 20-25 MM sq. ft. across “first mile” and “last mile/city centre” facilities in leading Tier 1 and Tier 2/3 cities pan-India. Currently, we stand at an active pipeline with a targeted AUM of ₹8000 crores INR/ ₹1 Billion USD across 2 funds.”



Welspun One is an integrated fund, development, and asset management organization; designed to deliver large format, institutional, Grade-A industrial, and logistics parks across India. The core proposition of our warehousing and industrial parks business is to solve the location needs of our customers and provide them with best-in-class real-estate solutions, to better manage their supply chain needs. We source and develop feasible land parcels that suit

institutional investors and get leased by valued occupiers while maintaining high levels of safety and 100% compliance with regulatory standards across the projects lifecycle. Our maiden flagship logistics and industrial park is a 114-acre project in Bhiwandi (Mumbai Metropolitan Region) which is predominantly leased and delivered. Our Fund 1 of INR 500 crore has already delivered a strong performance with a track record of 100% commitment across a portfolio of 6 investments, spanning five cities- MMR, NCR, Bangalore, Chennai, and Lucknow, aggregating to ~6.7 MM sq. ft. in a short span of ~2 years from its first close. Our

Fund 2 raise is also nearing completion towards its target of INR 2000 crores, for which we have an active pipeline of ~550 acres of land, aggregating to ~12.0 MM sq. ft. of development potential. Over the next 5 years, we expect to develop a portfolio of 20-25 MM sq. ft. across “first mile” and “last mile/city centre” facilities in leading Tier 1 and Tier 2/3 cities pan-India. Currently, we stand at an active pipeline with a targeted AUM of ~8000 crores INR/ ~1 Billion USD across 2 funds. We have also, recently announced our first Grade-A, in-city warehousing-anchored, mixed-use development in the Mumbai Metropolitan Region (MMR). The in-city facility is expected to bridge the gap between escalating demand from the booming e-commerce, quick commerce, and rapid-delivery-services sectors, and the availability of good quality logistics infrastructure to serve mixed-



"Our maiden flagship logistics and industrial park is a 114-acre project in Bhiwandi (Mumbai Metropolitan Region) which is predominantly leased and delivered. "

used facilities located near existing and upcoming residential and commercial hubs.

Commodities served by logistics parks

Warehousing demand in the top eight cities in India reached a record high of 51.3 million square feet (MSF) in 2022-23 (FY-23), an increase of 24% over the previous year. The average warehouse size in Tier-1 and metro cities also increased to over 300K sq. ft., while the average size of warehouse in Tier-2 and Tier-3 cities is in the range between 100K-150K sq. ft., FY'23 also saw warehousing demand reach an all-time high in the cities of Mumbai, Bengaluru, and Kolkata. This growth was primarily driven by a surge in activities from the third-party logistics (3-PL), manufacturing, and retail sectors with 3-PL contributing the most to

this growth. The 3-PL sector growth was not limited to just the top eight markets but has also extended into other secondary markets on the back of enhancements in infrastructure such as highway networks, rail transport systems, and air transportation in recent years. This has led to a noticeable shift in the occupier groups within the warehousing market with 3-PL providers and manufacturing companies emerging as the primary players, further indicating their increasing importance to this industry. Our client-led solutions have successfully catered to prominent

brands and emerging unicorns across diverse sectors, including 3-PL, retail, e-commerce, FMCG, manufacturing, and cold storage. Some of our prominent clientele and the commodities that they serve at our parks are as follows - Delhivery (sort center), Flipkart (storage and supply of e-commerce groceries), Emiza (warehousing and fulfillment service provider of retail products), E-com Express (retail products sorting), Tata Croma (retail, electronics, devices, gadgets), Asian Paints (interior fit-out products), FM Logistics (transportation logistics supply chain and storage), Parekh (medical/pharma equipment) and Montra Electric (assembling of EV rickshaws).

Connectivity by road and rail to the nearest seaport/airport

When we think of land, we think of location, connectivity, access, and scalability to meet our tenants' long-term logistics and fulfillment strategies. We apply a rigorous evaluation process to identify sites with superior location, access, and scalability. We de-risk our projects from hurdles arising out of title, acquisition, and planning permissions while maintaining financial feasibility. We evaluate potential site locations using a scoring matrix that is a combination of objective parameters and subjective judgments. Our scoring matrix includes parameters that have a key focus on existing supply, demand,

and vacancy. We do thorough research to identify present and future road, air, and rail networks and how well they are strategically connected to consumption centres, ports, airports, to measure the potential serviceable region. The introduction of Government policies and schemes like the PM Gati Shakti, and the National logistics policy have further encouraged the development and expansion of the warehousing and the Indian logistics sector to become a key driver of economic growth. The Union budget 2023 has a strong focus on infrastructure creation, which is also in line with the goals and intent of the National Logistics Policy, which seeks to reduce the logistics cost as a percentage of GDP from 14% to 8%, thereby increasing the overall competitiveness of the Indian industry.

All our logistics parks are known for their strategic connectivity to landmark highways, railways, and ports that help serve prominent consumption spots across the cities. Our flagship project in Bhiwandi is in a prime warehouse micro-market in the country, strategically located in the Mumbai Metropolitan region. It is a primarily consumption-driven warehousing hub serviced by the Old Agra Road and the National Highway 3 (Mumbai-Nashik Highway – NH3). It is conveniently located and suited for occupiers who intend to serve the 26 MM consumption base with good connectivity to Thane and Mumbai via NH3, Navi Mumbai via NH4 and Thane-Belapur road, and 61 km from JNPT (Nhava Sheva Port).

Our industrial and logistics park, Chinnambedu is located on National Highway 16, and the park serves prime consumption markets in and around Chennai and Tamil Nadu. The site is present in an ecosystem where vital industrial businesses are in close vicinity, and has distinguished development capabilities for industrial and warehousing real estate, to meet long-term logistics and fulfilment needs of clients. It is situated 33 km from Ennore Port, 42 km from Katupalli Port, and 36.7 km from Chennai Port.

Use of technology at logistics parks for efficient operations

We have provided client-driven solutions to many prominent brands


"Our industrial and logistics park, Chinnambedu is located on National Highway 16, and the park serves prime consumption markets in and around Chennai and Tamil Nadu. The site is close to vital industrial businesses, and has distinguished development capabilities for industrial and warehousing real estate."

across 3-PL, Retail, E-commerce, and up-and-coming unicorns/start-ups. Our industrial and logistics parks are future-ready to adapt to the latest trends and technologies, to enable our tenants to optimize their business operations. In the case of a reputed 3-PL, we designed the first-ever building with 4-side docking, which enables a high throughput - a major requirement for third-party logistics companies. We also set up an efficient uni-flow traffic management system that would ease the movement of large-sized vehicles within the premises. Automated sorters were also set up to reduce time spent on labour-intensive tasks within the warehouse. Truck aprons were designed to accommodate 60 ft. vehicles, with strict adherence to global compliance across health, safety, and legal as part of our preamble. This helped create more predictable business patterns with little room for disruptions that could arise due to non-compliance practices. In another example, we helped design a mother Grade-A hub that serves about 33 stores across MMR for a large retail customer. To ensure the highest standard of safety, an underground fire tunnel was designed and incorporated to ensure inventory was stored in the safest condition. For our future warehouses, we are now looking at designing facilities based on demand from new sectors

like EVs that will cater to a new set of requirements. We are also exploring automated parking systems at the park level, the Internet of Things, and AI-based vehicle recognition which can enable smoother park-level operations.

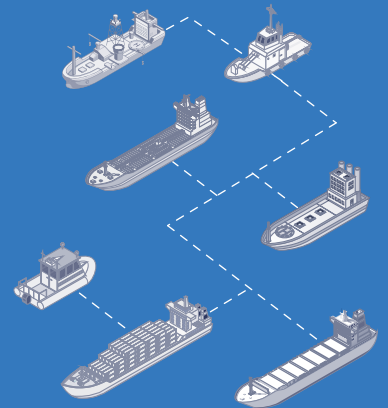
Facilities available and services offered at logistics parks

We aim to provide world-class infrastructure that practices zero tolerance for non-compliance and serves as a one-stop solution for clients across various sectors. Our commitment to delivering Grade-A logistics parks revolves around the dynamic needs of the industry and more importantly, our tenants. With a customer-centric approach, we assure client involvement throughout the asset cycle creation. We provide tailor-made warehouses, offering built-to-suit solutions that accommodate the complex infrastructure needs of our clients. Our clients actively participate throughout the design and execution stages ensuring that the warehouses are perfectly aligned with their expectations. This comprehensive approach ensures clients can focus solely on their core business, relieving them of any concerns related to real estate. We also offer a build-to-spec framework that involves speculative construction up to the foundation levels, followed by the development of warehouses based on bespoke specifications, layouts, and throughput requirements.

Our park-level features include pre-built state-of-the-art infrastructure suited for last-mile connectivity (plug and play), 24x7 manned security gates with CCTV's, a boom barrier at the main park entrance, asphalt-coated access and internal roads built for 40 ft. containers, power availability at the park. There is external lighting for common areas, roads with green belts around tree plantations, drip/sprinklers for irrigation systems, rainwater harvesting, and sewage treatment plants. Other facilities include a highly functional property management office, rest area and toilets for drivers, a fire-fighting ring main loop with fire hydrants, water storage tanks, a pump room as per NBC standards, and top-notch IOT-based parking management. Also, as per customer requirements, we provide blue-collar accommodation and crèche services within our parks. 

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MULTI-USER FACILITIES BRING DOWN THE COST PER CUSTOMER



“Jeena facilities are ultra-modern with a combination of built-to-suit and Jumbo Warehouses. These multi-user facilities help customers optimise cost.”

Jeena & Company offers ambient, temp Control, Bonded, and FTWZ Warehousing facilities/services spread across Mumbai, Delhi, Pune, Bengaluru, and Chennai.

In August 2023, we added one more “A” Grade Ultra Modern Facility near Mumbai’s prominent warehousing hub called BHIWANDI of 1.10 lakhs sq. ft having 12 Mtr. Height. This facility has 4000 HDPR Positions, shelving with 25,000 Bins, a Temp Control Storage Area, a customized quality check and repair center, fire hydrant and sprinklers, fire compliant, insulation, 24*7*365 Electronic Serve lance, ample parking space, dock levelers, ALF, Forklifts and most important it’s secured and safe at all times.

As part our expansion plans, we

are coming up with new warehousing facilities at Kolkata and Hyderabad.

Value-added services offered

Jeena & Company’s warehouse offerings and services extend beyond storage. Our customer offering is customized Solutions. Our skilled team understands all requirements and pain areas of potential customers and industries and then designs and suggests complete service solutions going beyond traditional offerings which, look lucrative and give customers confidence and an added advantage to increase their market share by offering effective solutions with better control over services and inventory.

Examples of Jeena’s customized offering under 3PL warehousing to a few industries:

Food / FMCG / Personal Care -

We do laser-based batch numbers and QR code printing through Hi-tech machines. We have set up a re-packing center at our warehouse where we re-pack materials into customized bottles, cases, and boxes and do branding on the same.

Pipe and Pipe Fittings - We have

designed Customized Infra for Storage of 6 Mtr. For steel, and PVC Pipes, we do 18 to 20 parameters QC checks of all products during all Inward, We do pipe cutting as per order requirements, we customize branded MRP labelling at piece level, and we do testing of fittings as per QC norms. This has supported customer to give customized services to their end customer which stands out in their market.

GYM Equip and SPORTS Industry

- We set Up Customized Storage Infra as Dimensions are Weight wary, We have set up Infra and Skilled Manpower for the product testing center, assembly unit center, and repair center in the side warehouse. This has helped customers to consolidate all their services under one roof and have more control over inventory, services, and single-point coordination.

Warehouse Designing and Warehouse Project Execution

- We Offer Warehouse design, Infra Procurement, end-to-end project execution, and process re-engineering services across the industry.

Packing Material Procurement - We support all our customers in procuring and managing inventory of their packing material from corrugated boxes and bags, branding on boxes/bags, printing inserts, and much more.

E-Commerce Fulfillment - Our customized infrastructure set at our warehouse for E-commerce fulfillment

services allows customers to store/pick/pack/process all their orders at piece level with efficiency under Camera. We work on different tech platforms that are directly integrated with major E-commerce players like Amazon, Flipkart, Nykaa, Net Meds, Myntra, and many more.

Use of technology and quality standards

Jeena & Company warehouses are operating fully on technology, process, SOP, and customized SLA signed with the customer.

Our robust WMS (Warehouse management system) has been developed internally which is user-friendly, can be operated in a couple of languages, and is flexible enough to modify/configure changes as per customer and business requirements.

Our WMS gives visibility and captures each activity performed at our warehouse from Inward quality and physical checks, put away, picking and packing, dispatch, damages & expiry management. The other few most important features our tech platform provides are INVENTORY optimization at the Piece and box level, batch management, FIFO, FEFO, customized quality check Parameters, and much more.

WMS is equipped with Auto ID Data Capture (AIDC) technology, such as barcode scanners, mobile computers, wireless LANs (Local Area Networks), and potentially Radio frequency identification (RFID) to efficiently monitor the flow of products which helps to bring efficiency and accuracy.

Our WMS is flexible enough to be integrated with SAP, TALLY, or any other Customer Interface which ensures data flow between us and the customer is hassle-free and accurate.

Facilities offered to Customers

We can offer facilities/Services that are legally permissible under warehouse from our facilities under one roof.

The few most Important features are as below which we feel add great value to our association with customers.

At Jeena, a customer-centric approach starts from the day we start looking for a warehouse. A skilled team of subject experts professionals

“Our warehouse at BHIWANDI is spread over 1.10 lakhs sq. ft having 12 Mtr. Height. This facility has 4000 HDPR Positions, shelving with 25,000 Bins, a Temp Control Storage Area, a customized quality check and repair center, dock levelers, ALF, Forklifts.”

“Most of our warehouse facilities are multi-user facilities, where we store goods of multiple customers which gives an advantage for customers to optimize cost as it's a shared cost model without compromising on services, quality.”

is involved which scrutinizes location/area, infra quality, legality, and scrutiny of owners/developers/manpower suppliers and then maps this with the business plan and requirements to make sure correct decisions are made. This ensures customers are associated with a compliant, ethical, and trustworthy company.

Most of our warehouse facilities are multi-user facilities, where we store goods of multiple customers which gives an advantage for customers to optimize cost as it's a shared cost model without compromising on services, quality standards, and their requirements. As we have multiple customers under one roof

we recruit a team with multiple skill sets at our warehouse, this helps customers manage their spikes and lows during festivals and slack periods and any new customers who are onboard are given the comfort of stability and trust from day one as we have wide range of skilled staff which can be shifted and moved to get the operations up and running.


At our facilities, we have stringent internal audit and security processes which ensure the safety of manpower, and goods stored at all times. This gives customer confidence in terms of no damages, no pilferage and If any unfortunate Incident occurs we have a team who can come into action immediately and minimize the risk to the best possible extent.

Infrastructure and equipment

Jeena facilities are ultra-modern facilities with a combination of built-to-suit and Jumbo Warehouses. We ensure all our facilities are legally compliant, have long-term contacts with direct owners, clear terms and conditions considering all aspects of the city, area, and state. Facilities are equipped with modern structural infra like FM2, Trimex Flooring with 5000 to 6000 MT Wt Per Sq Mtr, PEB Shared, insulation on top for temp resistance, and rich ventilation for better air circulation.

Our facilities are fitted with Fire Hydrant, Sprinklers, Smoke Detectors, Fire Extinguishers, and Fire NOC. Our facilities are equipped with high-grade and a variety of store options i.e. HDPR (Heavy Duty Pallet racking), Shelving (Bin Storage), Slotted Angel (Bin Storage), Floor Storage for ODC and Non-ODC cargo.

Facilities are equipped with multiple docks with dock levelers and ramps for Hydra to pass in the warehouse this helps for fast and secured loading and unloading of goods. Our Warehouses are equipped with Forklifts, Articulate forklifts, Re-Strucks, HPT, and Trolleys for the movement of pallets/Small Boxes/Pieces within the warehouse and on racks.

Our facilities are equipped with High-End night vision cameras, customized cameras set up at each dock, and customized cameras set up at the Picking and Packing Area / Tables and Offices. 



CONSISTENTLY DELIVERING ON SCHEDULE

“Our commitment extends to providing end-to-end solutions, ensuring the smooth flow of goods throughout the supply chain. Whether it's custom-designed warehouses or optimizing operational processes, our goal is consistent: ensuring that deliveries are reliably on schedule.”

DB Schenker strategically situates its warehouses along major global trade routes and pivotal economic centres. These facilities vary in size, spanning from medium to large-scale warehouses, tailored to cater to diverse regional and global distribution requirements. These warehouses are strategically positioned across key tier 1, 2 and 3 cities of India aligning with critical trade corridors. Their sizes are flexibly designed to meet customers' requirements.

In response to the growing

demand for additional short-term storage solutions, DB Schenker has proactively expanded its capacity beyond the norm. Leveraging a cutting-edge digital platform, we can efficiently access and pinpoint available storage spaces. These spaces are updated daily across our network of 850 locations spanning 60 countries. This innovative approach enables us to meet the evolving storage needs of our customers while maintaining our commitment to efficient and effective logistics solutions globally.

Services offered at warehouses

DB Schenker's warehouse services offer a comprehensive suite designed

to streamline supply chain operations. Our focus ranges from precise inventory management to advanced order fulfilment capabilities, catering to diverse customer needs. Specializing in value-added services like tailored packaging, labelling, bundling and customization, we ensure flexibility across industries such as automotive, healthcare, and technology.

Our commitment extends to providing end-to-end solutions, ensuring the smooth flow of goods throughout the supply chain. Whether it's custom-designed warehouses or optimizing operational processes, our goal is consistent: ensuring that deliveries are reliably on schedule. From implementing outbound warehouses to managing distribution centres, we handle everything from semi-finished products to coordinating deliveries across multiple channels. In our comprehensive approach to sustainability, DB Schenker is committed to being a responsible player in the logistics sector.

Our clean logistics initiatives involve reducing transport emissions using CNG and electric-powered trucks, particularly for last-mile delivery.

Simultaneously, we actively promote fair work opportunities and collaborate with business partners to ensure equitable working conditions, contributing to thriving communities.

In the realm of Energy Management, our pursuit of Sustainability leadership reflects a shift from primarily environmental concerns to a holistic approach.

This approach embeds the UN sustainable development goal into our sustainable strategic framework, emphasizing a thorough examination of our environmental impact, care for our people and communities, and the delivery of shared value to customers and stakeholders.

Commodities served by these warehouses

DB Schenker's warehouses cater to a diverse range of commodities across various industries. From consumer goods, electronics, automotive parts, pharmaceuticals, aerospace and industrial products, we provide specialized storage and handling solutions tailored to each commodity category. Our facilities are equipped with the necessary infrastructure and skilled personnel to ensure the safe and efficient storage, handling, and distribution of these commodities.

Connectivity by road and rail to the nearest seaport/airport

DB Schenker warehouses are strategically connected to robust transportation networks, ensuring seamless connectivity to the nearest seaports and airports and major cities across nation. These facilities are strategically located near major highways, rail lines, and transport hubs, allowing efficient movement of goods via road and rail. This connectivity streamlines the distribution process, minimizing transit times and ensuring prompt delivery to seaports, airports and local customers for further consumption and global distribution.

Use of technology

DB Schenker employs a multifaceted approach to optimize warehouse



“Leveraging a cutting-edge digital platform, we can efficiently access and pinpoint available storage spaces. These spaces are updated daily across our network of 850 locations spanning 60 countries. This innovative approach enables us to meet the evolving storage needs of our customers.”



DB Schenker teams up with CONCOR

Concor and Schenker India signed a MoU to collaborate for exim & domestic business. The two organisations will provide bouquet of end-to-end services which would help in improving ease of doing business. Road continues to be the dominant mode of transport in India and through this strategic partnership for rail freight, they want to change the trend towards a low carbon future.

operations through cutting-edge technology. Our facilities leverage state-of-the-art Warehouse Management Systems (WMS) that integrate automation, robotics, and IoT devices. These systems not only enhance efficiency and accuracy in inventory management but also enable real-time monitoring and predictive analytics, empowering us to swiftly adapt to market demands. Our commitment to innovation extends to cloud-based technologies that enable seamless data retrieval, analysis, and connectivity among systems, ensuring uninterrupted operations for e-commerce and omnichannel customers. These innovations not only optimize our operations but also underscore our dedication to efficiency, safety, and customer-centric solutions.

Locations to see demand for warehouses grow in the coming years

Moving forward, we anticipate significant demand growth for warehouses in emerging markets and evolving trade corridors. Furthermore, areas witnessing economic development and regulatory changes influencing trade patterns are likely to fuel the need for strategically positioned warehouse facilities. Additionally, markets emphasizing sustainability and eco-friendly logistics practices may see increased demand for warehouses situated to minimize environmental impact through reduced transportation distances and emissions. 



SETTING HIGHER BENCHMARKS IN WAREHOUSING

"Our vision is to be the recognized champion of the sustainable omnichannel supply chain by 2030. We have set ourselves the objective of becoming the Indian benchmark leader in terms of quality services provided, technology & innovation, skill development and sustainability."

Founded in France in 1967, FM Logistic is a family owned independent logistics company with revenue of €1.71 billion in the fiscal year 2023. It is active in more than 14 countries across Europe, Asia and Latin America and employs more than 28,200 people. FM invests in innovation to offer logistics, transport, co-packing and supply chain control tower solutions that answer ever-changing consumer demands.

FM Logistic entered India in 2016 by acquiring a majority stake in Spear Logistics. We have a presence in over 100+ locations and manage more than 7.0 million square feet of warehousing space. FM Logistic India provides Warehousing & Distribution services for the FMCG, Retail, Automotive, E-commerce, Engineering, Telecom, Pharma and other sectors. Our vision is to be the recognized champion of the sustainable omnichannel supply chain by 2030.

FM Logistic India has recorded 25% YoY growth. In 2016, we managed around 2.5 million sq. feet of warehousing space. Today, the space

managed has significantly increased to 7.0+ million feet. We have strengthened our position in India by developing multi-client facilities (MCF) in the most important Indian Economic Zones. Today, we have state-of-the-art MCFs Bhiwandi (Mumbai), Bengaluru and Farrukhnagar (Gurugram).

Our first owned MCF in India is located in Farrukhnagar near Gurugram. Spread across a 31-acre site, the state-of-the-art facility is built on par with international standards and provides cutting-edge warehousing & handling, co-packing, distribution, e-commerce and omni-channel services to cater to the dynamic demands of our customers. The construction of this facility has been supervised by NG Concept, the real estate sister company of FM Logistic. Spread across 7.0+ Lakh Sq. Ft., this facility is one of its kind in India. It is the first LEED Gold-certified warehouse in India and the best LEED-rated logistic facility in the country. The facility enjoys strategic access to Kundali-Manesar-Palwal Expressway (Delhi) and thus, provides faster access to major consumption centres in the North. Equipped with a storage capacity of 1 Lakh pallet positions, the facility also provides for a dedicated space to carry out co-packing and other value added activities. Ample docking stations, 2 & 3 wheeler parking slots, EV charging points, MHE charging points, etc. are some of the unique features of this newly constructed facility. The facility offers a 12 metre clear height and FM2 densified floors. To cater to unique customer requirements, provisions for battery operated MHEs, VNAs (Very Narrow Aisles) and MTS (Multi Tier Shelving) racking systems have been made. Furnished with best-in-class safety and security features, the warehouse offers cost-efficient, quality storage, handling and distribution services.

Recently, we inaugurated our first Supply Chain Control Tower at our HO in Pune. The Control Tower is part of our strategy to enhance our 4PL and LLP offering. In India, FM Logistic is among the top contract logistics companies that offer this technology-driven

"FM Logistic India has recorded 25% YoY growth. In 2016, we managed around 2.5 million sq. feet of warehousing space. Today, the space managed has significantly increased to 7.0+ million feet."

supply chain service that will enable its customers to significantly optimise their logistics cost through FM's gain share mechanism. Through this new offering, FM Logistic will provide our customers all across the country with centralized transportation control tower services that offer end-to-end visibility.

Backed by a dedicated team of experts, the control tower offers:

- An array of transportation services ranging from order management, network design, transport simulation and vehicle management to track-and-trace services
- Complete process automation to reduce duplicated efforts & utilize optimised resources
- The CT Integrated Logistics Platform enables EDI / API integration with the customer's ERP as well as track & trace systems to ensure seamless data transfer and 100% visibility
- Real-time performance reporting through Business Intelligence dashboards
- In the case of an exigency, predictive analysis is a key feature of the CT solution that aids in decision-making

FM Logistic in India has not only invested in transportation and warehousing activities, providing better

warehousing and distribution services to its customers, but also invested in the digitalization of its various functions, notably WMS (Warehouse Management System) and TMS (Transport Management System) that offer high quality service and real-time visibility.


Quality Deliverables: FM

Logistic is focused on measurable quality deliverables. FM Logistic has emphasized on understanding customer needs and the essence of quick decision making. All our warehouses are driven by KPIs and SOPs. We handle a large number of SKUS/lines from diverse industry sectors. Our Inventory accuracy across all our warehouses is above 99.98%.

Long Term Partnership Approach

When FM Logistic commenced operations in France in 1967, Mars Chocolates was its first customer. Today, 53 years later, the association still stays strong and has extended to various locations where the chocolate manufacturer has operations. Atlas Copco was the first customer onboarded by Spear Logistics. Today, Atlas Copco continues to be our esteemed customer even after the acquisition.

70% of our customers are the world leaders in their industries and markets. This achievement is a result of various deliberate customer centric measures like:

- Extreme focus and action orientation to address customer concerns
- Measurement of possible customer concerns as they come up and present solutions to clients
- A centralized audit team to audit inventory and processes
- Structured MIS and monthly review meets with customers
- Specialized team of industrial engineers to make processes leaner and more efficient for cycle time reduction
- Customize systems and workflow customization
- Facilitate manpower planning and training. 



TECHNOLOGY MAKES LOGISTICS AGILE

“Electronic Data Interchanges (EDI) enables accurate information exchange. A fleet of GPS-enabled trucks, ERP system integration with clients enables real-time information accessibility, tracking and tracing.”

We utilize a lot of technology to maximize the efficiency of our operations. Offering an Electronic

Data Interchanges (EDI) facility with redundant lines is one way to do this and guarantee accurate information interchange. For quick and easy transactions, we offer an online duty payment option.

Our use of advanced GPS-enabled trailers provides real-time visibility into container movements and distinguishes us in Pune's ICD market. For smooth coordination, we have also connected an ERP system with client systems, terminals, and customs communications.

We have backup EDI connectivity so that services always run without interruption. Our services are available to customers via a special online portal. For clear tracking and administration, we also create system reports on daily activities such as empty yard balance and gate in/out activities. We also enable the setup of online work orders for increased convenience. In addition, we provide our clients with real-time information and accessibility by offering container tracking and tracing via a mobile app.

Services offered at logistics parks

KSH Distriparks is the most sought-after logistics service provider in Pune, known for offering best-in-class container logistics solutions. We supply our clients with a vast range

operates a fleet of 120 GPS-enabled trailers and an additional 250 associated trailers, ensuring reliable and responsive transportation services. Regarding our hinterland coverage, KSH Distriparks primarily caters to the surrounding areas of Pune, Maharashtra, contributing to the region's growing logistics needs.

Commodities served by logistics parks

We cater to a wide range of segments, serving multinational companies from various sectors, including the automobile industry, agriculture, and manufacturing.

Connectivity by road and rail to the nearest seaport/airport

The closest seaport for us is JNPT port, which is approximately 120 kilometers away and is easily accessible via the Mumbai-Pune Expressway. Additionally, the nearest airports are Pune Airport, which is 45 kilometers away, and Mumbai Airport, which is 135 kilometers away, providing convenient transportation options.

Use of technology at your logistics parks

At KSH Distriparks Pvt. Ltd., we primarily specialize in Inland Container Depots (ICD) services.

We cover a substantial area of 17 acres in Talegaon which is in the industrial hub of Pune. With a remarkable track record of over 15 years in ICD operations and a rich history of more than 40 years in manufacturing copper strips and wires, KSH Distriparks brings a wealth of experience to its logistics operations.

We have been instrumental in handling a substantial volume of cargo, managing over 7,500 Twenty-Foot Equivalent Units (TEUs) each month. Furthermore, we have an impressive ground storage capacity of 3,500 TEUs, ensuring efficient storage and management of cargo. The company



KSH Distriparks opens domestic container storage facility in Pune

KSH Distriparks has launched Pune's first domestic container storage facility for inland container depot (ICD) customers. The new cargo storage facility in Pune offers container leasing solution, allowing customers to store cargo on demand and eliminate the need for hiring warehouses on annual rates. They can, instead, book space for short- and medium-term storage, minimising multiple handling of goods for greater safety and security.

their air exports and imports. Our reefer storage options offer the perfect setting for preserving product quality. We have expertise in managing project cargo and meeting the particular needs of large and specialized shipments. Businesses with unique logistics requirements can make use of Value Added Services (VAS), which guarantees flexibility and customization.

Locations where demand for logistics parks will grow in the coming years

The growth for logistics will be seen across the board however locations with better connectivity and easy access to Ports, Logistics hubs, rail and road will definitely see an upward trend. With the introduction of the Logistics policy by the government we will see a more focused approach towards development. The verticals that will also have a huge demand for logistics services will be in E-commerce, FMCG, infrastructure construction, retail and industrial manufacturing. The first mile and last mile connectivity for the distribution of goods will drive a needs for tech driven platforms to give a competitive edge. This Tech driven platforms will drive cost competitiveness and better customer experiences. 

of benefits and services. The purpose of these services is to guarantee effective and seamless operations in the logistics industry. Our well-functioning transportation network is essential to the timely and safe conveyance of commodities. Our buffer yard solutions also aim to further improve our customers' supply chain efficiency by streamlining handling and storage procedures. We also provide ocean import services to meet the needs of companies that do business internationally. Additionally, we provide bonded warehousing spaces that guarantee secure storage and compliance with customs regulations. Not only do we offer equally effective services for imports, but we also offer FCL and LCL exports. Moreover, we help companies from several industries with

“We have an impressive ground storage capacity of 3,500 TEUs, ensuring efficient storage and management of cargo. The company operates a fleet of 120 GPS-enabled trailers and an additional 250 associated trailers.”

“The closest seaport for us is JNPA, which is approximately 120 kilometers away and is easily accessible via the Mumbai-Pune Expressway. Additionally, the nearest airport is Pune Airport.”



CUSTOMISED WAREHOUSING SOLUTIONS

“KSH Logistics provides plug-and-play and pay-per-use warehousing models that are tailored to meet demand-driven needs of customers.”

KSH Logistics operates a network of Warehousing Operations in India, offering integrated supply chain solutions with a history spanning over two decades. These warehouses are located in Pune, Mumbai, Delhi NCR, Bangalore, and other cities. They include more than 2,50,000 square feet of MCF and over 800,000 square feet of dedicated warehousing operation. Our fleet of more than 300 vehicles allows us to provide services in several important Indian markets.

Our solutions at KSH Logistics address a broad range of logistical requirements, such as order

fulfillment, inventory management, cost optimization, and distribution services. Businesses of all sizes can benefit from our customized end-to-end supply chain solutions, and we also provide a special plug-and-play and pay-per-use warehousing model that is tailored to satisfy demand-driven needs.

Our continuous expansion processes include the establishment of multi-client warehousing facilities around the country. With this development, we hope to better serve our customers by offering them more flexibility, cost advantages, and cutting-edge technology assistance, enabling us to successfully respond to the industry's changing needs. KSH Logistics prioritizes customer-centric

approaches and has been integrating new technologies into its operations to provide a smooth and customized experience for its clients. We have invested heavily in last-mile delivery process optimization, which has improved efficiency and reduced costs.

Which are the commodities served by these Warehouses?

Our warehousing services cater to a variety of industries, including Automotive, Auto ancillary, Industrial, FMCD, FMCG, Brown Goods, Furniture, Retail, e-commerce and others.

How well are they connected by road and rail to the nearest seaport/airport?

The warehouses operated by KSH Logistics are strategically positioned in key locations, ensuring excellent connectivity via road and rail to the nearest ports.

Use of technology at warehouses for efficient operations?

The use of technology in our warehouses is critical for optimizing operations. To increase efficiency and production in India's logistics and warehousing sector, we are evaluating

cutting-edge technology like robotics, automation, and artificial intelligence (AI). IoT devices and sensors are critical for improving inventory management and giving real-time information into our supply chain. Our technology solutions include fully integrated Warehouse Management Systems (WMS) and Transportation Management Systems (TMS), which seamlessly interface with our clients' ERP systems. This connectivity enables us to closely track material movements and provide sophisticated services such as electronic proof of delivery (ePOD) and geo-fencing. We provide our clients with real-time insight and control over their shipments via these technologies, considerably increasing overall operational efficiency.

KSH Logistics believes in a balanced approach to warehouse operations that combines automated technology with human skills. While automation has certain benefits, we respect the human touch and strive to establish the correct balance. Automation is strategically used for high-volume tasks such as material handling, order processing, and order packaging.

What are the services offered at your warehouses?

At KSH Logistics, we provide a comprehensive range of logistics services designed to meet the diverse needs of our clients. Our services encompass a variety of offerings, including line feed services, in-plant operations, dedicated warehousing, Multiclient warehousing, DC consolidation models, and network optimization services. These services are facilitated through our A-Grade compliant Multi-Client Facility (MCF) Warehouses. Additionally, we operate a fleet of over 300 vehicles, ensuring efficient Mobility Services in key Indian markets. We also have EVs for local transportation saving on CO2 emission and going green.

As a forward-thinking and customer-centric logistics solution provider, we specialize in crafting customized end-to-end supply chain solutions that cater to a broad spectrum of industry verticals. These sectors include FMCD, FMCG,

“Our warehouses are located in Pune, Mumbai, Delhi NCR, Bangalore, and other cities. They include more than 2,50,000 square feet of MCF and over 800,000 square feet of dedicated warehousing operation.”

“we are evaluating cutting-edge technology like robotics, automation, and artificial intelligence (AI). IoT devices and sensors are critical for improving inventory management and giving real-time information into our supply chain.”

“The demand for warehouses is expected to increase in the coming years not only in existing major warehousing locations but also in 2-tier and 3-tier cities. This surge in demand is driven by rising customer expectations for faster deliveries and enhanced product availability.”



Automotive, Industrials, General Merchandise, Retail, Home Furnishing, and E-commerce. We are dedicated to delivering tailored solutions to help businesses in these industries streamline their logistics processes and enhance their overall efficiency.

In which locations do you see demand for warehouses grow in the coming years?

The demand for warehouses is expected to increase in the coming years not only in existing major warehousing locations but also in 2-tier and 3-tier cities. This surge in demand is driven by rising customer expectations for faster deliveries and enhanced product availability.

What trends are driving growth in the warehousing industry?

The warehousing industry is experiencing growth driven by emerging trends. The Indian population's demand for better products extends even to the most remote locations. The acceptance of technology, the expansion of e-commerce, the introduction of electric vehicles (EVs), and other reasons are all contributing to this transition. Meeting these goals will require improved warehouse and transportation services, with a focus on technological developments in both areas. 



IDEALLY LOCATED WAREHOUSES FOR UNMATCHED CONNECTIVITY

"Last mile connectivity is the weakest link in the supply chain and yet is the most powerful tool in determining the future of an e-commerce retailer. Firms that are able to crack the code of cost-effective last mile delivery are the ones that will garner higher market share and thrive."

Demand drivers

With India ecommerce market expected to touch \$200 billion* by 2026, firms are racing to develop new technologies and strategies to stay relevant and competitive in the online market. Last mile delivery, which comprises 45-50% of transportation has become the most expensive and time-consuming segment of the logistics chain of an e-commerce player.

More than 80% of customers today are willing to pay more for faster delivery. Inefficient routing practices, manual allocation of tasks and poor management of third-party logistics providers are becoming the Achilles heel of the online retailers. Efficient last mile connectivity is a key factor behind the success of any ecommerce retailer. Covid 19 has acted a trigger and changed the rules of the game for last mile connectivity in India.

The pandemic changed the nature of ordering online from a matter of convenience to a necessity. This led to the ecommerce players and their last mile delivery partners to re-strategize their service offering. Customer expectations and cost unpredictability are the key factors that form the basis of a successful ecommerce business. Customer needs are dynamically evolving with flexibility (re-routing, re-scheduling), speed (same day/ next day delivery), cost of delivery and security of the package becoming key to the

operational success of a firm.

E-commerce retailers face significant operational challenges such as high failed delivery rates, fluctuating volume density, inaccessibility of remote locations, order cancellations, return orders etc. All these factors lead to increased unpredictability in last mile delivery cost. Inability to have a strong technology platform to devise a cost-efficient last mile delivery strategy can lead to failure of an ecommerce business.

Tier II and below cities are a huge market for Indian retailers. However, the market presents various logistical challenges like poor infrastructure, longer transit times, higher logistics cost and higher return. All these factors lead to greater inefficiency and bloat up the logistics cost. Good infrastructure coupled with a strong technology platform will enable ecommerce retailers in making inroads into rural India. The National Infrastructure Pipeline (NIP) is expected to bolster the last mile connectivity by way of providing better infrastructure particularly for road transportation.

New trends are emerging in last mile connectivity such as contactless delivery and verification process. Lot of firms are now exploring drone technology that will disrupt the last mile connectivity landscape and the way by which brands will address customer needs. Another emerging trend is scenario planning through digital simulation. Companies are



conducting studies to simulate business and operational scenarios faced on the ground that will enable them in gauging and mitigating operational sensitivities and risk concentration.

Last mile service providers are exploring various innovative options to enhance service quality. Lot of service providers are tying up with local mom and pop stores to act as pick and drop points of shipments, thus enabling them in expanding their reach to more pin codes for which they do not have direct coverage.

Another emerging trend is of secured lockers where service providers are providing parcel locker facility which houses secure lockers at various locations. The customers can collect their parcels from these locations as per their convenience within a given time frame.

A lot of firms are also focusing on technology that enables digitization of addresses, which will reduce transit time, lower delivery attempts and improved accuracy of last mile delivery.

Crowdsourcing model has been prevalent in the hospitality, transportation and food delivery industry. Retailers are now eyeing this model because of its low start-up cost, asset light operations and improved customer experience to ease their last mile delivery woes. Crowdsourcing technology will enable retailers, logistic partners and consumers to connect directly with local delivery partners who use their own transportation for delivery. This will enable companies in delivering their orders to customers faster and give the customer the flexibility to pick-up their parcel at a convenient time. This on-demand and scheduled delivery will also ensure the customer availability at the delivery address thus reducing need for multiple delivery attempts.

Commodities served by our warehouses

Commodities we cater: F&B which includes chocolates, protein powders, Peanut butters, energy bars, Energy drinks, essential oils etc. White goods, Pet food and Pharma, Astrological/ horoscope products, Furniture, luxuries watches, Bags, Aluminium sheets, Non

Sr No	Location	Region	Warehouse Name	Area
1	Haryana	North	Gurgaon 1	54000
2	Haryana	North	Garhi Harsuru	32360
3	Haryana	North	Hisar	36400
4	Delhi	North	South Delhi	5625
5	West Bengal	East	Kolkata 1	22265
6	West Bengal	East	Kolkata 3	35810
7	Gujrat	West	Ankaleshwar	10000
8	Maharashtra	West	Saidham A WH	170240
9	Maharashtra	West	Saidham B WH	42152
10	Maharashtra	West	Sumeet F2/G2	150000
11	Maharashtra	West	Sumeet C5	160422
12	Maharashtra	West	Saidhara D1	25000
13	Maharashtra	West	Chakan Pune	50000
14	Maharashtra	West	Hinjewadi Pune	12700
15	Maharashtra	West	Tathawade Pune	1660
16	Maharashtra	West	Uruli Devachi Pune	7776
17	Maharashtra	West	Nagpur	25000
18	Telangana	South 3	Hyderabad 1	32000
19	Telangana	South 3	Hyderabad 2	18000
20	Karnataka	South 1	Nelamangala Banglore	54400
21	Tamilnadu	South 2	Chennai 1	75540
22	Tamilnadu	South 2	Chennai 3	7500
23	Andhra Pradesh	South 3	Vizag	25000
			Total	1053850

“Stronger players are redefining their solutions to address the real-time need of customers and the emerging operational-related issues. This has led to emergence of newer models of delivery.”



haz chemicals, polymers, Diapers, construction materials, cosmetics, Tissues etc.


All our warehouses cater to domestic customers and are well connected by road to airport and transportation hubs. Out of total 40% of business is E-commerce related and

hence they are ideally situated so that connectivity to cities is good.

Use of Technology: ERPs like SAP easycom etc are used for warehouse management and fulfillment of orders. Different types of racks like heavy duty pallet racks, cantilever & slotted angle are used. Material handling equipment like high reach truck, forklift are used.

Services offered: complete 3PL services we offer in warehouses.

1. Loading and unloading: normal as well as heavy cargo
2. Storage on floor & racks
3. Inventory management with regular stock count
4. KPI and SLA are discussed with customers and followed
5. Different kind of value added services like stretch wrapping, repacking bundling etc

Demand we see coming from Bangalore and surround areas of Mumbai. 

EFFICIENT AND PERSONALIZED WAREHOUSING AND FULFILMENT SOLUTIONS



“Going beyond storage, value-added services contribute to a comprehensive and efficient fulfillment solution, addressing various aspects of the logistics and supply chain process beyond mere storage.”

flexible solutions tailored to meet the specific needs of its customers. This adaptability allows the company to provide efficient and personalized fulfillment services.

Commodities served by these warehouses

Ecom Express warehouses serve a diverse range of commodities across various categories, ensuring comprehensive fulfillment services for different industries. The product categories include Appliances, Consumer Electronics, Beauty & Personal Care, Home & Interior, Lifestyle & Grocery, Health, Beauty & Nutrition, FMCG, Baby Care.

Connectivity by road and rail to the nearest seaport/airport

The company's warehouses and distribution centers are strategically located across the country. The model is based on a strong delivery service capability, scalability, and customization. Ecom Express leverages state-of-the-art technology and automation solutions to enable first-mile pickup, processing, mid-point network optimization, vehicle tracking, and last-mile delivery. Additionally, the facilities are well-connected by road and airports, ensuring efficient transportation. The facilities are situated along State and National highways to further facilitate seamless connectivity.

Ecom Express operates a robust warehousing infrastructure with strategically located 60+ Fulfilment Centers (FCs) across the country. These FCs are positioned to cater to diverse regions and cities, covering a wide hinterland.

Some of the key locations include Chandigarh, Gurugram, Lucknow, Bhopal, Bhubaneswar, Guwahati, Kolkata, Patna, Bengaluru, Chennai, Coimbatore, Hyderabad, Madurai, Warangal, Indore, Mumbai, Nagpur, Panaji, Bhiwandi, Bilaspur, Cochin, Jaipur, Pune, Siliguri and Zirakhpur.

Size and Diversity: Ecom Express boasts a diverse range of Fulfilment Centers, ranging in size from as small as 2,000 sqft to as large as 6 Lac sqft. This diversity allows the company to cater to various market demands and adapt to different operational scales.

Automation and Equipment: The company places a strong emphasis on technological innovation. Automated warehousing, advanced order management systems, and state-of-the-art fulfillment center services are integral parts of Ecom Express's infrastructure.

The infrastructure is equipped with cutting-edge technology and automation tools. This includes Rack Systems, Material Handling Equipment (MHE) such as Reach trucks and Stackers, Articulated Fork Lift (AFL), Smart Conveyors, Vertical Reciprocal Conveyors (VRC), Vacuum Lifters, Telescopic Conveyors, Pallet Shuttle Racking, Carton Shuttle Racking, Rainwater Harvesting, Green Energy (Sensor-based Lighting), and other modern facilities.

Customizable Solutions: Ecom Express offers customizable and

Use of technology at warehouses for efficient operations

Ecom Express prioritizes technology adoption to enhance digital capabilities and operational efficiency. Automation, including the deployment of high-speed sorters at large fulfillment centers, underscores the company's commitment to delivering best-in-class services for an enhanced customer experience.

In line with the trend of warehouse automation, Ecom Express utilizes robotic applications, Automated Materials Handling Equipment, Transportation Management System (TMS), Warehouse Control System (WCS), and Physical Machine Controlling. These technologies ensure smooth product movement, optimizing output and enhancing order accuracy.

A notable technological initiative is Ecom Magnum, designed for Direct-to-Consumer (D2C) or online sellers. With a focus on small businesses looking to expand, Ecom Magnum provides a comprehensive suite of services, covering Order Management, Warehouse Management, Inventory Reconciliation, and Efficient Shipping. This integrated approach represents a strategic shift towards a more efficient and streamlined logistics processes.

Value-added services at warehouses

Ecom Express provides a range of value-added services at its warehouses. These services include:

Packing: Offers professional packing services to ensure that products are securely and appropriately packaged for shipment.

Return Handling: Manages the handling and processing of product returns, streamlining the return logistics for a hassle-free experience.

Sorting: Conducts efficient sorting operations to categorize and organize products, optimizing the fulfillment process.

Refurbishing: Provides refurbishing services to restore and enhance the condition of products.

Customer Refund Management: End-to-end process of customer refund management, ensuring timely and accurate reimbursements.



Ecom Express launches Bulls.ai

In order to resolve the address related difficulties for delivering e-commerce cargo across India, Ecom Express Limited has launched Bulls.ai, an artificial intelligence powered tool which will be particularly helpful for making deliveries in small towns and cities. This one of its kind platform leverages the data collected by Ecom Express while delivering nearly 2 billion parcels since its inception.


The newly launched Bulls.ai solution improves location accuracy by improving, standardising, and predicting geo-coordinates for addresses across India, not just in metro and tier-1 cities but also into hinterlands of tier-2 cities and beyond where the address quality becomes inferior.

"Ecom Express boasts a diverse range of Fulfilment Centers, ranging in size from as small as 2,000 sqft to as large as 6 Lac sqft. This diversity allows the company to cater to various market demands and adapt to different operational scales. "

Cold Storage: For products that require temperature-controlled storage, Ecom Express offers cold storage facilities to maintain optimal conditions.

Quality Check: Conducts thorough quality checks to uphold product standards and ensure that only high-quality items are shipped.

Bundling: Offers bundling services, combining multiple products into a single package, providing convenience for both businesses and customers.

These value-added services contribute to a comprehensive and efficient fulfillment solution, addressing various aspects of the logistics and supply chain process beyond mere storage. 



"The company operates 11 major warehouses strategically positioned at top-tier locations, with a total storage capacity of approximately 6 lakh square feet, equipped with WMS and ERP Systems."

TAILORED SOLUTIONS WITH MULTIUSER FACILITIES

CJ Darcl as one of the leading player in the warehousing and distribution industry, stands out for its customized solutions tailored to the specific needs of each client. Their dedication to modern infrastructure, skilled personnel, and cutting-edge technology aligns perfectly with the industry's advancements, making them a driving force in shaping India's warehousing landscape. CJ DARCL's expansive warehouse network, spread across various locations, provides a comprehensive range of services and features tailored to diverse industries. As of March 31, 2023, the company manages and operates 11 major

warehouses strategically positioned at top-tier locations, with a total storage capacity of approximately 6 lakh square feet. These strategically located warehouses are well-equipped to cater to the evolving requirements of clients, readily providing additional solutions to meet their specific needs.

With a comprehensive array of services and a commitment to technological excellence, CJ Darcl delivers tailored solutions ensuring efficiency and transparency in operations unlocking customer satisfaction. Our warehousing and distribution management comprises of storing products in a warehouse

while offering services such as shelf-life maintenance, product mixing, packaging, cross-docking, barcode scanning, order fulfilment, and other ancillary customer services. As per the demand and specific characteristics, products are stored in different types of warehouses such as climate-controlled, ambient, automated, fulfilment centers, and distribution centers.

In terms of Infrastructure, CJ DARCL's warehouses boast cutting-edge infrastructure, adhering to stringent safety, health, and environmental standards. They provide customized solutions tailored to specific industry needs, catering to sectors like cosmetics, motorbikes, industrial equipment, e-commerce, FMCG, healthcare, auto, and ancillary industries. Their warehouses feature impressive building heights, high-quality flooring, efficient insulation, louvers, and turbo vents for optimal ventilation and temperature control. Selective pallet racking, multi-tier shelving, and movable racking systems ensure efficient storage solutions. They offer dedicated services or multi-user facilities as per client requirements

CJ DARCL embraces technology through Warehouse Management System (WMS) software, providing complete inventory visibility, enhanced operational accuracy, and boosted

productivity. The WMS seamlessly integrates with clients' ERP systems, and the entire warehousing process is automated for efficiency and scalability. TMS software supplements DO Consolidation, Route planning, Loading ratio, and Productivity.

The TMS control tower capability enables comprehensive oversight of the entire shipment process, gathering real-time cargo information using API or EDI technology. CJ DARCL is committed to leveraging technology to enhance their operations. CJ DARCL's distribution services, including last-mile solutions for both intra-state and inter-city deliveries, are improved by their Transportation Management System (TMS). The company enhances its capabilities with route mapping for hyperlocal deliveries, efficiently picking up and distributing cargo to defined destinations.

Commodities served by these warehouses

CJ DARCL Logistics provides multi-user warehousing services, which include storing products in a warehouse. It also provides basic capabilities such as product mixing, packaging, cross-docking, bar-code scanning, order fulfillment, and other ancillary services. Commodities are stored in many types of warehouses based on demand and specialized qualities, such as climate-controlled, ambient, automated, fulfilment centers, and distribution centers.

We are currently catering to FMCG, industrial and automotive industries with our warehousing management, last mile delivery and in-plant logistics services with the support of intra-facility automation backed-up by our advanced WMS software and tools.

Connectivity to the nearest seaport/airport

CJ Darcl Logistics has enhanced transportation links to seaports and airports strategically. Apart from the container vessel movement, the company also operates for break bulk movement between India and Bangladesh through barges, using Indo-Bangladesh Protocol route. These services provide economical solution to the customers for their needs and

“CJ DARCL's implementation of advanced technologies leads to significant operational improvements, including increased inventory accuracy, streamlined order processing, optimized transportation routing, enhanced warehouse productivity, and reduced labour costs.”

“Data visualization tools transform complex data into easily understandable dashboards, enabling informed decision-making and continuous improvement.”

enables avoiding the congested road border route.

We have a partnership with the Indian Railway to deliver in a more sustainable way. This enables us to provide customized multimodal solutions throughout India and to Nepal, Bangladesh, and Bhutan.

With 45,353 TEUs moved in fiscal year 2023, our rail and multimodal services have greatly aided our operations. To fulfill the needs of our customers, we continue to grow our operations, which includes containerized rake services.

Use of technology

CJ DARCL's commitment to technological innovation is a driving force behind its success in providing superior warehousing and distribution

services. By embracing cutting-edge technologies and continuously refining its operations, CJ DARCL remains at the forefront of the logistics industry, ensuring efficient and customer-centric fulfillment for its clients.

Warehouse Management System (WMS)

WMS software plays a pivotal role in streamlining warehouse activities, from receiving and storing goods to picking, packing, and shipping orders. CJ DARCL utilizes a robust WMS solution that seamlessly integrates with clients' ERP systems, providing a centralized platform for managing inventory, tracking shipments, and optimizing resource allocation.

Transportation Management System (TMS)


TMS software optimizes transportation routes, schedules, and vehicle utilization, ensuring efficient delivery and reducing transportation costs. CJ DARCL employs a sophisticated TMS that leverages real-time data and advanced algorithms to streamline the transportation process, leading to improved delivery times and reduced fuel consumption.

Barcode and RFID Scanning

Barcode and RFID scanning technologies are integral to enhancing inventory accuracy and tracking product movement throughout the warehouse. CJ DARCL utilizes barcode scanners and RFID readers to automatically capture inventory data, eliminating manual data entry and minimizing errors. This data is fed into the WMS and TMS, providing real-time visibility into inventory levels and movement.

Automated Picking and Packing Systems:

CJ DARCL employs automated picking and packing systems to expedite order fulfillment and enhance accuracy. These systems utilize robotic arms and conveyor belts to retrieve and collate products, reducing picking errors and minimizing order processing time.

CJ DARCL harnesses real-time data and analytics to gain insights into warehouse operations, identify potential bottlenecks, and optimize resource allocation. 



THE TREND IS TOWARDS SOPHISTICATED HIGH-END WAREHOUSING

With 3 million sq. ft. of warehousing space operational, LP Logisience plans to accelerate digital adoption, expand its geographical reach, and construct state-of-the-art sophisticated warehousing facilities across the country over the next 5 years.

LP Logisience has 8 warehousing locations equivalent to 3 million sq. ft. The locations are Bhiwandi, Ahmedabad, Ankleshwar, Gurgaon, Pathankot, Indore, Nagpur & Chennai. We have covered 7000+ pin codes across India with our last-mile delivery solution. Established over 100 years ago, coming from the rich legacy of Liladhar Pasoo one of India's Most Experienced Integrated Logistics & Supply Chain Solutions Provider - LP Logisience is a leader in the field of smart warehousing.

With relentless innovation and excellence, we have consistently set the standard high for the industry. Our cutting-edge technology and commitment to providing exceptional customer service have earned us a reputation as a trusted partner for businesses of all sizes. Whether you're looking to streamline your supply chain or simply need a reliable and secure place to store your goods, we have the expertise and resources to help you succeed. Join us and be a part of our century-long legacy of excellence in the world of smart warehousing.

Commodities served

We handle approx. 25 sectors (Chemicals, Paints, Cosmetics,

“The focus of FMCG and FMCD products will be on Tier 2 and 3 cities due to high consumption and e-commerce penetration. To meet the diverse needs of product delivery, there has been an increase in Grade A warehousing facilities, dark stores, reverse logistics.”

Lubricants, Electronics, FMCG & FMCD, Furniture, Pharma, Sanitaryware & Bath fittings, etc.)

Use of technology

LP Logisience has been driving tech integration across our operational and supply chain networks. LP Logisience offers advanced WMS and TMS technologies, along with benefits such as inventory accuracy, inventory visibility, traceability, and location management. Additionally, we have developed customized tech solutions for specific clients, this not only helps them track and trace the entire journey of cargo from Port to Delivery but also

helps them digitalize POD collection to managing COA, etc.. Our warehouses are all cloud-connected, and we use handheld terminals for all warehouse processes. Our warehouses are equipped with numerous advanced tech features.

Services offered

We manage inbound logistics, inventory management, outbound logistics, e-commerce solutions, distribution, and more. Our warehouses are supported by a strong business model and IT infrastructure, which allows us to offer customized and flexible services to clients. You can continue to enjoy superior services while only paying for the storage volume and throughput, which has now become a natural extension of LP Logisience's business model.

Locations to witness warehousing demand growth

The focus of FMCG and FMCD products will be on Tier 2 and 3 cities due to high consumption and e-commerce penetration. To meet the diverse needs of product delivery, there has been an increase in Grade A warehousing facilities, dark stores, reverse logistics, and specialized storage for temperature-controlled and specialty items. The demand has also led to a shift towards multi-story warehousing, which has increased the average size of Grade A warehouses by 2x in India. 📍



MMLP IN JOGIGHOPA

The MMLP will be spread over 200 acres of land and will have an annual cargo handling capacity of 13MMT. It will boost trade with Bangladesh, Bhutan, Nepal and Myanmar.

The first multimodal logistics park in India is being developed under the Bharatmala Pariyojna at Jogighopa in Assam. Jogighopa is strategically located on the northern banks of Bramhaputra river and is close to the border of West Bengal and Assam. Bramhaputra river is very wide (about 5 to 6km) and flows for 750km in Assam. Currently only 4 bridges exist for crossing the river - at Jogighopa, Guwahati, Tezpur and Bogibeel bridge. Any movement of cargo or passengers from West Bengal towards Meghalaya, Manipur, Nagaland, Arunachal Pradesh has to pass through Jogighopa. Further it is close to the Sadiya - Dhubri waterway connecting Bangladesh.

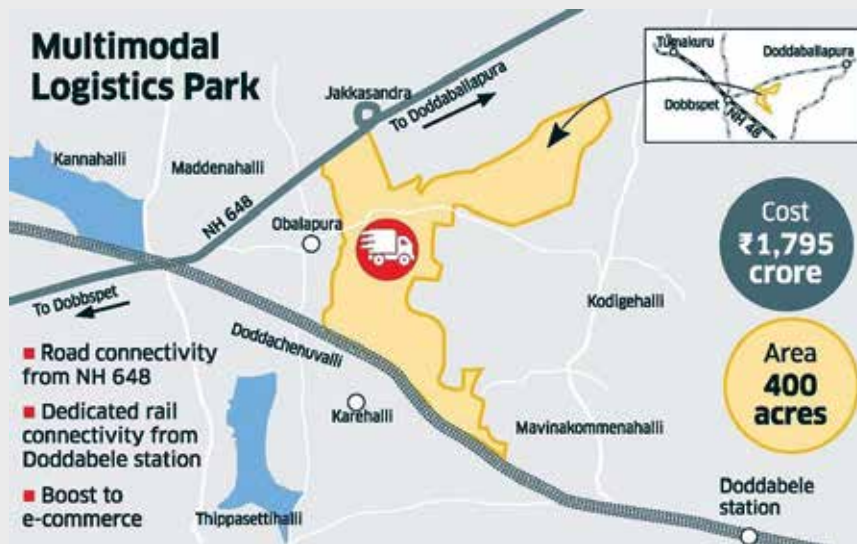
The MMLP is spread over 200 acres of land provided by the Assam government from Ashoka Paper mills. The first phase will be developed on 112 acres and the remaining 88 acres will be developed in phase 2. The cost of development in the first phase is Rs. 750 Cr and Rs. 450 Cr in the second

phase. A total of 1200 Cr will be spent on the project. Once the park is ready, tenders will be called for operating the park. The MMLP will particularly bring down the logistics cost for trade in the northeast by 10% and will facilitate movement of cargo through the Indo-Bangla protocol route. It is connected through NH-17 & 31B and to the Guwahati airport for movement of air freight. The MMLP will particularly boost trade with Bangladesh, Bhutan, Nepal and Myanmar, opening up around 20 lakh employment opportunities. It will have an annual cargo handling capacity of 13MMT.

During the foundation stone laying ceremony of the MMLP, Nitin Gadkari, Minister for Road Transport and Highways made few recommendations, "Under the Ganga Jal Marg project, waterways from Varanasi to Haldia has been made active and four multimodal hubs are being developed in Varanasi, Haldia, Sahebgunj and Ghazipur. Of these, multimodal hubs at Varanasi and Sahebgunj have already been inaugurated by PM Modi. Industrial clusters should be developed around this MMLP so that exim cargo can

be easily moved through waterways of northeast. Assam Petroleum Ltd, produces Methanol which is a cheap and eco-friendly fuel for not only bunkering the barges plying on the waterways, but also for fuelling land transport and cargo moving equipment at the MMLP. Amphibian seaplane can be operated from Kolkata/Haldia to the northeast states for movement of cargo and people which will open new venues for low cost and eco-friendly logistics. A smart township can be developed near the MMLP for the people working in it."

The MMLP IS 145km from Guwahati by road, which is being expanded into 4 lanes. Jogighopa is at a distance of 45km from East-West corridor. A bypass will be developed in Jogighopa connecting to the MMLP with waterways. From Dhubri river till NW-2, about 8km road will be expanded from single lane to four lane. On similar lines from River Padnu to NW-2, about 1km road will be expanded to four lane. Half km road from NW-16 in Badarpur will be expanded to two lane. Rail junction in Jogighopa will be at a distance of 6km from the MMLP. Further 3km rail line will be added for connecting the rail junction directly into the MMLP. Another 3.11km rail line will connect the MMLP to inland waterways. At Rupsi in Assam a new airport is being developed at 117km from the MMLP. 🇮🇳



MMLP IN DABBASPETA

Spread on 400 acres, the MMLP will have an initial capacity to handle 30 million metric tonnes of cargo. It is particularly planned considering the growing demand from e-commerce players.

The project is poised to become the first and largest MMLP ever implemented in the country under the PM GatiShakti National Master Plan. It will be spread across 400 acres at Muddelinganahalli in rural Bengaluru. Being developed at a cost of Rs 1,795-crore, the MMLP is expected to transform Dabbaspeta into a commercial hub with the railway line to Tumakuru set to become its heartline while National Highway 648 providing an exclusive access from the north.

The site is strategically located adjacent to the upcoming Karnataka Industrial Area Development Board (KIADB) industrial area on its east, abutting NH (national highway) 648, Dabbaspeta to Hosur, the Satellite Town Ring Road on the north, and Bengaluru-Hubli-Mumbai rail line on its south.

Bengaluru MMLP is located at a distance of 58 km from Bengaluru Airport and 48 km from Bengaluru city railway station.

The project is being implemented under public-private partnership (PPP). A special purpose vehicle has been formed in which the state government will invest through Karnataka Industrial Areas Development Board (KIADB). A senior official in the Industries and Commerce Department said the KIADB's equity will be in the form of 400 acres land that has been acquired on a fast-track basis. The private player will design, build, finance, operate and transfer the MMLP after the concessionaire period, the details of which will be finalised in the coming days.

The Park has been planned keeping in mind growth of major e-commerce players. "The facility will put an end to the dependency on the neighbouring states for storage while reducing the cost of moving the goods," said N Shivashankar,


CEO, KIADB. He said the MMLP will provide integrated storage facilities, including warehouses and cold storages, and will provide intermodal transfers, handling facilities for container terminals and cargo terminals.

Establishment of the MMLP has already been delayed by nearly six years. In 2017, the state government had planned to acquire 200 acres of land near the Dabbaspeta Industrial Area for the project, originally titled as logistics hub. It was expected to boost demand for warehousing and logistics facilities. However, the project was put on the backburner, due to lack of funds.

per the plan, the National Highway Logistics Management Limited (NHLML), under the aegis of National Highways Authority of India, will connect the logistics park with the highway. For the rail connection, officials have identified Doddabele station and the Railway Vikas Nigam Limited will lay the lines to connect the park.

The MMLP will be developed in three phases. The first phase is expected to be completed in two years. The logistics park will cater to about 30 million metric tonne (MMT) cargo and will give huge boost to industrial zones in the catchment region such as Bengaluru and Tumkur.

Witnessing a high demand for storage space from e-commerce and third-party logistics players, the leasing of warehousing space in Bengaluru touched 3.9 million square feet in 2022, according to India Sotheby's International Realty report. "Bengaluru will be in the spotlight for investments in warehouses with greater capacity for e-commerce fulfilment. Based on the anticipated rise in demand, we project that more than 250 acres of land would be required in the periphery of Bengaluru city to develop new warehousing facilities," said Gagan Randev, Executive Director - Capital Markets, India Sotheby's International Realty.

Randev added, "The involvement of larger organised players in the sector has driven a shift towards automation, IoT integration, enhanced warehouse management systems, security measures, and a focus on creating greener and sustainable built-up environments." 



A PROMISING FUTURE FOR SMART WAREHOUSING

Smart technologies, including warehouse automation, robotics, and IIoT, are reshaping warehouses, offering benefits such as identifying inefficiencies, reducing errors, and boosting operational speed.

India's ambitious goal to become the third-largest global economy by 2027 hinges on optimizing infrastructure efficiency and meeting the demands of a growing population. The rise of the manufacturing sector, driven by initiatives like the Production Linked Incentive (PLI) scheme, Make in India, and Atmanirbhar Bharat, has sparked a need for efficient logistics and warehousing solutions. In this era of rapid technological advancement, warehousing and logistics parks are experiencing a transformation fuelled by the role of e-commerce, innovative warehousing technologies, government policies, and a growing emphasis on sustainability.

Role of E-commerce in Warehousing

E-commerce has emerged as a central force shaping the landscape of warehousing and logistics. The surge in online shopping, fuelled by increased internet accessibility and changing consumer behaviour, has led to a substantial demand for efficient storage and distribution centres. The convenience of next-day or even same-day deliveries has become the norm, driving a significant shift in

warehousing requirements.

Prominent entities in the Indian e-commerce sector, including Amazon, Flipkart, Snapdeal, and others, have not only adjusted to these evolving conditions but have experienced remarkable growth. A flurry of start-ups with varied payment options, return policies, and enticing deals have been spurred by the e-commerce revolution. As a result, the warehousing sector has witnessed historic highs in demand, reaching 51.3 million square feet in the financial year 2022-23, according to Knight Frank.

Furthermore, the Indian government's proactive role in shaping policies has been instrumental in fostering the growth of the warehousing sector. Initiatives such as the Production Linked Incentive (PLI) scheme have led to a surge in third-party logistics (3PL), manufacturing, and retail sectors, creating a warehousing and logistics boom across the country.

The 'Make in India' campaign, GST implementation, and the National Logistics Policy have further propelled the manufacturing and logistics sectors. Investments in infrastructure development, including roads, highways, and logistics parks, have significantly improved connectivity

and logistics efficiency.

According to Research and Markets, the warehousing market in India was valued at Rs 1,206.03 billion in 2021. The projection for 2027 stands at Rs 2,872.10 billion, with a compound annual growth rate (CAGR) of approximately 15.64 percent during the period from 2022 to 2027.

The warehousing sector's growth is closely intertwined with technological advancements. The adoption of cutting-edge technologies is reshaping traditional warehouses into state-of-the-art, automation-assisted facilities. Several key technologies are driving this transformation:

Industrial Internet of Things (IIoT)

IIoT creates a network of interconnected physical objects embedded with sensors, enabling real-time data exchange. In warehousing, it enhances visibility from receiving to shipping. It facilitates monitoring machinery health, tracking assets, and optimising overall warehouse operations.

Artificial Intelligence and Predictive Analytics

Artificial Intelligence collects and presents historical and current data in a format that aids decision-makers. Predictive Analytics utilises various techniques to forecast patterns

and trends within the data. These technologies help warehouses analyse large datasets, generate consolidated reports, and make informed decisions, contributing to operational efficiency.

Robotics and Automation

Robotics and automation play a pivotal role in streamlining warehouse operations. By taking over repetitive and error-prone tasks, these technologies ensure consistent, efficient, and accurate warehouse processes. Automated Guided Vehicles (AGVs) navigate warehouses, transporting goods with precision, enhancing efficiency, and reducing reliance on human intervention.

Augmented Reality (AR) for Order Picking

AR is being leveraged to guide warehouse staff in picking and packing orders more efficiently. Visual cues and real-time information displayed through AR devices improve accuracy and speed in the fulfilment process.

Blockchain for Supply Chain Transparency

Blockchain technology is gaining traction to enhance transparency and traceability in the supply chain. By providing an immutable and decentralised ledger, blockchain ensures that every transaction and movement of goods is securely recorded, reducing the risk of fraud and errors.

Smart technologies, including warehouse automation, robotics, and IIoT, are reshaping warehouses, offering benefits such as identifying inefficiencies, reducing errors, and boosting operational speed. Automation not only ensures accuracy but also enhances employee engagement by allowing personnel to focus on strategic tasks. Sustainable practices are a key trend, with warehouses adopting eco-friendly measures. Real-time visibility through automation enables quick decision-making and improves supply chain efficiency. Collaboration and data sharing are increasingly crucial, with integrated platforms fostering a connected and efficient warehousing ecosystem in 2024.

Scope of Warehousing Industry


The warehousing industry is rapidly expanding due to e-commerce,



Addverb's Bot Verse: 'World's Largest' Mobile Robot Factory

Located in Greater Noida, this factory is spread across 15 acres and this is the world's largest mobile robot manufacturing facility. The plant has a capacity to manufacture 1 lakh robots per year. At present, around 14 types of robots are manufactured at the facility, all of which provide warehouse automation solutions for businesses. Apart from backers GAIL (India) Ltd. and RIL, its clients include Hindustan Unilever Ltd., Flipkart, Amazon.com Inc., PepsiCo Inc., The Coca-Cola Co. and Marico Ltd. Around 70–80% of Addverb's revenue comes from India currently, but this revenue mix is expected to change in the next two years, Satish Shukla, one of the cofounders said. "We expect almost 60% of our revenue to come from outside India and 40% of our revenue to come from India."

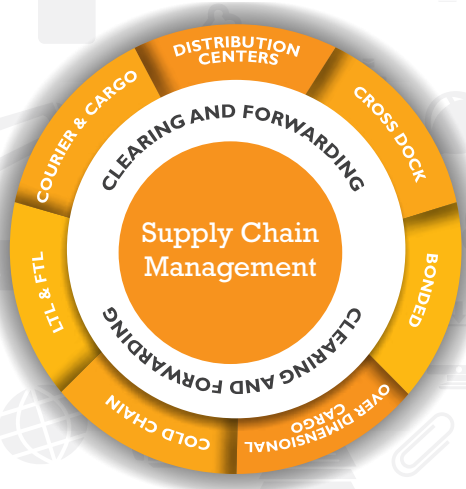
government initiatives, technology, and sustainability. With the growing manufacturing sector, there's a rising demand for efficient warehousing solutions, offering significant opportunities. Factors like the demand for efficient supply chain solutions and the rise of omnichannel retailing emphasise the crucial role of warehousing. Integration of technology not only optimises operations but also opens avenues for value-added services.

The warehousing and logistics sector is on the brink of a technological revolution, driven by e-commerce, automation, and sustainability. In 2024, embracing innovative technologies, government support, and sustainable practices will be key for growth. This will enhance efficiency and position warehouses as vital players in the evolving global supply chain, promising an exciting future for the industry. 

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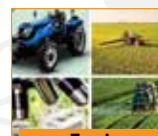
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