



# TULSI INDUSTRIAL ESTATE

"PLACE TO GROW"





Over a decade, Tulsi Group is managed by modern generation entrepreneurs who have carved a niche for themselves in the world of real estate.

The team includes various professionals with experience in real estate, infrastructure, hospitality and manufacturing.

Standing true to their core values of Integrity, Inclusion, Equality and Excellence with a steadfast financial perspective and revolutionary vision, Tulsi Group has delivered projects spanning over 1 million sq. ft. in the residential, commercial and industrial sectors. The company under the banner of Tulsi Construction is developing Tulsi Industrial Estates as the flagship industrial project with Best in class amenities and services

## IDEAL FOR



Automobile Industries



Auto Parts & Components



Logistics & Warehouses



Packaging Industries



Dairy Products



Retail & Wholesale



Glass & Ceramic Industries



Wires & Cables Industries



Commodity Trades



Cold Storage



Printing & Stationaries



Agriculture Industries



Furniture Industries



Electronics & Computer



Plastic Industries



Apparel & Accessories



Telecom Industries



Toys Industries



Home Appliances



Cotton Ginning & Spinning



Sewing Machine Industries



Fans & Motors Industries



Drugs & Pharmaceuticals



Sport Goods



Jewellery & Gold Plating



General Light Services



Paint-shop for Auotmobile



Fabrication Workshops



Machine Parts



Food Processing



## SALIENT FEATURES OF THE PROJECT

Ideally Rooted for Small and Medium Size MSME



24X7 Power Supply by Specially Express Power from G.E.B. Main Substation



Well Connected with industrial HUB Vapi - Suitable for Industrial Eco-System



On touch Proposed Expressway and On touch Pardi - Karwad main state highway



Easy availability of Labours and workers from the nearby villages and Vapi



## SUPPORT SERVICES (SERVICES FROM DEVELOPERS FROM ASSOCIATE AGENCIES)







## 02 AMENITIES



### AMENITIES

- Security Cabins
- Street Lights
- Loading / Unloading Areas
- CCTV Camera System Securing Entry
- 9m to 18m wide Roads
- Managing Office
- Dedicated Canteen space in COP
- Free HOLD NA Land
- RCC Hume Pipe drainage systems



- Plot Sizes from 5330 Sq. Ft. To 323970 Sq. Ft.
- 2 Entrance Gates
- Common Parking
- Proposed Weigh Bridge
- Traffic Islands
- Utility Zone (Drivers & Workers)
- Ample amount of Ground Water available
- Well Landscaped and trees Plantation for Healthy Environment in the Estate.
- Proposed Commercial building including: Shops, Rest rooms, Restaurant and Halls.
- Compound wall to Entire Estate (Gated Premises)
- Internal Road finishes with heavy duty Tremix Concrete



# TULSI INDUSTRIAL ESTATE MASTER PLAN

LEGEND : (AREA IN SQ.M)



FUTURE EXPANSION

PROPOSED EXPRESSWAY

PRIMARY ENTRY

FUTURE EXPANSION

PARIYA-AMBACH ROAD

TOWARDS TUKWADA

TOWARDS VAPI

TOWARDS DUMBLAV

VILLAGE ROAD

SECONDARY ENTRY

WEIGHBRIDGE

PLOT NO. 1  
33274.00

PLOT NO. 6  
1584.74

PLOT NO. 5  
782.22

PLOT NO. 4  
782.22

PLOT NO. 3  
782.22

PLOT NO. 2  
1301.20

COMMON OPEN PLOT  
1508.00

PLOT NO. 7  
498.90

PLOT NO. 8  
498.90

PLOT NO. 9  
498.90

PLOT NO. 10  
498.90

PLOT NO. 11  
1497.93

PLOT NO. 16  
997.80

PLOT NO. 15  
997.80

PLOT NO. 14  
997.80

PLOT NO. 13  
997.80

PLOT NO. 12  
1497.93

PLOT NO. 17  
619.45

PLOT NO. 18  
772.00

PLOT NO. 19  
819.90

PLOT NO. 20  
823.03

PLOT NO. 21  
823.03

PLOT NO. 22  
980.36

PLOT NO. 17  
619.45

PLOT NO. 18  
772.00

PLOT NO. 19  
819.90

PLOT NO. 20  
823.03

PLOT NO. 21  
823.03

PLOT NO. 22  
980.36

PLOT NO. 17  
619.45

PLOT NO. 18  
772.00

PLOT NO. 19  
819.90

PLOT NO. 20  
823.03

PLOT NO. 21  
823.03

PLOT NO. 22  
980.36

PLOT NO. 17  
619.45

PLOT NO. 18  
772.00

PLOT NO. 19  
819.90

PLOT NO. 20  
823.03

PLOT NO. 21  
823.03

PLOT NO. 22  
980.36

PLOT NO. 17  
619.45

PLOT NO. 18  
772.00

PLOT NO. 19  
819.90

PLOT NO. 20  
823.03

PLOT NO. 21  
823.03

PLOT NO. 22  
980.36

PLOT NO. 17  
619.45

PLOT NO. 18  
772.00

PLOT NO. 19  
819.90

PLOT NO. 20  
823.03

PLOT NO. 21  
823.03

PLOT NO. 22  
980.36

PLOT NO. 32  
901.91

PLOT NO. 33  
495.00

PLOT NO. 34  
495.00

PLOT NO. 35  
495.00

PLOT NO. 36  
495.00

PLOT NO. 37  
495.00

PLOT NO. 38  
495.00

PLOT NO. 39  
715.49

PLOT NO. 40  
5775.00

C.O.P.  
535.00

COMMERCIAL COMPLEX

PLOT NO. 79  
11698.77

PLOT NO. 78  
30098.19

PLOT NO. 71  
1587.18

PLOT NO. 70  
1587.18

PLOT NO. 72  
997.80

PLOT NO. 69  
498.90

PLOT NO. 73  
997.80

PLOT NO. 68  
498.90

PLOT NO. 74  
997.80

PLOT NO. 67  
498.90

PLOT NO. 75  
997.80

PLOT NO. 66  
498.90

PLOT NO. 76  
997.80

PLOT NO. 65  
498.90

PLOT NO. 77  
997.80

PLOT NO. 64  
498.90

PLOT NO. 56  
1670.11

PLOT NO. 55  
1670.11

PLOT NO. 57  
750.00

PLOT NO. 54  
750.00

PLOT NO. 58  
750.00

PLOT NO. 53  
750.00

PLOT NO. 59  
750.00

PLOT NO. 52  
750.00

PLOT NO. 60  
750.00

PLOT NO. 51  
750.00

PLOT NO. 61  
750.00

PLOT NO. 50  
750.00

PLOT NO. 62  
740.29

PLOT NO. 49  
771.09

PLOT NO. 43  
845.11

PLOT NO. 42  
920.11

PLOT NO. 44  
690.00

PLOT NO. 41  
750.00

PLOT NO. 45  
1449.86

PLOT NO. 46  
1270.97

PLOT NO. 47  
1097.34

PLOT NO. 48  
940.12

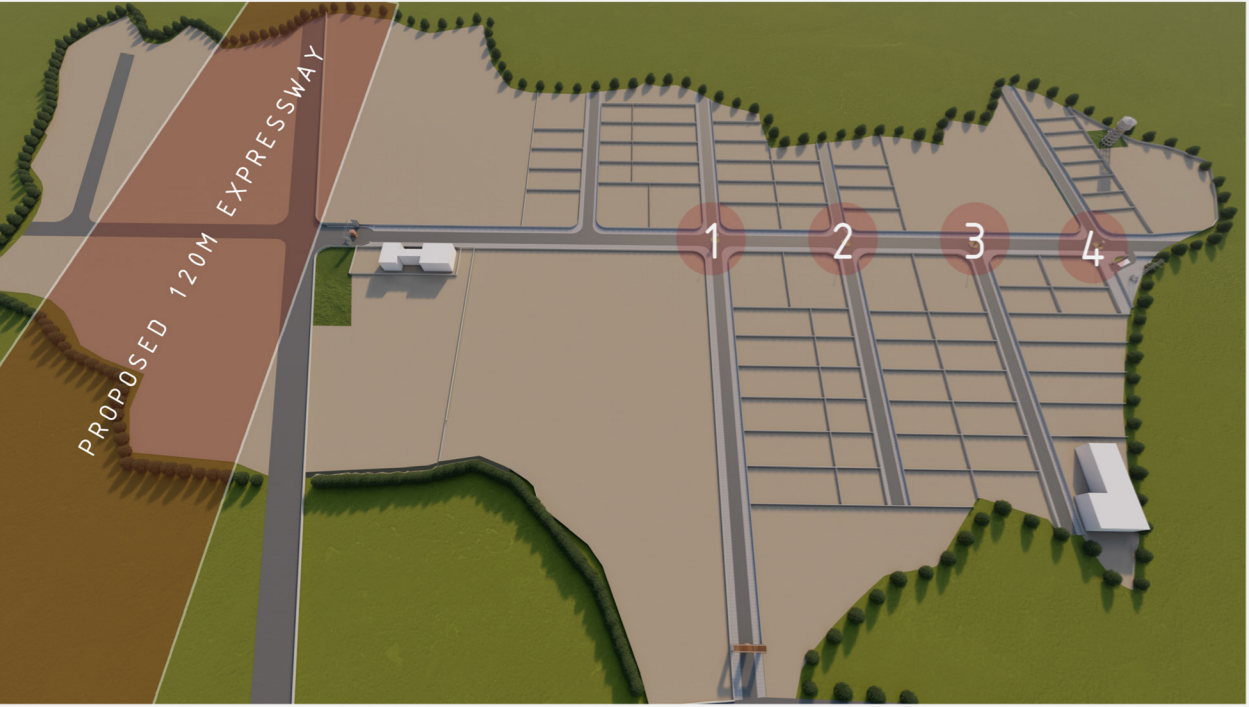
COMMON AMENITIES

C.O.P.  
3220.00

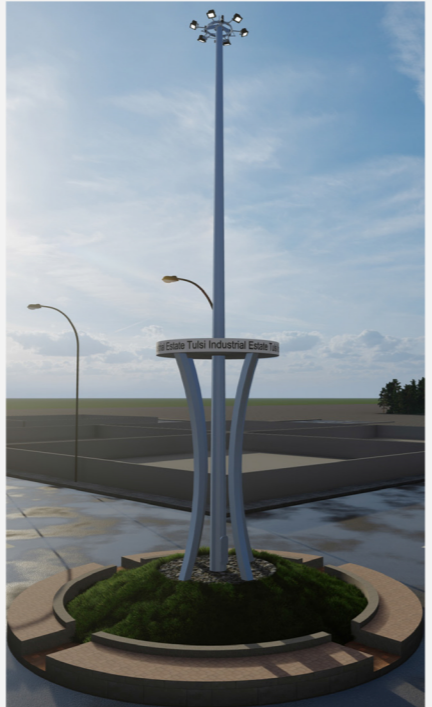
C.O.P.  
560.00



## AERIAL VIEW OF THE SITE



AERIAL VIEW OF THE ESTATE



TRAFFIC CIRCLE 1



TRAFFIC CIRCLE 2,3 AND 4

The estate is equipped with four traffic circles for proper movement of huge vehicles like trucks. The roads have separate pedestrian pathways for safe circulation throughout the site.

## KEY PLAN



Mumbai Airport	170 Km
Surat Airport	120 Km



Vapi GIDC	8 km
Pardi GIDC	10 Km
Nh - 48	8 km
Vapi City	10 Km
Express Way	0 Km



Avadh Uthopia Club	5 Km
Premium Residential Bungalows	5 Km
Proposed Bullet Train Station	15 Km
Vapi Railway Station	12 Km



JNPT Mumbai Port	200 Km
Proposed Nargol Port	40 Km
Hazira Port	140 Km



# BUILD TO SUIT PROCESS AND PROGRAMME

01

## VISIT - TULSI INDUSTRIAL ESTATE A UNIQUE ENVIRONMENT

With planning consent for over 2 million sq ft of development, including smart industrial units

02

## DISCUSS YOUR SPECIALIST REQUIREMENTS

A flagship plots with facilities to suit your company's style and character

03

## IDENTIFY THE PLOT AS PER REQUIREMENTS

Among 35 types of plots, select the plot feasible for your units.

04

## ACHIEVE PLANNING CONSENT AND AGREEMENT FOR SALE

Detailed specification is finalised and a binding legal agreement is developed

05

## CONSTRUCTION OF YOUR BUILDING

Construction of your building to ensure quality and flexibility

# FROM HERE WE CHANGE THE WORLD

*A global destination for engineering, innovation and business development.*

Locate your business at the heart of the industrial sector of the Gujarat state, where the supply chain and skills pool is local and the business opportunities are global.

If your business is looking to enter or expand in this sector, then Tulsi industrial estate provides an unprecedented opportunity to join a growing community of like-minded people.

### ✓ An established business community

Business-to-business opportunities as well as open and social activities

### ✓ At the heart of the Industrial Corridor of the Nation

Be part of the cluster with access to the specialist supply chain and skills pool

### ✓ A high-quality environment

To impress clients and motivate staff

### ✓ On-site amenities

Including Cafes, Open areas, Street lights, Green areas & Service lanes

### ✓ Industrial circuit

A profile raising location and feasible for all types of industrial works and R&D facilities

### ✓ An on-site flexibility

To respond to your needs on a daily basis

### ✓ Flexible property options

To meet your business's needs now and in the future

### ✓ Central location


Convenient and accessible for your business partners across the world





## CONTACT US

**SITE OFFICE**  
TULSI INDUSTRIAL ESTATE,  
SURVEY NO. 1811, AMBACH PARIYA  
ROAD, PARIYA, VAPI, GUJARAT.

 +91 7069922744  
+91 7069922944

[www.tulsiindustrialestate.com](http://www.tulsiindustrialestate.com)  
[sales@tulsiindustrialestate.com](mailto:sales@tulsiindustrialestate.com)

