

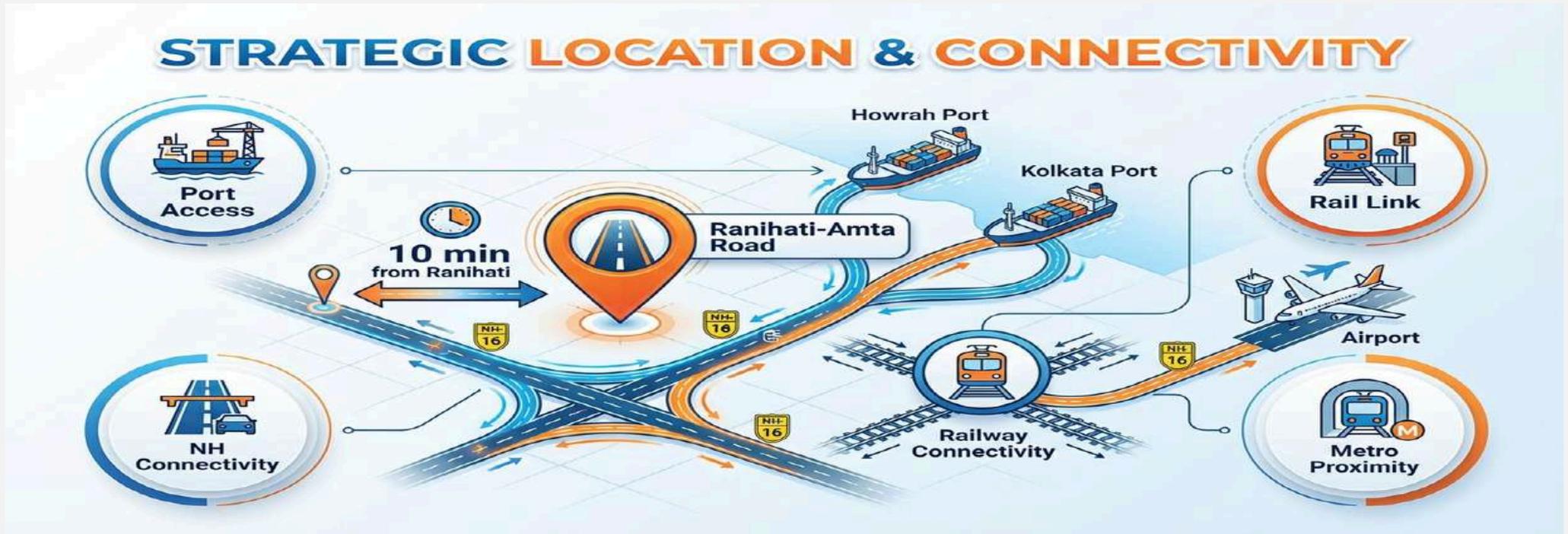
# SKY INDUSTRIAL PARK

4000 B Bigha Industrial Excellence | Howrah, West Bengal



Where Industry Meets Opportunity

# PROJECT OVERVIEW



<b>Name:</b>	Ranihati Industrial & Logistics Park
<b>Location:</b>	Ranihati–Amta Road, Howrah, West Bengal
<b>Total Area:</b>	4000 Bigha (~3200 acres / ~1300 hectares)
<b>Distance:</b>	10 minutes from Ranihati
<b>Connectivity:</b>	NH/State Highways • Rail Link • Port Access • Metro Proximity
<b>Target Sectors:</b>	Manufacturing • Logistics • Warehousing • Agro-processing • Auto Parts

# MASTER PLAN - 3D VISUALIZATION



# INVESTMENT HIGHLIGHTS



Expansive land area available for large-scale development projects.



Pre-developed utilities including water, power, and road connectivity.



Attractive financial models and payment options suited for various investment scales.



Significant potential for generating employment opportunities and economic impact.



Exclusive support packages, tax benefits, and policy advantages for investors.



Streamlined approval processes and dedicated support for rapid project commencement.

# CUSTOMIZED SOLUTIONS FOR EVERY NEED

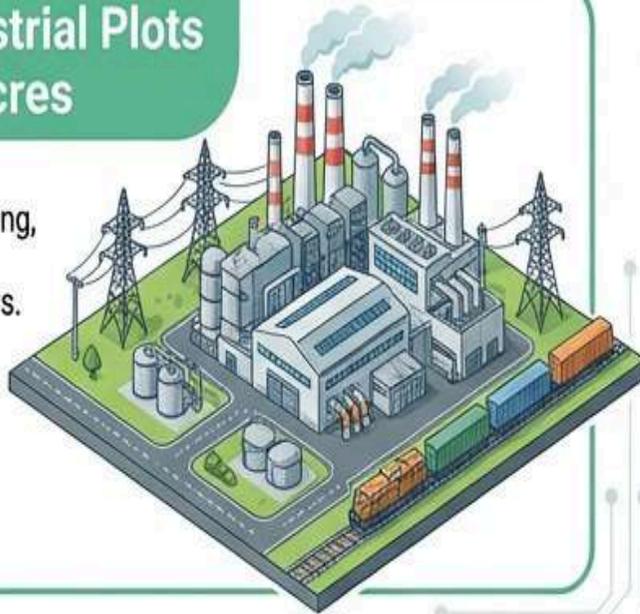


## Large Industrial Plots 20-100+ acres

**Ideal Use:** Heavy Manufacturing, Large-Scale Production, Petrochemical & Energy Plants.

Integrated Infrastructure, High Power & Water Supply.

**20-100+ acres**



## SME Clusters 1-20 acres

**Ideal Use:** Small to Medium Enterprises, Component Manufacturers, Workshops, Support Industries.

Shared Facilities, Cooperative Environment.

**1-20 acres**

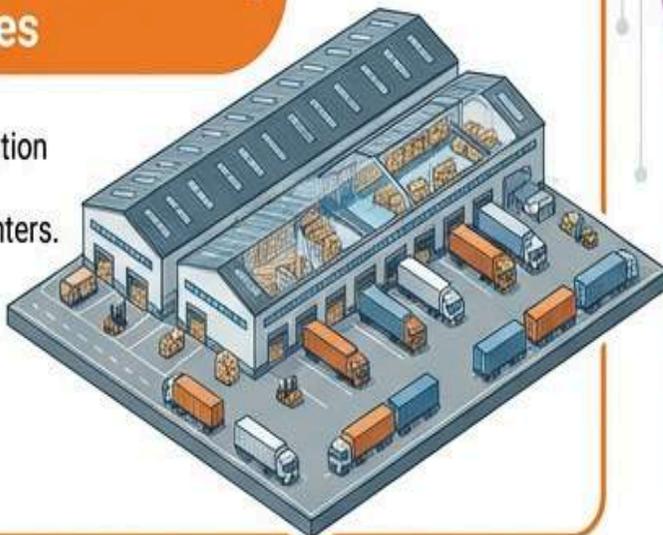


## Logistics & Warehousing 10-50+ acres

**Ideal Use:** Storage & Distribution Centers, Supply Chain Hubs, Cold Storage, Fulfillment Centers.

Excellent Connectivity, High Ceiling Heights.

**10-50+ acres**



## Plug & Play Units Ready Factory Building

**Ideal Use:** Immediate Operations, Startups, Technology Firms, Light Assembly, R&D Centers.

Pre-Built Infrastructure, Ready-to-Move-In, Flexible Leases.

**Flexible Sizes & Configurations**



# INFRASTRUCTURE & AMENITIES

## WORLD-CLASS INFRASTRUCTURE

Integrated Amenities for Superior Connectivity, Sustainability, and Growth



Building the Future with Advanced Foundation

### PREMIUM FACILITIES INCLUDE:

- ✓ Wide Internal Roads (Heavy Vehicle Compatible)
- ✓ Dedicated Power Substation with Uninterrupted Supply
- ✓ Water Treatment Plant & 24/7 Water Supply
- ✓ Modern Drainage & Sewage Treatment System
- ✓ Landscaped Green Buffer Zones (15% Total Area)
- ✓ 24/7 Manned Security with CCTV Surveillance

# MAIN ENTRANCE - 3D RENDERING



# WHY CHOOSE RANIHATI INDUSTRIAL PARK?

- **STRATEGIC LOCATION**

Just 10 minutes from Ranihati with seamless connectivity to Howrah/Kolkata ports, NH, and rail networks

- **MASSIVE SCALE**

4000 Bigha development allowing large-scale operations and sector clustering

- **INFRASTRUCTURE READY**

Turnkey plots with power, water, roads, and utilities already in place

- **FLEXIBLE OPTIONS**

From 1-acre SME plot to 100+ acre corporate campuses

- **GOVERNMENT SUPPORT**

Eligible for West Bengal Industrial Policy incentives and subsidies

- **QUICK SETUP**

Minimal time from land acquisition to production commencement

- **JOB CREATION HUB**

Contributing to regional employment and economic development

- **PROFESSIONAL MANAGEMENT**

Experienced team ensuring smooth operations and tenant support

# YOUR INVESTMENT JOURNEY

1

## STEP 1: INITIAL INQUIRY

Contact our sales team • Share your requirements • Receive preliminary information

2

## STEP 2: SITE VISIT

Guided tour of the park • Meet our technical team • View available plots

3

## STEP 3: PROPOSAL & PRICING

Customized proposal based on your needs • Transparent pricing • Flexible payment terms

4

## STEP 4: DUE DILIGENCE

Legal documentation review • Site survey • Technical specifications

5

## STEP 5: AGREEMENT

Sale/Lease agreement execution • Payment processing • Title transfer

6

## STEP 6: DEVELOPMENT

Utility connections • Construction permits • Project monitoring

7

## STEP 7: OPERATIONS

Move-in support • Ongoing facility management • Business support services

# FINANCIAL ADVANTAGES & INCENTIVES

## COMPETITIVE PRICING STRUCTURE

- Tiered pricing based on plot size, location, and frontage
- Early-bird discounts up to 15% for first 25 investors
- Flexible payment plans: 30% booking, 70% in 18 months
- Long-term lease options: 30/60/99-year leases available
- Built-to-suit financing partnerships with leading banks

## GOVERNMENT INCENTIVES (West Bengal Industrial Policy)

- Capital Investment Subsidy up to 50%
- Interest Subsidy on term loans
- Stamp Duty exemption/refund
- Electricity Duty exemption for 5-10 years
- Employment Generation Subsidy
- Quality Certification Reimbursement
- GST Reimbursement for eligible units
- Fast-track clearances and single-window support

## RETURN ON INVESTMENT POTENTIAL

- Land appreciation: 15-20% annual growth potential

# WHAT OUR PARTNERS SAY

*"The strategic location and ready infrastructure helped us launch operations 6 months ahead of schedule. The support from the park management has been exceptional."*

— **Leading Auto Components Manufacturer**  
Manufacturing Sector

*"As a logistics company, connectivity is everything. Ranihati Park's proximity to ports and highways has reduced our distribution costs by 35%."*

— **National Logistics Provider**  
Warehousing & Distribution

*"The flexible plot sizes and competitive pricing made it possible for our SME cluster to establish a modern manufacturing facility. We've grown 200% since moving here."*

— **SME Consortium**  
Small & Medium Enterprises

# LET'S BUILD THE FUTURE TOGETHER



**PHONE:** +91 [YOUR PHONE NUMBER]



**EMAIL:** [YOUR EMAIL ADDRESS]



**LOCATION:** Ranihati-Amta Road, Howrah, West Bengal



**WEBSITE:** [YOUR WEBSITE URL]

**FOR INQUIRIES & SITE VISITS:**

**SCHEDULE SITE VISIT**

- Phone: +91 [Your Contact Number]
- Email: [info@ranihatiindustrialpark.com](mailto:info@ranihatiindustrialpark.com)
- Website: [www.ranihatiindustrialpark.com](http://www.ranihatiindustrialpark.com)
- Address: Ranihati–Amta Road, Howrah, West Bengal - 711302



SCAN FOR MORE INFO