



Corporate address

Horizon Industrial Parks Pvt Ltd
Floor 15, Tower 1, One World
Center Lower Parel,
Mumbai 400 013 Maharashtra
[HiParks.com](https://hiparks.com)

For leasing inquiries

Muktesh Sheth +91 99229 56032 | muktesh.sheth@HiParks.com

NCR | GUJARAT | **MAHARASHTRA** | GOA | TELANGANA | KARNATAKA | TAMIL NADU

Site address

Horizon Industrial Park Chakan II,
Plot A-79, MIDC Chakan Phase 2,
Sawardari, Chakan,
Maharashtra - 410 501

Site address

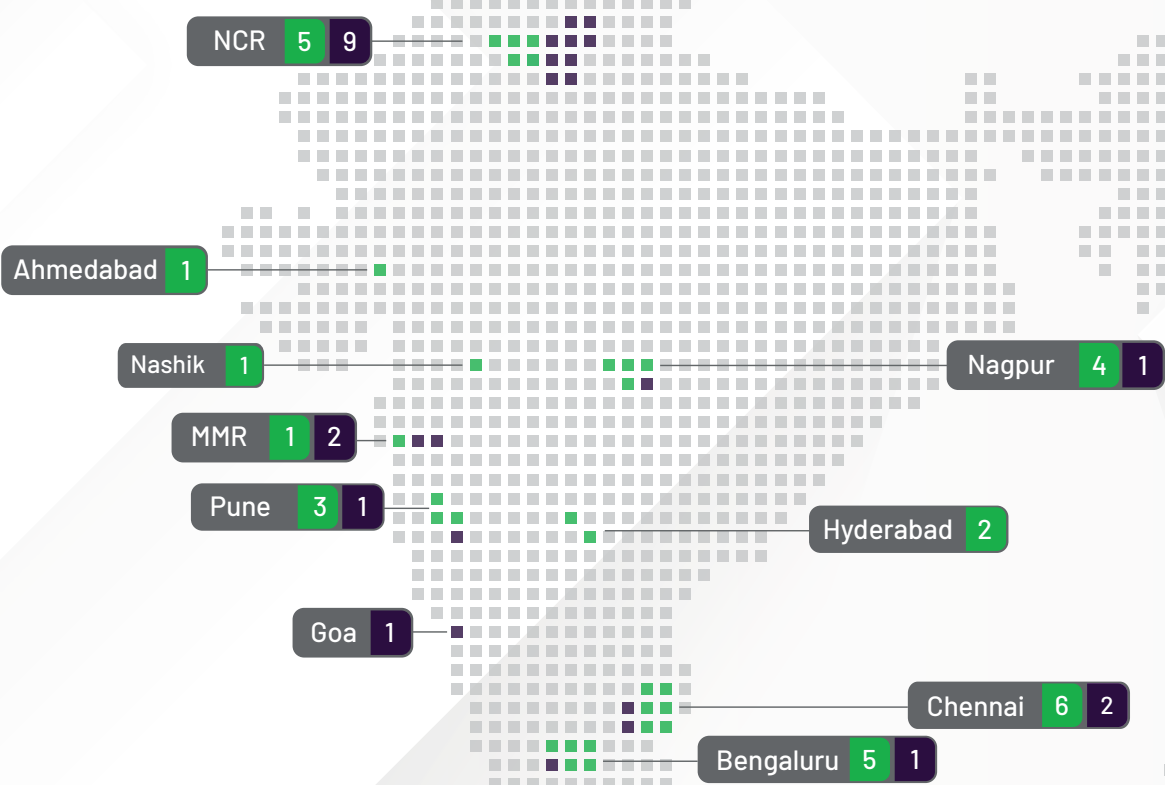
Horizon Industrial Park Chakan V,
Plot No A-1, Chakan Industrial
Area - Phase 5, Village Ambethan
Taluka Khed, Chakan, Pune 410 501
Maharashtra



HORIZON INDUSTRIAL PARK CHAKAN II* & V
***PLATINUM CERTIFIED BY IGBC**

PAN-INDIA PRESENCE

- Industrial Parks
- InCity Centers



45
Parks

10
Markets

58 MSFT
Leasable Area

2200
Acres

AGILE. FOR YOUR GROWTH.

Horizon Industrial Parks offers one of the largest Grade A portfolios of modern, high-quality industrial and logistics parks across India.

Our parks are built to global standards of institutional players, with world-class infrastructure, standardised specifications and facilities designed to make the work environment more productive.

Horizon provides unparalleled global experience in logistics management and operating expertise, combined with local partnership prospects.

This ensures we always deliver the right opportunity for our clients to grow and for our communities to thrive.

INTEGRATED SOLUTIONS

We create value for our clients by leveraging our pan-India presence and vast experience in acquiring, building and managing industrial and logistics parks.



Strategic land acquisition

- ▶ Prime locations with seamless connectivity
- ▶ Easy access to developed neighbourhoods and resources
- ▶ Expansion capabilities and local government and community support



Project development

- ▶ Co-creation of bespoke solutions that are NBC-compliant
- ▶ Vast experience and strong partner-network that accelerates the design process, maximises value engineering, provides reliable technical expertise and post-delivery support
- ▶ An array of solutions including plug-and-play as well as built-to-suit



Park compliances and approvals

- ▶ Expertise and experience in complying with regulatory and statutory requirements
- ▶ Stringent due diligence during land and asset acquisition
- ▶ Procurement of all mandatory licenses and approvals



Operations and asset management

- ▶ The upkeep of all facilities to ensure a safe and productive working environment
- ▶ Multi-disciplinary facility management services like maintenance park infrastructure and common areas, civil and engineering services, landscaping, gardening, safety and security, first-aid centre and 24/7 ambulance, waste management and emergency response solutions

PARTNERS
TO A DIVERSE
CUSTOMER
BASE

We partner with the world’s leading brands from across industries and deliver bespoke solutions for their unique requirements.

It is our endeavour to delight our customers by setting benchmarks in construction quality and turnaround times, anticipating and proactively delivering to their expectations and co-creating win-win solutions through collaborative partnerships.

Auto & Auto Components

Anand Auto
Benteler Automotive
Faurecia
General Electric
GMB Corporation
JOST India
KLT Automotive
Lumax
Magna International
Nexteer Automotive
Nirmiti Precision
SRI Gotec India
TACO EV Component
TACO Prestolite Electric
TACO Punch Powertrain
Toprun Automotive
Tubular Products
Volvo Eicher
Yazaki India

E-Commerce

Amazon
Blinkit
FirstCry
Flipkart
Meesho
Myntra
Reliance
Zepto
Zomato

Logistics

Avon Solutions
BusyBees Logistics
Carry You
CEVA Logistics
Crown Worldwide
DHL
Delhivery
DNX
DSV Logistics
Ecom Express
eKart Logistics
Flyjac Logistics
Gati
Geodis India
Kantaneeram
Kuehne + Nagel

Logistics

Maersk
Mahindra Logistics
Movin
OM Logistic
Prozo Distribution
Rhenus Logistics
Safexpress
Yusen Logistics

Packaging

Canpac
Krishca Strapping
SIG Group

Engineering & Aerospace

Arvos Energy
Chowgule and Company
Cooper & Turner
GKN Fokker Elmo India
Hellerman Tyton
Hydra Specma
Indutch Composites
JEH Aerospace
Micronics
Naffco
NCR Corporation
OBO Betterman
RENK Gears
Sanmina Corporation
SKAPS
Solflux Technologies
Uplus Technology

Retail

ABFRL
Bestseller
Colgate
Decathlon
H&M
IFB
Nestle

Oil, Energy & Chemicals

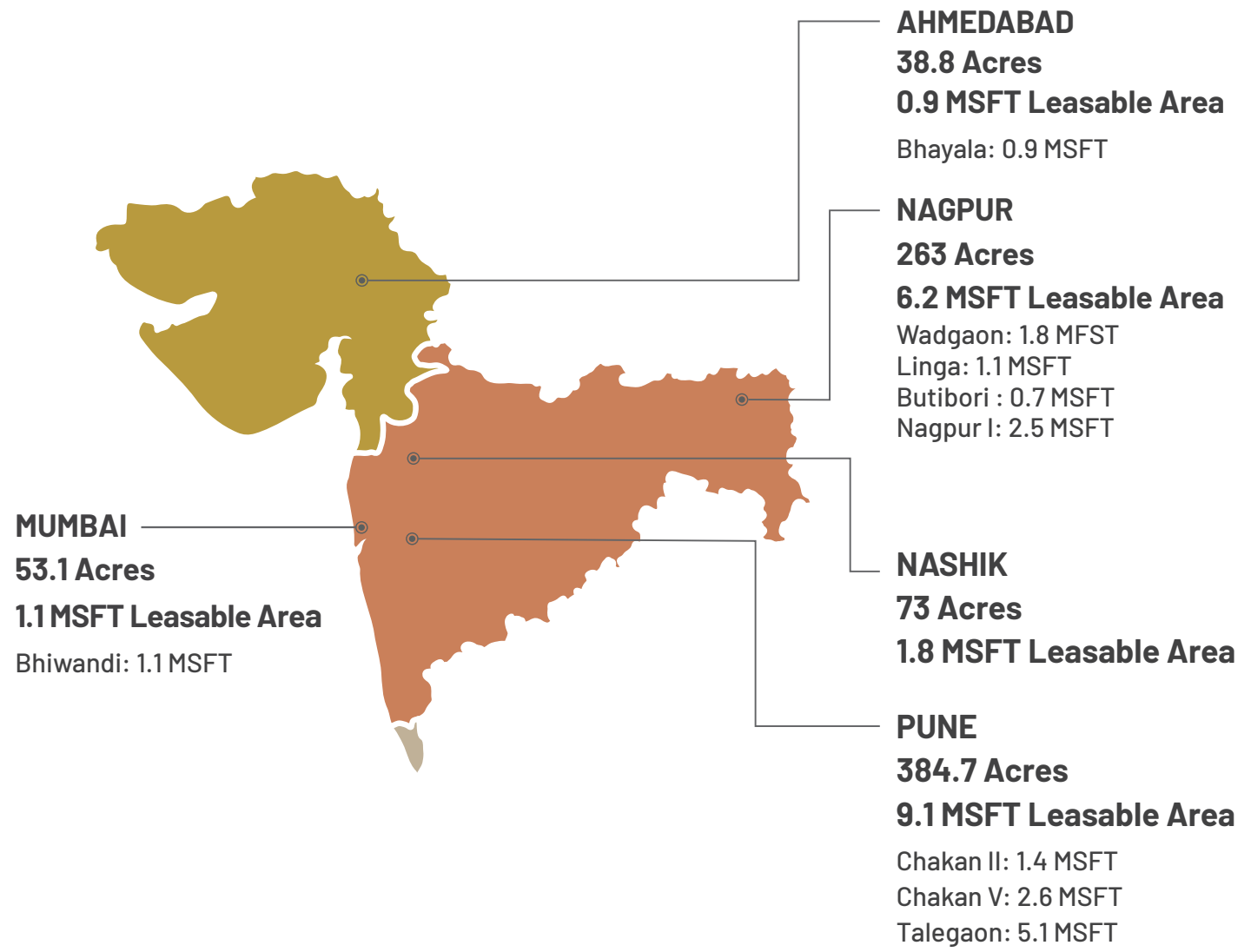
Barranquesa
Dow
Fosroc
Frontier Energy
GE Oil & Gas
Gurit
Premier Energies
Snowman Logistics
Vestas

Others Industry

IG International
Iron Mountain
MESPL
Molbio Diagnostics
OEC Records
Prose Technologies
Schneider Electric
Thermo Fisher
V Guard

HORIZON INDUSTRIAL PARKS WEST INDIA

Horizon Industrial Parks West Zone, spans 812.4 acres and comprises the most crucial locations for large-scale as well as niche businesses.



ABOUT PUNE AND CHAKAN

Pune, the second largest city in Maharashtra, is amongst the top manufacturing* and IT hubs in the country. It is home to several leading Indian research institutes, with expertise in areas ranging from humanities to science.

Just 38 km from Pune is Chakan - a growing industrial and manufacturing hub, expanding to accommodate growing demand.

Chakan is the biggest industrial corridor in the western suburbs of Pune, strategically located adjacent to the Nashik-Pune Expressway.

It is home to multinational brands like Mercedes Benz, Volkswagen Group, Mahindra & Mahindra, TATA Motors, Bajaj Auto, General Electric, Hyundai Construction Equipment, Philips, Forbes Marshall and Tetrapak. Some of the well-known OEMs and tier I&II suppliers are also based in the area.

Its proximity to Pune, Mumbai, the JNPT Seaport, and key arterial highways make it an excellent base for growing businesses.

* Great Places for Manufacturing in India, May 2020 by Invest India and JLL

GREEN
RECOGNITION



Horizon Industrial Park Chakan II

HORIZON INDUSTRIAL PARK CHAKAN II

Horizon Industrial Park Chakan II, a 52.2-acre park, is strategically located in Chakan's MIDC Phase 2, with fully developed, ready-to-move infrastructure.

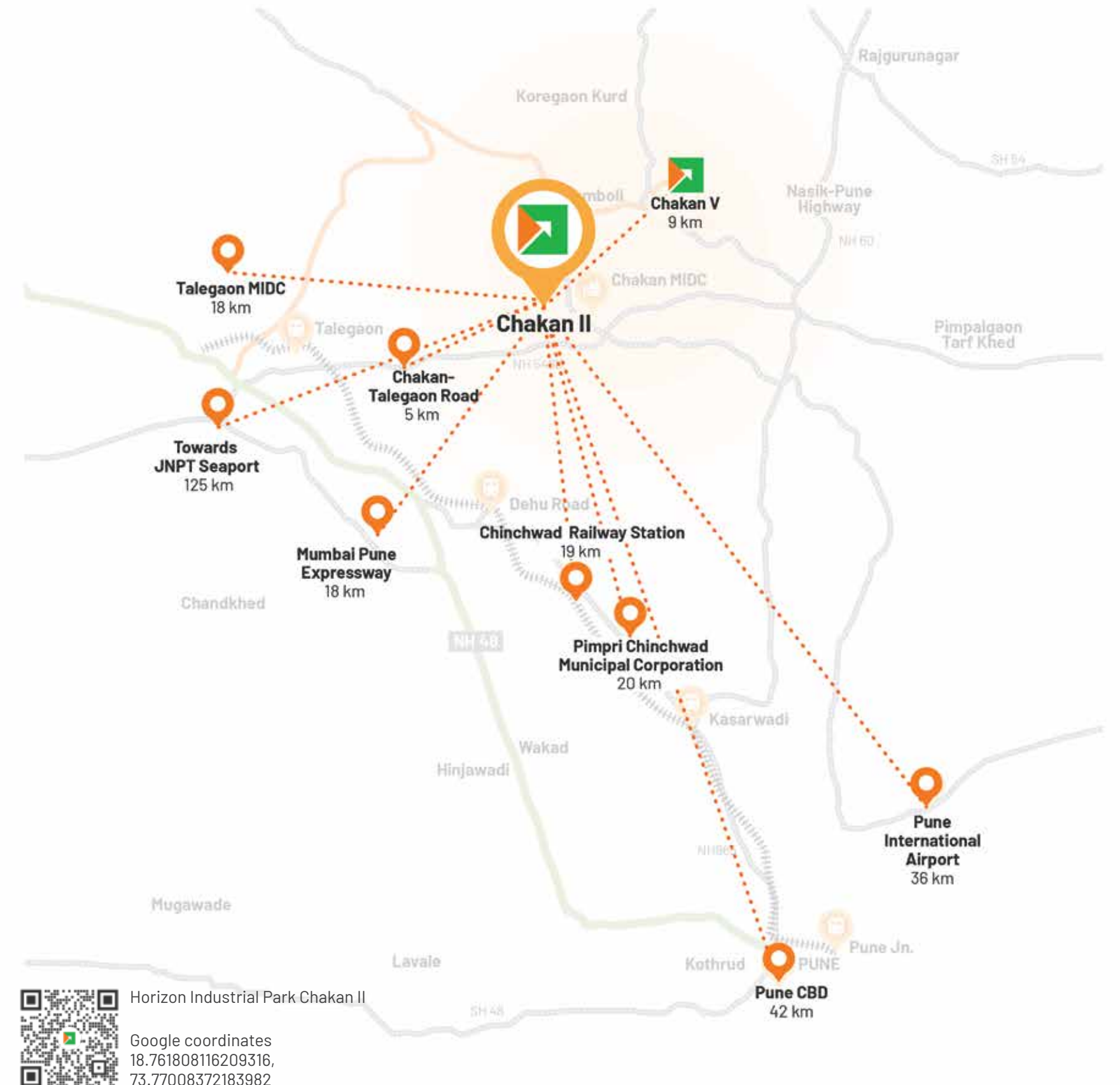
Several global giants have established their manufacturing or warehousing bases at this park. These include Benteler, Tata Autocomp, Faurecia, Prose Technologies, Mahindra Logistics, Lumax Industries and GKN Aerospace Fokker Elmo India.

Strategically located in the heart of Maharashtra's automobile and manufacturing hub, in the industrial area promoted by MIDC, the park offers an established industrial ecosystem support structure. It also provides ready access to a skilled workforce, residential projects, schools and hospitals.

**52.2
Acres**

**1.4
MSFT**

**Industrial &
Warehousing**



Creative representation of the park location

HORIZON INDUSTRIAL PARK CHAKAN V

The excellent track record of Horizon Industrial Park Chakan II and the growing demand for world class infrastructure and facilities in the region makes our second park at Chakan an excellent base for industrial and logistics operations.

Horizon Industrial Park Chakan V, offers businesses 98.8 acres of Grade A space, with a development potential of 2.6 MSFT for manufacturing and warehousing operations.

In addition to being part of an established industrial ecosystem the park is in close proximity to Corning, Schindler and Mahindra CIE. Its strategic location provides easy access to Pune, Mumbai, the JNPT Seaport, and key arterial highways. It is just 26 km away the from Mumbai-Pune Expressway and provides excellent connectivity to nearby industrial hubs of Talegaon (20 km) and Ranjangaon (63 km).

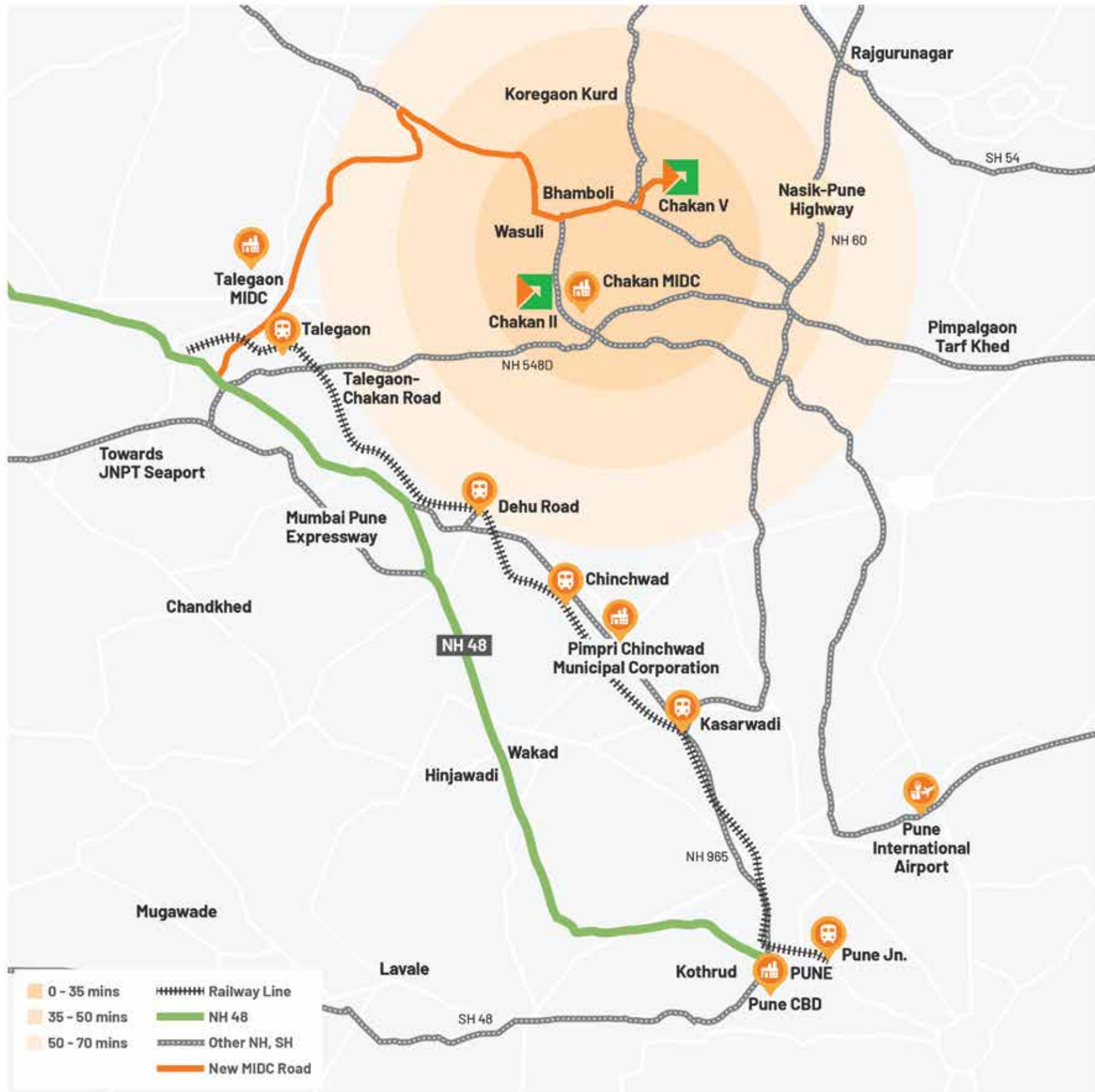
**98.8
Acres**

**2.6
MSFT**

**Industrial &
Warehousing**



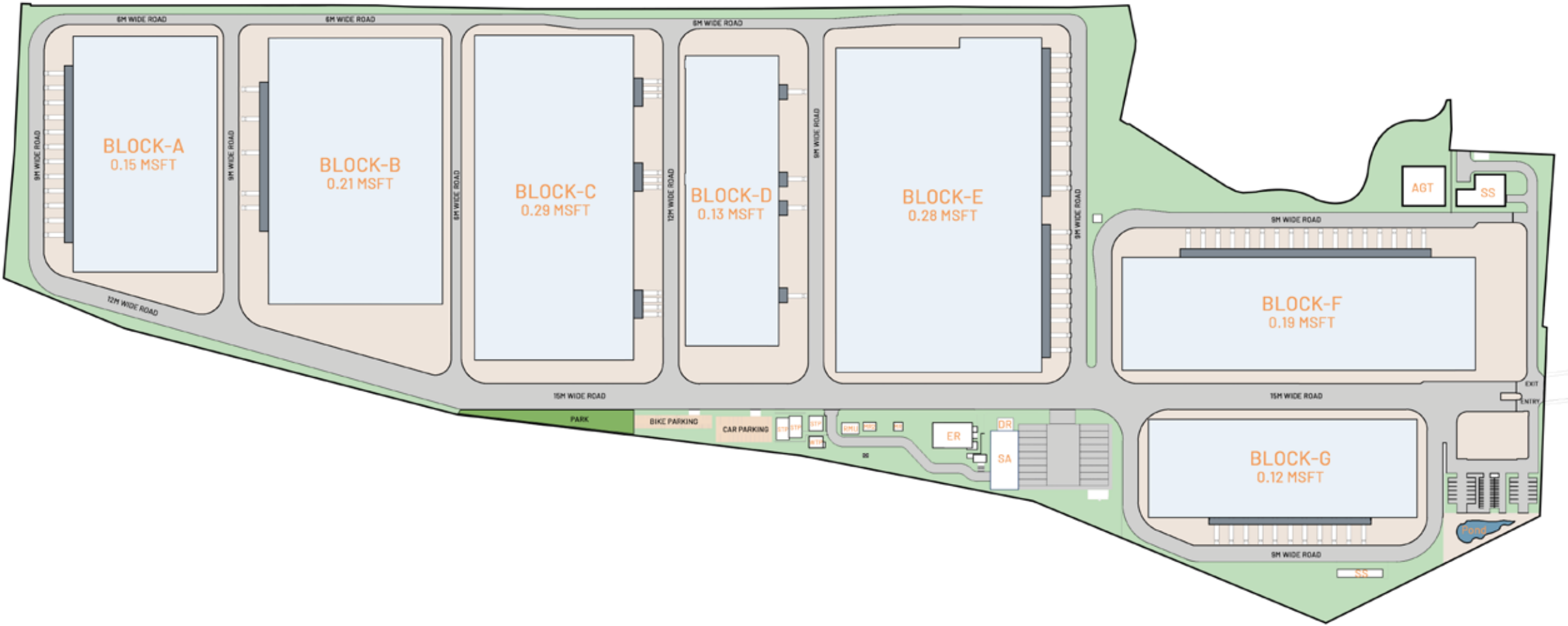
Creative representation of the park location



Horizon Industrial Park Chakan II



MASTER PLAN CHAKAN II



STP	Sewage Treatment Plan	ER	Electrical Room
DR	Drivers' Restroom	SS	Substation
AGT	Above Ground Tank	SA	Sports Arena
WTP	Water Treatment Plant	MR	Meter Room



MASTER PLAN
CHAKAN V



AGT	Above Ground Tank	STP	Sewage Treatment Plant
PR	Pump Room	EP	Electrical Pump
OWC	Organic Waste Converter	DR	Driver's Restroom
SC	Security Cabin	FMO	Facility Management Office
ESY	Electrical Switch Yard		







AN AGILE ECOSYSTEM OF GROWTH

Each of our parks is a self-sustaining business environment and built to global standards of institutional players.

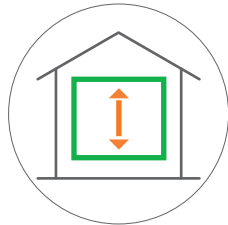
They adhere to the strictest norms to meet every mandated requirement, to support quick clearances for our customers' operations.

Our parks at Chakan offer world-class infrastructure and provide standardised building specifications with options for 100% customisation. We offer built-to-suit solutions as well as ready-to-move facilities.

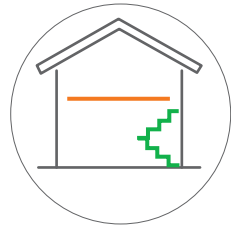
DESIGNED TO GLOBAL STANDARDS



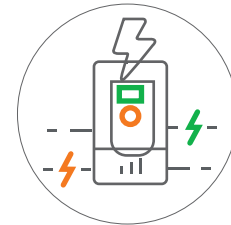
BUILDING STRUCTURE
Pre-engineered buildings with
optimised column spacing



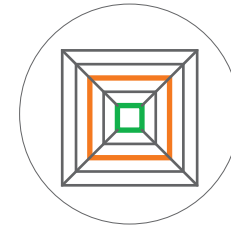
BUILDING HEIGHT
12 m clear at eaves



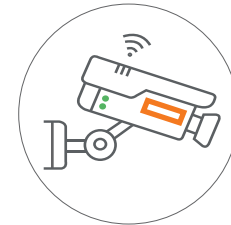
OFFICE AREA
Ground & bare-shell mezzanine
floor on 2.5% of total area



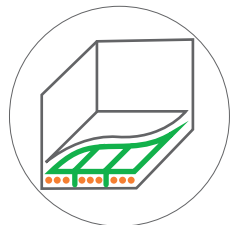
EFFICIENT LIGHTING
Skylights covering 3-4% of roof
areas; LED light fixtures



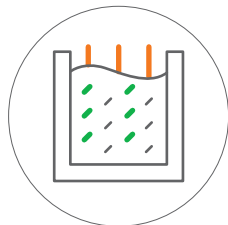
VENTILATION
4-6 air changes, passive
ventilation through louvers,
roof monitors



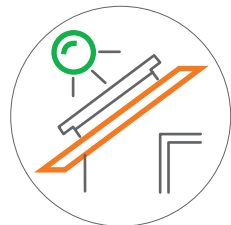
SECURITY
24x7 CCTV surveillance
at main gate



FLOOR
UDL 5T/sqm,
FM2-compliant design



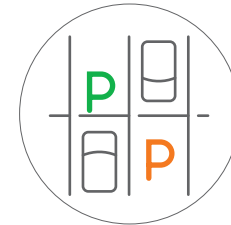
WALL
Pre-cast concrete walls/
block walls up to 3.6 m height



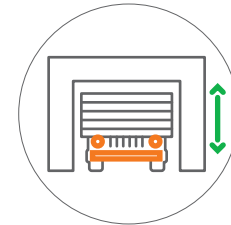
ROOF
Standing seam roof with sturdy
bare galvalume sheets



FIRE PROTECTION
Fire detection, alarms, fire escape
doors, K160 and K80 sprinklers,
external hydrants



PARKING
2 and 4-wheeler parking,
truck parking designed for
peak period load



DOCK AREA
Dock height 1.2 m with rolling
shutters, dock pits

FLEXIBLE
SPACES FOR
UNIQUE
REQUIREMENTS

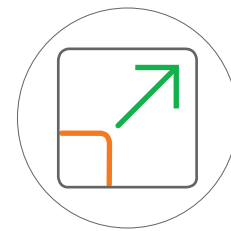
AN EMPLOYEE-
FRIENDLY
WORK
ENVIRONMENT



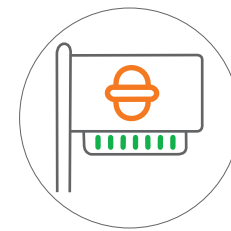
Water body with
Miyawaki gardens



Signage for navigation,
regulatory information, safety
and emergency guidelines



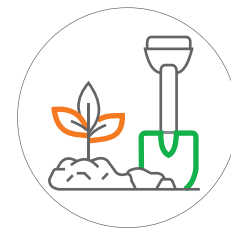
Customised loading,
height and spans through
smart structural upgrades



Complex utility
requirements for
process industries



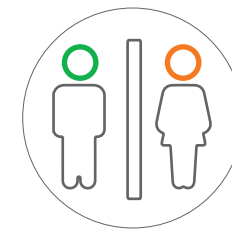
Roof and wall insulation



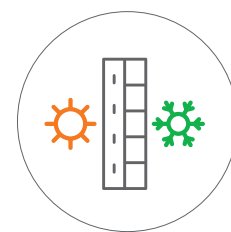
Green cover
and indigenous flora



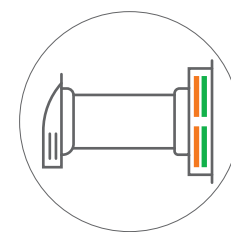
First-aid centre with an
ambulance on standby



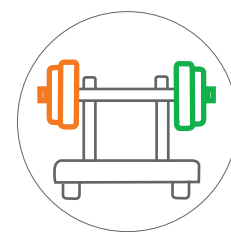
Washrooms in common areas
and rest rooms for drivers



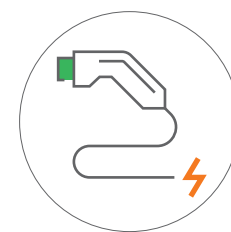
Temperature-controlled
zones



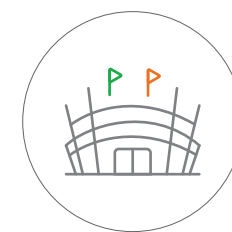
Combination of forced
and natural ventilation
systems



Open gymnasium



EV plug points



Multi-use
sports arena

SUSTAINABILITY INITIATIVES

Environment

We are fully dedicated to forging a green and sustainable future.

Energy saving and renewable energy

- 20 MWp of solar panels have been installed at all operational industrial & logistics parks with a target of achieving 40 MWp solar capacity by March 2027.
- Mitigated 22,000 tCO₂, equivalent to planting 10 lakh trees.

Water management

We have reduced the intake of freshwater at our parks through efficient usage and recycling. This has been achieved by:

- Treating 100% of the greywater for landscaping and flushing
- Maximising stormwater retention with additional rainwater harvesting pits
- Installing low-flow plumbing fixtures to reduce freshwater utilisation
- Metering water to analyse and reduce water consumption at our parks and conducting regular third-party water audits

Biodiversity

Preserving and enhancing biodiversity across our parks by incorporating landscape features such as butterfly gardens and urban forests.

Green Certifications & Affiliations

All our operational parks are IGBC Platinum-certified with affiliations and recognitions from IGBC, GRESB, LEED, ISO, UNGC. ~100% of our portfolio is IGBC Platinum certified, and we achieved a maiden GRESB score of 90 in 2025.



SUSTAINABILITY INITIATIVES

Social

At Horizon, we believe that real progress happens when the entire community progresses. We are committed to inclusive growth by enabling opportunities to include differently-abled employees within our ecosystem.

Diversity and inclusion

We dedicatedly prioritise diversity and inclusivity in our workforce.

We welcome employees of all abilities, genders, ages, cultural backgrounds, and identities.

We also dedicatedly promote employee awareness on inclusivity, diversity, and sustainability through initiatives like POSH and women's mentorship program.

Community actions

We contribute actively to the social, economic and environmental development of the communities in which we operate:

- Our focus areas include support to schools and health facilities in our communities
- We organise health check-up camps, conduct regular fire safety drills at our parks

Governance

We uphold our ethics and our responsibility towards our stakeholders by investing in training and work with complete transparency to ensure 100% compliance. We also encourage our vendors and suppliers to practise transparency and adhere to all laws and regulations.

Compliance and reporting

We deploy a structured governance mechanism to cover all aspects of operational compliance:

- Regular reviews via operational audits to maintain global standards and meet regulatory requirements in our facilities
- Submitting periodic environmental compliances for our operational parks

Data monitoring

We strive to monitor our progress by:

- Creating a detailed roadmap for digitisation of operations
- Tracking consumption of energy, water and other utilities
- Conducting third party assessment for GHG emissions

Statutory requirements

- We ensure that statutory compliance is adhered to as per norms
- We conform to the POSH, Code of Conduct and Compliance Manual
- We say no to vendors and contractors who engage in child labour, forced labour, bribery and corruption



- A** PROSE TECHNOLOGIES
- B1** FAURECIA EMISSIONS CONTROL TECHNOLOGIES
- B2** FAURECIA AUTOMOTIVE SEATING
- C** LUMAX INDUSTRIES
- D** BENTELER AUTOMOTIVE
- E1** TACO EV COMPONENT SOLUTIONS
- E2** MAHINDRA LOGISTICS
- F1** TACO PRESTOLITE ELECTRIC
- F2** TACO PUNCH POWERTRAIN
- G** GKN FOKKER ELMO


HORIZON
INDUSTRIAL PARKS
CHAKAN II