



LAND DOCKET: MULTI PURPOSE USE

SITE DETAILS :

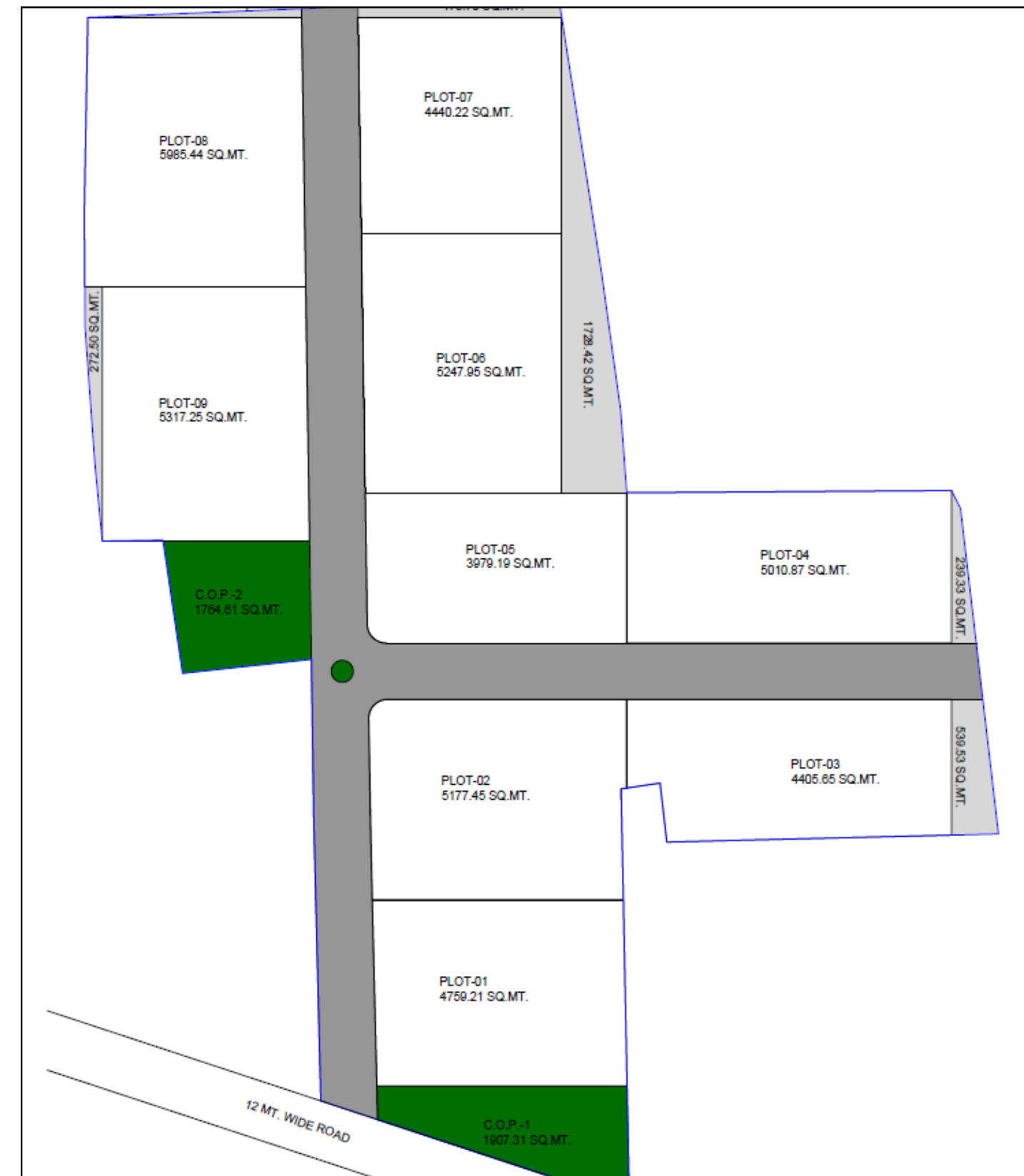
- **Address** : 9QFF+569
Mahmadpor, Village
Rajnagar, Gujarat
- **Co-ordinates** : 21°22'22.5"N
72°46'23.2"E
- [Click Here for Location](#)
- **Zone classification:** Industrial
/ Commercial Zone
- **Frontage** : 104 mtr (Bitumen
road)
- **Access from NH 64** : 0.2 KM



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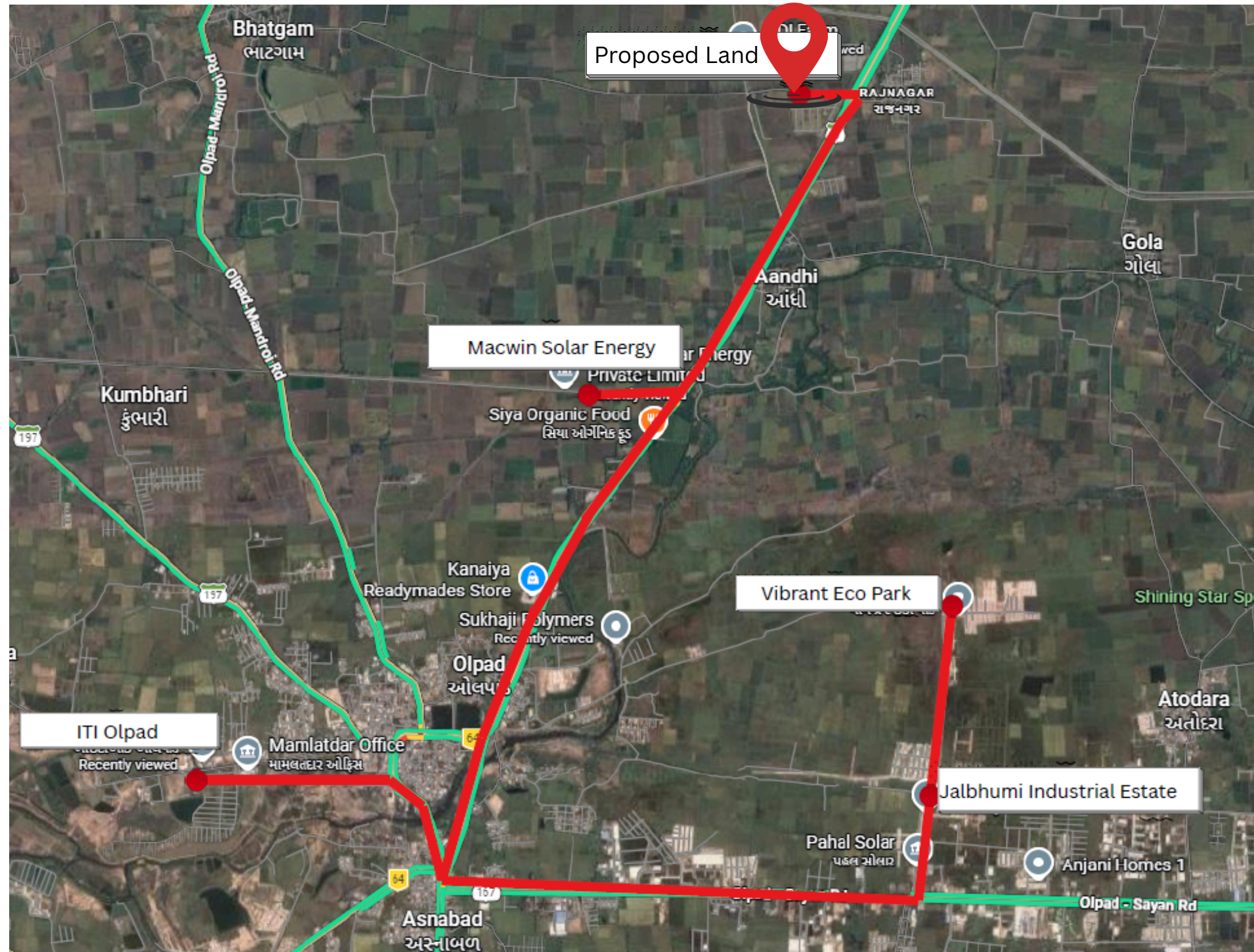


TOTAL RUNNING BOUNDARY LENGTH : 1285 METERS



TOTAL LAND AREA : 25.5 VIGHA (16 ACRES)

INDUSTRIAL & COMMERCIAL ZONES IN THE VICINITY



- **Jalbhum Industrial Estate – 5**
- Established industrial cluster in close proximity, housing active manufacturing and logistics units.
- **Macwin Solar Energy Pvt. Ltd.**
- Operational solar and renewable energy manufacturing unit nearby, reflecting the presence of engineering and clean-energy industries in the vicinity.
- **ITI Olpad (Industrial Training Institute)**
- Located nearby, ensuring access to skilled and semi-skilled technical workforce for industrial and warehouse operations.
- **Vibrant Eco Park**
- Prominent regional residential development in the vicinity, indicating growing civic infrastructure and area development.

CONNECTIVITY :

Road Connectivity:

200 meters from **Surat-Hansot State Highway No. 6**
(Proposed 6-Lane Highway)

24 km to National Highway 48 and 25 km to NE-4 -Delhi-Mumbai Expressway via Kim

(Connects to major industrial hubs such as Ankleshwar, Pipodara, etc.)

14 km to Sayan via Olpad-Sayan Link Road

Port Connectivity

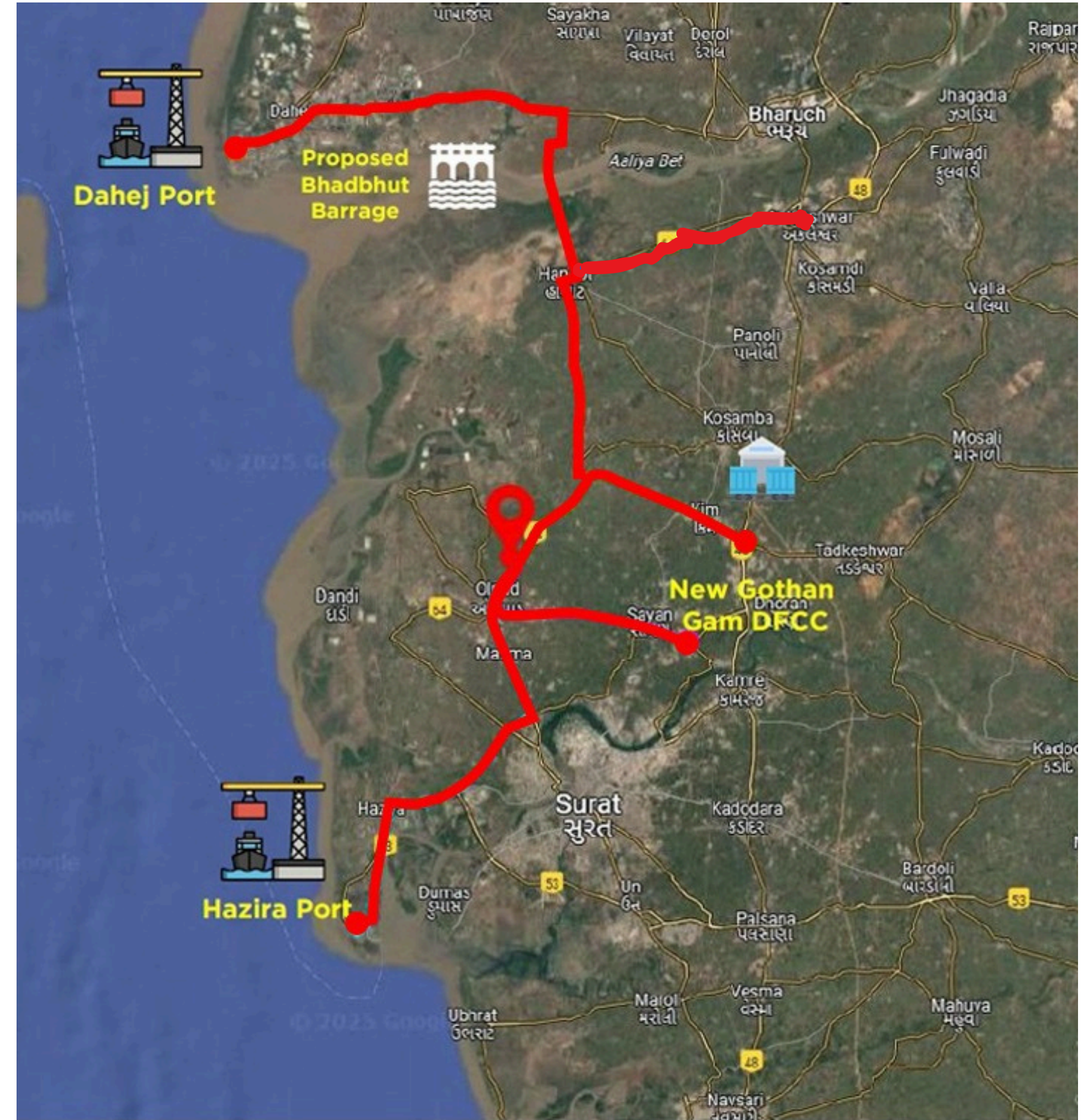
- 40 km to Hazira Port via 90-meter-wide Surat Outer Ring Road
- 70 km to Dahej Port via Hansot through the upcoming Bhadbhut Barrage

Rail Connectivity

- 16 km from New Gothan Railway Station

The site has excellent multimodal connectivity, offering seamless access to:

- Major Ports
- National & State Highways
- Key Industrial Clusters
- Dedicated Freight Rail Network



SUITABLE INDUSTRIAL & WAREHOUSING USES

- Solar Equipment Warehousing
- Manufacturing & Finished Goods Storage
- Chemical & Related Products
- Logistics & Courier Operations
- Spare Parts & Automobile Storage

CURRENTLY ON LEASE

- **Lessee** : Solex Logistics
- **Total Leased Area** : 5975.00 Sq. M
- **Location** : FX5Q+7G, Kosamba, Gujarat 394120
- [Location Link](#)
- **Type of Warehouse** : Grade A
- **Connectivity** : Immediate proximity to NH 48 Ahmedabad-Mumbai highway
- **Primary Use** : Storage of Solar panels
- **13 m Clear Height** with Dock-Levelers & Loading Bays
- **Advanced Fire Safety Systems** – Fully Compliant



UTILITIES PROVIDED

- **Roads:** Heavy-duty paver blocks for internal road durability.
- **Fire Safety:** Dedicated overground water tank with a pressurized main fire line.
- **Waste Management:** Full STP system (Septic tank, soak pit, and pump).
- **Worker Amenities:** Dedicated driver rest room and overhead water tank for toilets.
- **Electrical:** On-site Main Transformer, GEB meter room, and central Electric Panel.



OPERATIONAL INFRASTRUCTURE & FACILITY IMAGES



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YOU**