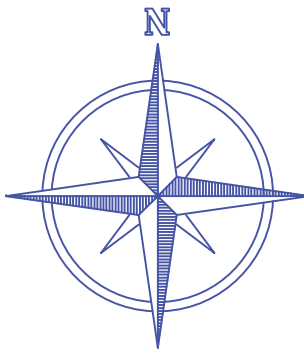


PROPOSED INDUSTRIAL PARK AND LOGISTICS HUB AT EDAYAR INDUSTRIAL AREA (DEVELOPMENT PHASES)

MASTER PLAN AS PER Approved GO Government Order. INDUSTRIES (F) DEPARTMENT. GO(Rt) No:- 1169/2022/ID Dated 03/11/2022 And Kerala Government Land Assignment Act, GO (P) 309/2023/RD Dated 11th December 2023



MODE OF DISTRIBUTION OF ENTIRE EXTENT OF LAND			
SL	Particulars	Area Allocated in Acre	% of Allocation
1	General Industries & Allied Logistics	52.94	49%
2	Warehousing	17.35	16%
3	Service Sector	5.14	5%
4	Green Buffer & CRZ 03 Zones	22.50	21%
5	Basic Infrastructure	10.24	9%
Total		108.17	100%

SERVICE SECTOR		
SL	PLOT CATEGORY	AREA IN SQ.M
1	EXPO & CONVENTION CENTER (Vertical Development)	5152.19
2	WORKING STAFF ACCOMODATION (Vertical Development)	3620.79
3	MEDICAL CENTRE (Vertical Development)	2098.10
4	AUTOMOTIVE SERVICE	4711.10
5	BUSINESS CENTER (Vertical Development)	5235.35
TOTAL		20817.53

Power Calculations				
	Sum	Loading	Diversity	KW
Industrial Units	163186.2	50	0.8	6,527.93
Logistics Units	61703.93	25	0.6	925.56
Miscellaneous	1	500	0.8	0.40
Service Enterprises	41297.83	80	0.5	1,651.91
Infrastructure	1	1000	0.75	0.75
Power Factor				9,108.55
				0.80
				11,383.19
Say				12 MW

Manpower Calculations				
	Manpower	Diversity	Population	
Industrial Units	15314	0.4	6,126.00	
General Logistics Units	2065	0.5	1,033.00	
Service Enterprises	9421	0.1	943.00	
Basic Infrastructure	50	1	50.00	
Green Buffer Zone	20	1	20.00	
Total			8,172.00	
Visiting Population			164.00	
Total Manpower			8,336.00	

Water Calculations		
		KLD
Manpower	8,336.00	20
Water Storage		2.00
Say		450 KLD

STP Calculations		
Manpower	8336	15
		0.90
		138.93
Say		180 KLD

SL	PLOT CATEGORY	AREA IN SQ.M	AREA IN ACRE
NET LAND AREA FOR DEVELOPMENT (PHASE - 01, 01A, 01B, 02 & 03)		437760.8	108.17

PHASE - 01 DEVELOPMENT PROPOSED WAREHOUSING						
S.No.	Description	Length	Width	Sq.M	Area Sq.Ft.	Remarks
1	Gross Land Area			97,131.93	1,045,528.14	24.00 100.00%
2	Internal roads , utilities and green buffer			26,917.38	289,738.70	6.65 27.71%
3	Net Plot Area			70,214.55	755,789.44	17.35 72.29%
7	Achieved Built-up Area			62,823.75	676,234.83	15.52 89.47%
8	Achieved ground coverage			57,361.73	617,441.69	14.17 81.69%
9	Achieved ground coverage			54,620.15	587,931.33	13.50 77.79%
Block Areas						
10	Block -A					
i	Ground Floor	160.40	92.71	14,870.68	160,068.04	
ii	Canopy	160.40	4.50	721.80	7,769.48	
iii	Mezzanine			1,487.07	16,006.80	10.00%
11	Block -B					
i	Ground Floor	172.58	98.71	17,035.37	183,368.74	
ii	Canopy	172.58	4.50	776.81	8,359.43	
iii	Mezzanine			1,703.54	18,356.87	10.00%
12	Block -C					
i	Ground Floor	138.13	98.71	13,634.81	146,765.12	
ii	Canopy	138.13	4.50	621.59	6,690.74	
iii	Mezzanine			1,363.48	14,676.51	10.00%
13	Block -D					
i	Ground Floor	138.13	65.73	9,079.28	97,729.42	
ii	Canopy	138.13	4.50	621.59	6,690.74	
iii	Mezzanine			907.93	9,772.94	10.00%
14	Total Ground Floor Area			54,620.15	587,931.33	
15	Total Canopy Area			2,741.58	29,510.37	
16	Total Mezzanine Area			5,462.02	58,793.13	10.00%

PHASE -01A DEVELOPMENT		
SL	PLOT CATEGORY	AREA IN SQ.M
1	MEDICAL CENTRE (Vertical Development)	2098.10
2	AUTOMOTIVE SERVICE	4711.10
3	BUSINESS CENTER (Vertical Development)	5235.35
4	GENERAL INDUSTRIES & LOGISTICS - 23 & 24 (REEFER CONTAINER PLUG-IN YARD, DRIVER ACCOMODATION & TRUCK PARKING)	8161.86
5	GENERAL INDUSTRIES & LOGISTICS - 26 (COLD STORE)	5582.78
6	COMMON UTILITY SERVICE & PARKING-01	4934.40
7	BASIC INFRASTRUCTURE INCLUDING ROADS	8977.27
TOTAL AREA		39700.85

PHASE -01B LAND REMEDIATION & DEVELOPMENT		
SL	PLOT CATEGORY	AREA IN SQ.M
1	INDUSTRIAL GALA UNIT-01 (Vertical Development)	4954.05
2	INDUSTRIAL GALA UNIT -02 (Vertical Development)	4750.06
3	CONTAINER REPAIRING & STORAGE	10161.51
4	GENERAL INDUSTRIES & LOGISTICS - 01	6474.60
5	GENERAL INDUSTRIES & LOGISTICS - 02	6429.38
6	GENERAL INDUSTRIES & LOGISTICS - 03	7269.62
7	GENERAL INDUSTRIES & LOGISTICS - 04	6380.50
8	GENERAL INDUSTRIES & LOGISTICS - 05	5713.90
9	GENERAL INDUSTRIES & LOGISTICS - 06	7109.47
10	GENERAL INDUSTRIES & LOGISTICS - 07	9277.88
11	GENERAL INDUSTRIES & LOGISTICS - 08	6112.20
12	GENERAL INDUSTRIES & LOGISTICS - 09	6990.40
13	GENERAL INDUSTRIES & LOGISTICS - 10	5396.54
14	GENERAL INDUSTRIES & LOGISTICS - 11	6779.26
15	BASIC INFRASTRUCTURE INCLUDING ROADS	12119.58
16	ADMIN, SALES & SECURITY	1721.77
TOTAL AREA		105918.94

PHASE -02 DEVELOPMENT		
SL	PLOT CATEGORY	AREA IN SQ.M
1	GENERAL INDUSTRIES & LOGISTICS - 25	7226.54
2	GENERAL INDUSTRIES & LOGISTICS - 27	7199.88
3	GENERAL INDUSTRIES & LOGISTICS - 28	5816.80
4	GENERAL INDUSTRIES & LOGISTICS - 12	3912.53
5	GENERAL INDUSTRIES & LOGISTICS - 13	5739.16
6	GENERAL INDUSTRIES & LOGISTICS - 14	5721.33
7	GENERAL INDUSTRIES & LOGISTICS - 15	5111.25
8	GENERAL INDUSTRIES & LOGISTICS - 16	2580.76
9	GENERAL INDUSTRIES & LOGISTICS - 17	5898.81
10	GENERAL INDUSTRIES & LOGISTICS - 18	8231.58
11	GENERAL INDUSTRIES & LOGISTICS - 19	5450.76
12	GENERAL INDUSTRIES & LOGISTICS - 20	5776.71
13	GENERAL INDUSTRIES & LOGISTICS - 21	11545.01
14	GENERAL INDUSTRIES & LOGISTICS - 22	10232.26
15	EXPO & CONVENTION CENTER (Vertical Development)	5152.19
16	WORKING STAFF ACCOMODATION (Vertical Development)	3620.79
17	COMMON UTILITY SERVICE-02	2937.19
18	BARGE LOADING & UNLOADING FACILITY	2259.79
19	BASIC INFRASTRUCTURE INCLUDING ROADS	13586.54
20	COSTAL REGULATORY ZONE	39218.84
21	OTHER GREEN AREA	3038.12
TOTAL AREA		160256.83

PHASE -03 DEVELOPMENT		
SL	PLOT CATEGORY	AREA IN SQ.M
1	SOLAR PARK	34752.24

THIS DRAWING IS THE PROPERTY OF E2L AND NOT TO BE COPIED OR USED WITHOUT THEIR WRITTEN PERMISSION

LOCATION PLAN



Binani Rd
Edayar, Kerala 683502, India
10.081519, 76.305533

GENERAL NOTES:

- All dimensions are in meters unless mentioned otherwise.
- All dimension are to be read only and not to be measured/scaled
- This drawing should be read in conjunction with all relevant architectural, structural, MEP services and landscape drawings.
- Any discrepancies in the drawing should be brought to the notice of the architects immediately.
- For detail refer relevant large scale detail drawings as indicated.

LEGEND

WAREHOUSING

GENERAL INDUSTRIES & ALLIED LOGISTICS

SERVICE SECTOR

BASIC INFRASTRUCTURE

GREEN BUFFER, CRZ ZONE, SOLAR PARK

SPECIAL NOTES:

Master plan as per Approved Government Order of INDUSTRIES (F) DEPARTMENT. GO(Rt) No:- 1169/2022/ID Dated 03/11/2022. And Kerala Government Land Assignment Act GO (P) 309/2023/RD Dated 11th December 2023

REV. NO.	DESCRIPTION	DATE
1	REVISION LOG:	
2	STATUS -	

FOR APPROVAL

PROJECT:

FORTUNE GROWND
INDUSTRIAL PARK AND LOGISTICS HUB AT EDAYAR INDUSTRIAL AREA

CLIENT / DEVELOPER:

EDAYAR ZINC LTD
(Formerly BINANI ZINC LTD)
Edayar Industrial Area
Binanipuram,
Cochin 683502.
Contact: +91 7479000555
Email: strategy@edayarzinc.in

SIGNATURE:

PROJECT NAME:
**FORTUNE GROWND
PROPOSED INDUSTRIAL PARK AND LOGISTICS HUB
AT EDAYAR INDUSTRIAL AREA**

DRAWING TITLE:

MASTER PLAN
PHASE - 01 DEVELOPMENT

Drawn By: N.V.	Date: 04-02-2025	NORTH
Checked By: N.V.	Scale: NTS	
Approved By: M.B.	Job no: E2L/FG/MP-01-PH01	

☐ Advance drawing ☐ Approval drawing ☐ GFC Dwg

DRAWING NO.	REVISION NO.
E2L/FG/MP-02	R1