

# BAWAL RESIDENCY

BAWAL  
RESIDENCY





**WHY BAWAL?**

**WHAT MAKES ANY RESIDENTIAL  
DEVELOPMENT SUCCESSFUL?**

# INDUSTRIAL / COMMERCIAL DEVELOPMENT

## Current Scenario

### GURGAON

Small/Mid Scale  
Industries

Spread Across  
**20 Km**

### MANESAR

Mid Scale  
Industries

Spread Across  
**50 Km**

### BAWAL

Large Scale  
Industries

Spread Across  
**90 Km**

# **ABOUT BAWAL**

**Bawal, an industrial hub in south-west Haryana, is scripting India's biggest turnaround story.**

**Bawal is strategically placed on the Delhi-Mumbai freight corridor (or Delhi-Mumbai Industrial Corridor) on NH-8 by the Haryana State Industrial Infrastructure Development Corporation (HSIIDC).**

**Of 300 industrial units in this region, close to 70 per cent are auto ancillary units. Of these 50 are multinational companies.**

**Bawal is the fastest growing industrial area after Gurgaon and Manesar. It has immense scope of urbanization in the near future.**



# BAWAL FACTS

- ❖ Initial Investment Potential – 5000 Cr
- ❖ Investment as on date – 2000 Cr
- ❖ Total Employment Potential – 35,000
- ❖ Current Employment – 15000

# CURRENT NEWS

- ❖ Jain Solar Energy plans to invest **1700 Cr**
- ❖ Nippon Paints- **162 Cr**
- ❖ Harley Davidson starts its **Second Plant outside US** (The Haryana plant will be America's iconic bike maker Harley Davidson's second facility outside its home base after Brazil. The assembly plant will come up at 70,000 square feet of land in the industrial hub.)
- ❖ Italy's FL Smidth setting **Cement Machinery on 30 Acres**
- ❖ **Inland Container Depot** being finalized
- ❖ LS Cables, Group company of LG Group investing **201 Cr** for cable manufacturing plant
- ❖ **Soon to start companies-** Epcos, Rico Auto, Munjal Auto, Minda Industries, Jay Auto, RK Wind, Bajaj Motors, UCAL Fuel System

## **FACT TO REMEMBER**

**Higher Industrial/Commercial Development = Higher Employment = Higher Occupancy = Higher Appreciation + Better Tradability**

## **HIGHER OCCUPANCY RATE ALSO SIGNIFIES**

- ❖ **Improved Infrastructure**
- ❖ **Developmental focus from the Government Agencies**
- ❖ **Better Secured Living**
- ❖ **Higher Urbanization**
- ❖ **Higher Appreciation**





**Asian Developers Ltd.**

*Welcomes You*



# “BAWAL RESIDENCY”

1<sup>ST</sup> MULTISTOREY GROUP HOUSING PROJECT IN  
INDUSTRIAL TOWN- BAWAL, HARYANA



# “BAWAL RESIDENCY”

A Residential Group Housing in  
Bawal, Haryana.

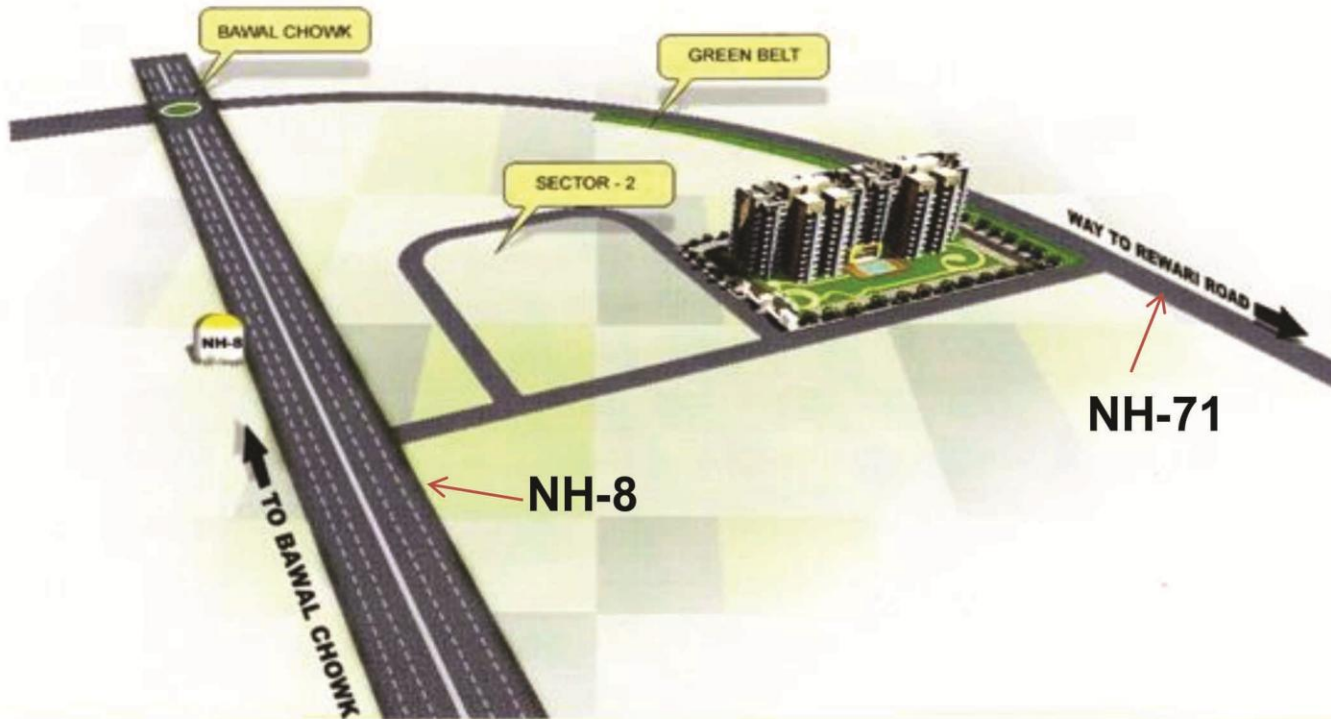


**Proposed View**



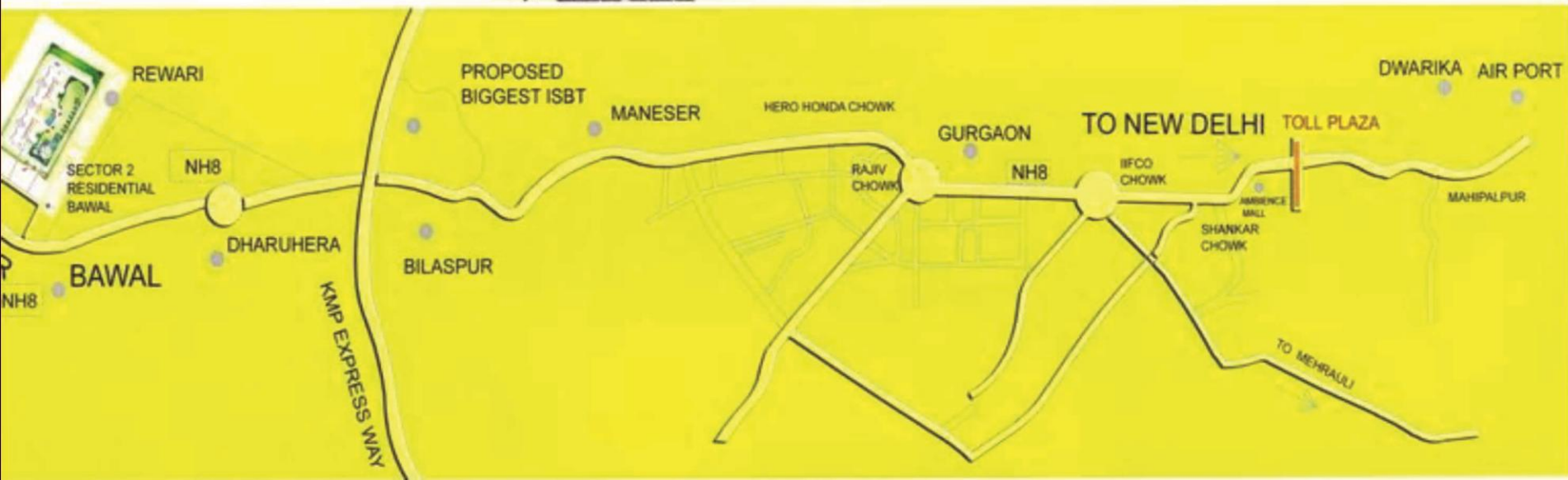


# ROAD MAP



Sector - 2, Bawal

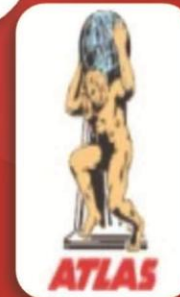
Residential Group Hou  
Sector - 2, Bawal





## A Place to Grow

There is a big industrial growth centre being developed by HSIIDC in Bawal. Many MNCs like **Musashi Auto Parts India**, **Kansai Nerolac**, **Asahi India**, **Harley Davidson India**, **Atlas**, **YKK India Pvt. Ltd.**, **Euothern Hema**, **Keihin**, **Caparo Maruti**, **Ahresty India** along with many Indian companies like **Omax**, **Rico**, **A.K. Minda Group** have undertaken industrial developments. Recently in march 2010, Paul Swaraj owned **Caparo Group** inked a JV with **Wärtsilä** to build a \$115 million gas-fired power plant in Bawal.







# Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC). Bawal (Industrial GrowthCentre)

YKK India Pvt. Ltd.	<b>Japan</b>	Gutermann India Pvt. Ltd.	<b>Germany</b>
Musashi Auto Parts India Pvt. Ltd.	<b>Japan</b>	Poss-DLPC Pvt. Ltd.	<b>Korea</b>
Sankei Giken India Pvt. Ltd.	<b>Japan</b>	Spaceage Lighting (P) Ltd.	<b>UAE</b>
Mitsui Kinzoku Components India Pvt. Ltd.	<b>Japan</b>	Becton Dickinson India Pvt. Ltd.	<b>USA</b>
India Japan Lighting Pvt. Ltd.	<b>Japan</b>	Exide Industrial Ltd.	<b>India</b>
Kansai Nerolac Paints Ltd.	<b>Japan</b>	Wheels India Ltd.	<b>India</b>
NTN Manufacturing India Pvt. Ltd.	<b>Japan</b>	Rai & Sons Pvt. Ltd.	<b>India</b>
Rane NSK Steering Systems Ltd.	<b>Japan</b>	Regal Laminates Pvt. Ltd.	<b>India</b>
Asahi India Glass Ltd.	<b>Japan</b>	Talbro Automotive Components Ltd.	<b>India</b>
Keihin Fie Pvt. Ltd.	<b>Japan</b>	Tecpro Systems Ltd.	<b>India</b>
NGK Spark Pluga (India) Pvt. Ltd.	<b>Japan</b>	REI	<b>India</b>
Nippon Leakless Tarbo Pvt. Ltd.	<b>Japan</b>	Tube Investment	<b>India</b>
Leakless Gasket India Pvt. Ltd.	<b>Japan</b>	Goindi Engg	<b>India</b>
Parker Engnerring	<b>Japan</b>	Asian Colour Coated Ispat Ltd.	<b>India</b>
Goshi Giken India	<b>Japan</b>	Isgec Haco Metal Forming Machinery Pvt. Ltd.	<b>India</b>
Ahrestay	<b>Japan</b>	Haryana Surj Maltings Ltd.	<b>India</b>
Motherson	<b>Japan</b>	Sainik Finance	<b>India</b>
Sona Koyo	<b>Japan</b>	Caparo Maruti	<b>India</b>
Indo Nissin Foods Ltd.	<b>Japan</b>	Eel India Ltd.	<b>India</b>
Hema Engineering Industries Ltd.	<b>Germany</b>	UFI Filters India Ltd.	<b>India</b>
		Gupta Metal Sheets (P) Ltd.	<b>India</b>
		Conventry	<b>India</b>





**M/s Hollister Medical India Private Limited** is a wholly-owned subsidiary of Hollister Incorporated USA.

- ❖ The Group was founded more than 85 years ago.
- ❖ The company has set up a state-of-the-art manufacturing unit on 10 acre plot at Growth Center Bawal for medical devices, primarily for exports, in the areas of Ostomy, Wound Care & Continence care products.
- ❖ It is the first manufacturing set up of the company in Asia.
- ❖ The Group has five other manufacturing units in the USA and Europe and provides healthcare products and services in more than 90 countries.



**M/s Becton Dickinson India (Pvt.) Ltd.** is a wholly-owned subsidiary of a U.S. based Group with presence in nearly 50 countries worldwide.

- ❖ The company is primarily engaged in the manufacture and sale of a broad range of medical supplies, devices, laboratory equipment and diagnostic products used by healthcare institutions, life science researchers, clinical laboratories, industry and the general public.
- ❖ The company has set up a highly automated plant of international standard at Growth Center Bawal on plot area of 12 acres, producing different products including disposable needles, syringes and catheters.
- ❖ The principal markets outside the United States are Europe, Japan, Asia Pacific, Canada and Latin America etc.



**M/s Gutermann India Pvt. Ltd.** is a Group company of Gutermann AG, which was founded in Vienna by Max Gutermann.

- ❖ The Group is into manufacturing of threads and has its production units in Gutach/Germany and its subsidiaries in Spain and Mexico.
- ❖ The other Group companies are located in Paris/France, Barcelona/Spain, Turin/Italy, London/Great Britain, Zurich, Netherlands, Istanbul, Australia, Russia and USA besides India.
- ❖ The manufacturing unit of the company / Group in India is at Growth Center Bawal, spread over land area of 4 acres.



**M/s India Japan Lighting Pvt. Ltd.** is a joint-venture company of LUCAS-TVS India and KOITO Manufacturing Corporation Ltd., Japan.

- ❖ The company's unit is located at Growth Center Bawal, on plot area of 14 acres.
- ❖ The company is engaged in manufacturing and supplying various types of lamps for automobiles.
- ❖ Major Customers of the company are Maruti Suzuki, Toyota Kirloskar Motors, Tata Motors, Fiat India and Honda Siel etc.





**M/s Kansai Nerolac Paints Ltd.** is a subsidiary of Japan based Kansai Paint Company Limited, which is one of the top ten coating companies in the world and is the number one paint company in Japan.

- ❖ It has 39 joint-ventures, subsidiaries and licensees around the world.
- ❖ The company has set up its unit at Growth Center Bawal on land area of 31.68 acres.



**M/s Asahi India Glass Ltd.** is joint-venture company promoted by Labroo family, Asahi Glass Co. Ltd. and Maruti Suzuki India Ltd.

- ❖ Asahi Glass Co. Ltd., Japan was established in the year 1907. Today, it is one of the leading glass producers of the world. It has a global network of over 350 subsidiaries and affiliates.
- ❖ The manufacturing facility of the company at Growth Center Bawal is located on 11 acre plot.
- ❖ The Company is a world-class integrated glass company with 11 plants and global customers.
- ❖ The Group is a leading supplier of auto glass to most passenger car manufacturers in India. It also exports auto glass to the after-markets in Europe and Pakistan.





**M/s Minda Furukawa Electric Pvt. Ltd.** (MFE) is a joint-venture between the Ashok Minda Group of India and Furukawa of Japan.

- ❖ The company develops and produces the entire range of wiring harness for four wheelers and components related to wiring harness e.g. couplers, terminals, relay box, junction box, and steering roll connectors used for the airbag systems etc.
- ❖ The manufacturing facility of the company is located on 10 acre plot at Growth Centre Bawal



**Ahresty India Pvt. Ltd.** is a Group company of Ahresty Corporation, Japan.

- ❖ M/s Ahresty Corporation, Japan was founded in the year 1938 as a producer of aluminum die-castings.
- ❖ It has six domestic die-casting plants with more than 150 die casting machines apart from die-casting plants in USA, China and Mexico.
- ❖ The Bawal unit of the company is into manufacturing of aluminum die casting auto parts for Maruti Suzuki, Honda, Nissan and Toyota etc. The manufacturing facility is spread over an area of 14.44 acres.



# Transport & Connectivity

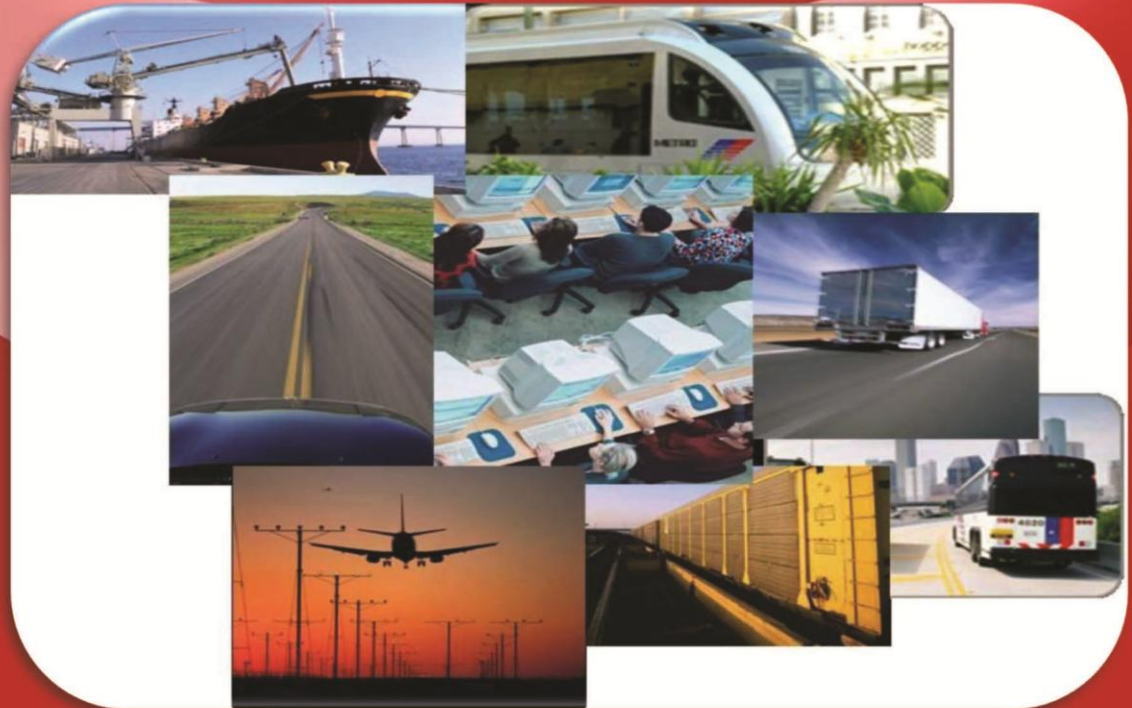
Nearest airport is **Indira Gandhi International Airport** at **New Delhi**. **Bawal Railway Station** is on the **Alwar - Rewari** line. **National Highway 8** passes through Bawal connecting it major cities of **Delhi, Jaipur, Ahmedabad, Vadodra, Surat** and **Mumbai**. National Highway 71 connects it with **Jalandhar, Nakodar, Barnala, Rohtak** and **Rewari**.

## Panipat-Bawal National Highway

Panipat-Bawal National Highway is Rs 1,800-crore project. This national highway will connect northern and southern Haryana through Panipat, Rohtak, Jhajjar and Bawal. While the Bawal-Jhajjar-Rohtak section will be 85 km-long and is likely to cost about Rs 1,000 crore, the 82 km-long Panipat- Gohana - Rohtak section will incur about Rs 800 crore.

## Schools

Sarwan International School  
Govt. Senior Secondary School  
Govt. Girl S.S School  
Central Public High School  
Maharishi Vidhya Mandir  
C R International School







# Media Coverage of Bawal



## **Bawal scripts Haryana's turnaround**

Bawal, an industrial hub in south-west Haryana, is scripting India's biggest turnaround story. While areas around it were going through a tumultuous period that saw land prices hitting the roof, perennial labour unrest, crumbling infrastructure and a deepening power crisis, Bawal managed to stay afloat.

The Haryana plant will be America's iconic bike maker Harley Davidsons second facility outside its homebase after Brazil. The assembly plant will come up at 70,000 square feet of land in the industrial hub.

Bawal is strategically placed on the Delhi-Mumbai freight corridor (or Delhi-Mumbai Industrial Corridor) on NH-8 by the Haryana State Industrial Infrastructure Development Corporation (HSIIDC). Unlike Manesar that witnesses a daily traffic jam, HSIIDC has ensured multiple entries and dedicated service roads on both sides of the national highway so as to avoid a bottleneck.

Of 300 industrial units in this region, close to 70 per cent are auto ancillary units. Of these 50 are multinational companies. Talking on the choice of location for setting up its office, a Harley Davidson spokesperson said, Bawal Industrial Area is a well established industrial zone and HSIIDC has provided excellent infrastructure facilities for the area. He added that Bawal's proximity to MG Road, Gurgaon, where Harley-Davidson's corporate office is located, was another key factor in choosing this location.

Vipin Kaushal, general manager, M/s YKK and president of Rewari Chamber of Commerce pointed out the advantages of setting up an industry in Bawal. There is no space available around Delhi or Gurgaon while Bawal has been well-planned and developed systematically. Labour unrest is also not a serious problem as people in the area are usually docile and there is not much political interference/influence. Also, unlike in Gurgaon and Manesar, only those who genuinely want to set up an industry make purchases and not investors who buy land to make profit.

Pawan Yadav of LS Cables, a leading telecommunication cable manufacturer, shared a similar opinion. The state has been rather supportive and the land rates have been reasonable. Our requirement of 40 acres at one place was met only here at Bawal. It is a peaceful zone, right on the main highway. Also, the raw material comes by marine cargo at Bombay port and is delivered easily because of its excellent connectivity. It also saves a lot of time since the NCR has its restrictions of entering during the day, said Yadav. In order to ensure law and order is maintained in this industrial zone, the HSIIDC has built a police station and handed it over to the police department.

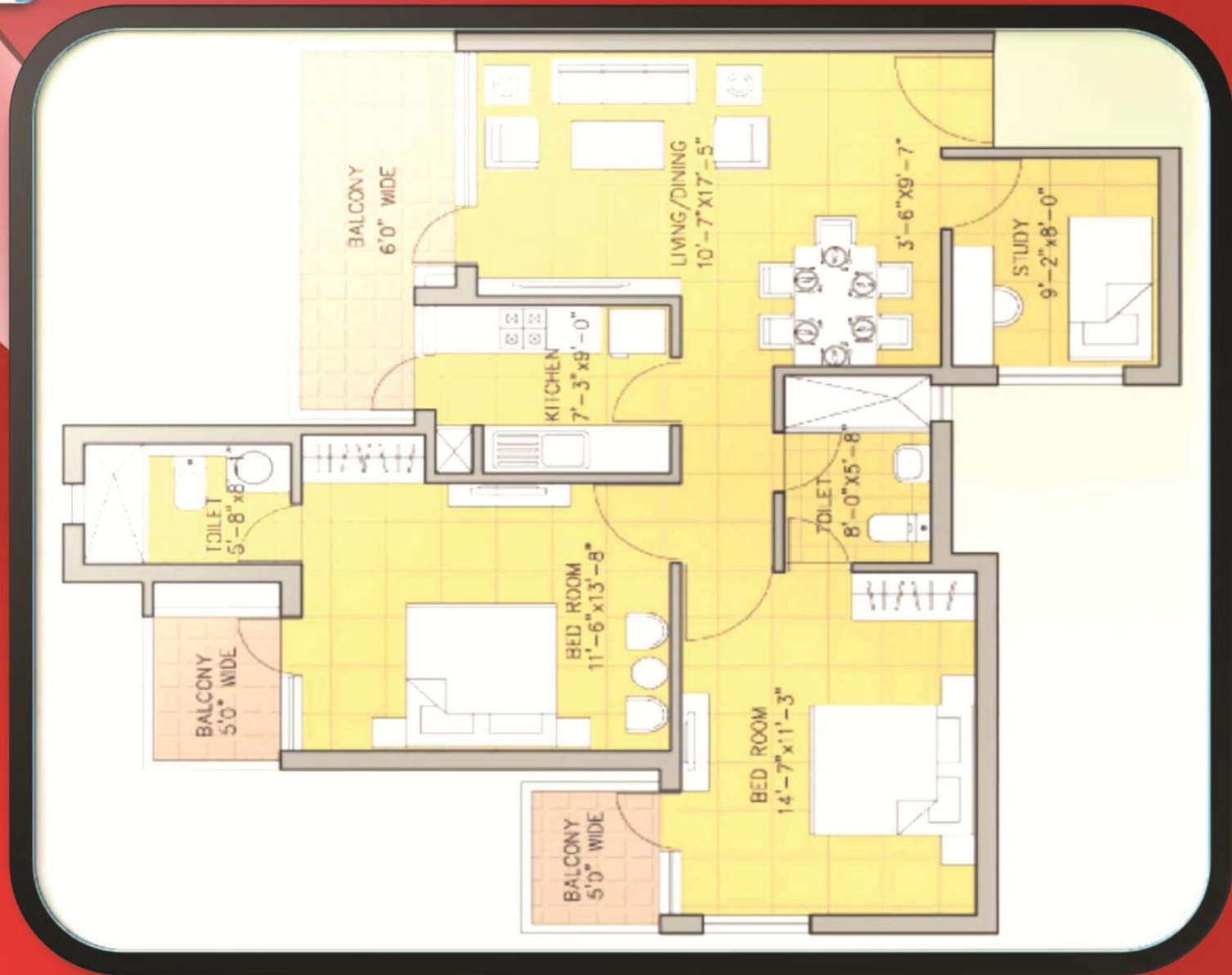
Rajiv Arora, managing director, HSIIDC, said, Bawal is the fastest growing industrial area after Gurgaon and Manesar. It has immense scope of urbanization in the near future.

However, the delay in the multi-crore Kundali-Manesar-Palwal Expressway has affected the rate of growth somewhat. We lose business hours on roads, both in terms of goods and manpower coming from Gurgaon/Delhi and other parts of NCR. The KMP Expressway was an ambitious project but its delay is rather disappointing, said Kaushal.



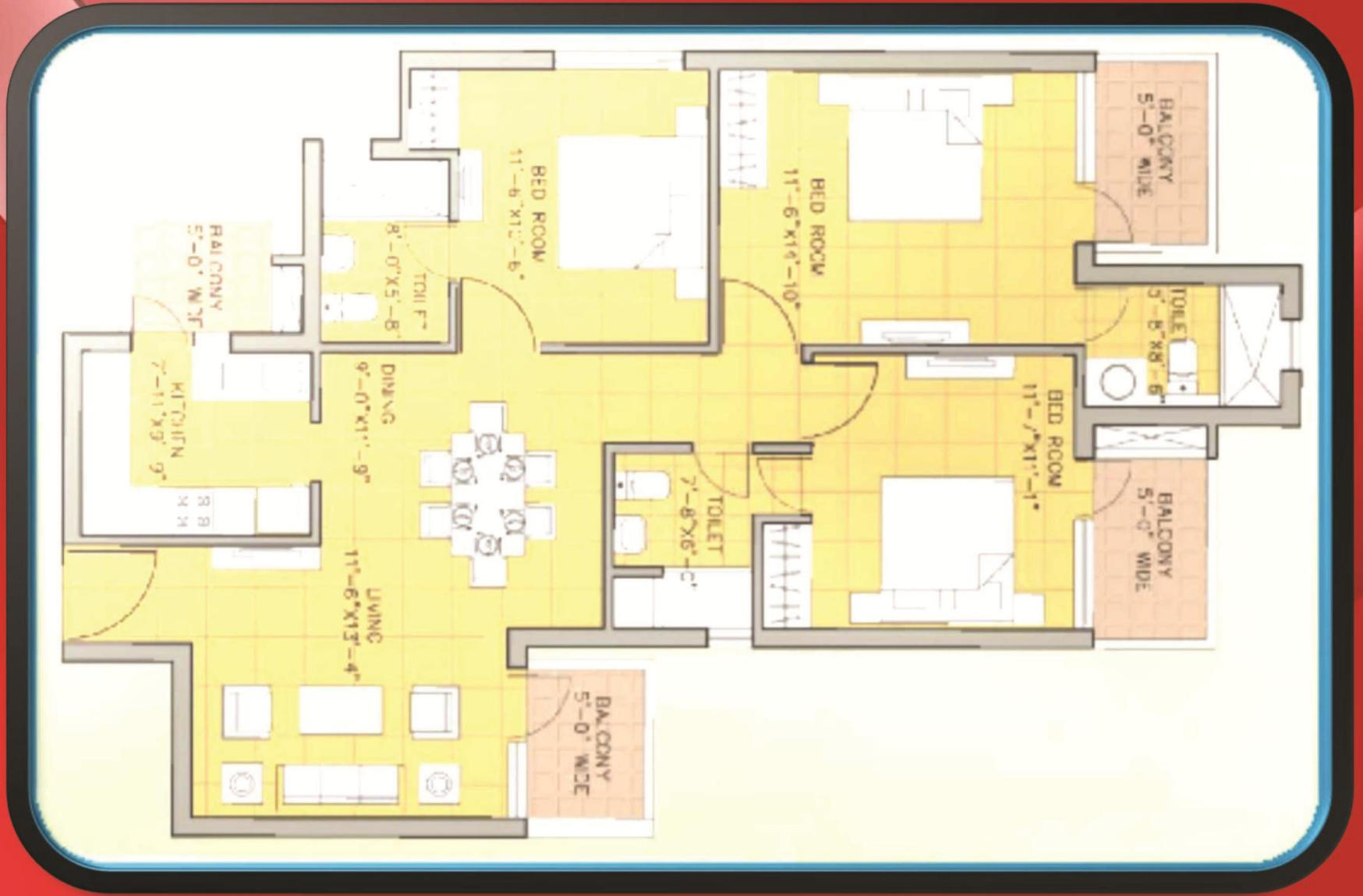


## 2 BHK + 2 TOI + Study 1290 Sq. Ft.





# 3 BHK + 3 TOI 1460 Sq. Ft.

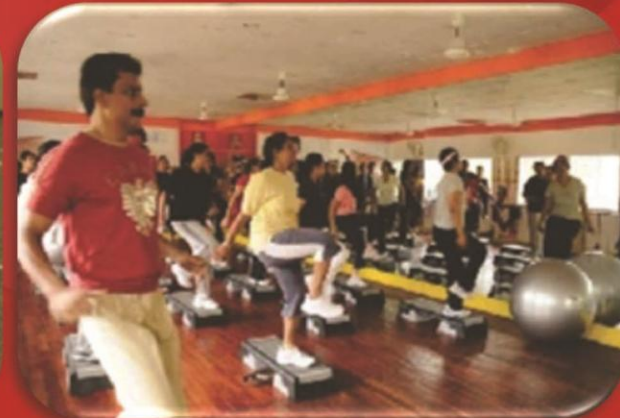






# Basic Features

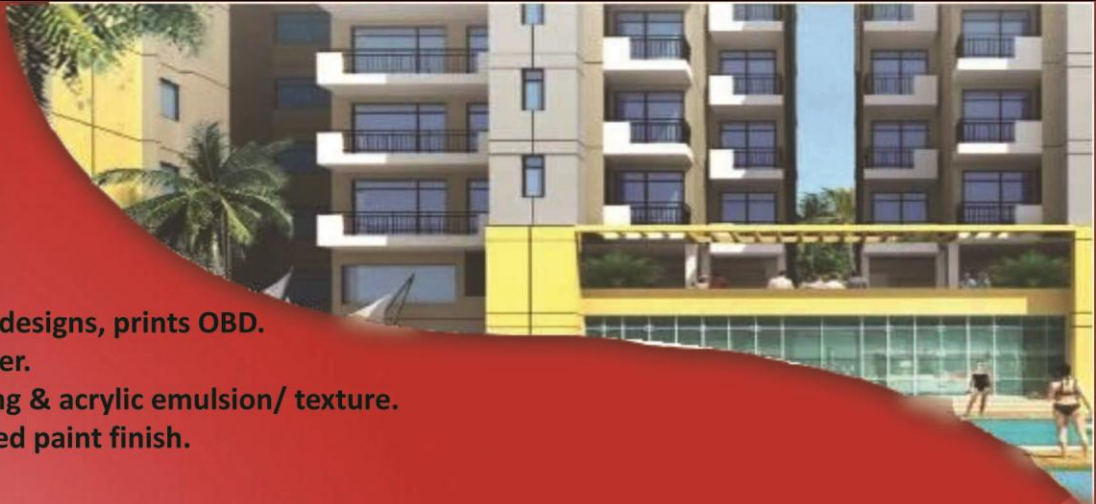
- ❖ Grand entrance.
- ❖ Earthquake Resistant RCC framed Structure as per relevant IS Code and NBC.
- ❖ Security provided and intercom facility in each unit, connected to security & maintenance.
- ❖ Internet /Cable ready.
- ❖ Jogging Tracks.
- ❖ Children play Area.
- ❖ Splash Pool / Water Body.
- ❖ Club including Gym Area, Basket ball court/Tennis court/ Indoor games.
- ❖ Power Back up for lifts and common Area.
- ❖ 1 KV power backup for each flat.
- ❖ 4 – 12 passenger capacity elevators, OTIS or equivalent.
- ❖ Spacious Room with through Ventilation.
- ❖ Anti Skid Ceramic Tiles in Bathroom & Balcony.
- ❖ Kitchen with cabinets.
- ❖ R.O. System in each kitchen approx. 10 lts. capacity.
- ❖ Ward Robe Shutter in Master Bed Rooms.
- ❖ Provision of Ward Robes in all Bed Rooms.
- ❖ Provision of Window A/C in all Bed Rooms & Drawing Dining.
- ❖ Vaastu compliant and Eco friendly.
- ❖ Provision of rain water harvesting.
- ❖ Landscaping of park with ornamental trees.







# Specifications



## WALL FINISH

Living, dining & bedrooms	Painted in pleasing shades & designs, prints OBD.
Servants room	Painted in Oil bound distemper.
Lift lobbies	Selected Marble/tiles cladding & acrylic emulsion/ texture.
External wall finish	Combination of Apex/ textured paint finish.

## FLOORING

Living, dining & bedrooms	Vitrified tiles.
Servants room	Ceramic tiles.
Lift lobbies/staircase	Polished Udaipur green.
Balcony	Anti skid ceramic tiles.

## KITCHEN

Flooring	Anti skid ceramic tiles.
Dado	Ceramic tiles above working platform up to 2' ht, test OBD. (water proof tiles behind cabinet)
Working platform	Marble stone and stainless steel sink and drain board.

## TOILETS

Flooring	Anti skid ceramic tiles.
Dado	Matching ceramic tiles fittings (up to 7' ht., matching colored branded fixture & provision for geyser.
Wardrobes	Wardrobe in Master bed room & provision in all bedrooms.
Windows	Powder coated aluminum / Wooden.
Doors	Seasoned hardwood frames/flush doors.
Electrical	Conduit copper electrical wiring completely. All wires and switch etc. fittings will be of branded.
Air Conditioning	Provision of window A/c in all living/dinning, bedrooms with power sockets.
Pipes and Fittings	GI / PPR branded fittings. Soil waste pipes of PVC.
Electrical Conduite	PVC Conduits
Electric Wire	Polycab, Havels, Kalinga, RK cable or equivalent.
Switches	Modular (North East/ MK/ Anchor or equivalent).





# "BAWAL RESIDENCY"

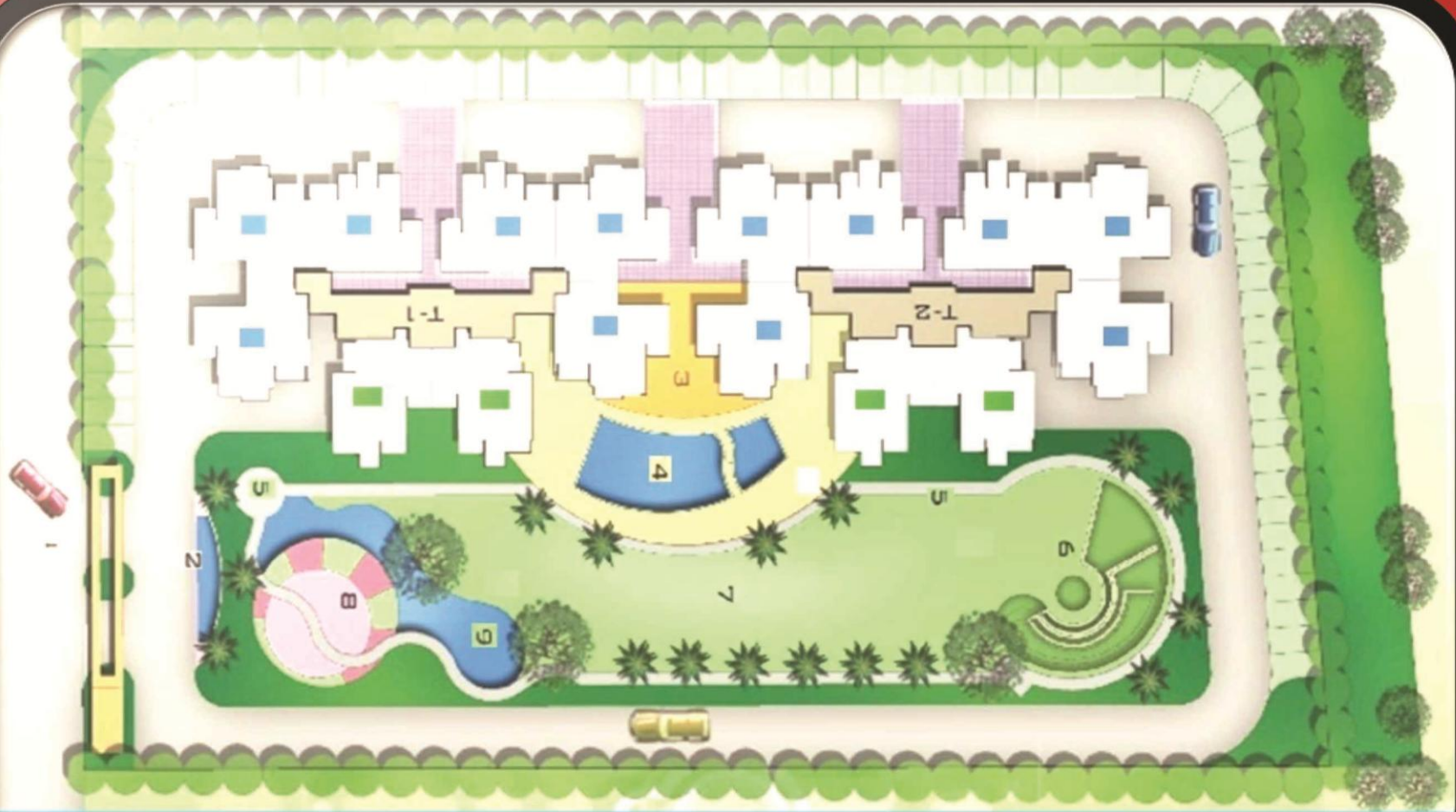
**Home Loan Approved**





# Master Plan

- |                  |                  |                 |
|------------------|------------------|-----------------|
| 1. Main Entrance | 4. Swimming Pool | 7. Central Lawn |
| 2. Water Body    | 5. Jogging Track | 8. Plaza        |
| 3. Club          | 6. Amphitheatre  | 9. Stream       |



■ **2 BHK, 1290 SQ. FT.**

■ **3 BHK, 1460 SQ. FT.**





# "DEVELOPMENT"





# "DEVELOPMENT"







Thanks For Visit

