

PRIME
INDUSTRIAL
PARK **PHASE 2**

Land of Opportunities.

Sambhapur, Maharashtra 416112

Project by
 **Prime
Estates**

www.primeestates.group





ACCESSIBILITY
CENTRALITY
CONNECTIVITY
EXPANSION
SMARTNESS
SUSTAINABILITY

Planned for Success

Positioned as a strategic industrial hub in Kolhapur's Ambap area, Prime Industrial Park offers premium infrastructure tailored for businesses seeking growth and connectivity.

Designed to cater to diverse industrial needs, the park provides modern amenities, seamless transport access, and scalable workspace solutions, ensuring operational efficiency for manufacturing, warehousing, and logistics enterprises.

This visionary project designed to redefine modern industrial growth. Strategically located near the highway and JP Industrial Park, offers unmatched connectivity to major business hubs, transportation networks, and urban amenities. Whether you seek dynamic industrial plot, this project delivers versatile land options tailored to meet diverse needs, backed by rapid infrastructure development in the region.

The thoughtfully planned layout ensures privacy, security, and seamless access to essential services, making it ideal for businesses. With rising demand for properties near industrial zones, this project promises high appreciation potential, positioning it as a future-ready investment. Secure your space today and be part of Maharashtra's next growth hotspot!





Expertise You Can Trust

For over a decade, Prime Estates has been a cornerstone in the industrial land business, providing unparalleled expertise and guidance to manufacturers, entrepreneurs, and businesses seeking to establish or expand their operations in Maharashtra.

Prime Estates Group is a dynamic and visionary real estate company dedicated to transforming the landscape of industrial and residential development. With 12 years of expertise, the company specializes in creating premium spaces that cater to diverse needs, including industrial hubs, residential communities, and commercial properties. Our projects are characterized by innovative designs, strategic locations, and world-class amenities, ensuring unmatched value for investors and end-users alike.

Driven by a commitment to quality and customer satisfaction, Prime Estates Group takes pride in offering comprehensive services that simplify the real estate journey. From legal compliance assistance to turnkey construction solutions, their team ensures seamless execution at every stage of development. By blending creativity with functionality, Prime Estates Group has built a reputation for delivering projects that not only meet but exceed expectations, fostering trust and long-term relationships with their clients.

With a focus on sustainable growth and modern infrastructure, Prime Estates Group continues to set benchmarks in the real estate industry. Their dedication to excellence, coupled with a deep understanding of market trends, positions them as a trusted partner for individuals and businesses seeking premium real estate solutions.

Timeline of delivering excellence

2020
**J.P. Industrial
Park**
Peth Vadgaon

2022
**Prime Industrial
Park**
Jalgaon.

2023
**Navtara
Residency**
Peth Vadgaon

2023
**Prime Industrial
Park**
Vathar

2024
Prime City
Peth Vadgaon

2025
**Prime Industrial
Park**
Peth Vadgaon.

Positioned For Connectivity

National Highway 4 (NH 4), before the renumbering of Indian national highways, was a major route connecting Mumbai, Pune, Bangalore, and Chennai, spanning 1235 km. It passed through Maharashtra, Karnataka, and Tamil Nadu. It is now renumbered as National Highway 48.

Direct Connectivity to
NH48 highway

225 km (4 hr 21 min) to
Pune.

7.5 km (10 min.) to
Shiroli MIDC.

177 km (4 hr 46 min) to
Angre Port, Ratnagiri.

17 km (22 Min. Approx) to
**CSMT Railway Station,
Kolhapur.**

367 km (6 hr 55 min.) to
Mumbai.

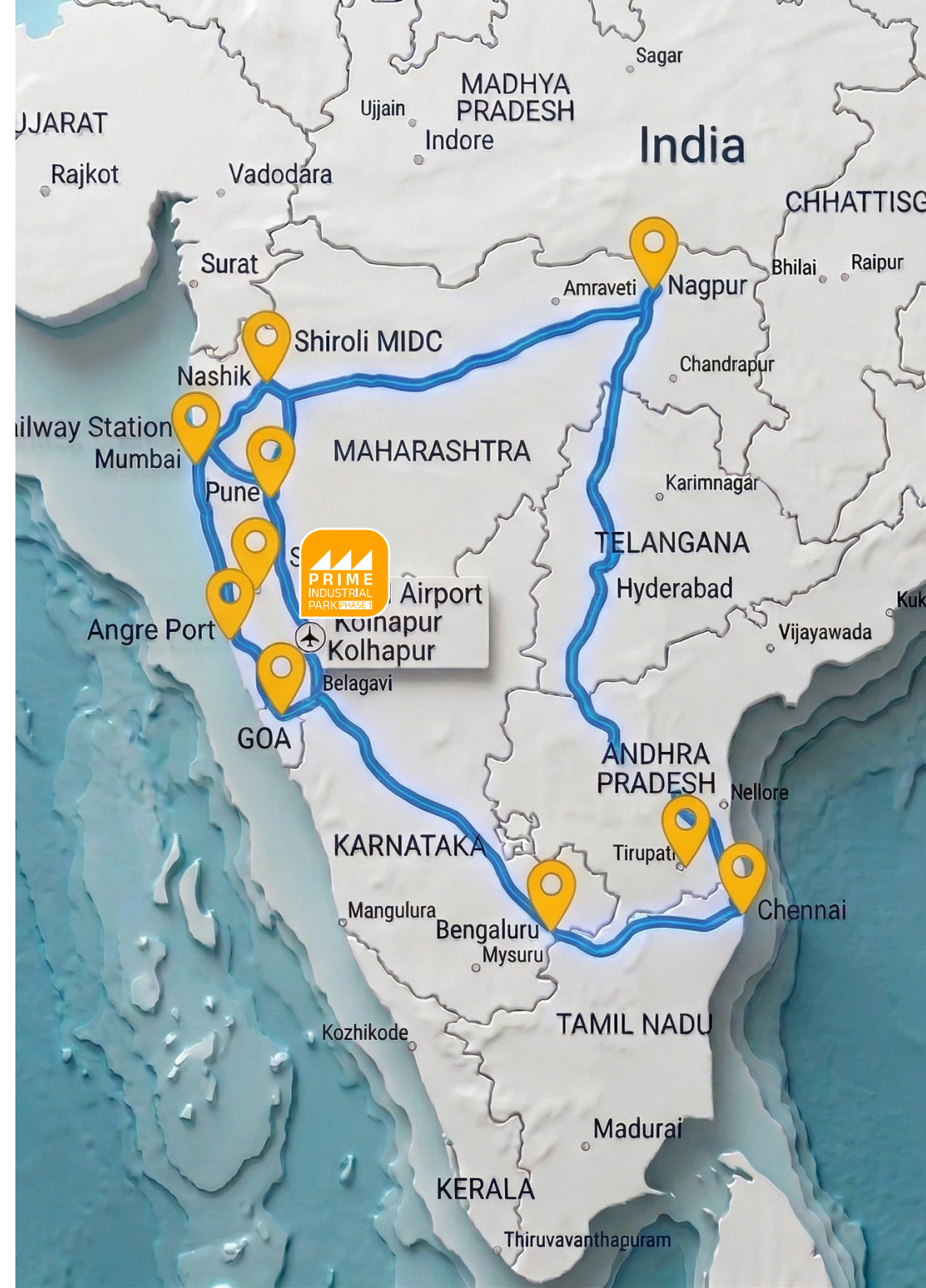
16.9 km (22 min.) to
Kolhapur.

626 km (10 hr 20 min.) to
Bangalore.

19.3 km (25 Min. Approx) to
CRM Airport, Kolhapur.

823 km (14 hr 13 min.) to
Nagpur

124 km (2 hr 46 min.) to
Belgavi.



Reasons to Invest



Ease of Business

Dedicated team to handle all the procedure of purchase and building units.



Dedicated ETP Plant

To treat waste water to avoid possible pollution



Maintained Carbon Neutrality

For Good air and environment quality.



Red Catagory

MPCB Consent



Title Clear Land

With Individual 7/12



Solar Street Lights

For all the campus and streets.



RCC Gutters

For Storm water collection.



24Hr Water Supply

To ensure Regular maintainance.



Well-planned Roads & Sweages

Inter-connected Seweage system



Global Standards

Followed to provide best quality of the of the amenities provided.



Association Of The Plot-holders

To ensure Regular maintainance.



Uninterrupted Electricity

Followed to provide best quality of the of the amenities provided.



Government Provided Subsidies & Incentives

- **1. Industrial Promotion Subsidy (IPS):**
Eligible units receive a subsidy on SGST paid on the first sale of products.
- **2. Fixed Capital Rebate:**
Additional fiscal assistance for thrust sector units eligible for IPS.
- **3. Stamp Duty Exemption:**
Eligible units can receive up to 100% exemption on stamp duty for land acquisition during the investment period.
- **5. Venture Capital Facility:**
Available under the Dr. Babasaheb Ambedkar Special Package Scheme for SC/ST entrepreneurs.
- **6. Infrastructure Development Grants:**
Subsidies for building new facilities, upgrading existing ones, and purchasing advanced machinery.
- **7. Utility Discounts:**
Available for businesses meeting specific criteria, such as energy efficiency standards.



From Blueprint to Production



Legal Compliance Assistance:

Navigating Regulations with Expertise Setting up a factory involves navigating a maze of legal requirements, permits, and certifications. Our dedicated compliance team provides end-to-end regulatory support, including:

■ Permit Acquisition:

Streamlined processing of factory licenses, fire safety approvals, and pollution control board certifications.

■ Environmental Clearances:

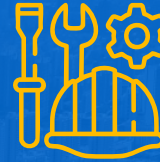
Guidance on adhering to environmental laws, including waste management plans and sustainability mandates.

■ Zoning & Land Use Compliance:

Ensuring your project aligns with local industrial zoning laws and land-use regulations.

■ Ongoing Compliance Audits:

Regular checks to maintain adherence to evolving legal standards, preventing penalties or operational halts.



End-to-End Factory Setup:

Our turnkey setup service transforms your plot into a fully functional facility with precision and speed:

■ Custom Architectural Design:

Collaborate with our architects to create layouts optimized for workflow efficiency, machinery placement, and future expansion.

■ Earthmoving & Site Preparation:

Expert grading, drainage solutions, and soil stabilization to ensure a solid foundation.

■ Construction Management:

Transparent project timelines, cost-effective material sourcing, and quality-controlled building processes.

■ Utility Integration:

Seamless installation of electricity, water, HVAC, and waste management systems tailored to industrial demands.

Specifications for Business

Plot No.	Area	Plot No.	Area	Plot No.	Area	Plot No.	Area
1	482.991	6	992.048	11	1475.078	16	4499.997
2	481.455	7	1855.196	12	3330.243	17	2400.736
3	32963.607	8	1855.065	13	1062.008	18	7250.931
4	1400.409	9	1140.954	14	1274.072	19	506.394
5	2230.679	10	1863.691	15	2720.889	20	291.701

Total Area	4251.590
AMENITY SPACES	
AMENITY SPACE NO. 1	46.829
OPEN SPACES	
OPEN SPACE NO. 1	6244.691
OPEN SPACE NO. 2	2528.735



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Contact Us Today.

To Find The Perfect Industrial Land
For Your Project.

Address:

Near Able Glass Factory, Sambhapur, Maharashtra 416112

Contact:

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