



**CHAURASIA ENTERPRISES**  
**LOGISTICS**  
**PARK** BIHAR

THE GATEWAY TO **SMARTER, GREENER LOGISTICS** AND TRADE



**YOUR ONLY BUILD-TO-SUIT WAREHOUSE PARTNER IN BIHAR**



**CHAURASIA ENTERPRISES**  
**LOGISTICS**  
**PARK** **BIHAR**

**GRADE-A WAREHOUSE DEVELOPER**

**UNITS TO BE AVAILABLE FROM**

**20,000 SQFT - 5,00,000+ SQFT**

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**CHAURASIAENTERPRISES.COM**



**CHAURASIA ENTERPRISES**  
**LOGISTICS**  
**PARK BIHAR**

Telephone: +91-9041463343  
+91-9204460883  
[CHAURASIAENTERPRISES.COM](http://CHAURASIAENTERPRISES.COM)



**2.0 Million SQFT:**  
delivering flexible,  
well connected space.

Equivalent in area to 75 cricket grounds, **CHAURASIA ENTERPRISES INDUSTRIAL AND LOGISTICS PARK** is opening an opportunity to become the largest logistics development in **BIHAR**.

### World Class Builds

- ▶ Build-to-suit opportunities upto 5,00,000 SQFT
- ▶ Class-leading quality and specifications tailored to the individual needs of your business.
- ▶ Chilled store options

### Fast Delivery

- ▶ Under our Local Development Order, full planning consent can be achieved within 28 days for a warehouse of any size between 100,000 and 3,00,000 sq ft.
- ▶ Fast track delivery from nine months.

### Proven Location

- Current occupiers:
- ▶ Hindustan Unilever

# Chaurasia Enterprises Industrial and Logistics Park

North Bihar

 CHAURASIAENTERPISES.COM

Be part of

the  
**big**

success  
in the



CHAURASIA ENTERPRISES  
LOGISTICS  
PARK **BIHAR**

trusted by:



Flexible, Scalable  
**Built around you.**

**Ready-To-Move**

From 5,000 SQFT to  
60,000 SQFT

**Build-To-Suit**

From 20,000 SQFT to  
5,00,000 SQFT

 **24/7/365**  
Operation

UP  
TO **13M**  
CLEAR HEIGHT

**WELL MANGED**  
**ESTATE**  
ROAMING SECURITY PATROLS

## 6 Logistics Park Locations

Greater Speed, smarter trade

We are working with neighbour states and companies all over India to enable smarter, faster trade that creates a better future for everyone. At CEILP, it's no different.

So that you can bring about efficiencies to your operation sooner, we have prepared four plots for development. Planning consent can be obtained within 28 days under our Local Development Order, meaning buildings can be delivered within nine months of signing an Agreement for Lease.

DEDICATED TO

# SUPERB CONNECTIVITY

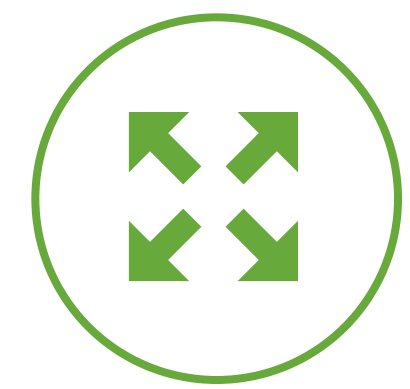


CHAURASIA ENTERPRISES  
LOGISTICS  
PARK BIHAR

This new Industrial and Logistics park opens an opportunity to lease  
20,000 SQFT - 20,00,000+ SQFT



Rapid access to National Highway NH-22, NH322, NH-19, and state highway SH-49, SH74, SH91



Build-to-suit opportunities ranging from 20,000 sq ft – 500,000+ sq ft of single building space.



High quality logistics / production space offering a broad range of options for local, national and international businesses



An opportunity to relocate to a first-class facility set within the popular Hajipur Industrial Area, strategically located between Patna and Muzzafarpur



Readily available labour at comparatively lower rates than anywhere in the world.

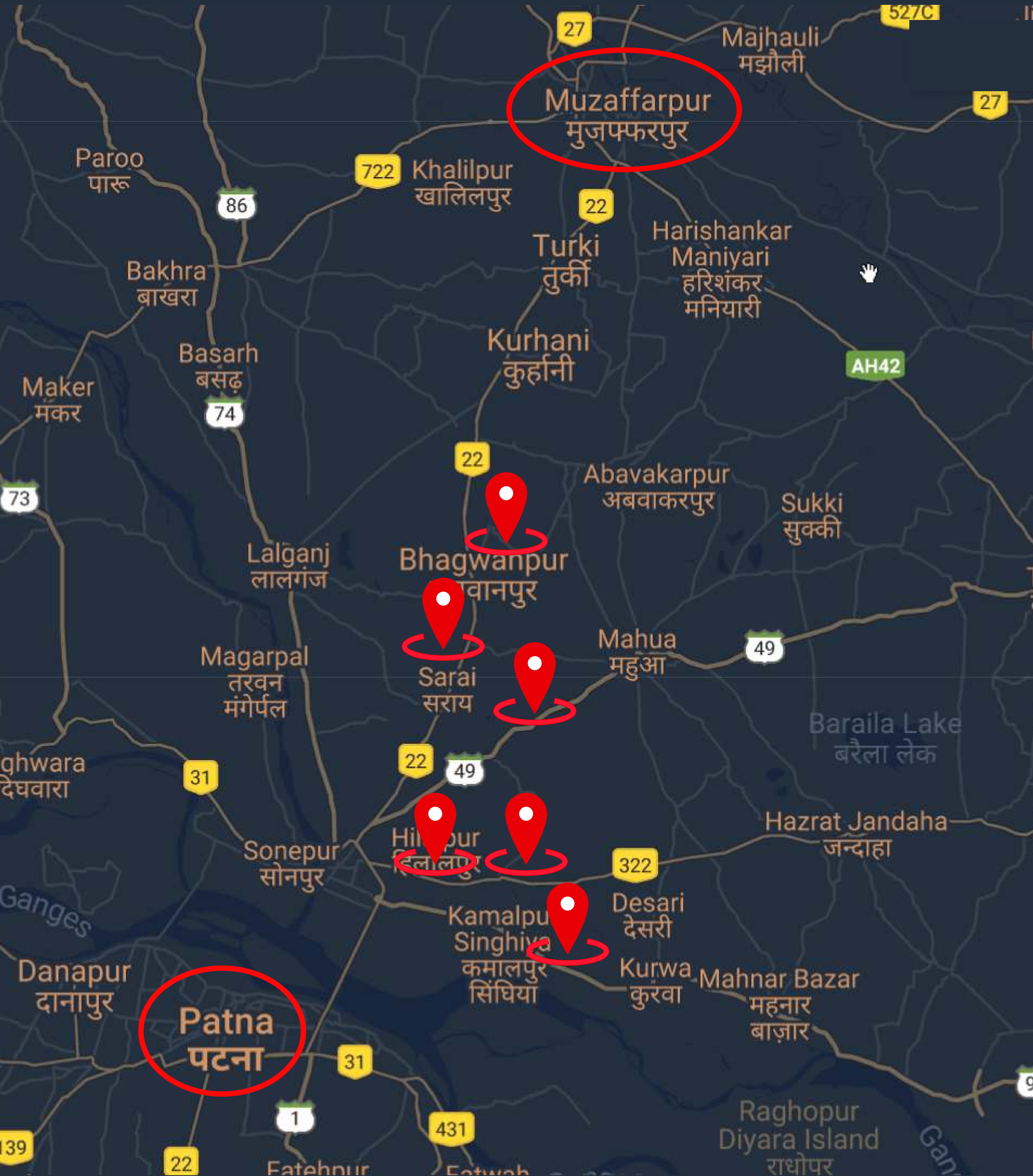


Centrally located to major cities and strategically located neighbouring state

# the great strategic opportunity



CHAURASIA ENTERPRISES  
LOGISTICS  
PARK BIHAR

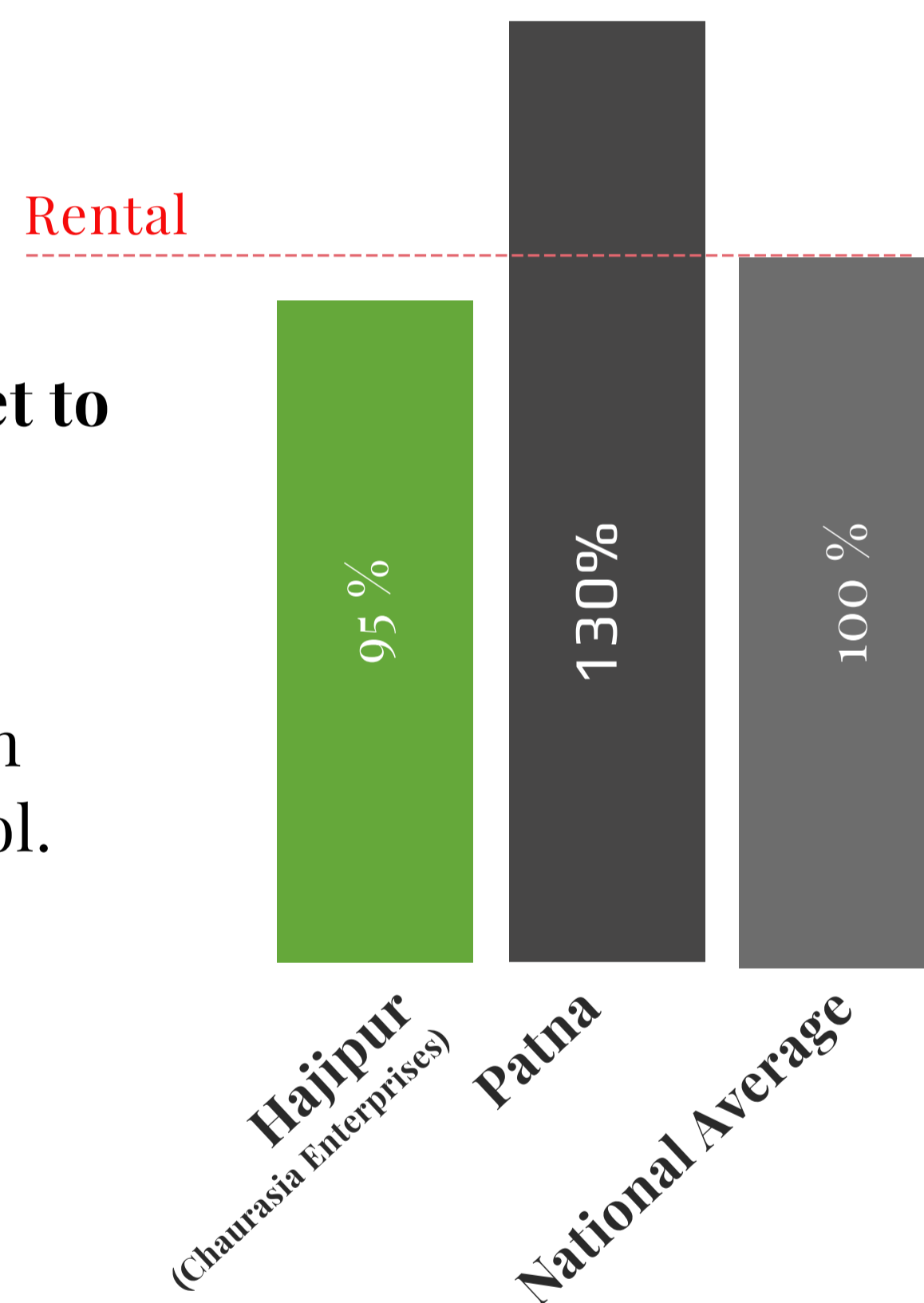


Chaurasia Enterprises Industrial and Logistics Park is the largest strategic logistics scheme currently being brought forward in the region.

With an opportunity to lease 2 Million+ SQFT and that with Grade-A facility, there's always a hope to focus on business and not the storage.

# huge rental • Savings

Rent per sqft for new logistics space  
(Grade-B Infrastructure)



**We are creating a new market to support warehousing needs.**

Chaurasia Enterprises offers very competitive rents and an excellent available labour pool.

This new opportunity builds on the existing success story of CEILP renting space to top FMCG company, offering state-of-the-art warehouse, built to suit your exact needs. Available plots can support up to 5,00,00 sq ft of logistics space in a single building.

## THE NEXT LEVEL OF LOGISTICS

Chaurasia Enterprises Logistics Park, Bihar will achieve a Industrial and Green rating, with buildings being constructed to an exceptionally high quality, in line with occupiers' specific requirements.

This is one of the few options in the region to take advantage of a possible eaves height of up to 13.5m. 9.2m to the underside of the haunch is available anywhere on the site offering building volumes that can meet virtually any occupier demands. This is logistics to the highest level in every sense.

## AN ESTABLISHED LOCATION

Competitive rental doesn't mean we are far from city centers. All locations are in close proximity to Patna. More than CEIPL is strategically located, we are the only grade-A warehouse developer in Bihar.



# very high

spec for very  
tall building

## TYPICAL WAREHOUSE SPECIFICATION

### STRUCTURE

Pre-Engineered building  
from reputed manufacturers

### FLOOR

VDF / Laser Screed Flat  
Concrete Floors (FM2 grade)  
with a minimum of 7 T/m<sup>2</sup>  
capable for handling MHE

### FOOTPRINT

Approximately not more than  
55% to 60% of the land area  
to be covered by the building  
footprint.

### WALL

Precast concrete walls  
upto 3.6m and metal  
panels upto roofs

### VENTILATION

Passive ventilation to provide  
3-6 air changes through  
louvered panels on external  
walls and roof monitor

### DOCKING TYPE

Reinforced concrete dock  
walls with dock height of  
4ft - 4.5 ft to suit, adjustable  
dock leveler.

### TRUCK APRON

Concrete, 16.5m  
(from face of dock wall  
to edge of pavement)

### LIGHTING

LED/T5 fixture to provide  
150 lux illumination

### CLEAR HEIGHT

9.2 M - 11.2 M - 13.5 M

### SKY LIGHT

~5% of roof area

### FIRE SAFETY

Sprinklers / Fire hydrants with  
required DG & Water Storage  
system

### INSULATION

Roof and Side cladding as  
required with latest insulation  
material

FOR RENT

**GRADE-A WAREHOUSE IN INDUSTRIAL AND LOGISTICS PARK, HAJIPUR, BIHAR**

CITY LOCATION

**HAJIPUR**

TOTAL LAND PARCEL ACQUIRED

**9.8 ACRES**

TOTAL ACQUISITION POTENTIAL

**13 ACRES**

PROJECTS

## CHAURASIA ENTERPRISES 1

INDUSTRIAL AND LOGISTICS PARK



### ADDRESS:

South of Hindustan Unilever Warehouse, Hajipur - Jandaha Highway, Hilalpur Hajipur Industrial Area, Vaishali Bihar - 844101

### AREA:

9.8 ACRES  
~4,26,888 SF

### DEVELOPMENT POTENTIAL LEFT

73,180SF

### TOTAL LAND EXPANSION ABILITY

9.8 + 3.2 ACRES  
~5,66,280 SF

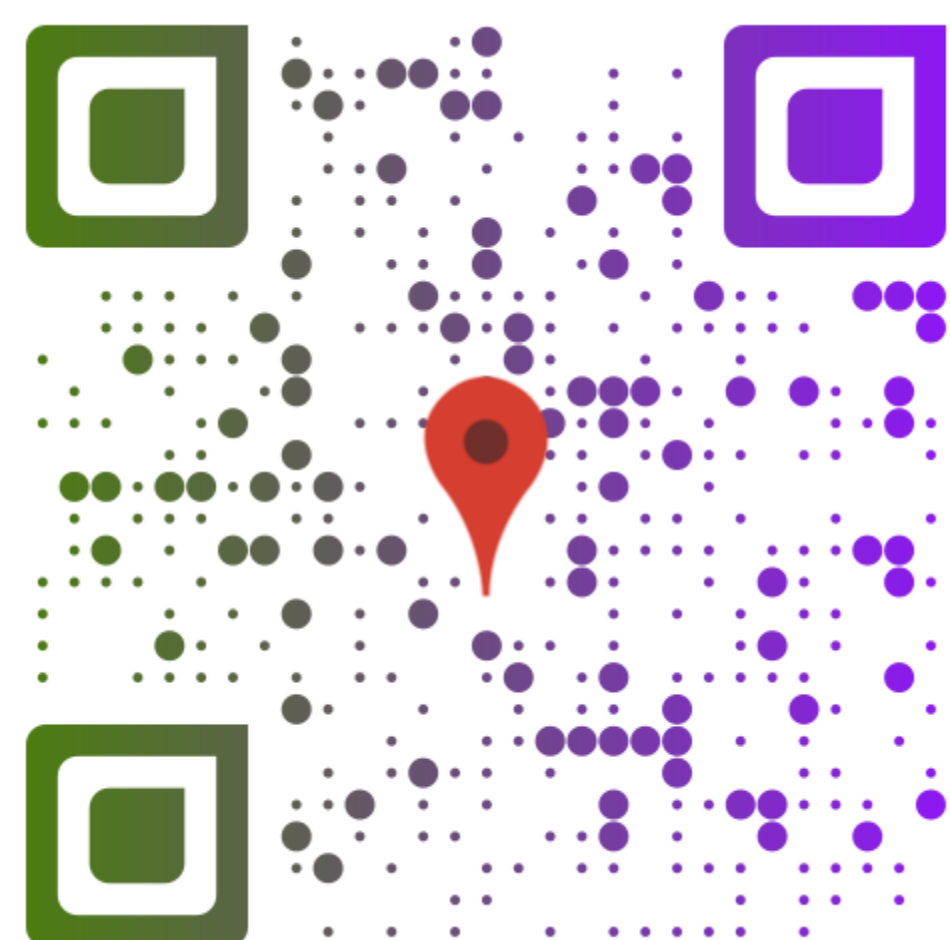
### MAP COORDINATES

URL: <http://j.mp/3pqKLRc>

Latitude: 25.690043

Longitude: 85.258214

Plus Code: M7R5+27 Bari Yusufpur Bihar



### WHAT THE CHAURASIA ENTERPRISES ILP-1 OFFERS TO ITS CUSTOMERS:

1. Support for the space as low as 20,000 SF to maximum 2,61,360 SF
2. Parking capacity for 75 heavy vehicles, 8 cars and 100 bikes.
3. Better connectivity for distribution center as well as fulfillment center (FC)

### CONVENIENT TRANSPORTATION NETWORK

ZERO-MILE  
16 KM

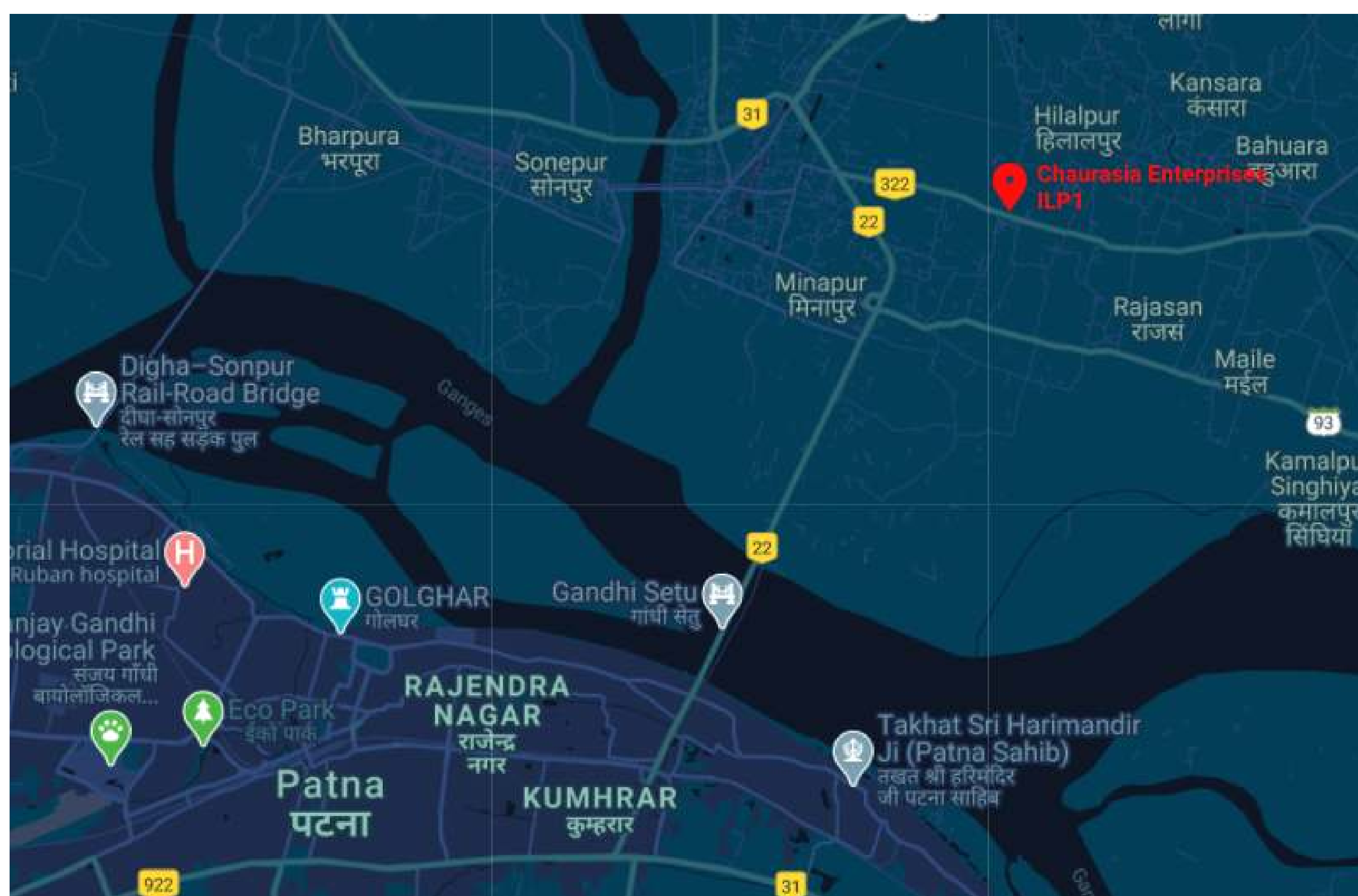
PATNA RAILWAY STATION  
21 KM

PATNA AIRPORT  
27 KM

PATNA CITY CENTER  
22 KM

HAJIPUR RAILWAY STATION  
6 KM

NH-322  
0 KM



### GENERAL INFORMATION



**Contact Person:**  
Ankit Kumar  
(Executive)

Call him to consult

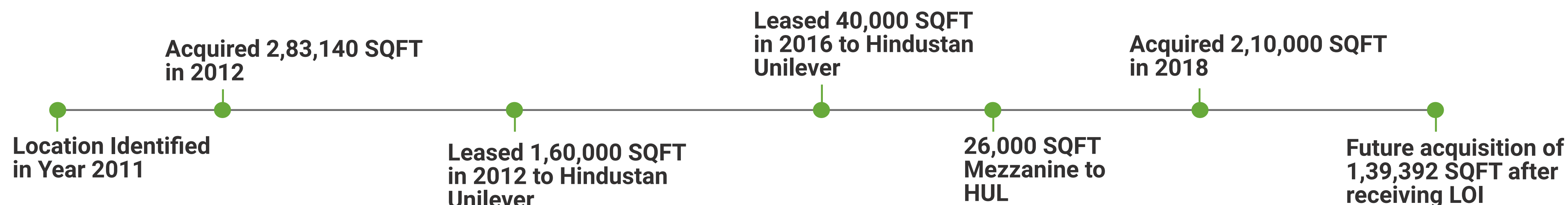
Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

Located at Hajipur-Jandaha NH-322, the park is well connected to Muzzafarpur-Patna-Gaya highway, which further connects into Eastern Dedicated Freight Corridor which starts from Ludhiana and joins Dankuni.

The site is 0KM from the Industrial hub with names such as Hindustan Unilever, Britannia, Godrej and others.

### PROJECT STATUS



FOR RENT

**GRADE-A WAREHOUSE IN INDUSTRIAL AND LOGISTICS PARK, SARAI, BIHAR**

CITY LOCATION

**SARAI**

TOTAL LAND PARCEL ACQUIRED

**0 ACRES**

TOTAL ACQUISITION POTENTIAL

**30 ACRES**

PROJECTS

**CHAURASIA ENTERPRISES 2**  
INDUSTRIAL AND LOGISTICS PARK



**ADDRESS:**

Patna-Hajipur - Muzzafarpur Highway NH-22

**AREA:**

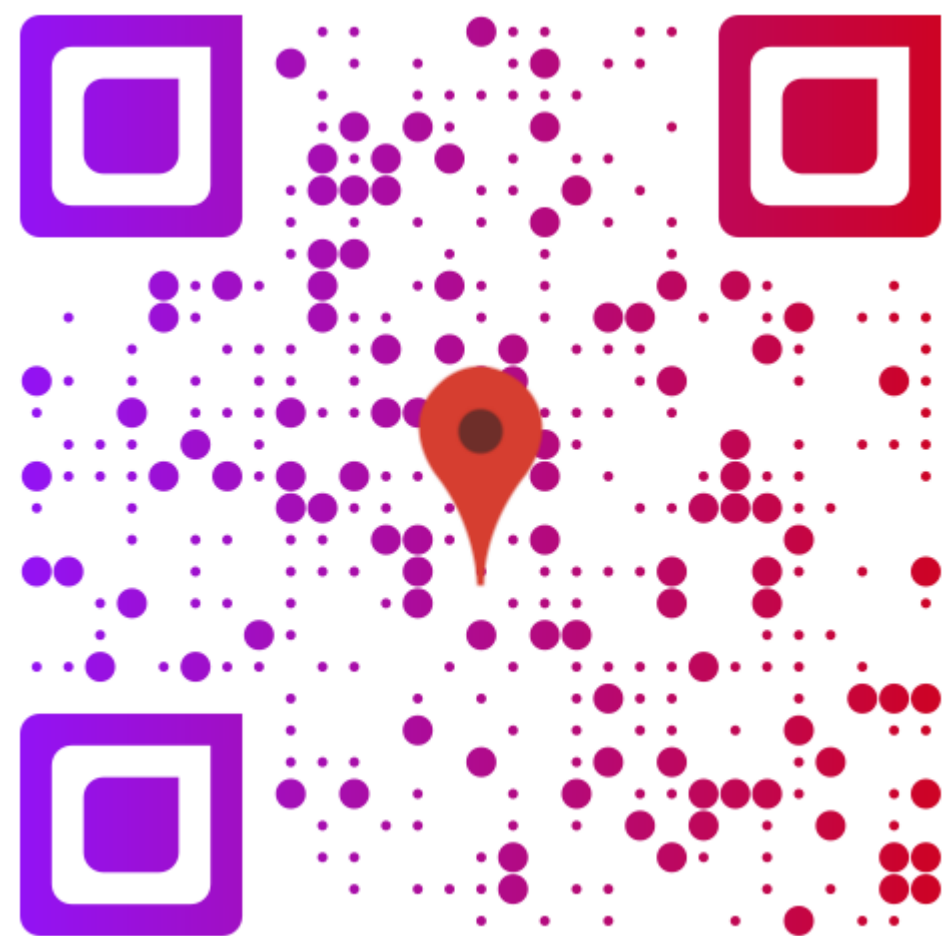
30 ACRES  
~13,06,800 SF

**DEVELOPMENT POTENTIAL LEFT**

7,18,740 SF

**MAP COORDINATES**

URL: <http://j.mp/3t4XXNP>  
Latitude: 25.763101  
Longitude: 85.261017  
Plus Code: Q776+6C Afajalpur Dhobghatti, Bihar



**WHAT THE CHAURASIA ENTERPRISES ILP-2 OFFERS TO ITS CUSTOMERS:**

1. Support for the space as low as 20,000 SF to maximum 7,84,080 SF
2. Parking capacity for 160 heavy vehicles, 20 cars and 150 bikes.
3. Better connectivity for distribution center as well as fulfillment center (FC)

**CONVENIENT TRANSPORTATION NETWORK**

PATNA ZERO-MILE  
25 KM

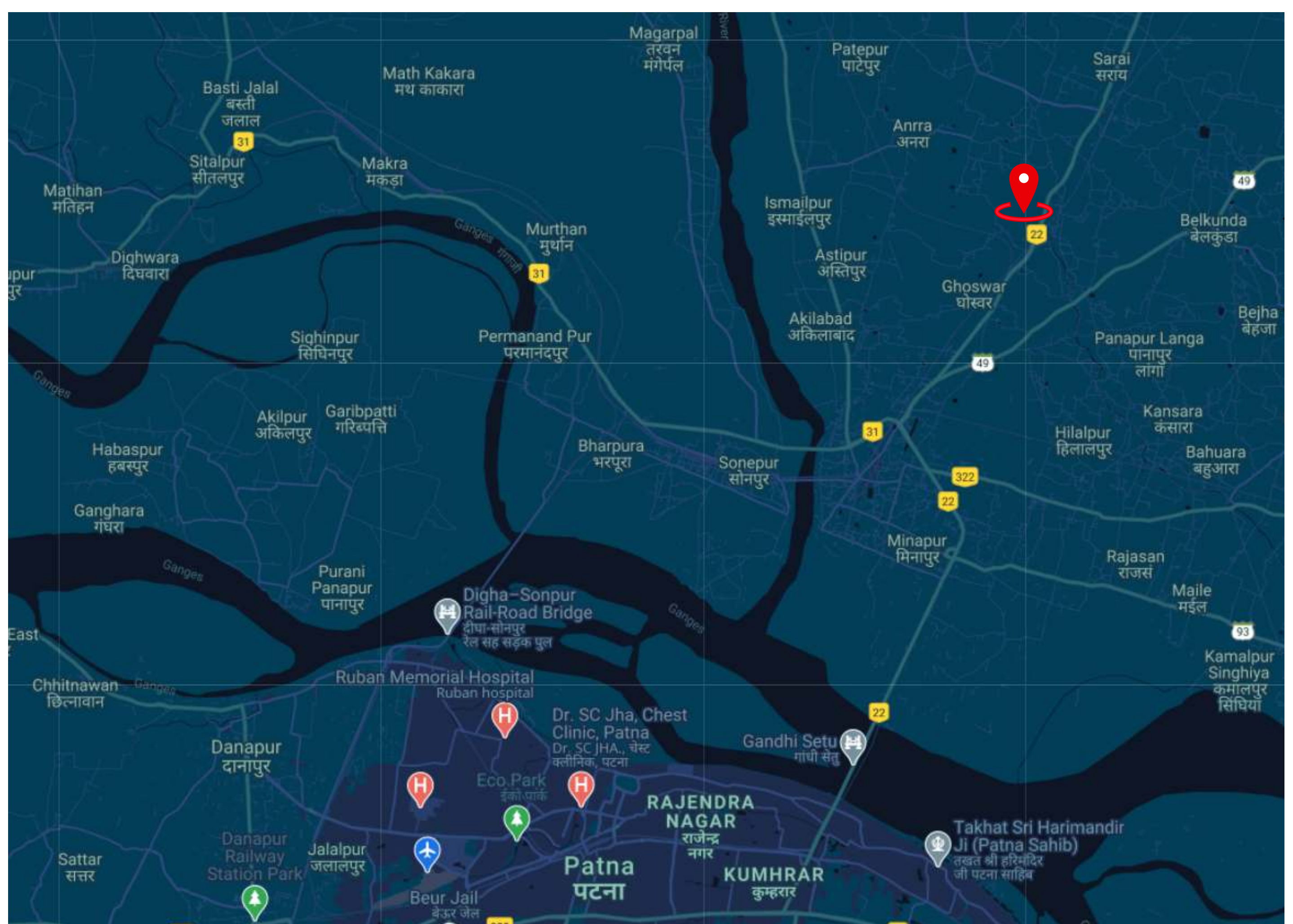
PATNA RAILWAY STATION  
28 KM

PATNA AIRPORT  
38 KM

PATNA CITY CENTER  
28 KM

HAJIPUR RAILWAY STATION  
9 KM

NH-22  
0 KM



**GENERAL INFORMATION**



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Ankit Kumar  
(Executive)

Call him to consult

Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

Located at PATNA-HAJIPUR-MUZZAFARPUR NH-22, the park is well connected to Muzzafarpur-Patna-Gaya highway, which further connects into Eastern Dedicated Freight Corridor which starts from Ludhiana and joins Dankuni.

**PROJECT STATUS**



FOR RENT

**GRADE-A WAREHOUSE IN INDUSTRIAL AND LOGISTICS PARK, BIDUPUR, BIHAR**

CITY LOCATION

**BIDUPUR**

TOTAL LAND PARCEL ACQUIRED

**0 ACRES**

TOTAL ACQUISITION POTENTIAL

**27 ACRES**

PROJECTS

**CHAURASIA ENTERPRISES 3**  
INDUSTRIAL AND LOGISTICS PARK



**ADDRESS:**

Patna Ring Road 6 Lane Project  
Kachhi Dargah - Chaksikandar

**AREA:**

21 ACRES  
~9,14,760 SF

**DEVELOPMENT POTENTIAL LEFT**

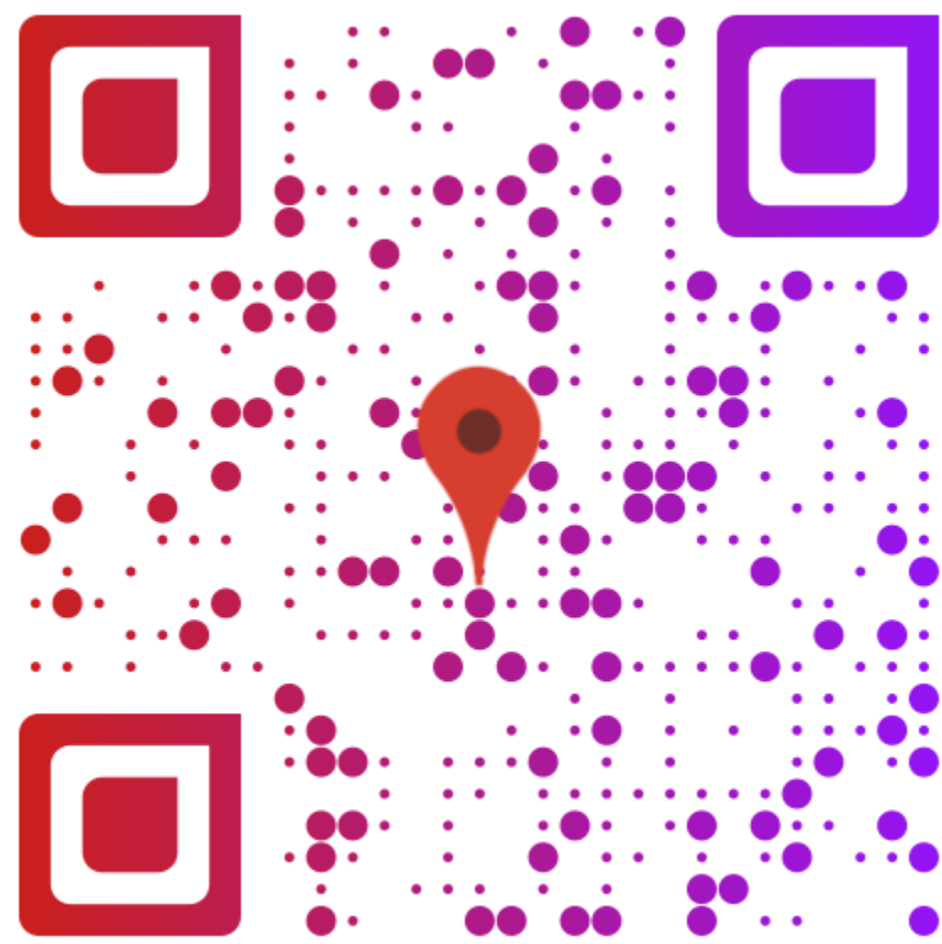
5,03,118 SF

**TOTAL LAND EXPANSION ABILITY**

21 + 6 ACRES  
~11,76,120 SF

**MAP COORDINATES**

URL: <http://j.mp/3qZU1fy>  
Latitude: 25.667583  
Longitude: 85.374000  
Plus Code: M99F+2J Kalyanpur Bihar



**WHAT THE CHAURASIA ENTERPRISES ILP-3 OFFERS TO ITS CUSTOMERS:**

1. Support for the space as low as 20,000 SF to maximum 5,03,118 SF
2. Parking capacity for 120 heavy vehicles, 20 cars and 100 bikes.
3. Better connectivity for distribution center as well as fulfillment center (FC)

**CONVENIENT TRANSPORTATION NETWORK**

PATNA ZERO-MILE  
24 KM

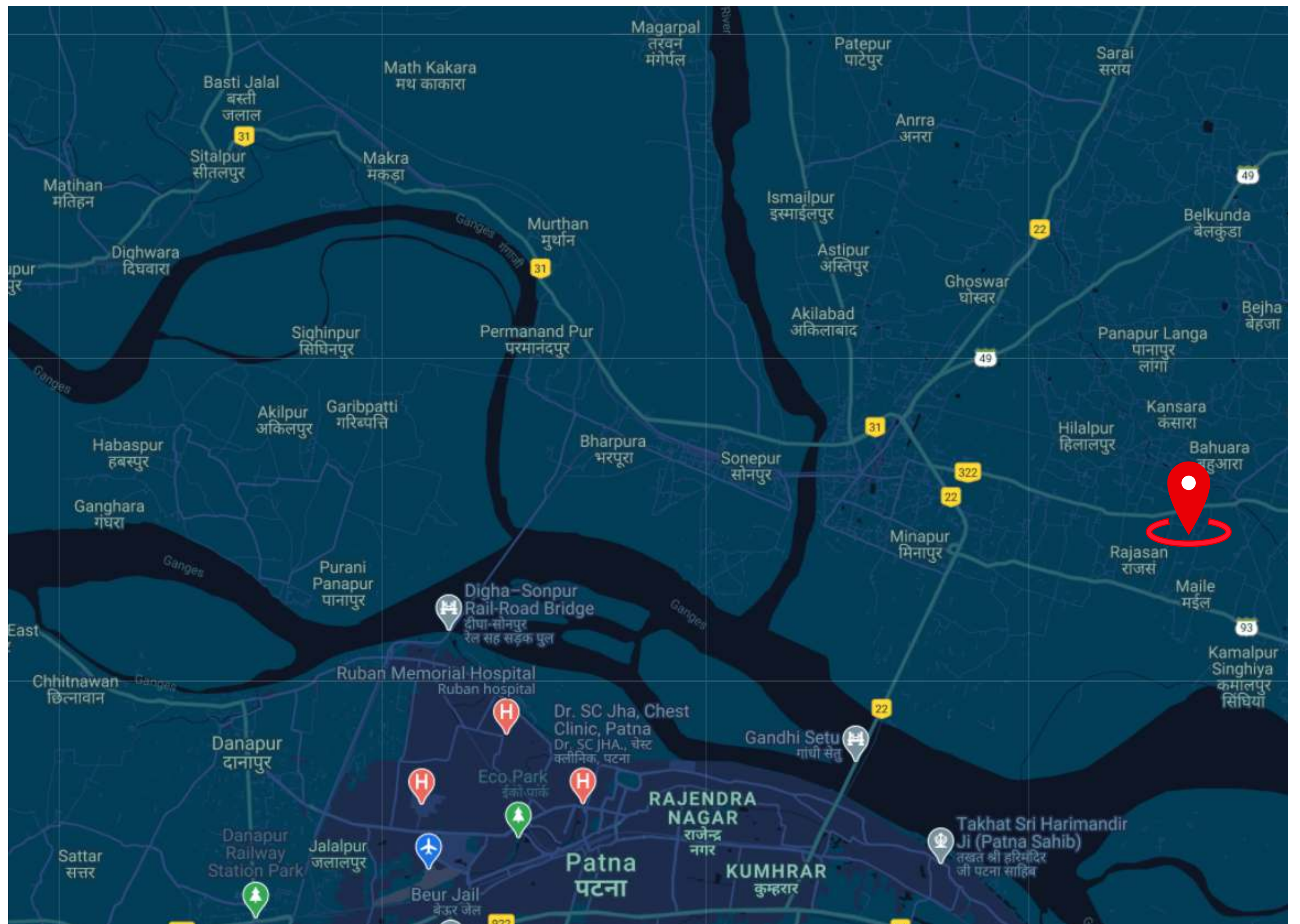
PATNA RAILWAY STATION  
30 KM

PATNA AIRPORT  
36 KM

PATNA CITY CENTER  
31 KM

HAJIPUR RAILWAY STATION  
20 KM

6 LANE EXPRESSWAY  
0 KM



Located at upcoming 6 lane PATNA OUTER RING ROAD PROJECT, the park is well connected to DEEDARGANJ and HAJIPUR INDUSTRIAL AREA.

**GENERAL INFORMATION**



**Contact Person:**  
**Ankit Kumar**  
(Executive)

Call him to consult

Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

**PROJECT STATUS**



FOR RENT

# GRADE-A WAREHOUSE IN INDUSTRIAL AND LOGISTICS PARK, BHAGWANPUR

CITY LOCATION

**BHAGWANPUR**

TOTAL LAND PARCEL ACQUIRED

**0 ACRES**

TOTAL ACQUISITION POTENTIAL

**35 ACRES**

PROJECTS

## CHAURASIA ENTERPRISES 4 INDUSTRIAL AND LOGISTICS PARK



**ADDRESS:**

PATNA-HAJIPUR-MUZAFFARPUR NH-22

**AREA:**

35 ACRES  
~15,24,600 SF

**DEVELOPMENT POTENTIAL LEFT**

8,38,530 SF

**TOTAL LAND EXPANSION ABILITY**

35 + 0 ACRES  
~15,24,600 SF

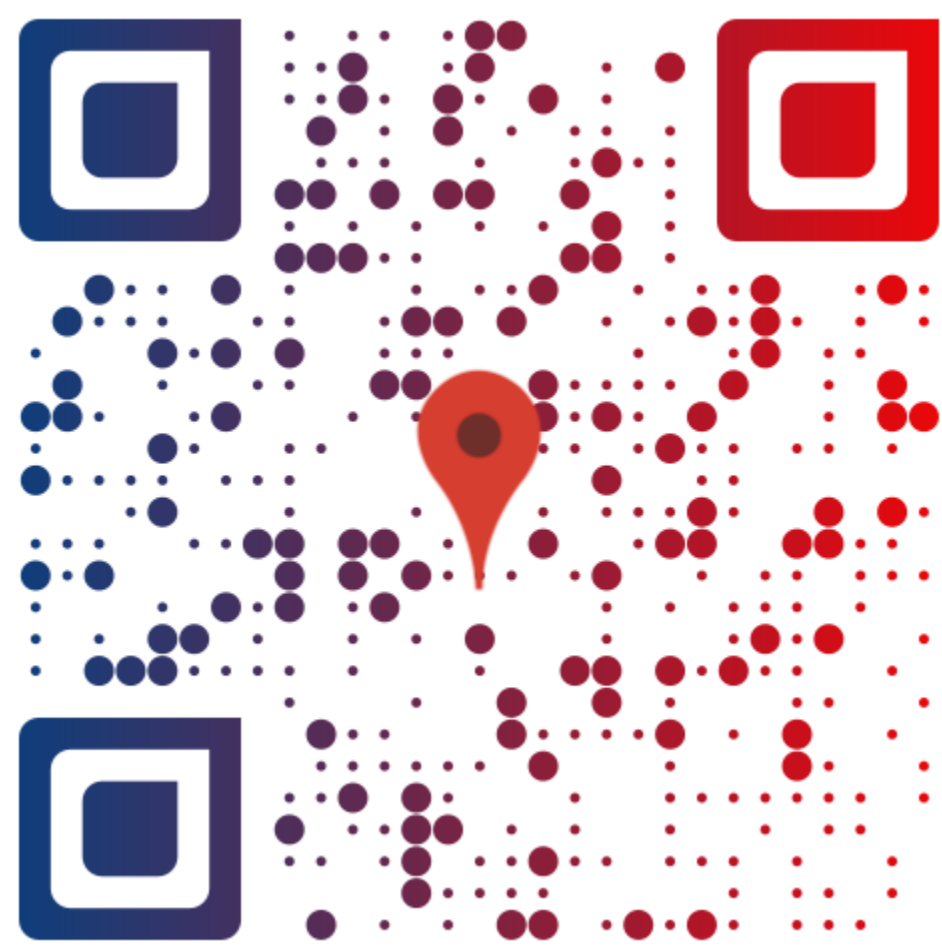
**MAP COORDINATES**

URL: <http://j.mp/2KZLuKj>

Latitude: 25.870305

Longitude: 85.284705

Plus Code: V7CM+4V Bafapur Banthu Bihar



### WHAT THE CHAURASIA ENTERPRISES ILP-4 OFFERS TO ITS CUSTOMERS:

1. Support for the space as low as 20,000 SF to maximum 8,38,530 SF
2. Parking capacity for 150 heavy vehicles, 15 cars and 150 bikes.
3. Better connectivity for distribution center as well as fulfillment center (FC)

### CONVENIENT TRANSPORTATION NETWORK

PATNA ZERO-MILE 40 KM

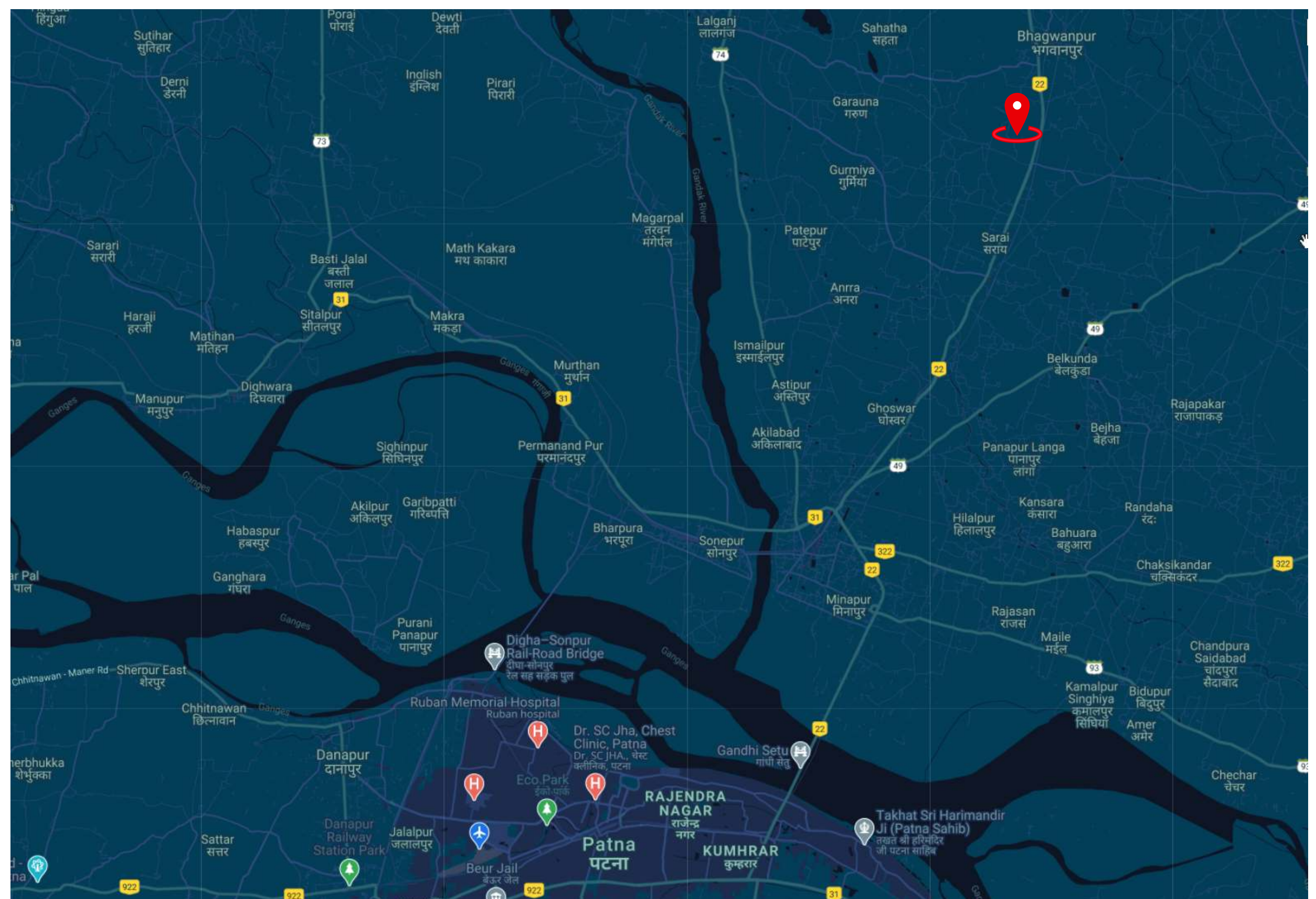
PATNA RAILWAY STATION 43 KM

PATNA AIRPORT 50 KM

MUZZAFFARPUR CITY CENTER 30 KM

MUZZAFFARPUR RAILWAY STATION 31 KM

NH-22 0 KM



#### GENERAL INFORMATION



**Contact Person:**  
Ankit Kumar  
(Executive)

Call him to consult

Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

Located at PATNA-HAJIPUR-MUZAFFARPUR NH-22, the park is well connected to East-West Corridor National Highway.

### PROJECT STATUS



FOR RENT

# GRADE-A WAREHOUSE IN INDUSTRIAL AND LOGISTICS PARK, HAJIPUR, BIHAR

CITY LOCATION

**HAJIPUR**

TOTAL LAND PARCEL ACQUIRED

**10 ACRES**

TOTAL ACQUISITION POTENTIAL

**10 ACRES**

PROJECTS

## CHAURASIA ENTERPRISES 5 INDUSTRIAL AND LOGISTICS PARK



**ADDRESS:**

INDUSTRIAL AREA, HAJIPUR  
NH 103

**AREA:**

10 ACRES  
~4,35,600

**DEVELOPMENT POTENTIAL LEFT**

2,39,580 SF

**TOTAL LAND EXPANSION ABILITY**

10 + 0 ACRES  
~4,35,600 SF

**MAP COORDINATES**

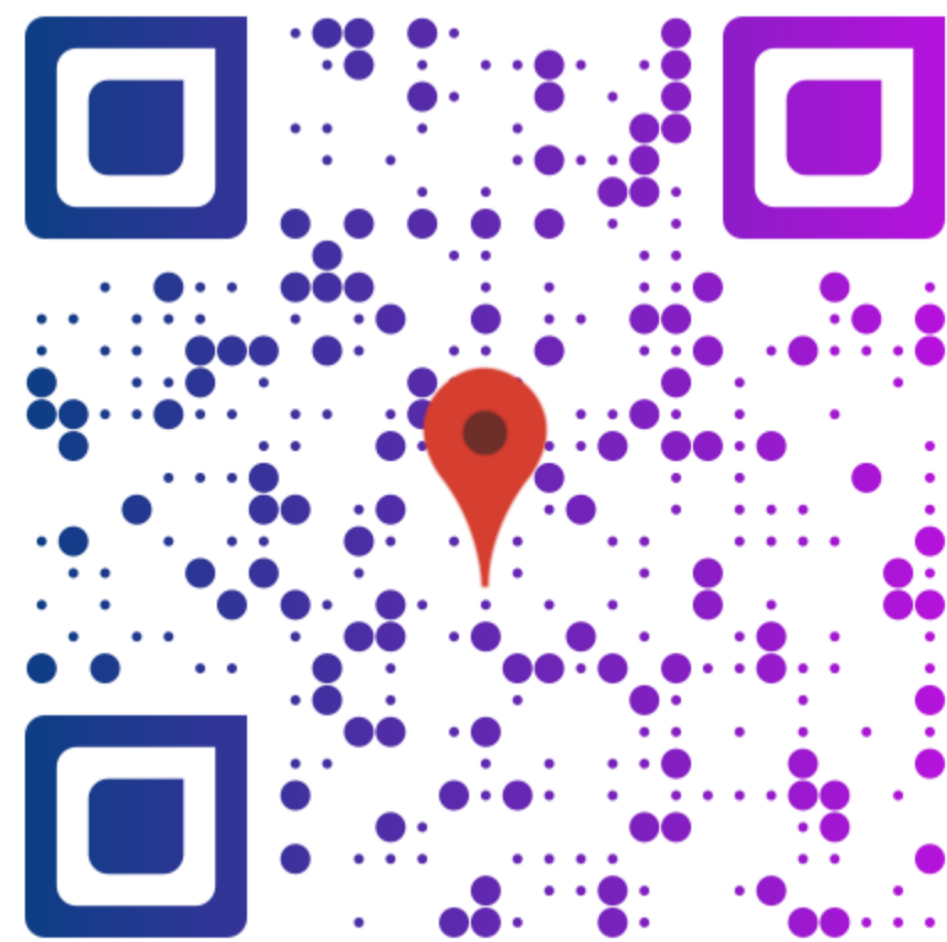
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Latitude: 25.703073

Longitude: 85.234170

Plus Code: P63M+6M

Hajipur Industrial Area  
Bihar



### WHAT THE CHAURASIA ENTERPRISES ILP-5 OFFERS TO ITS CUSTOMERS:

1. Support for the space as low as 20,000 SF to maximum 2,61,360 SF
2. Parking capacity for 60 heavy vehicles, 5 cars and 100 bikes.
3. Better connectivity for distribution center as well as fulfillment center (FC)

### CONVENIENT TRANSPORTATION NETWORK

PATNA ZERO-MILE  
15 KM

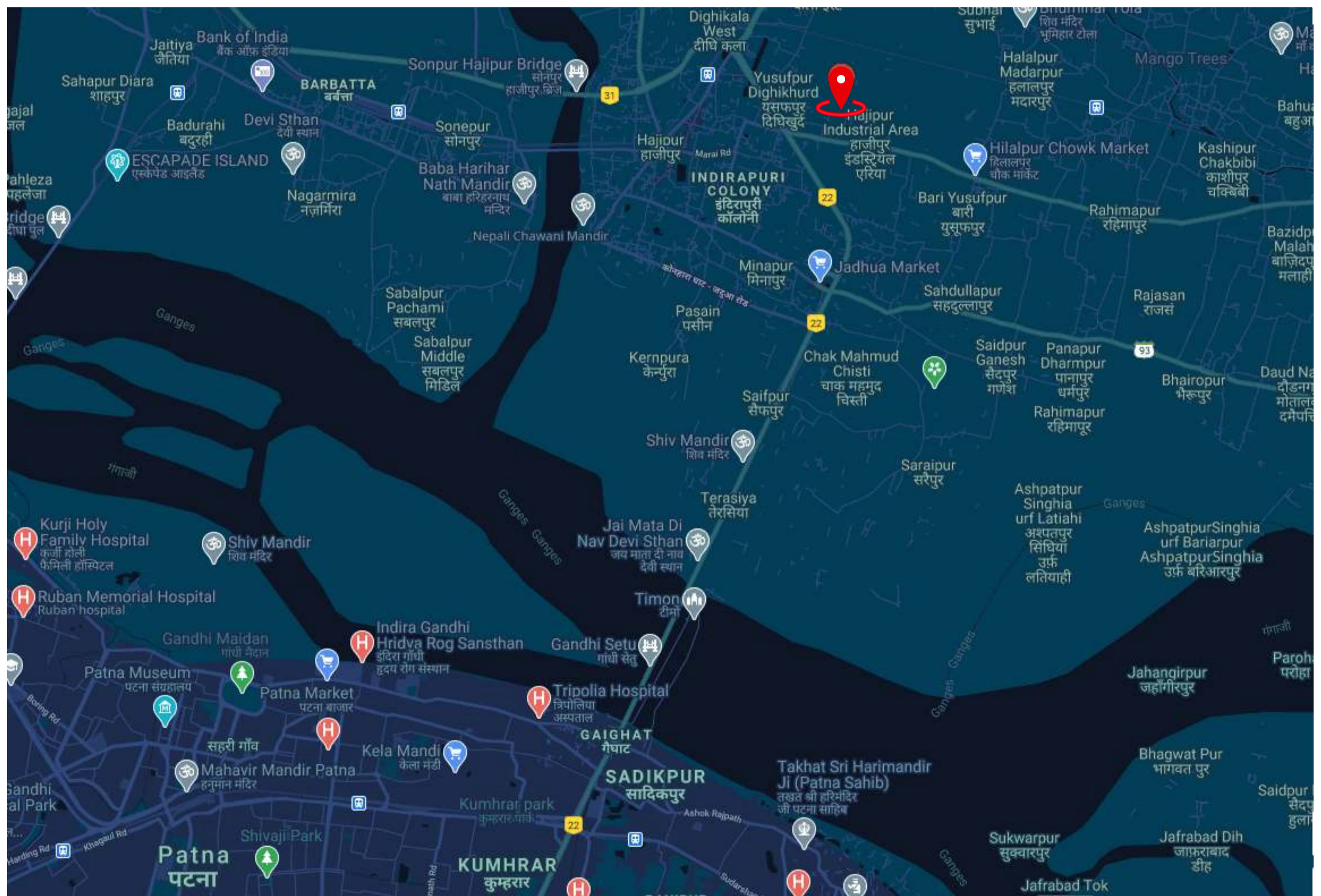
PATNA RAILWAY STATION  
20 KM

PATNA AIRPORT  
26 KM

PATNA CITY CENTER  
21 KM

HAJIPUR RAILWAY STATION  
5 KM

NH-322  
0 KM



#### GENERAL INFORMATION



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Ankit Kumar  
(Executive)

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Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

Located at Hajipur-Jandaha NH-322, the park is well connected to Muzzafarpur-Patna-Gaya highway, which further connects into Eastern Dedicated Freight Corridor which starts from Ludhiana and joins Dankuni.

The site is 0KM from the Industrial hub with names such as Hindustan Unilever, Britannia, Godrej and others.

### PROJECT STATUS

10 Acres Acquisition Started  
in Q4 2020

10 Acres Occupied in  
Q1 2021

Location Identified  
in Q1 2020

Signing MOU with Landlords  
for future acquisition of land

FOR RENT

**GRADE-A WAREHOUSE IN INDUSTRIAL AND LOGISTICS PARK, HAJIPUR, BIHAR**

CITY LOCATION

**BERAI**

TOTAL LAND PARCEL ACQUIRED

**0 ACRES**

TOTAL ACQUISITION POTENTIAL

**60 ACRES**

PROJECT

**CHAURASIA ENTERPRISES 6**  
INDUSTRIAL AND LOGISTICS PARK



**ADDRESS:**

Behind R S Sharda Devi Education College, Beraï, Hajipur, Bihar

**AREA:**

21 ACRES  
~9,14,760 SF

**DEVELOPMENT POTENTIAL LEFT**

9,14,760 SFT

**TOTAL LAND EXPANSION ABILITY**

60 ACRES  
~26,13,600 SF

**MAP COORDINATES**

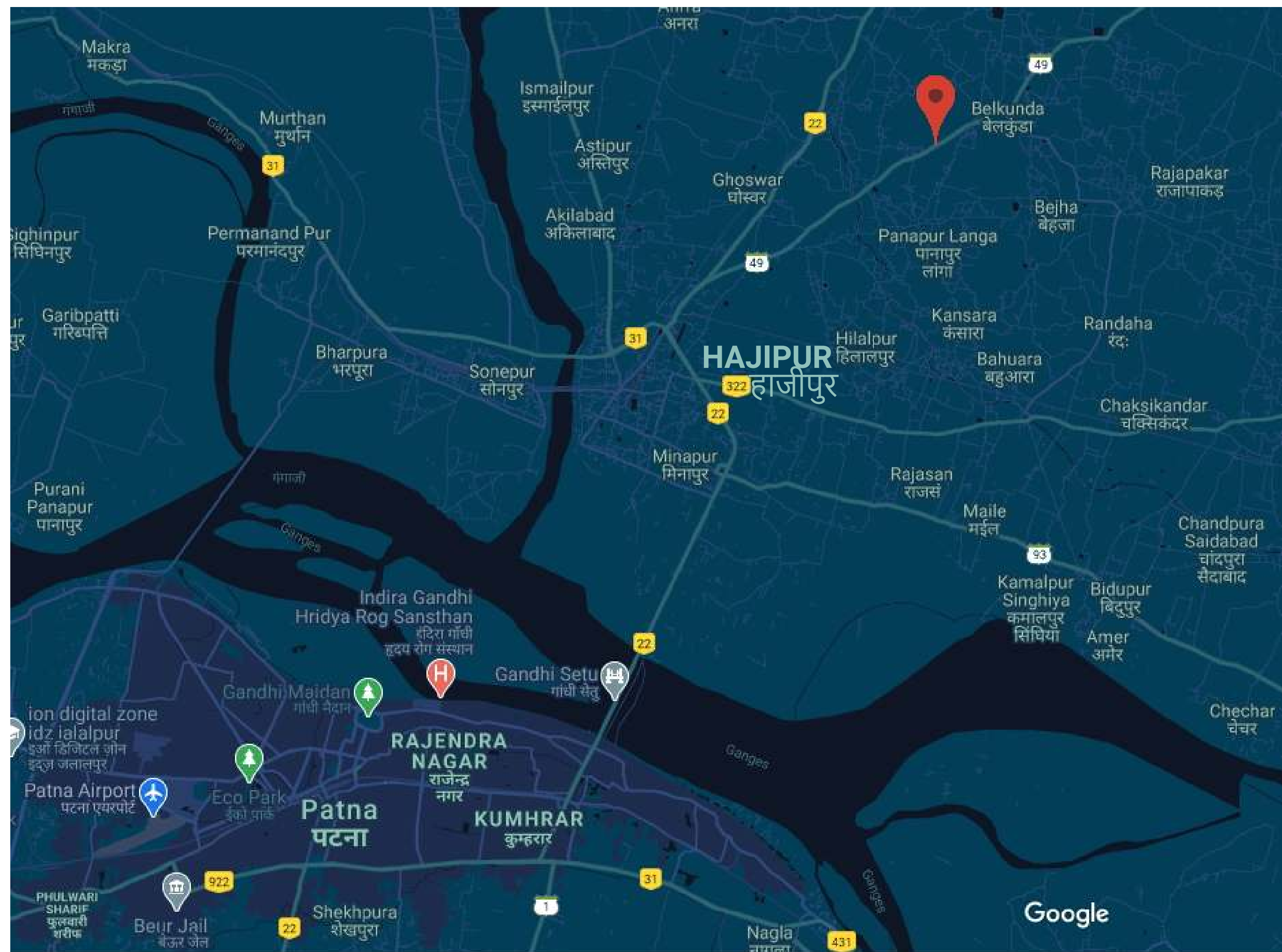
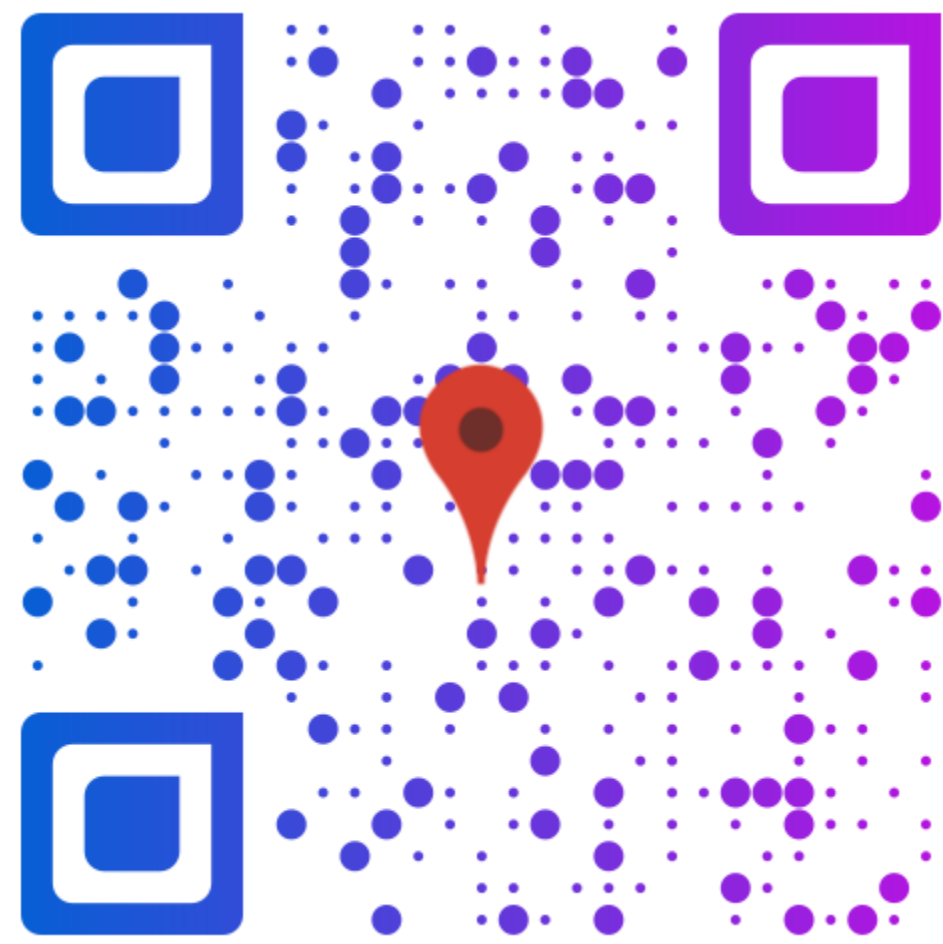
URL: <http://j.mp/39VICaZ>  
Latitude: 25.749031  
Longitude: 85.290577  
Plus Code: P7XR+J6 Beraï Urf Panapur Bihar

**WHAT THE CHAURASIA ENTERPRISES ILP-6 OFFERS TO ITS CUSTOMERS:**

1. Support for the space as low as 20,000 SF to maximum 14,37,480 SF
2. Parking capacity for 400 heavy vehicles, 70 cars and 800 bikes.
3. Better connectivity for fulfillment center (FC)

**CONVENIENT TRANSPORTATION NETWORK**

- |                              |                                   |                        |
|------------------------------|-----------------------------------|------------------------|
| PATNA ZERO-MILE<br>24.6 KM   | PATNA RAILWAY STATION<br>29 KM    | PATNA AIRPORT<br>35 KM |
| HAJIPUR CITY CENTER<br>10 KM | HAJIPUR RAILWAY STATION<br>9.5 KM | SH-49<br>0 KM          |



**GENERAL INFORMATION**



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Ankit Kumar  
(Executive)

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Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

Located at Hajipur-Mahua SH-49, the park is well connected to Muzzafarpur-Patna-Gaya highway, which further connects into Eastern Dedicated Freight Corridor which starts from Ludhiana and joins Dankuni. The site is 0KM from the upcoming CRPF 75 Acres campus.

**PROJECT STATUS**



# INDICATIVE OPTION 1 (RTM/BTS)

## UNIT 1 sq ft

Warehouse Area 18,500

Office Area 1,500

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Total Area 20,000

2 Car Space / 3 HGV Space (Min)  
2 Docks.

## UNIT 2 sq ft

Warehouse Area 28,500

Office Area 1,500

---

Total Area 30,000

2 Car Space / 4 HGV Space (Min)  
3 Docks.

## UNIT 3 sq ft

Warehouse Area 38,000

Office Area 2,000

---

Total Area 40,000

2 Car Space / 4 HGV Space (Min)  
4 Docks.

## UNIT 4 sq ft

Warehouse Area 47,000

Office Area 3,000

---

Total Area 50,000

3 Car Space / 5 HGV Space (Min)  
5 Docks.

## UNIT 5 sq ft

Warehouse Area 56,000

Office Area 4,000

---

Total Area 60,000

2 Car Space / 6 HGV Space (Min)  
5 Docks.

## UNIT 6 sq ft

UNIT A Area 5,000

UNIT B Area 5,000

UNIT C Area 5,000

---

Total Area 15,000

THE ADJACENT LAYOUT PLANS ARE INDICATIVE ONLY - BESPOKE OPTIONS CAN BE DELIVERED UPTO 5,00,000 SQFT.



**CHAURASIA ENTERPRISES**  
**LOGISTICS**  
**PARK BIHAR**



# FLEXIBILITY IN MIND

Chaurasia Enterprises Industrial and Logistics Park (CEILP), Bihar offers build to suit grade A Industrial/logistics warehouses available from as low as 20,00,00 to 5,00,000 SQFT.

With ready to move Industrial/logistics warehouses, CEILP offers spaces from as low as 5,000 to 60,000 SQFT. Including 2-storey offices (excluding UNIT 6) and generous loading , HGV and parking provisions.



## UNITS 3-5

### WAREHOUSE

- Clear height up to 12 meter
- 7 Tonne load per sq mtr
- Roof lights up to 10%
- 3 Air Changes/hr
- FM2 Floor

### EXTERNAL

- Secure, self contained plots
- Min 40 ft wide internal road
- Driver rest room with toilets
- Extensive car/bike parking

### OFFICE

- First floor fully fitted offices
- Raised access floor
- Reception Area

## UNITS 1-2

### WAREHOUSE

- Clear height up to 6.5 meter
- 5 Tonne load per sq mtr
- Roof lights up to 10%
- VDF Floor

### EXTERNAL

- Secure, self contained plots
- Min 40 ft wide internal road
- Driver rest room with toilets
- Extensive car/bike parking

### OFFICE

- First floor fully fitted offices
- Raised access floor
- Reception Area

## UNITS 6

### WAREHOUSE

- Clear height up to 6.5 meter
- 5 Tonne load per sq mtr
- Roof lights up to 10%
- VDF Floor

### EXTERNAL

- Secure, self contained plots
- Driver rest room with toilets
- Extensive car/bike parking

#### GENERAL INFORMATION



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Ankit Kumar  
(Executive)

Call him to consult

Telephone: +91-9041463343  
+91-9204460883

Email: [ankit@chaurasiaenterprises.com](mailto:ankit@chaurasiaenterprises.com)

Helping Clients Work On Their Terms - Helping Bihar's Warehouse Industry Flourish

Grade A Warehouse - For the Smarter and Better Logistics Future



## Corporate Office/Leasing Office

Fun Point Resort, Badi Yusufpur  
Hajipur, Bihar, 844101  
+91-9041463343 (Ankit Kumar)  
+91-9204460883 (Deo Kumar)

CEILP is an initiative of Chaurasia Enterprises India Private Limited. Established 1997, the company aims to disrupt logistics sector in east India. It has a built over 2.26 Lac sqft of warehouse in 7 acre area for Hindustan Unilever in 2012. With the experience and vision, the company aims to build 2 million+ sqft of industrial space. Chaurasia Enterprises is East India's and Bihar's leading warehouse infrastructure developer providing sustainable and competitive solutions for Industrial real estate. Since last decade CEILP has been responsively working towards customers need on quality, cost-competitive construction and building warehouses with global logistics infrastructure.

### PROJECT LOCATIONS:

HAJIPUR | BHAGWANPUR | BIDUPUR | SARAI

