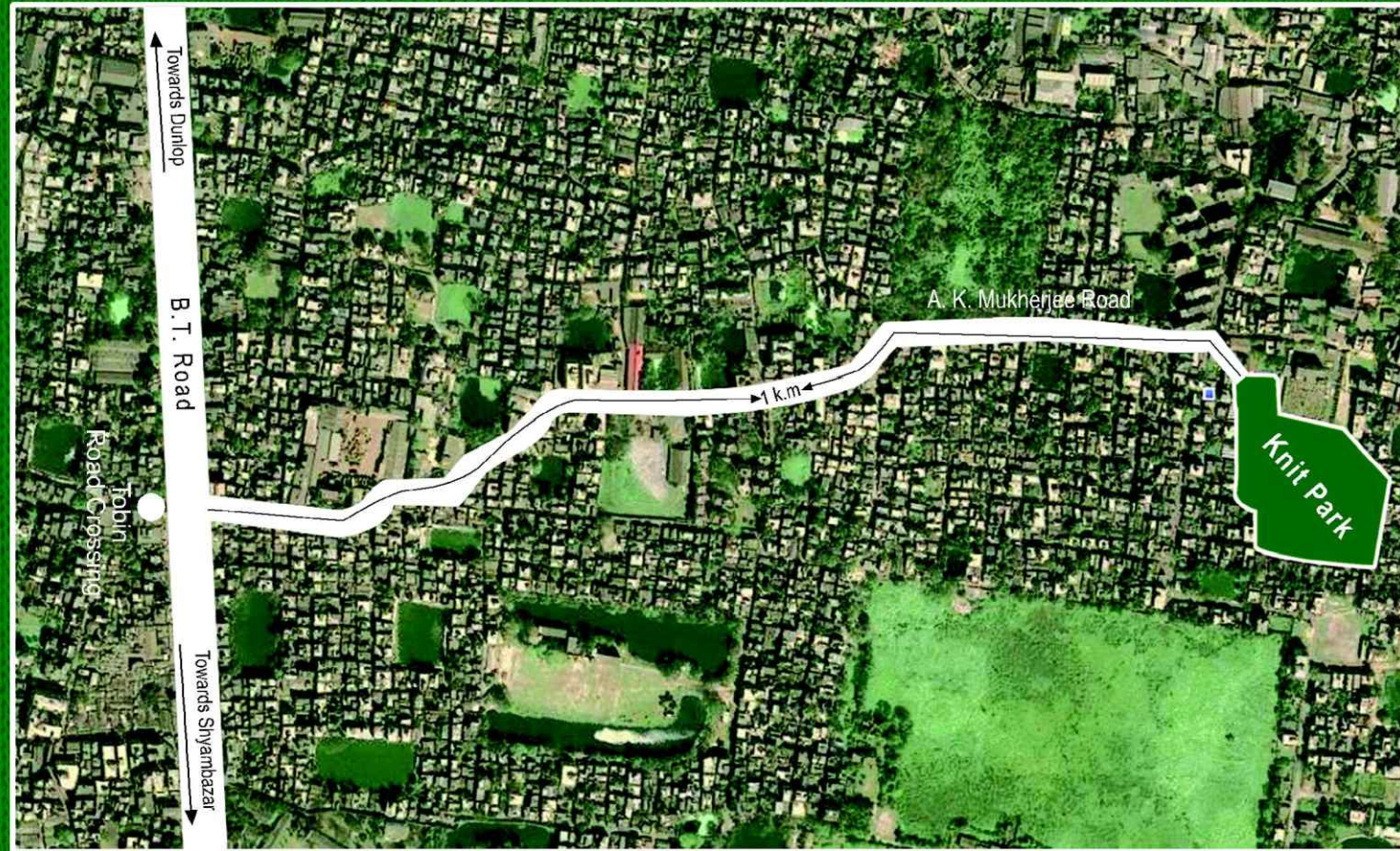


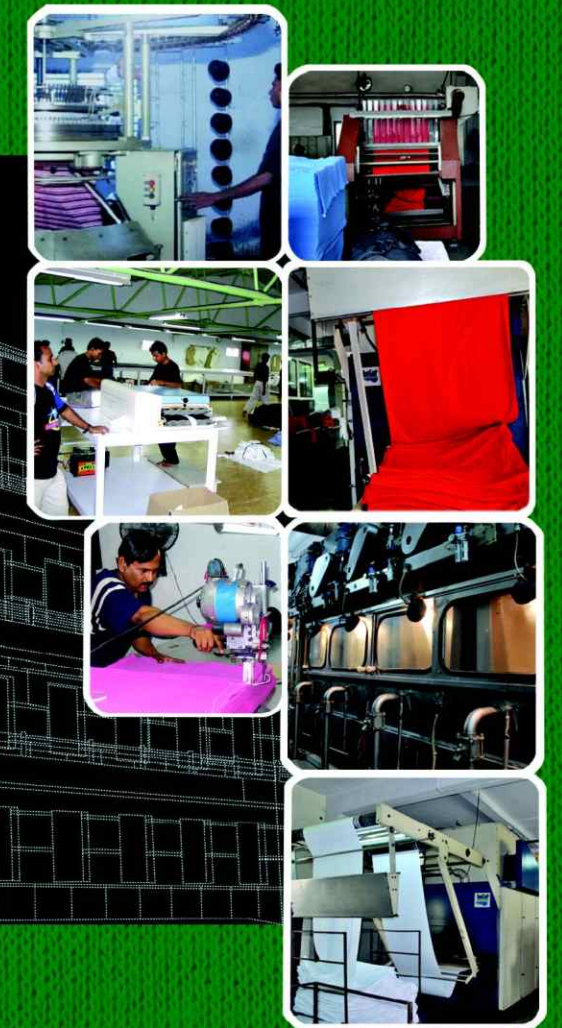
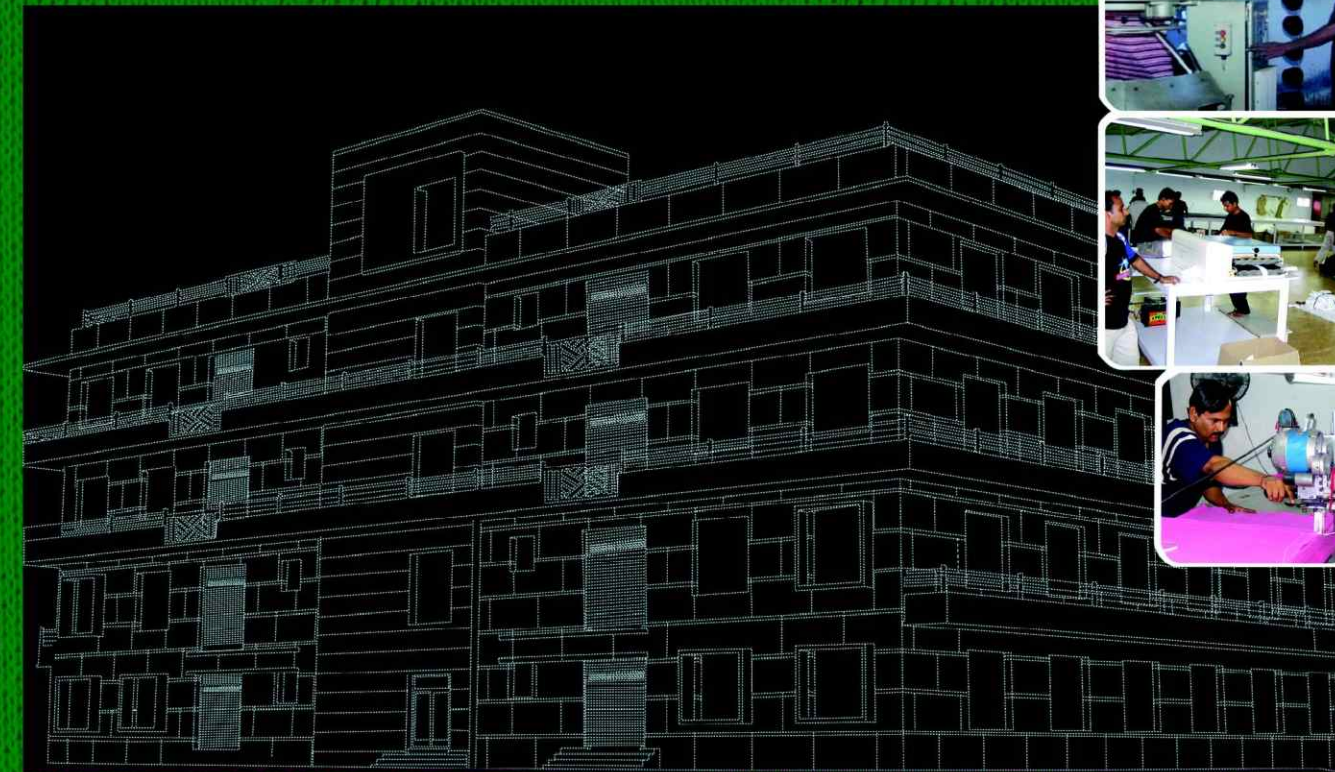
Location Map



Not to Scale

# Knit Park

tailored to **YOUR** needs



BLOCK - V

THOUGHTS 98300 87009 / 98300 91287

# Sarat

27, A. K. Mukherjee Road, Kolkata - 700 090  
West Bengal, India  
Phone: 25310221/1720/2765/4158, Fax: 2531 4375  
Email: [knitpark@saratgroup.com](mailto:knitpark@saratgroup.com)  
Website: [www.saratgroup.com](http://www.saratgroup.com)





## Introduction

The knit textiles industry has witnessed significant growth in West Bengal over the recent past, particularly the last five years.

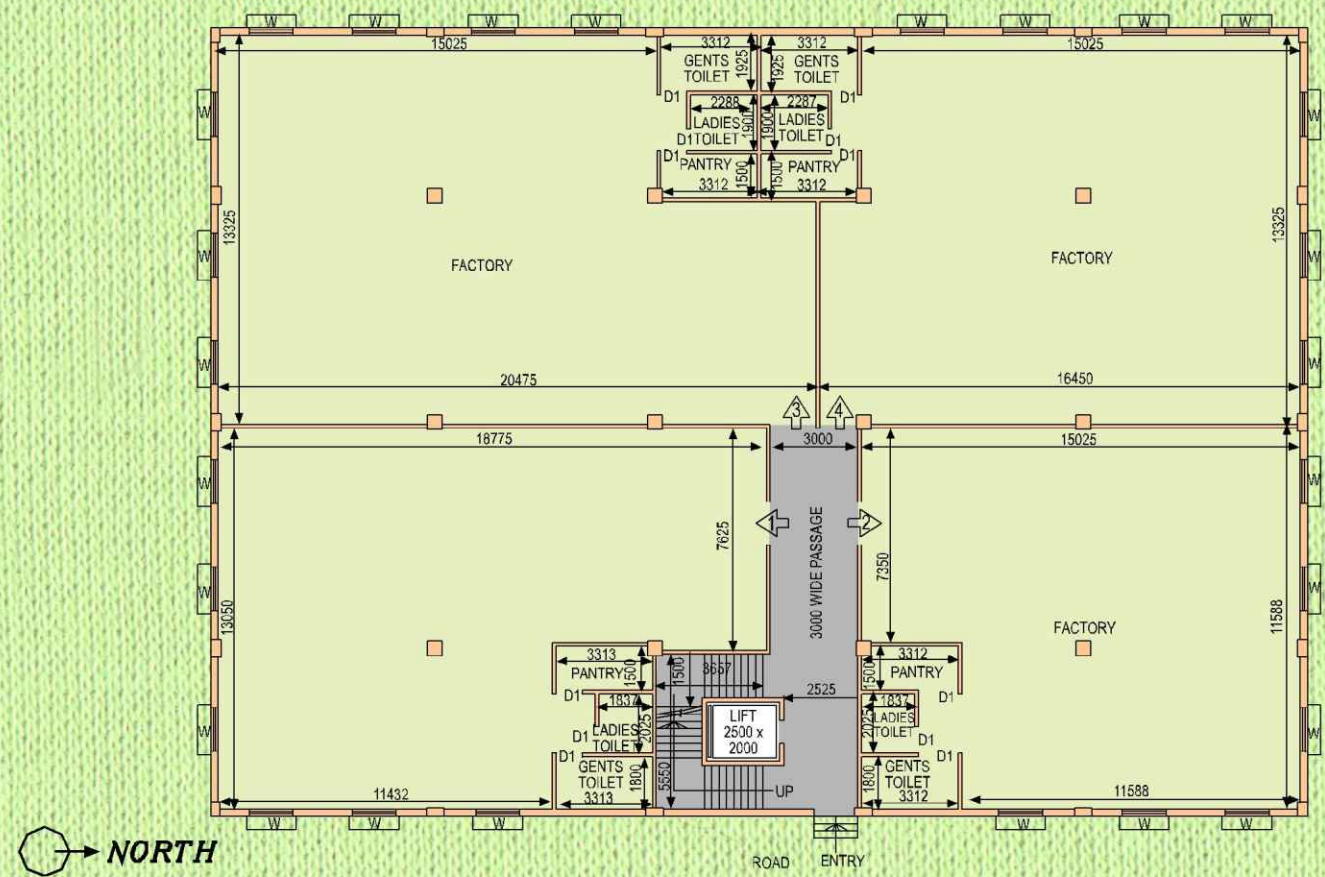
Owing to a logistically strategic location and the presence of a seasoned workforce, entrepreneurs can be optimistic of the future for the knit garments sector. The need of the hour is that of developed locations equipped with all the necessary infrastructure to set up manufacturing operations. In light of this fact, Sarat has decided to develop another prime property in its existing 'Knit Park' that already houses several companies operating within the knit garments sector. The proposed factory building spans across 60,000 sq. ft. and is the perfect destination for new and existing companies looking to shift or set up new operating facilities.



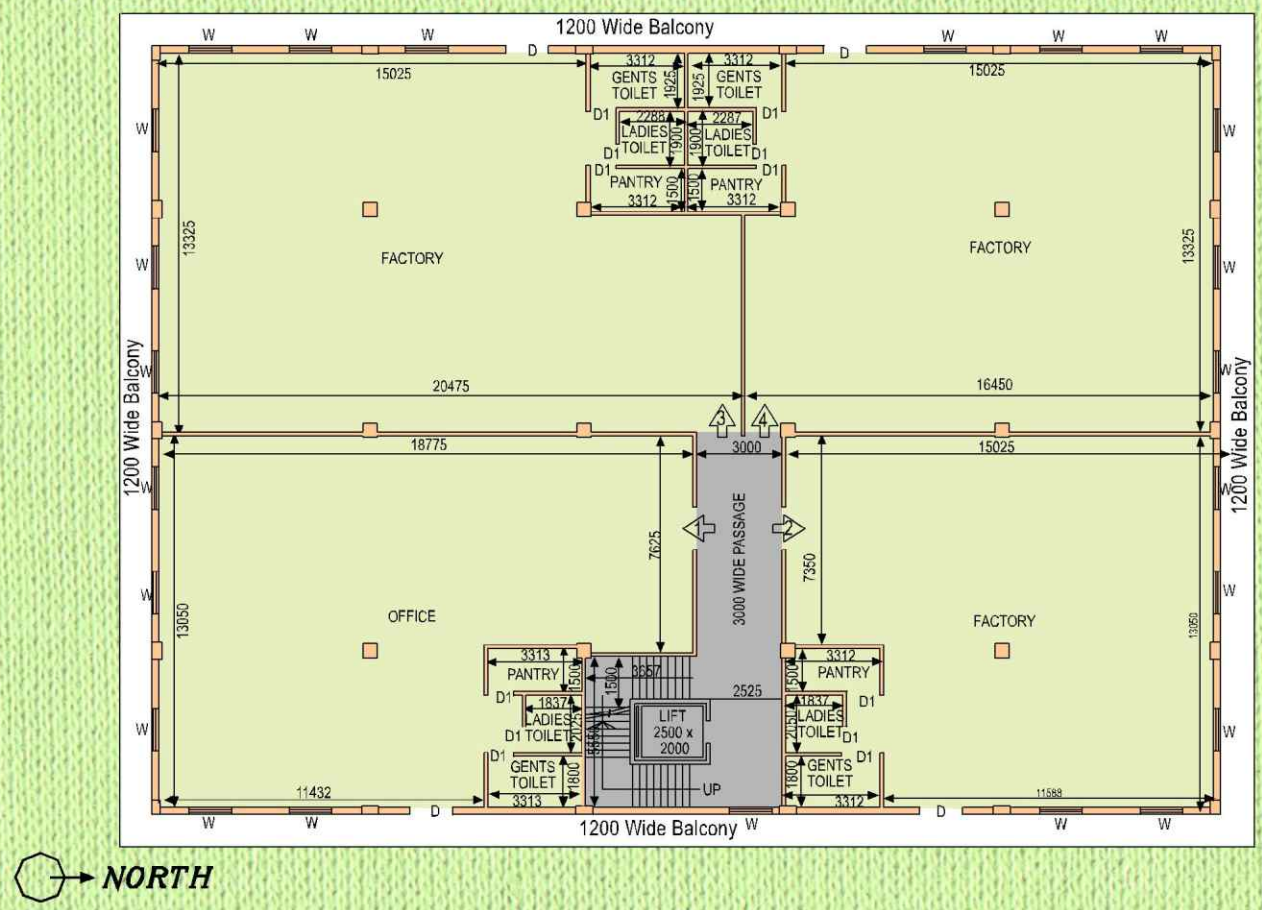
## Customer Value Proposition

The concerned property is the perfect package, tailored to the requirements of small and medium size enterprises that are looking for a new place to operate out of. The shed will be equipped with utilities such as power, water and drainage that are of utmost importance when setting up a manufacturing facility. Other amenities such as elevators and roads are also provided. By opting to become a part of the 'Knit Park', prospective clients need not worry about the complexities of entering an alien region and trying to develop a commercial facility from scratch. This provides them the luxury to focus on their core competency and not be preoccupied with externalities such as infrastructure and startup requirements to set up a business. In addition, they also save valuable time since they do not have to wait a long time to start their operations after investing in the property. Not only would this effectively reduce their payback period but also allow them to capitalize on existing growth potentials without any lag.

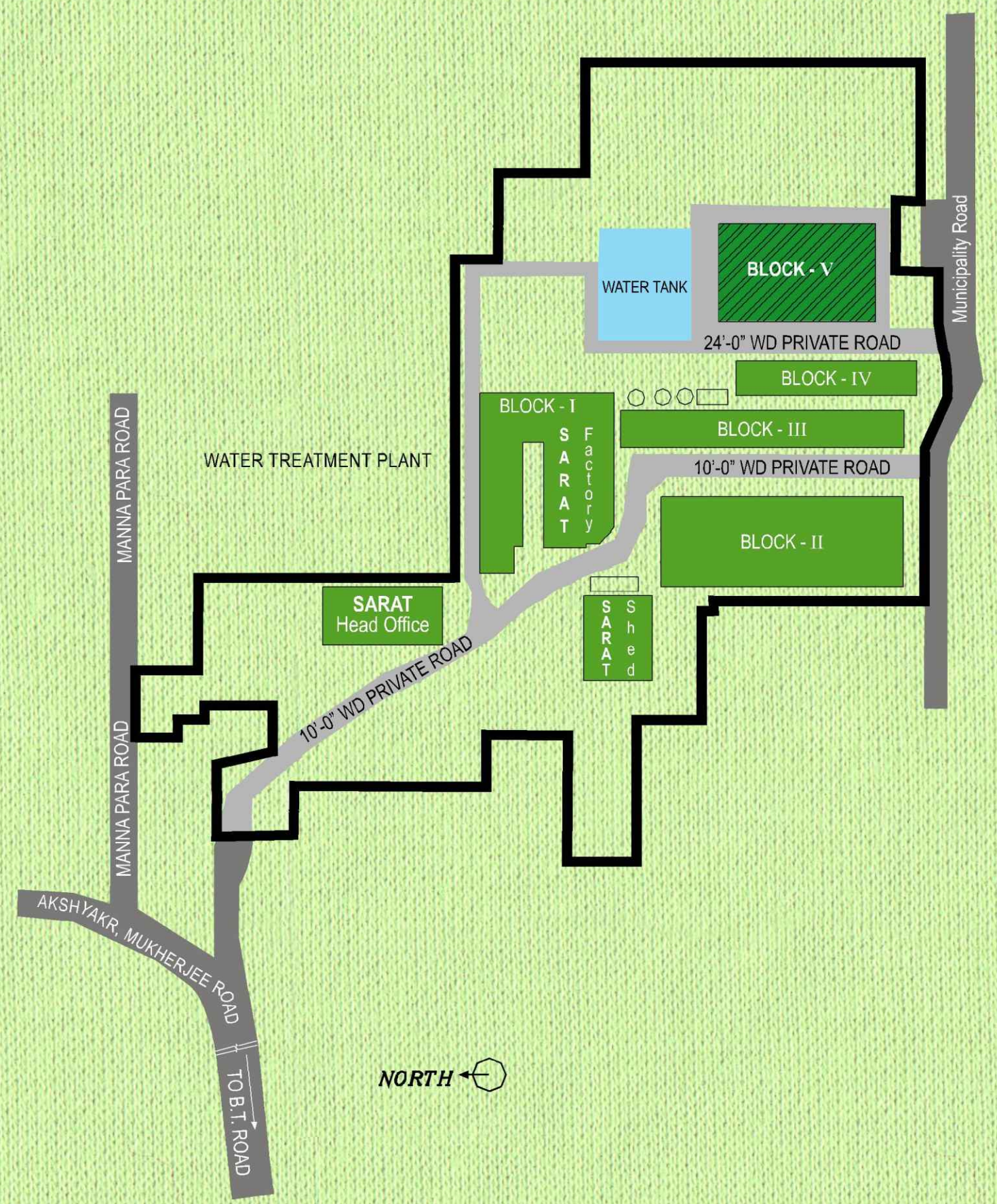
Ground Floor Plan

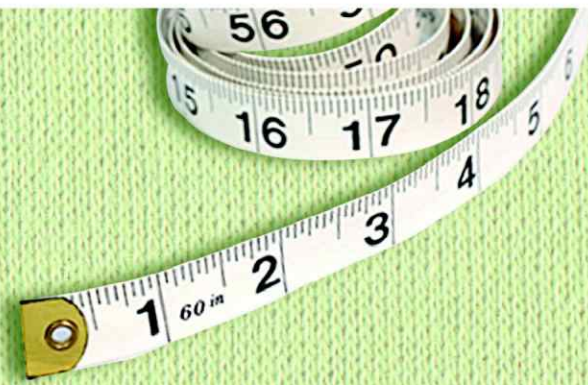


Second & Third Floor Plan



Key Plan





## Why 'Knit Park'?

Another significant value that the 'Knit Park' provides to its clients is that the businesses located within the compound can expect to reap the benefits of operating out of a production cluster. With a significant number of businesses concentrated in the campus, the volume as well as the spread of the business and economic activity generated can be expected to yield further benefits such as improved logistics, integration of the value chain and mutual collaboration among businesses. Businesses currently operating out of the 'Knit Park' have operations ranging from knitting, fleece raising and elastic manufacturing through to fabric processing / finishing, printing and final garmenting. With so many diverse yet interconnected businesses working together in such an affable manner, the 'Knit Park' has all the traits required to be the preferred address for businesses in the knit garments market.

## Key Features

- Project spread across 60,000 sq. ft. over ground plus three storeys.
- Work floor area ranging from 3,000 sq. ft. to 15,000 sq. ft.
- Elevator installed for easy transportation of people and goods.
- Utilities such as power and water provided.
- Efficient drainage system.
- Surrounded by 24 ft. road in front and 16 ft. road on the other three sides.
- Ample common parking and designated reserved parking space.
- The opportunity of being part of a 'knit park' with an amicable work environment.
- All the benefits of working in close proximity to the entire value chain.

## Technical Specifications

Structure: RCC framed construction with in-fill brick walls. Interior wall POP finish over plaster surface. External wall painted with Snowcem.

Floor: Common area kota finish. Individual work floor area bare.

Toilets: Ceramic tiles up to top level.

Doors: Collapsible gate for main entrance. Seasoned hardwood frame with flushed doors for internal doors.

Window: Steel with glass panes

Electrical: 440 volts mains to a suitable point within the individual work areas.

Elevator: Maximum load capacity of 1,000 kgs.

Water: Ample water supply.

