

THE TEAM BEHIND THE PARK

PROMOTERS

Silver Realities & Infrastructure Pvt. Ltd. (SRIPL)

A joint venture of FIRE Capital Fund Mauritius Pvt. Ltd. and its Indian partner, the M. Jhaveri Group of Indore, SRIPL has been formed for the development of real estate projects like integrated townships & retail malls in the state of Madhya Pradesh.

M. Jhaveri Group

The M. Jhaveri Group has interests in real estate, finance and trading. It is a trusted name in real estate development for last 25 years in Indore, having developed approximately 1 million square feet of built-up area and over 200 acres of land as residential colonies.

FIRE Capital Fund Pvt. Ltd.

First Indian Real Estate (FIRE) Capital Fund Pvt. Ltd. is a real estate-centric private equity company investing in large format integrated township projects in Tier 2 and Tier 3 cities and in the surrounding areas of Tier 1 cities. The Fund has already invested in 5 township projects across India, developing approximately 50 million sq. ft. over 1300 acres of land. It is the first India-centric real estate fund to be registered with SEBI and is also famous for pioneering the concept of 'Satellite Urban Villages'. Today, five domestic projects with an investment by FIRE Capital are already under development including The Empyrean, Bangalore and The Empyrean, Nagpur.



ARCHITECTS

Township Planned and Developed by RMJM, UK

The mastermind behind the path-breaking and futuristic design of the Silver Springs Township is a UK based firm, RMJM, which is amongst the world’s largest architectural firms with presence in over 15 countries. RMJM’s portfolio is an impressive one, comprising world renowned projects such as The Beijing Olympic Convention Centre in China, The Palms in Dubai and The Gazprom Tower in Russia.

Della Tecnica, Associate Architects

Della Tecnica Group, the brains behind the futuristic design of the Business Park, is the only integrated turnkey solutions provider within the country in the realm of architecture, interior design and construction, having a team of 2000 professionals across five Indian cities. Involved in providing advisory services by combining localized expertise with global perspective, Della Tecnica has a large clientele including the UB Group, Bajaj, India Infoline, Religare, Star TV, Zee TV, MTV, Channel V, Prime Focus and Emerson among others.



CENTRAL INDIA'S MOST COVETED BUSINESS ADDRESS



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Disclaimer: The contents of this leaflet are purely conceptual and have no legal binding. The developers reserve the rights to amend the layout, plans, dimensions, elevation, colour schemes, specifications and amenities, without any notice or intimation.



WELL-PLANNED AMENITIES FOR BETTER BUSINESS

Silver Springs Business Park is not only spacious, but also meticulously designed to create a congestion-free environment for your business. From beautifully landscaped outdoors to ergonomically designed buildings, every facility stands as a testimony to the fact that Silver Springs Business Park is planned perfectly to the minutest details.

- § 21 acre expanse
- § 55% open area
- § Exclusive parking for visitors, accommodating 300 to 500 vehicles
- § Minimum 18 meter road width
- § Elegant lighting along landscaped roads
- § Convenient circulation area
- § Separate zones for residential and commercial spaces
- § Lavish landscaped gardens
- § Strategic associations for effective facility management
- § Must have amenities like banks, ATMs, retail outlets, food courts, travel desk, courier service and medical store

STATE-OF-THE-ART BUSINESS PARK

Silver Springs Business Park, spread over 21 acres and located on the main NH-3, offers ample space for developing your business in the comfort of natural surroundings along with excellent connectivity. Designed around built-to-suit concept, Silver Springs Business Park gives you so much flexibility that you can easily maximize the benefits by developing commercial spaces as per your expanding business needs. For people seeking the holistic union of affordability, convenience, space and luxury in a congestion-free environment, Silver Springs Business Park gives the freedom to balance work, play, family life, health, pleasure and happiness your way. Being part of a 139 acre fully integrated and self-contained township, which the crème-de-la-crème of the community have already chosen to inhabit, Silver Springs Business Park is poised to become the most sought-after business destination in the whole of Central India.

Advantage Silver Springs Business Park:

- § Frontage of a six-lane national highway, yet having gated security
- § Accessible within 10-15 minute drive from major business centers in and around the city
- § Situated close to Indore's industrial hubs - Pithampur and Dewas
- § A captive base of 10,000 residents within the township and other residential complexes within a stone's throw
- § In close proximity to the new retail hubs – Bharti Walmart Best Price and Treasure Market City



BUSINESS PARK IN YOUR NEIGHBOURHOOD: WALK-TO-WORK

Skipping breakfast to rush for office amidst polluting vehicles and traffic jams could now be a thing of the past. When you set up your workplace in Silver Springs Business Park, life becomes so much simpler for you and your team. Designed to facilitate the Walk-to-Work concept, a wide range of living spaces is on offer inside the township itself for you and the people who work with you. So spending more quality time with your family and dear ones will now be a reality without compromising on the work front. What's more, you also have access to modern clubhouses of the township that host many avenues for fun, entertainment and leisure.

PART OF THE 139 ACRE INTEGRATED TOWNSHIP

Silver Springs Business Park is a part of the Silver Springs Township. Spread over 139 acres, the township is fully integrated and self-contained, offering a life of sheer luxury to the elite. This much sought-after township provides diversified living options with world-class facilities, exclusively for its residents, such as a school of international repute, sport complex with Mahesh Bhupati Tennis Academy, 3 club houses, convenience store, medical store, ATM, dedicated local bus service, landscaped gardens, etc. and planned amenities like a hospital, a hotel and a shopping mall. The present inventory of residential units in the township is over 85% sold out and 150 families are already residing in the township.

The features of the township are :

- § Backed by Foreign Direct Investment (FDI) through a real estate centric PE firm, FIRE Capital Fund Pvt. Ltd.
- § Over 55 acres of open area
- § Planned development of 6.70 million sq. ft. of built-up area including 5 million sq. ft. of residential space and 1.70 million sq. ft. of commercial space
- § Designed in harmony with the 5 elements of nature – Air, Water, Fire, Earth and Sky
- § 2.5 km long beautifully landscaped central woodland spine
- § A very elaborate rain water harvesting and management system



Actual photograph of the Township

BUSINESS PARK IN A BUSINESS CITY

Indore - The next growth centre of India

Indore is the epicenter of growth in Central India, thanks to its geographic location, excellent connectivity, demographic profile, availability of skilled manpower and the presence of reputed institutes such as IIM, IIT, Devi Ahilya University and The Army War College (formerly known as The College of Combat), Mhow.

Factors that work for Indore:

- § The suburbs of Indore - Dewas & Pithampur, are the largest industrial towns of Central India with a large number of automobile, ancillary and pharmaceutical industries. Owing to this, these twin suburbs are also known as 'The Detroit of Central India'.
- § The largest business centre of Central India
- § Retail destination of Central India
- § Largest educational centre of Madhya Pradesh and the only Indian city to have both, an IIT and an IIM (IIHM is also being set-up)
- § Favoured test market for industries, owing to the cosmopolitan nature of its population
- § Centre for commodities trading in Central India
- § Regional stronghold in wholesale garment and electrical business



ECO-FRIENDLY OPTIONS TO CHOOSE FROM

Silver Springs Business Park sprawls over an area of 21 acres in the fastest developing area of Indore and offers a variety of options for built-to-suit plots.



Proposed Plot Area for Phase-II Commercial				
Legend	Description	Plot Area (sq.ft.)	Permissible Ground Coverage (sq.ft.) 50%	Permissible F.A.R. 1:2.5 on each plot (sq.ft.)
1	Type 'A'	4520	2260	11300
2	Type 'B'	7535	3767	18835
3	Type 'C'	9760	4880	24400
4	Type 'D'	20295	10147	50735
5	Type 'E'	23540	11770	58850
6	Type 'F'	26730	13365	66825
7	Type 'G'	69735	34867	174335

MASTER PLAN OF SILVER SPRINGS BUSINESS PARK