

# FACT FILE

Developer: RI Developer

Structural Consultant: ASC Consultants

PEB fabricators:

Zamil Steel, PEBs Pennar, Everest, Apex

Facade design and 3 D Model:

ACube Architects, Navi Mumbai

## MODERN INDUSTRIAL SMART CITY



### CLIENT BRIEF

Renaissance Industrial City as a project has its origin from the deep need of constructing a world class industrial and logistics infrastructure. Mumbai Metropolitan Region has a deficit of A+ quality industrial and logistic infrastructure. The idea was to follow global standards and build an industrial city within the Mumbai Metropolitan Region.

### INITIAL THOUGHT

When the designing of the project started, the initial thought process was to build Industrial and Warehousing Park. As the designing process progressed, the project morphed into an industrial smart city; a space where every single business, service, employee, owner becomes a part of smart living, smart working and serving revolution, which is based on tech and global standards.

### CHOICE OF MATERIAL

The reason why PEB was chosen for building this smart city was because Pre- Engineered Building is a series of integrated, carefully designed, factory-fabricated components which gives a building versatility, stability, performance predictability and lifecycle value. The parts are fabricated at the factory, transported to the site and assembled, which cuts down the construction timeline and also ensures high quality and superior finishing of the buildings.

The PEB elements has been fabricated specific to size and manufactured in the factory wherein the gauge, paint coat and quality has been strictly monitored to ensure that the delivery of high quality finished product.

With PEB the construction operation is less affected by weather, giving it

an edge over conventional methods. It results in cost effective, faster erection of facility, shrinking the timelines with low maintenance. All these advantages helped in providing world class quality infrastructure as per market demand.

### GEOMETRICS

The structures- warehouses, gala buildings, factory buildings all are built with proper East-west orientation and are vastu compliant. Overall masterplan comprises of road network in grid form in which main roads are along East-West orientation to which all internal service roads for the warehouses gets connected as North-south orientation, this helps to ease the transportation movement for the loading/ unloading of cargo. However, master plan is divided in cluster format which helps the uniform disbursement of all required services.

“ We at RIS City believe that an Industrial and Logistic Park needs to be dealt more in terms of sound services and functionality with aesthetics as an add on feature. The wide internal roads, well planned infrastructure facilities and amenities in terms of power, water supply, fire safety, storm water drainage and landscaped open spaces and parking enhances formed the basic design of the project which makes it a landmark project in the Mumbai Metropolitan Region. ”



**MAYUR SUCHAK**

*Managing Director, Renaissance Industrial Smart City*

**NOTABLE FEATURE**

- Connectivity- strategically located near Delhi Mumbai Industrial Corridor (DMIC) intersecting to Nagpur Mumbai Super Communication Expressway (NMSCE)
- Adhering to local NOCs and fire compliances
- MIDC approved first of its kind Integrated Industrial Area
- Wider roads within the park offering unobstructed vehicular movement at all times
- Entire site has landscaped open spaces
- Promoting green energy with provision of solar panels on roof
- Well planned service corridors, infrastructure facilities at park level and inside the warehouses, including Storm Water Drainage, Sewerage, Fire Exits and service corridors
- The site has Industrial Express Feeder ensuring uninterrupted power supply
- All warehouses are built in PEB to regulate the cost and comply with

- the timelines
- Different categories viz. warehouse with compound wall, without compound wall, standard and built-to-suit
- Small to large warehouses ranging from 40,000 sq. ft. to 450,000 sq. ft.
- Height of eaves- 8/10/12 meter
- The warehouses have ridge ventilators with 6 air changes per hour and louvers on 2 to 4 sides
- The warehouses have natural lighting through polycarbonate sheets on the sides
- Angular and Cross Docking to enable easy maneuvering of vehicles
- Roof life line provided to prevent accidental falls during maintenance works on the roof
- Besides warehouses, the other components within the park are factory buildings, gala buildings, co-living facilities for workers, essential staff quarters, amenity buildings etc.

**TIMELINE**

The construction started in 2011 after

land acquisition, and up till now 4.5 million sq. ft. has been sold and 2.5 million sq. ft. is operational as of now. The Project timelines are variable and depend on clients' demand which is delivered within quick timeline since the buildings are pre engineered.

**SOFTWARE USED**

Like any other project, AutoCAD has been used for master plan of the PEB elements and drawing generation of the structures. Sketchup, 3D Max and Photoshop has been used for façade design and overall landscape design.

**OVERALL EXPERIENCE**

RIS City is designed to be an Industrial SmartCity which is a unique development experience. Planning and building 500 acres integrated industrial smart city project provides the organization and team multi faced experience and challenges to develop and complete the project. This experience has facilitated the organization expertise to grow exponentially. ■

“ Our endeavour was to break the conventional boring aesthetics of the industrial work space with the use of colours/ graphics, interesting architectural design forms and facades for the buildings but at the same time having a minimal impact on the overall construction cost of the project ”



**ALI ABBASI**

*Principal Architect, Acube Architects*