BRIJ UDYOG VIHAR
INDUSTRIAL PARK

YOUR IDEAL **DESTINATION** FOR **INDUSTRIAL GROWTH**



NH9, RELIANCE ROAD, BHOVAPUR IN GHAZIABAD.



DIVE INTO OUR DYNAMIC FACILITY

WELCOME TO BRIJ UDYOG VIHAR

The Industrial Park of Tomorrow

At Brij Udyog Vihar, we are committed to fostering growth, innovation, and prosperity. Our well designed industrial park is strategically located near the Reliance Road, Ghaziabad, offering unparalleled connectivity and convenience to businesses.

WHY CHOOSE US?

- 60 acres of prime land
- Gated Compound - Security 24*7
- IGL Gas Pipeline
- Drainage System - Sewerage
- 100+ Companies Operational
- 45 ft. Wide Road with Black Top

Invest in Your Success With plots starting at

250 Sq.Yards to 20,000 Sq.Yards.

Government Approved | **UP Govt. Subsidy** | **Bank Approved**

Mr. Brij Kishor Goel is known for his hard work and honesty. He started his career by selling wheat wholesale, traveling long distances to do so. Over time, he moved into buying properties with partners, gaining valuable experience along the way. Once he had enough knowledge, he began his own ventures with his brother, Pankaj Goel.

Today, Mr. Brij Goel owns multiple properties, the largest of which is Brij Udyog Vihar Industrial Park on Reliance Road. This industrial park is a testament to his commitment to quality and innovation. In 2020, he and his brother expanded their business portfolio by starting Godavari Flour Mill.

Despite his considerable success, Mr. Brij Goel remains dedicated to hard work. He values the opinions and advice of others, always listening and incorporating feedback. His journey is marked by unwavering integrity and a relentless pursuit of excellence, ensuring that every project he undertakes meets the highest standards.

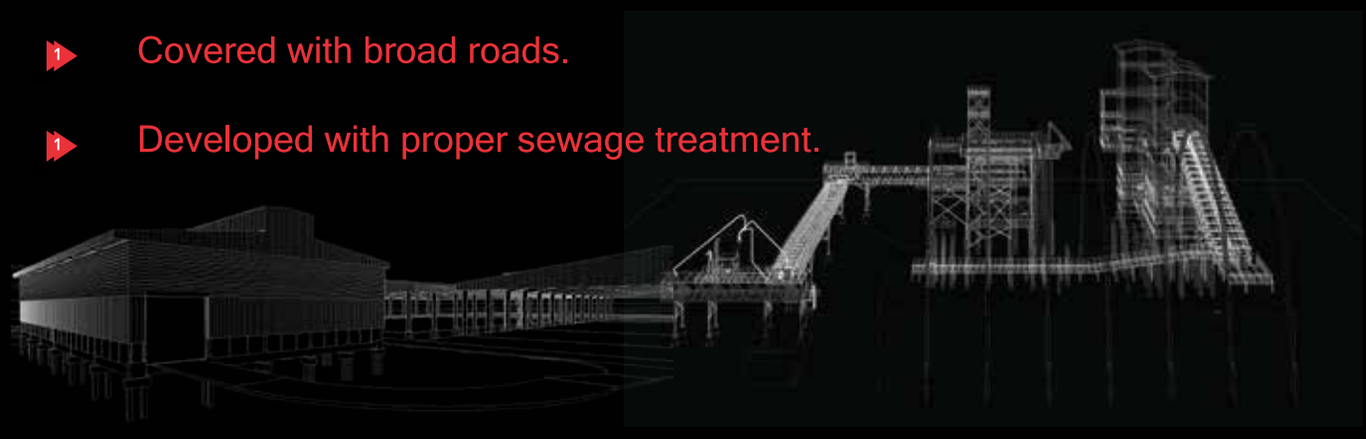


Mr. Brij Kishor Goel

Director of brij udyog vihar

BRIJ UDYOG VIHAR INDUSTRIAL PARK HIGHLIGHTS

- Being home to a number of industries such as food processing, textile, automobile, etc.
- Brij Udyog Vihar Industrial Park is capable enough to generate higher revenue, more employment, and better opportunities.
- Mother Dairy, Jindal Pipes, Haldiram, ITC, Fortune, Reliance, Havells, HUL, MMX Biscuit factory, are some of the names that have already acknowledged Hapur.
- Foreign investors like Japan's Nippon Steel and Far Eastern Group Taiwan have shown interest in Brij Udyog Vihar Industrial Park.
- Fully developed park with electricity, water supply, & telecommunication services.
- Plots size starts with 250 square yards.
- Covered with broad roads.
- Developed with proper sewage treatment.



OUR SPECIALITIES



North India's only IGBC Gold Certified Township

- 100+ Manufacturers in vicinity
- BUV is IGBC Gold Rated Industrial Township - 2nd township in NCR
- Located on Growth Corridors NH 9, DMIC
- **UP Govt. Approved**
- Integrated Township- Industrial, Warehousing And Commercial spaces
- Over 60 acre Industrial License Area out of total 100+ acres
- Developed Industrial Plot Built to Suit, Plug & Play
- Developed by Radha Brij Buildtech Pvt. Ltd.
- Professional operational & Maintenance services by International Property Management Consultants
- Established eco-system of Logistics & warehousing for Manufacturing Companies

STRATEGIC LOCATION ADVANTAGES



Location
Regional Connectivity

EXPRESSWAYS

KMP Western Expressway

Eastern Peripheral Expressway

NPR & SPR - North & South Peripheral Roads

Meerut expressway



NATIONAL HIGHWAYS

NH-8
Delhi - Mumbai

NH-71
Jalandhar - Bawal

NH-10
Delhi - Hissar

NH-1
Delhi -Amritsar

NH-24
Delhi - Lucknow

NH-2
Delhi - Kolkata

DISTANCES OF BRIJ UDYOG VIHAR

2 KILOMETER
NH 9 (Old NH 24)

6 KILOMETER
Eastern Peripheral Expressway

10 KILOMETER
Ghaziabad

20 KILOMETER
Noida

35 KILOMETER
Connaught Place

35 KILOMETER
New Delhi Railway Station

40 KILOMETER
Nizamuddin Railway Station

BRIJ UDYOG VIHAR Industrial Park

EMBRACE EXCELLENCE

Our Industrial Park,Proud Host to Industry Titans



Our Clientele

Hindustan Unilever Limited | पतंजलि | Mother Dairy | amazon | EXIDE

Nandini | VALUEPLUS | Haldiram's | P&G | FUTURE RETAIL

FOODS Pvt. Ltd. | max FASHIONS | Cadbury | FWS



ADVANTAGES

Streamlined Operations

1. Experience top-tier operations and maintenance with international property management expertise.
2. Navigate with ease through a meticulously designed road network.
3. Depend on consistent power and water supplies, managed by RBPL.

Strategic Positioning

Nestled in the NCR, accessible via Ghaziabad exit on the Eastern peripheral expressway.

Dynamic Industrial Community

A robust social infrastructure encompassing residential areas, retail spaces, educational institutions, and healthcare facilities.

Efficient Setup

Acquire land with transparent titles, pre-converted for industrial purposes.

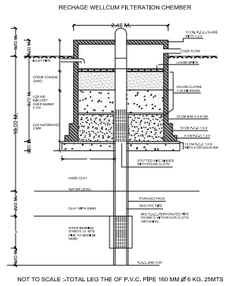
UTTAR PRADESH MICRO, SMALL & MEDIUM ENTERPRISES PROMOTION POLICY 2022

SN.	Particulars	Conditions	Medium Enterprise	Small Enterprise	Micro Enterprise
1	Fixed Capital Investment (FCI) (Rs.Cr)	On Building Completion 50%	10%	15%	20%
2	Stamp Duty Refund	Against Bank Guarantee	0%	50%	50%
3	Interest Subsidy on Term Loan	For 5 Years, Max Upto 25 Lakh/Unit	0%	0%	50%

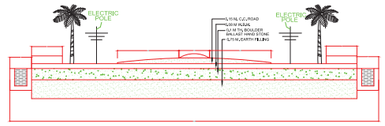
NOTE:

1. In addition to the above, there will be 20+ Sectoral Policies for additional subsidies.
2. Micro Enterprise: where the investment in Plant & Machinery or Equipment does not exceed 1 crore rupees and turnover does not exceed 5 crore rupees. Small Enterprise: where the investment in Plant & Machinery or Equipment does not exceed 10 crore rupees and turnover does not exceed 50 crore rupees. Medium Enterprise: where the investment in Plant & Machinery or Equipment does not exceed 50 crore rupees and turnover does not exceed 250 crore rupees.

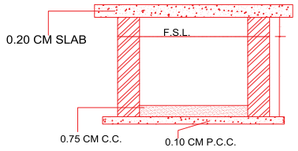




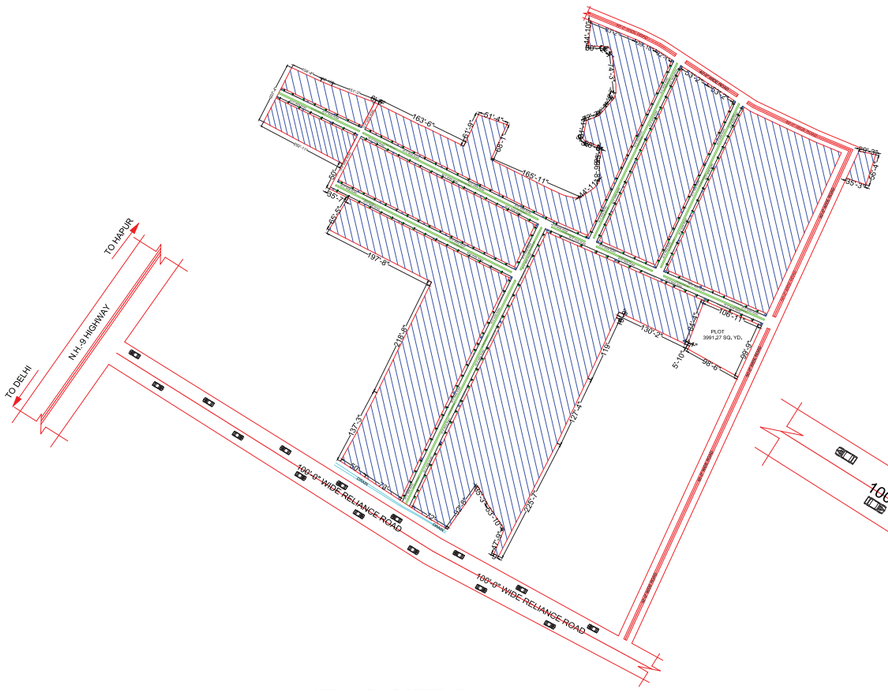
Rain Water Storage Tank Detail



TYPICAL ROAD SECTION



CULVERT SECTION



KEY & SITE PLAN
NOT TO SCALE



PLAN

PART OF SAJRA PLAN
NOT TO SCALE

स्वीकृत

TITLE:-

PROPOSED LAYOUT PLAN OF INDUSTRIAL / WEREHOUSE **"BRIJ UDYOG VIHAR"** SITUATED AT VILL. BHOWAPUR RELIANCE ROAD TEHSIL DHAULANA DISTRICT HAPUR U.P.

KHASRA NO :-

413, 425, 426, 428, 429, 430, 431,433, 434, 446, 455, 456, 457,448,449,

OWNER:-

1. **RADHA BRIJ BUILDTECH PVT.LTD.**
2. **PARAM INFRADEVELOPERS PVT.LTD.**

DIRECTOR :-

MR. BRIJ KISHOR GOEL S/O
MR. SHRI NIWAS GOEL
R/O- 10/155, RAJ NAGAR GHAZIABAD

STATEMENT OF PLOTS

PLOT NO.	PLOT AREA IN SQ.MT.	PLOT AREA IN SQ.YD.	PLOT NO.	PLOT AREA IN SQ.MT.	PLOT AREA IN SQ.YD.
1.	2245.00	2685.00	72.	197.88	236.67
2.	3678.96	4400.00	73.	256.15	306.35
3.	2146.91	2567.69	74.	331.63	396.63
4.	2146.22	2566.86	75.	1359.27	1625.68
5.	2146.76	2567.50	76.	544.05	650.68
6.	2147.71	2568.64	77.	507.18	606.59
7.	2529.73	3025.53	78.	525.39	628.36
8.	761.48	910.73	79.	1169.78	1399.05
9.	754.49	902.36	80.	1943.28	2324.15
10.	749.60	896.51	81.	1178.05	1408.94
11.	744.70	890.65	82. TO 84	418.06	500.00
12.	739.80	884.79	85. TO 89.	427.35	511.11
13.	710.41	849.65	90.	433.82	518.85
14.	273.29	326.86	91.	427.35	511.11
15. TO 26.	297.28	355.55	92.	566.18	677.15
27.	939.33	1123.43	93.	572.40	684.59
28.	914.95	1094.27	94.	427.35	511.11
29. TO 40.	297.28	355.55	95.	433.82	518.85
41.	285.82	341.84	96. TO 100	427.35	511.11
42.	470.11	562.25	101. TO 103.	418.06	500.00
43.	460.15	550.34	104.	1008.14	1205.73
44.	450.80	539.15	105.	1003.84	1200.59
45.	440.92	527.34	106. TO 108.	522.58	625.00
46.	430.28	514.61	109. TO 113.	534.19	638.89
47.	410.04	490.41	114.	542.28	648.56
48.	345.15	412.80	115.	534.19	638.89
49.	348.67	417.01	116.	727.36	869.92
50.	353.50	422.78	117.	2309.25	2761.84
51.	367.70	439.77	118.	595.61	712.35
52.	384.52	459.88	119.	2029.86	2427.69
53.	401.33	479.99	120.	2040.73	2440.70
54.	341.06	407.91	121.	2051.53	2453.61
55. TO 56.	334.45	400.00	122.	2057.50	2460.75
57.	334.47	400.02	123.	2407.24	2879.04
58.	337.48	403.62	124.	1172.96	1402.85
59.	337.88	404.10	125.	1172.40	1402.18
60.	338.17	404.45	126.	1172.43	1402.22
61	264.29	316.09	127.	1442.38	1725.07
62.	1987.58	2377.13	128.	1442.10	1724.74
63.	339.18	405.66	129.	2839.18	3395.63
64.	338.75	405.14	130.	4735.21	5663.27
65.	338.30	404.61	131.	4917.85	5881.70
66.	337.87	404.09	132.	4953.62	5924.48
67.	337.43	403.57	133.	1376.64	1646.45
68.	337.85	404.07	134.	1406.84	1682.57
69.	343.50	410.83	135.	4180.63	5000.00
70.	1133.83	1356.05	136.	2532.23	3028.52
71.	282.73	338.14	137.	914.33	1093.53

AREA CHART

S.NO.	DESCRIPTION	SQ. MT.	SQ. YD.
1.	TOTAL PLOT AREA	1,36,470.40	1,63,217.24
2.	NET PLOTS AREA	1,17,751.28	1,40,829.36

ER. PURGAN ALI
GLOBE ARCHITECTURAL POINT
82, "GLOBE HOUSE" OLD BUS STAND MEERUT- BSR ROAD OPP. THANA KOTWALI TEH. & DISTT. HAPUR.
OFFICE :- 0122-2315786
MO.NO. :- +919837082586,

DRG. NO.-1 | NORTH
COMPUTER - 3
DATE:- 10/12/2023

AUTHORISED SIGNATURE

For Radhabrij Buildtech Pvt. Ltd.

Director

SIGN OF ARCHITECTS

Ar. Mohd. Danish

BRIJ UDYOG VIHAR
Industrial Park

THANK YOU!

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R10/157 RAJ NAGAR, GHAZIABAD