

# BHUMI WORLD

## CORPORATE OFFICE

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## SITE OFFICE

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THE E-BROCHURE



## BELONG TO WHERE THE FUTURE IS

BHUMI WORLD  
BUSINESS CAPITAL OF INDIA

INSPIRED BY WORLD. EVOLVED FOR INDIA.

400-ACRE INTEGRATED BUSINESS ECOSYSTEM



Representational Image

**HELLO**



**WORLD**



# WORLD. INDIA. MUMBAI.

A STUDY OF  
THE BUSINESS DISTRICTS  
ACROSS THE WORLD.



# CANARY WHARF, LONDON. FROM DOCKS TO DOMINANCE.

Once a cluster of dull docks along the Thames, Canary Wharf was dismissed as obsolete in the 1970s. By the late 1980s, it was transformed into one of London's premier financial districts. Home to global banks like HSBC and Barclays, it is one of the most revered business districts.

**120,000+**

PROFESSIONALS WORK HERE TODAY

**£40 BILLION**

ANNUAL CONTRIBUTION TO THE UK ECONOMY



Representational Image

# MANHATTAN, NEW YORK. FROM BAY TO BEACON.

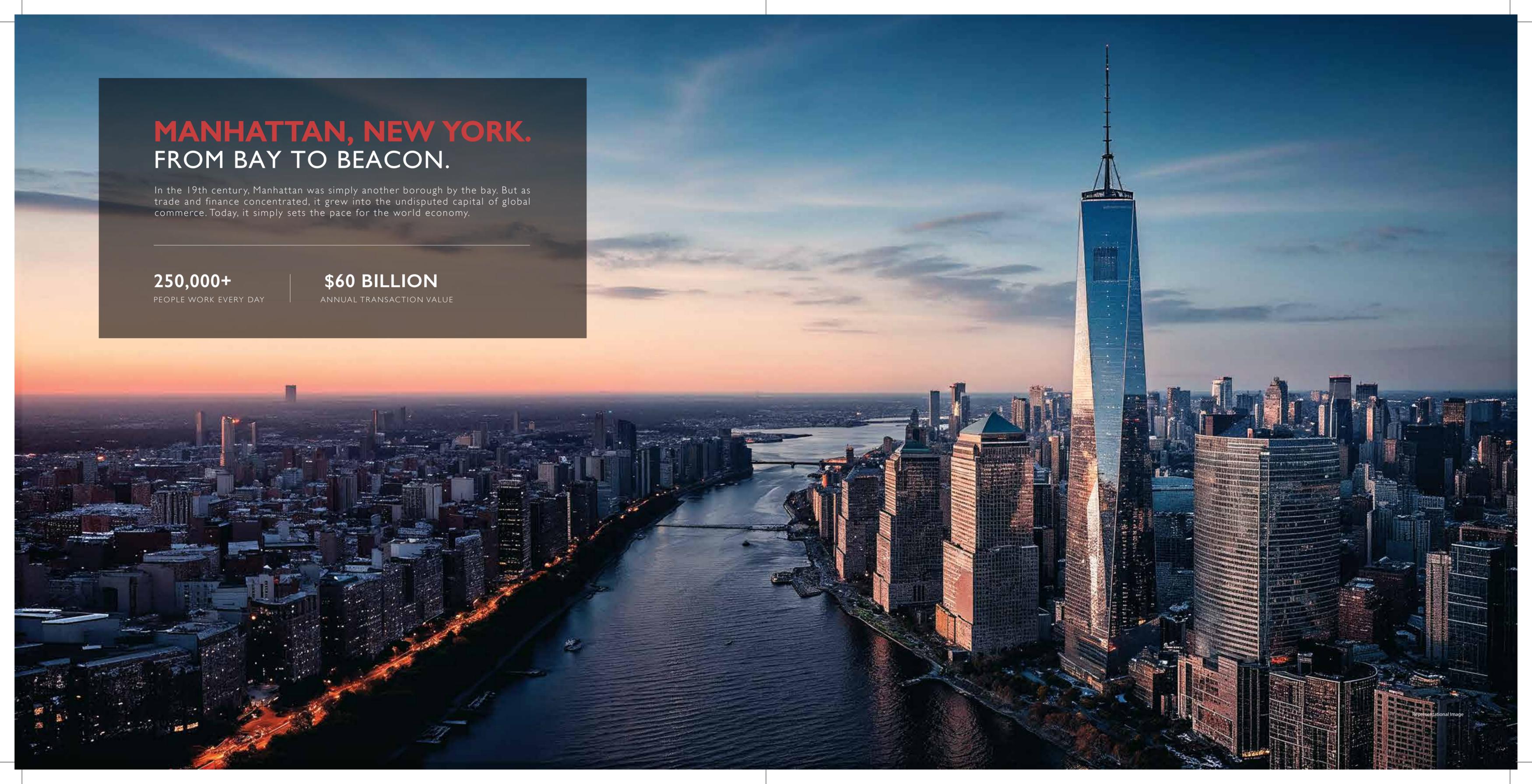
In the 19th century, Manhattan was simply another borough by the bay. But as trade and finance concentrated, it grew into the undisputed capital of global commerce. Today, it simply sets the pace for the world economy.

**250,000+**

PEOPLE WORK EVERY DAY

**\$60 BILLION**

ANNUAL TRANSACTION VALUE

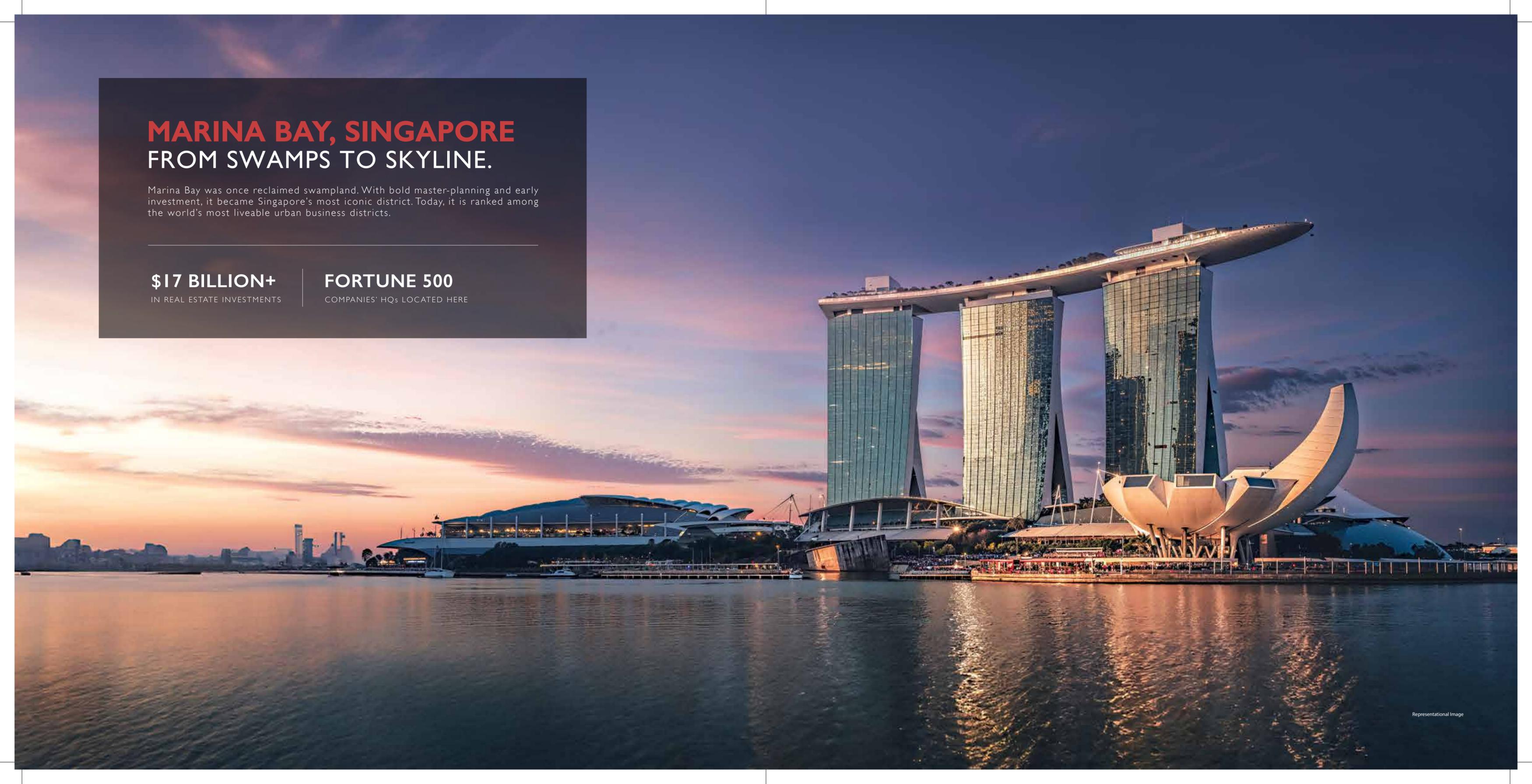


# MARINA BAY, SINGAPORE FROM SWAMPS TO SKYLINE.

Marina Bay was once reclaimed swampland. With bold master-planning and early investment, it became Singapore's most iconic district. Today, it is ranked among the world's most liveable urban business districts.

**\$17 BILLION+**  
IN REAL ESTATE INVESTMENTS

**FORTUNE 500**  
COMPANIES' HQs LOCATED HERE



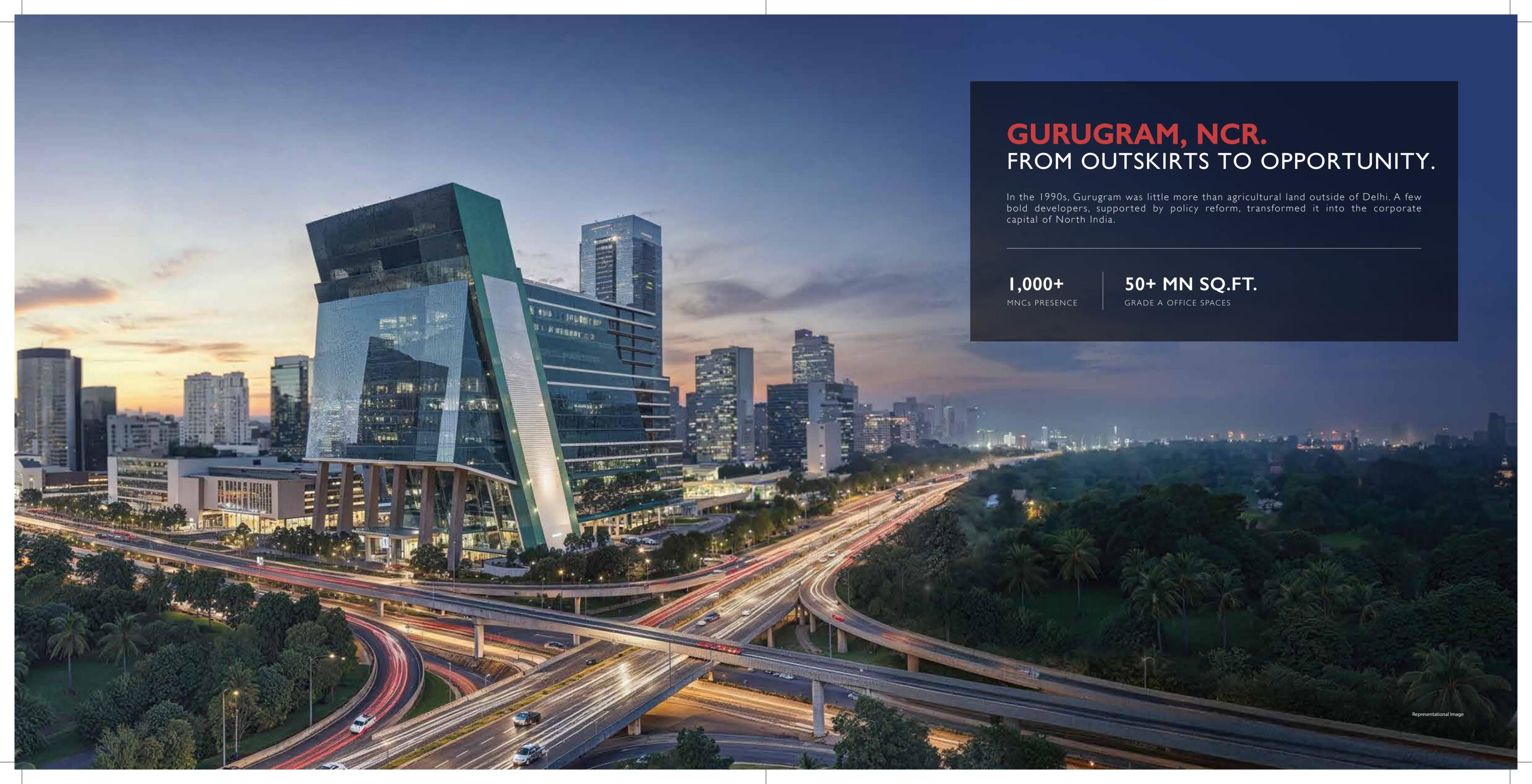
# HINJAWADI, PUNE. FROM FARMLAND TO FORTUNE.

Two decades ago, Hinjawadi was a quiet village on Western Pune's outskirts. Then came the IT revolution - with foresight to match. What was once farmland is now one of India's most sought-after IT corridors.

**2,800 ACRES**  
INTEGRATED DEVELOPMENT

**110+**  
IT AND TECH COMPANIES

**2.5 LAKH+**  
PROFESSIONAL WORKFORCE

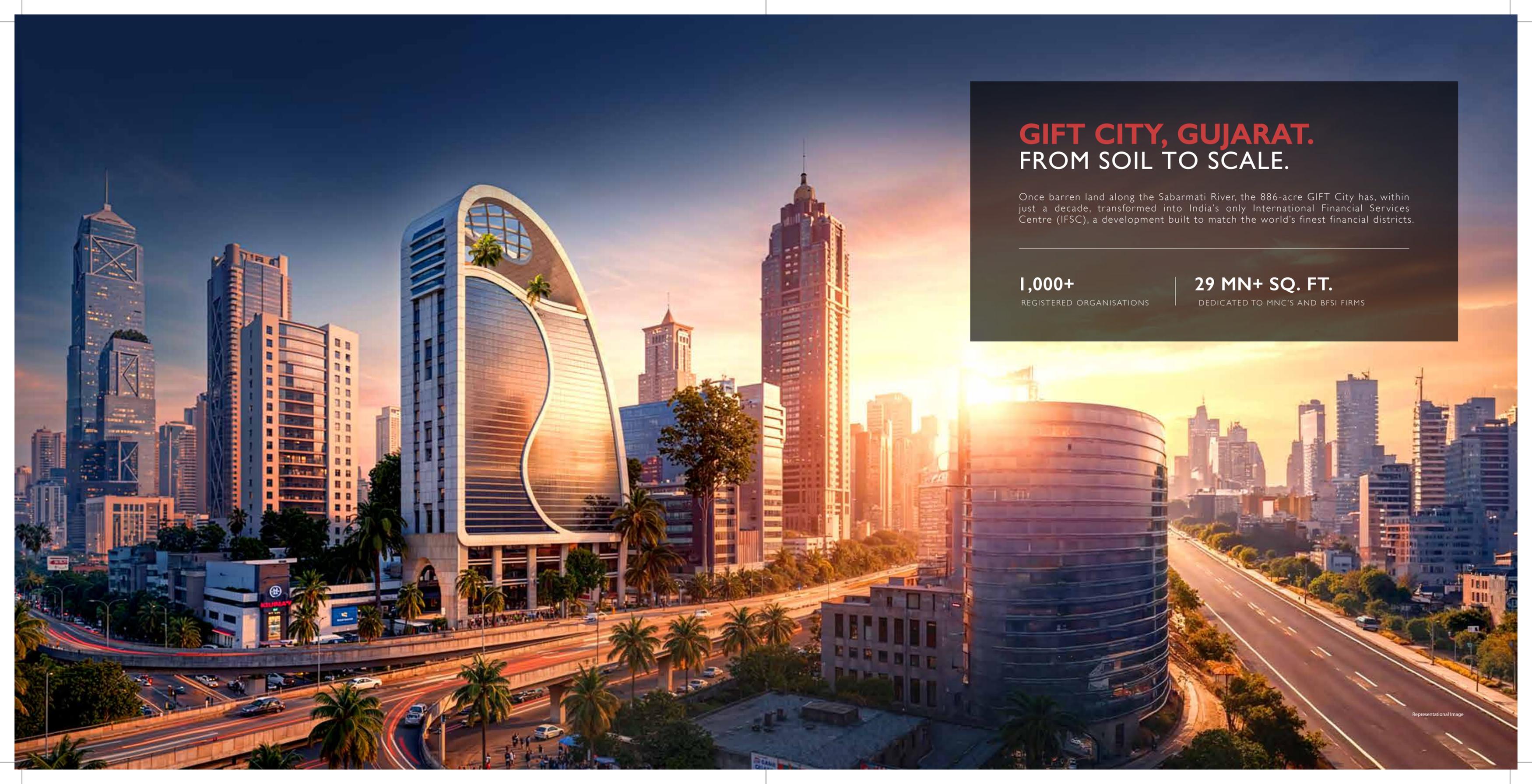


## **GURUGRAM, NCR.** FROM OUTSKIRTS TO OPPORTUNITY.

In the 1990s, Gurugram was little more than agricultural land outside of Delhi. A few bold developers, supported by policy reform, transformed it into the corporate capital of North India.

**1,000+**  
MNCs PRESENCE

**50+ MN SQ.FT.**  
GRADE A OFFICE SPACES

An aerial view of the GIFT City skyline in Gujarat, India, during sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a multi-lane highway with a flyover is visible, with several cars and palm trees. The middle ground is dominated by several modern skyscrapers. The most prominent one is a tall, curved building with a large, white, curved cutout in its facade. To its right is a very tall, slender skyscraper. In the background, more skyscrapers are visible, including one with a distinctive cross-shaped top. The overall scene is a vibrant, modern urban landscape.

## GIFT CITY, GUJARAT. FROM SOIL TO SCALE.

Once barren land along the Sabarmati River, the 886-acre GIFT City has, within just a decade, transformed into India's only International Financial Services Centre (IFSC), a development built to match the world's finest financial districts.

**1,000+**  
REGISTERED ORGANISATIONS

**29 MN+ SQ. FT.**  
DEDICATED TO MNC'S AND BFSI FIRMS

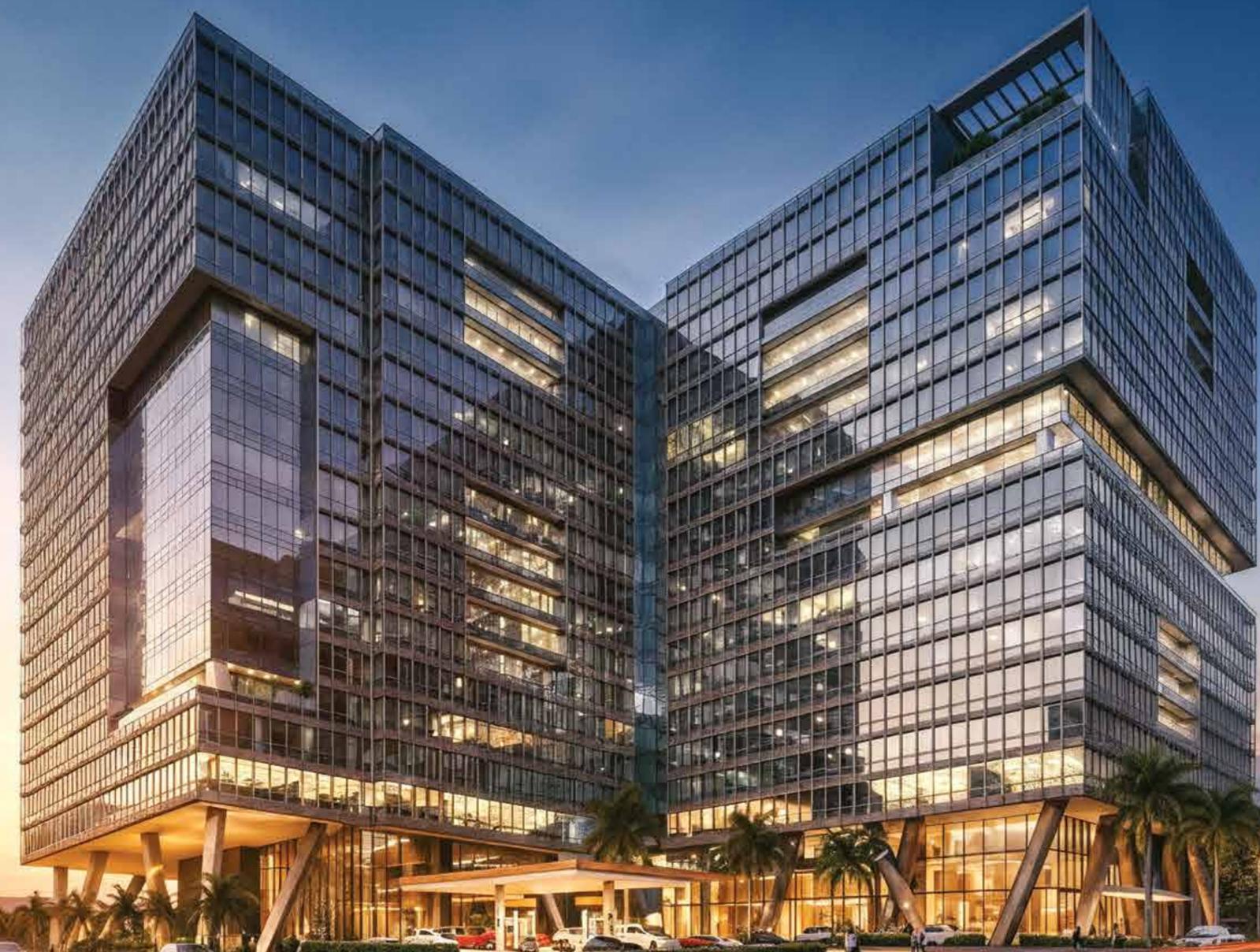
# BKC, MUMBAI. FROM MARSH TO MARVEL.

In the 1970s, the Bandra-Kurla Complex was a reclaimed stretch of marshland, envisioned as a relief zone for South Mumbai's overcrowded business district. As of 2025, it stands as the costliest and most coveted commercial address in the country - proof that foresight builds fortunes.

**370 ACRES**  
OF PLANNED SPACE

**20 MILLION SQ.FT.**  
OF GRADE A OFFICE SPACES

**₹350 PER SQ.FT.**  
RENT PER MONTH



# POWAI, MUMBAI. FROM EDGE TO EPICENTRE.

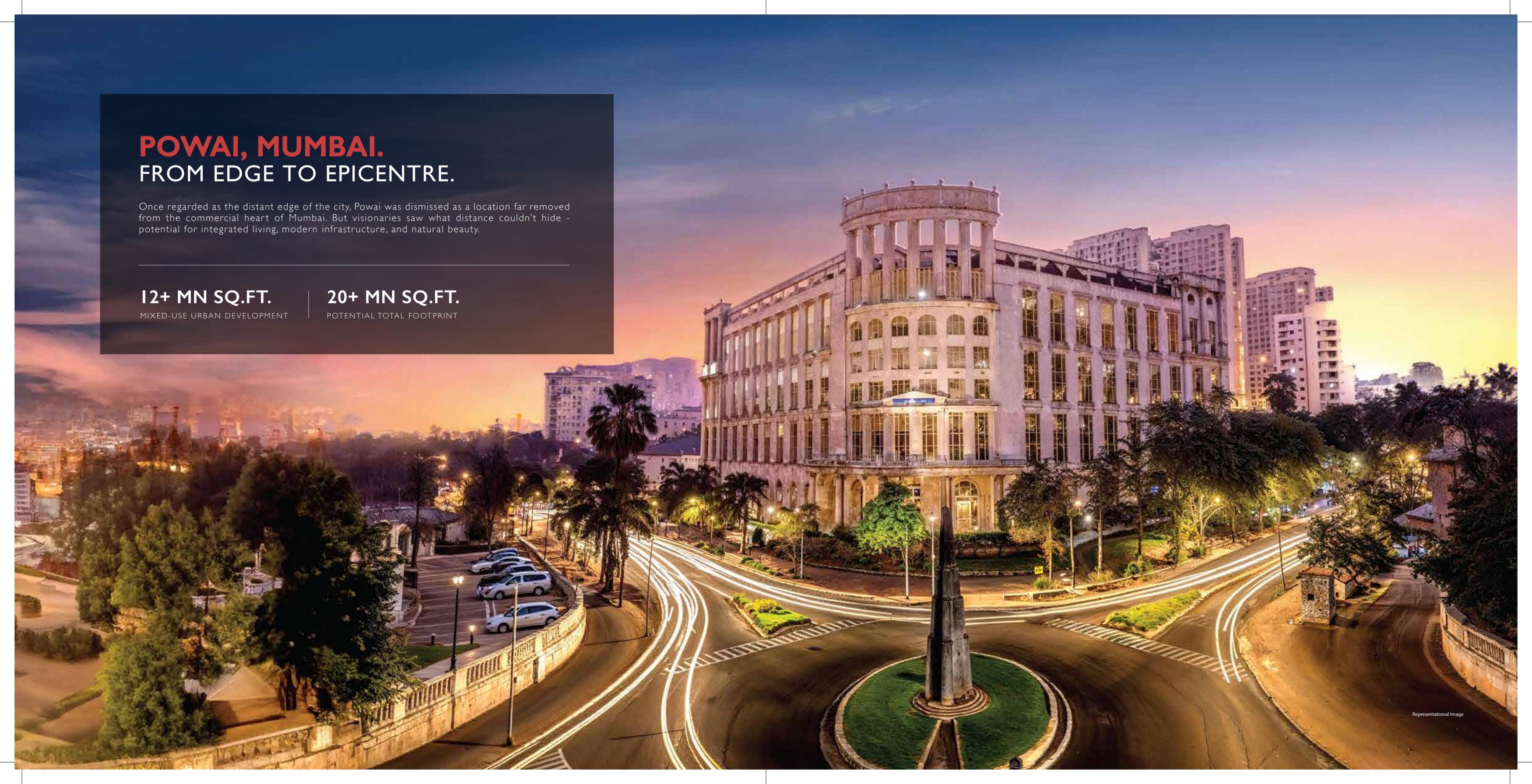
Once regarded as the distant edge of the city, Powai was dismissed as a location far removed from the commercial heart of Mumbai. But visionaries saw what distance couldn't hide - potential for integrated living, modern infrastructure, and natural beauty.

**12+ MN SQ.FT.**

MIXED-USE URBAN DEVELOPMENT

**20+ MN SQ.FT.**

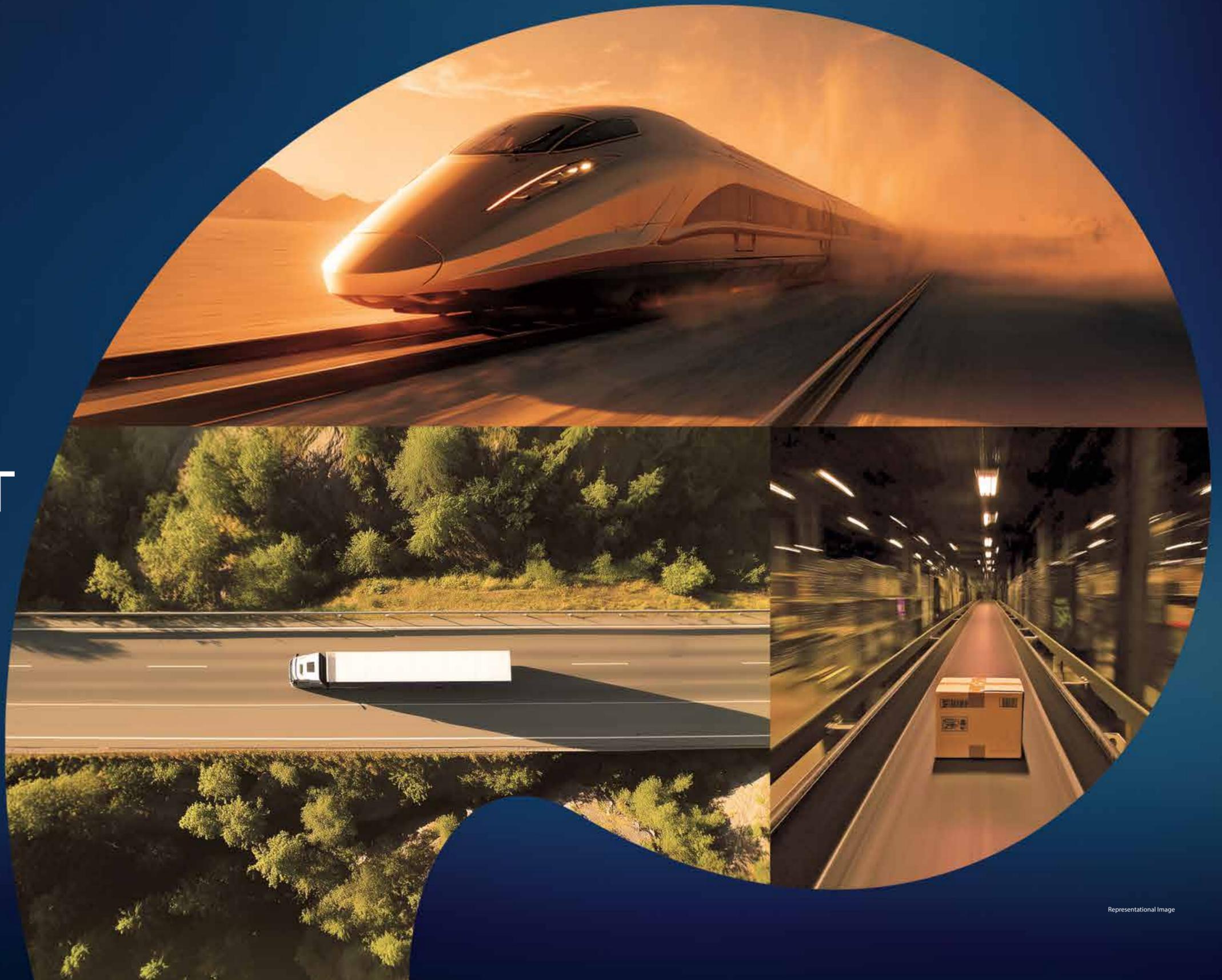
POTENTIAL TOTAL FOOTPRINT





# AND NOW AT BHIWANDI

NEW AGE DESTINATION  
PRIMED FOR GROWTH.



BHIWANDI

DEFINED BY  
**GEOGRAPHY.**  
POWERED BY  
**OPPORTUNITY.**

Perfectly positioned between Mumbai, Thane, and Navi Mumbai, Bhiwandi enjoys seamless access to the region's key business, industrial, and residential hubs, making it the natural next node of growth in the Mumbai Metropolitan Region.

Representational Image

# BHIWANDI



## ON MUMBAI-NASHIK HIGHWAY LOCATION STANDPOINTS OF BHIWANDI:

- NH3 MUMBAI-NASHIK HIGHWAY TOUCH LOCATION
- PROPOSED METRO CORRIDOR FROM KALYAN
- WELL-CONNECTED TO MUMBAI & THANE
- BHIWANDI RAILWAY STATION - 3 KMS
- KALYAN RAILWAY STATION - 7 KMS
- THANE RAILWAY STATION - 14 KMS

## EASY ACCESSIBILITY FROM:

- NAVI MUMBAI
- WESTERN MUMBAI
- CST VIA FREEWAY
- VIA THANE-BORIVALI (SGNP TUNNEL)
- DADAR & CENTRAL SUBURBS
- JNPT SEA PORT & MUMBAI AIRPORT

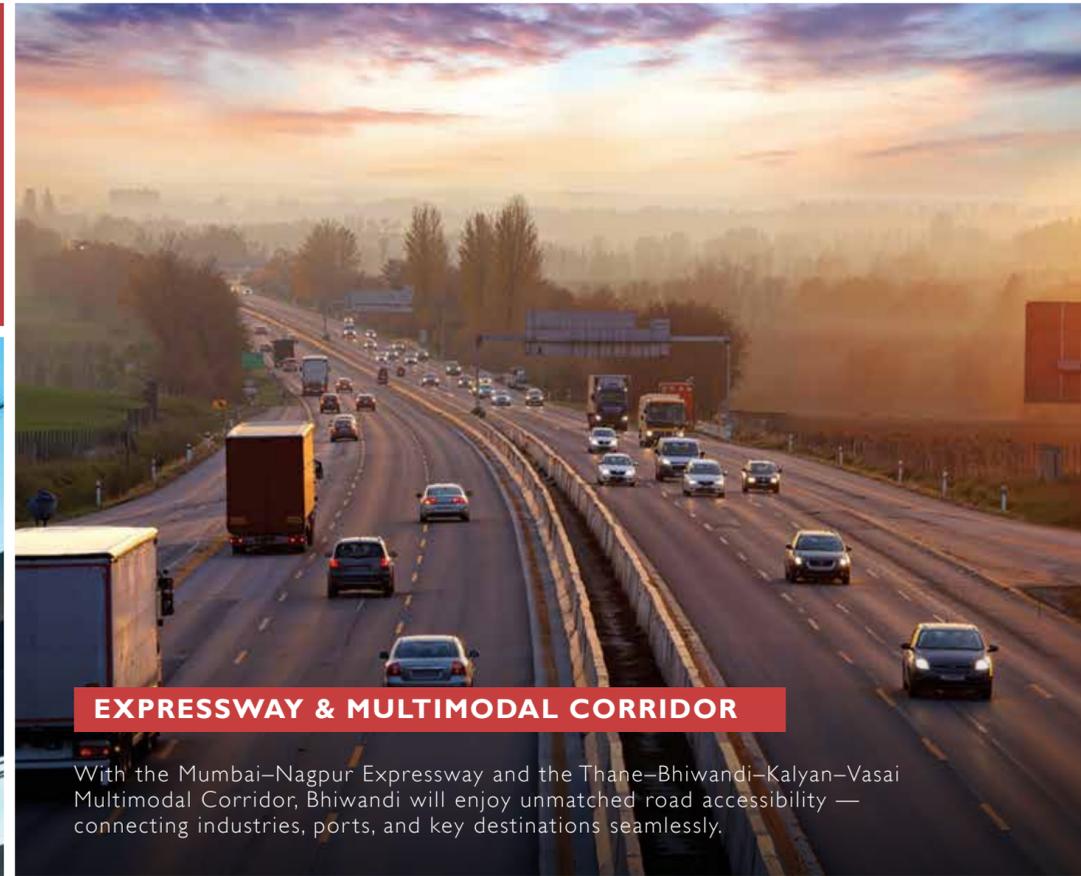
# POWERING TOMORROW'S CONNECTIVITY

Connecting metro lines, expressways, airports, and ports - Bhiwandi stands at the intersection of movement and momentum.



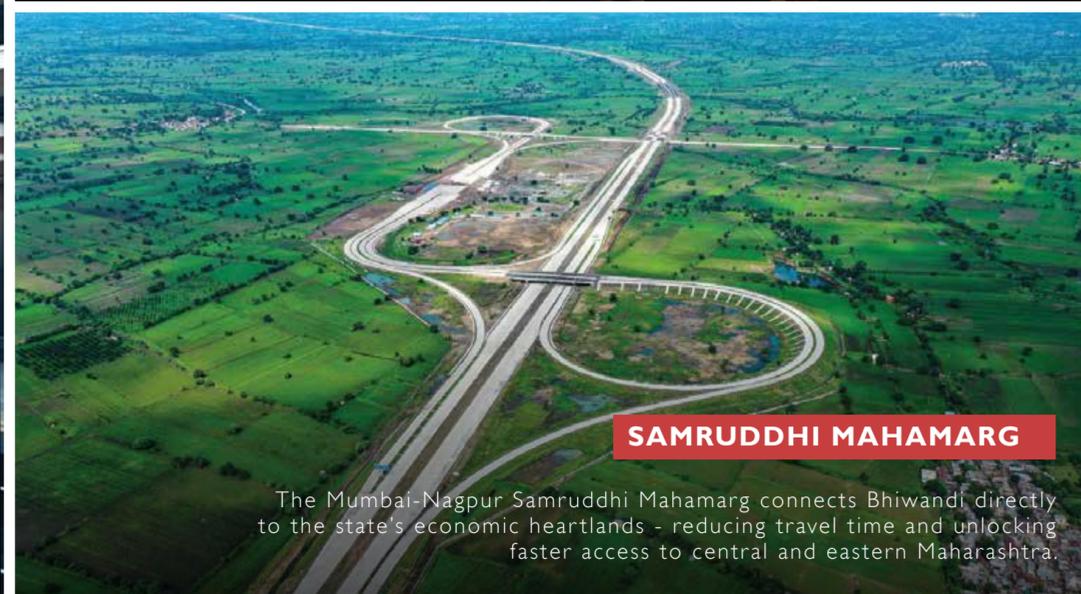
## METRO CONNECTIVITY

The upcoming Metro Line 5 (Thane-Bhiwandi-Kalyan) will place Bhiwandi firmly on Mumbai's rapid transit grid, drastically cutting commute times and ensuring speedy access.



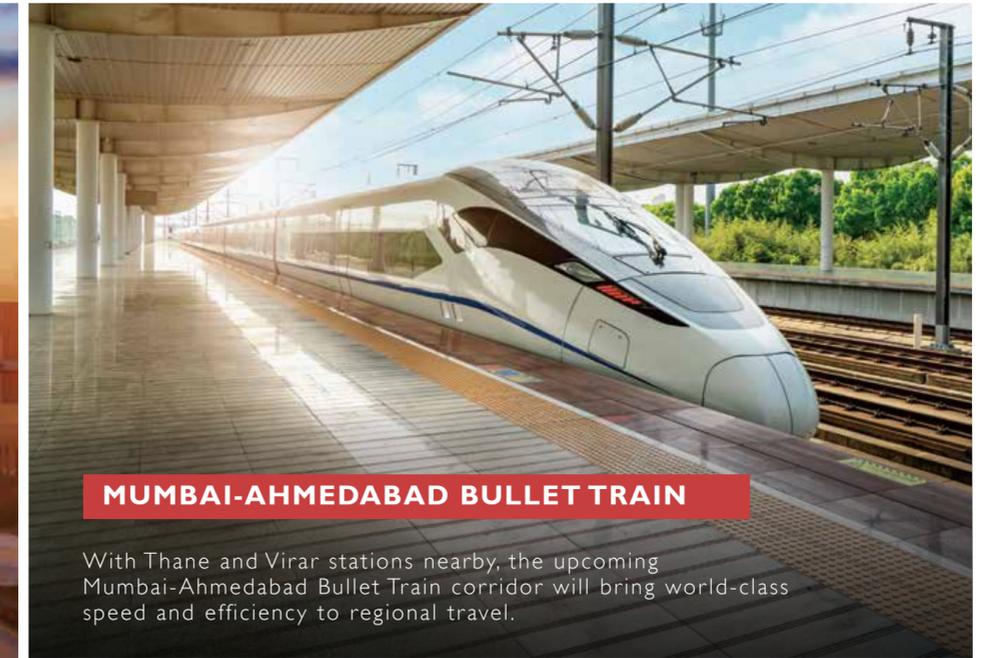
## EXPRESSWAY & MULTIMODAL CORRIDOR

With the Mumbai-Nagpur Expressway and the Thane-Bhiwandi-Kalyan-Vasai Multimodal Corridor, Bhiwandi will enjoy unmatched road accessibility — connecting industries, ports, and key destinations seamlessly.



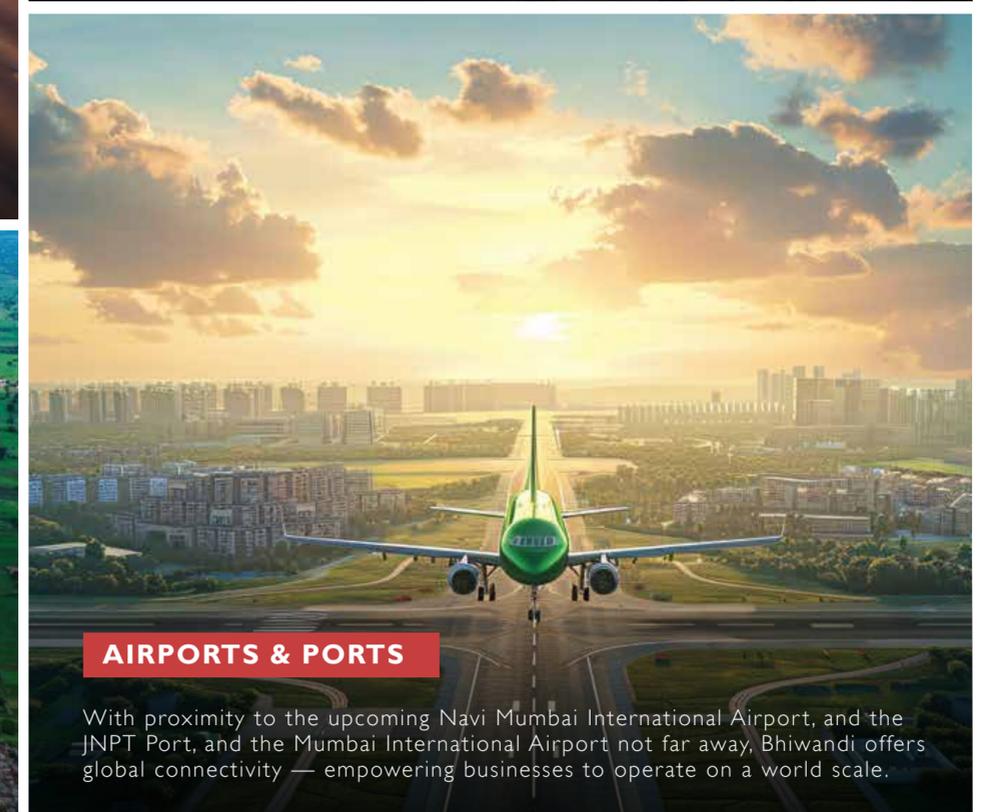
## SAMRUDDHI MAHAMARG

The Mumbai-Nagpur Samruddhi Mahamarg connects Bhiwandi directly to the state's economic heartlands - reducing travel time and unlocking faster access to central and eastern Maharashtra.



## MUMBAI-AHMEDABAD BULLET TRAIN

With Thane and Virar stations nearby, the upcoming Mumbai-Ahmedabad Bullet Train corridor will bring world-class speed and efficiency to regional travel.

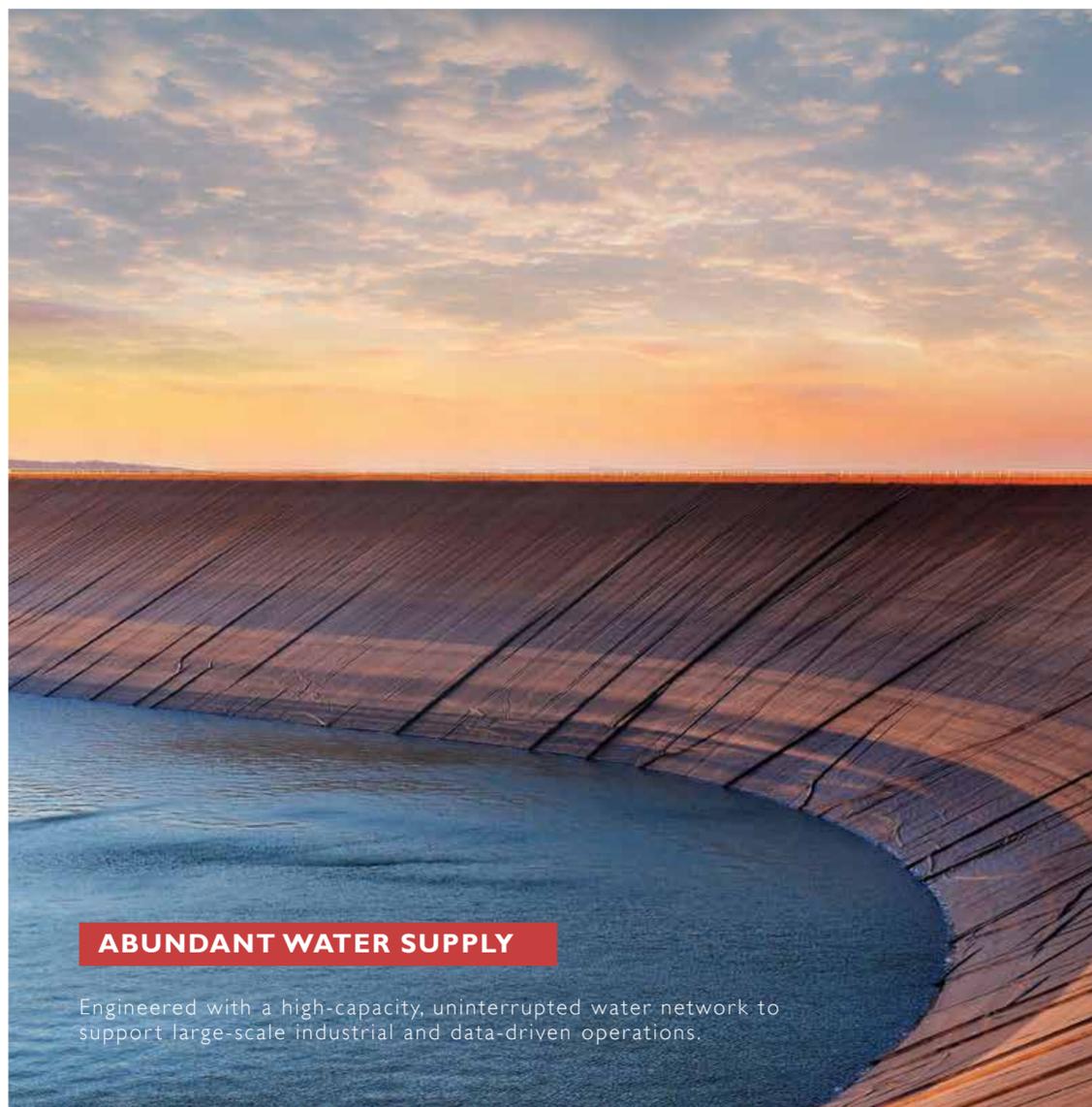


## AIRPORTS & PORTS

With proximity to the upcoming Navi Mumbai International Airport, and the JNPT Port, and the Mumbai International Airport not far away, Bhiwandi offers global connectivity — empowering businesses to operate on a world scale.

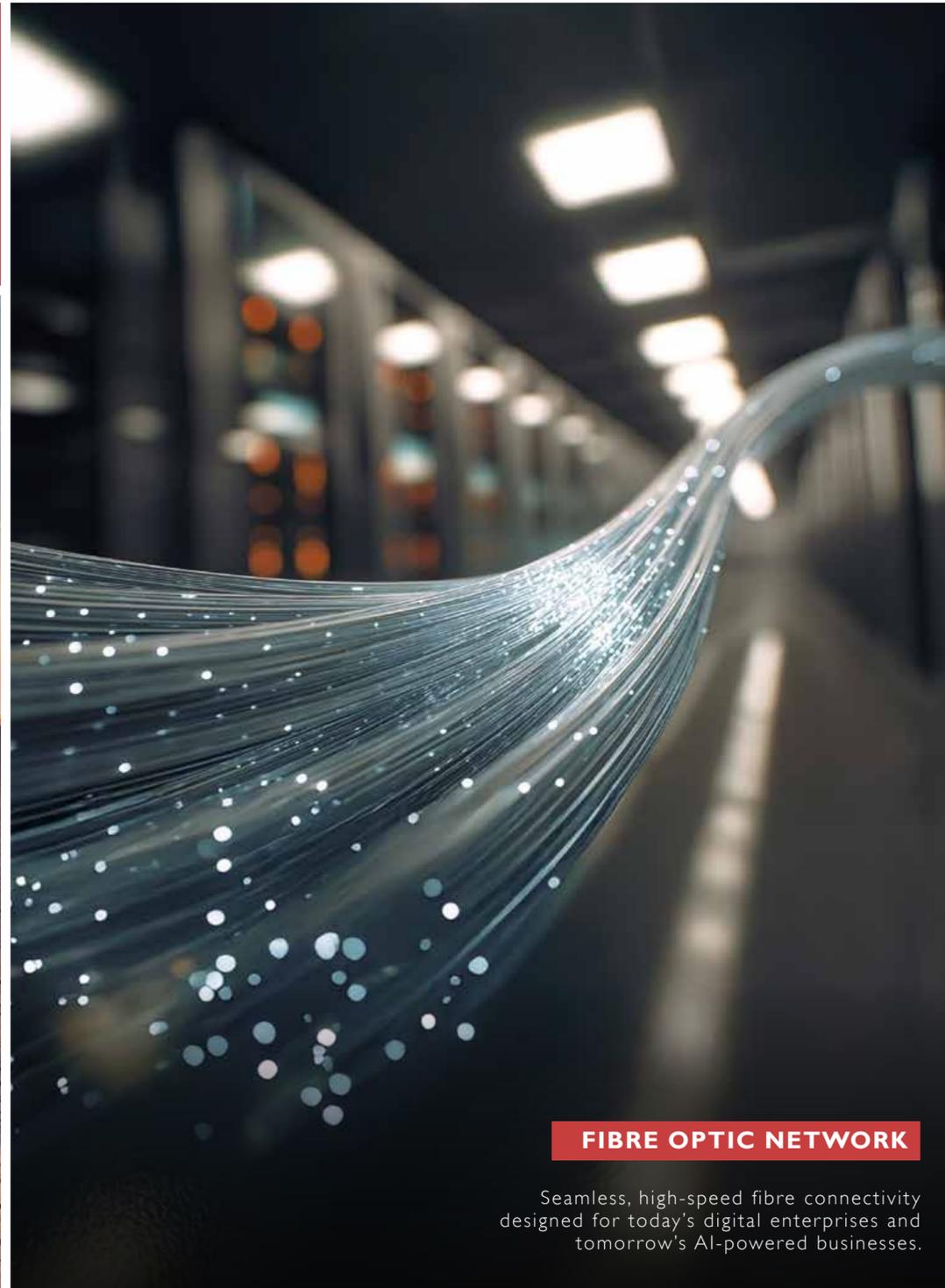
# INTEGRATED INFRASTRUCTURE READY FOR THE FUTURE

A reliable foundation powered by reliable water access, enterprise-grade fibre optics, and a dependable power grid - everything your business needs to thrive without interruption.



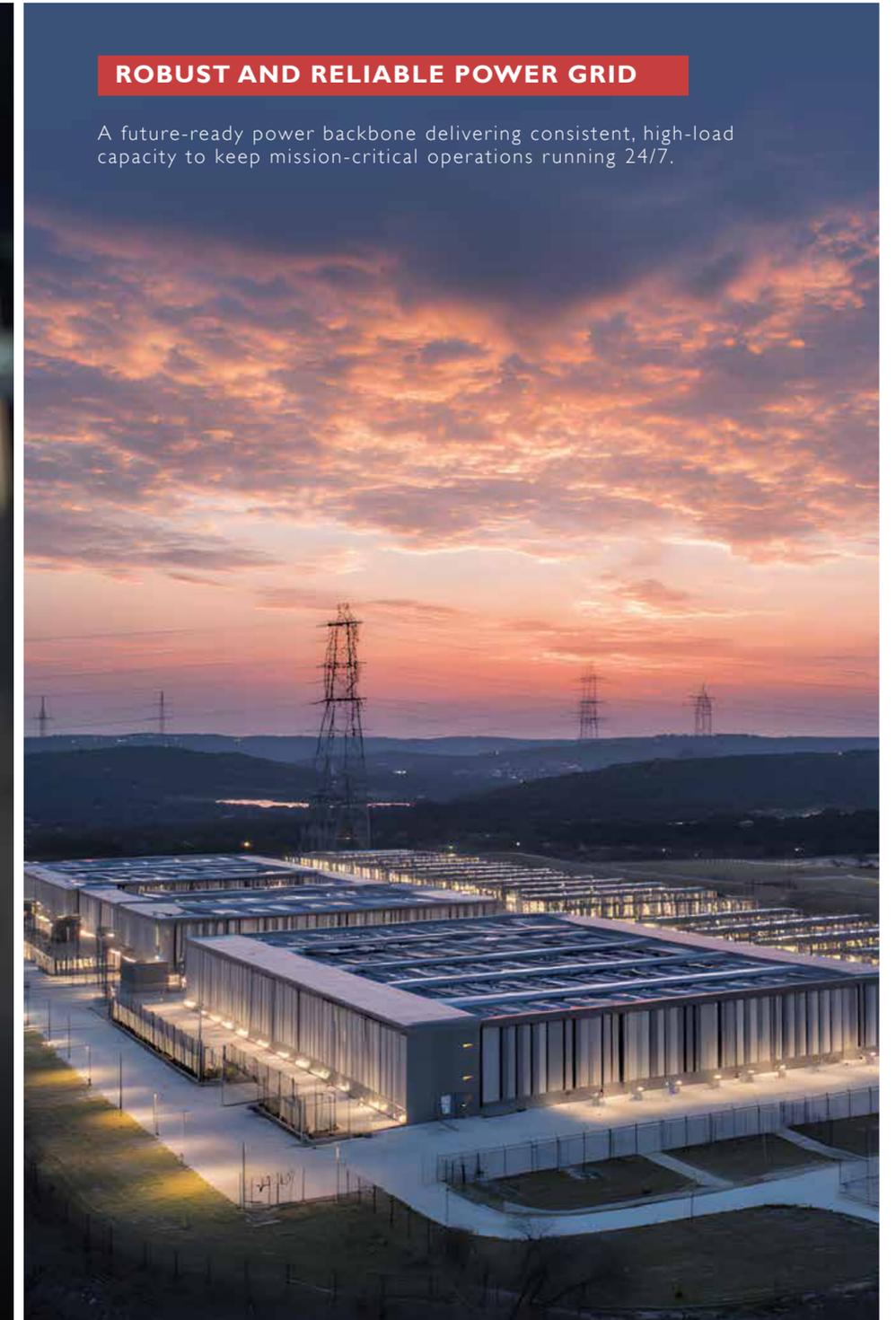
## ABUNDANT WATER SUPPLY

Engineered with a high-capacity, uninterrupted water network to support large-scale industrial and data-driven operations.



## FIBRE OPTIC NETWORK

Seamless, high-speed fibre connectivity designed for today's digital enterprises and tomorrow's AI-powered businesses.

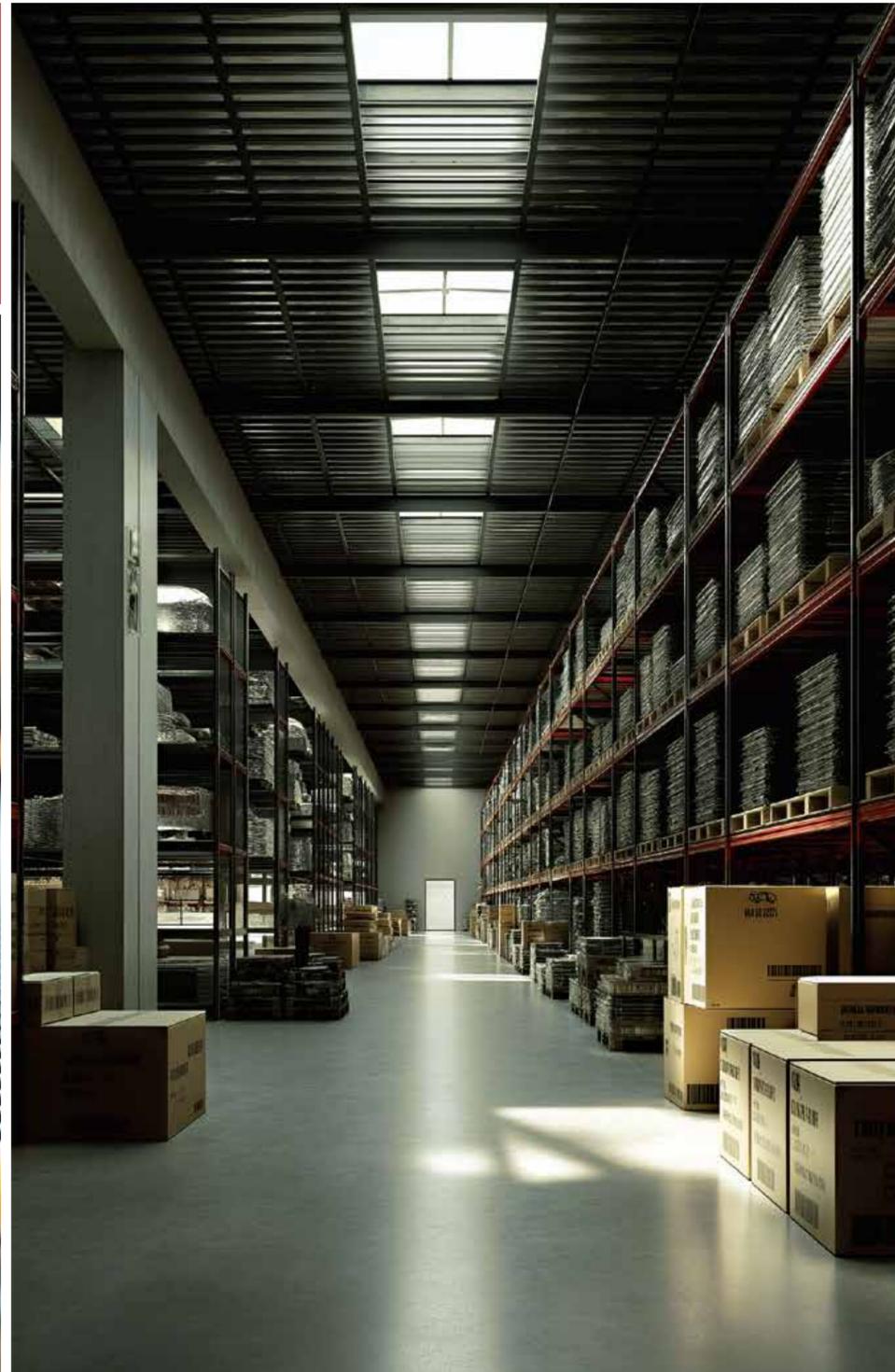
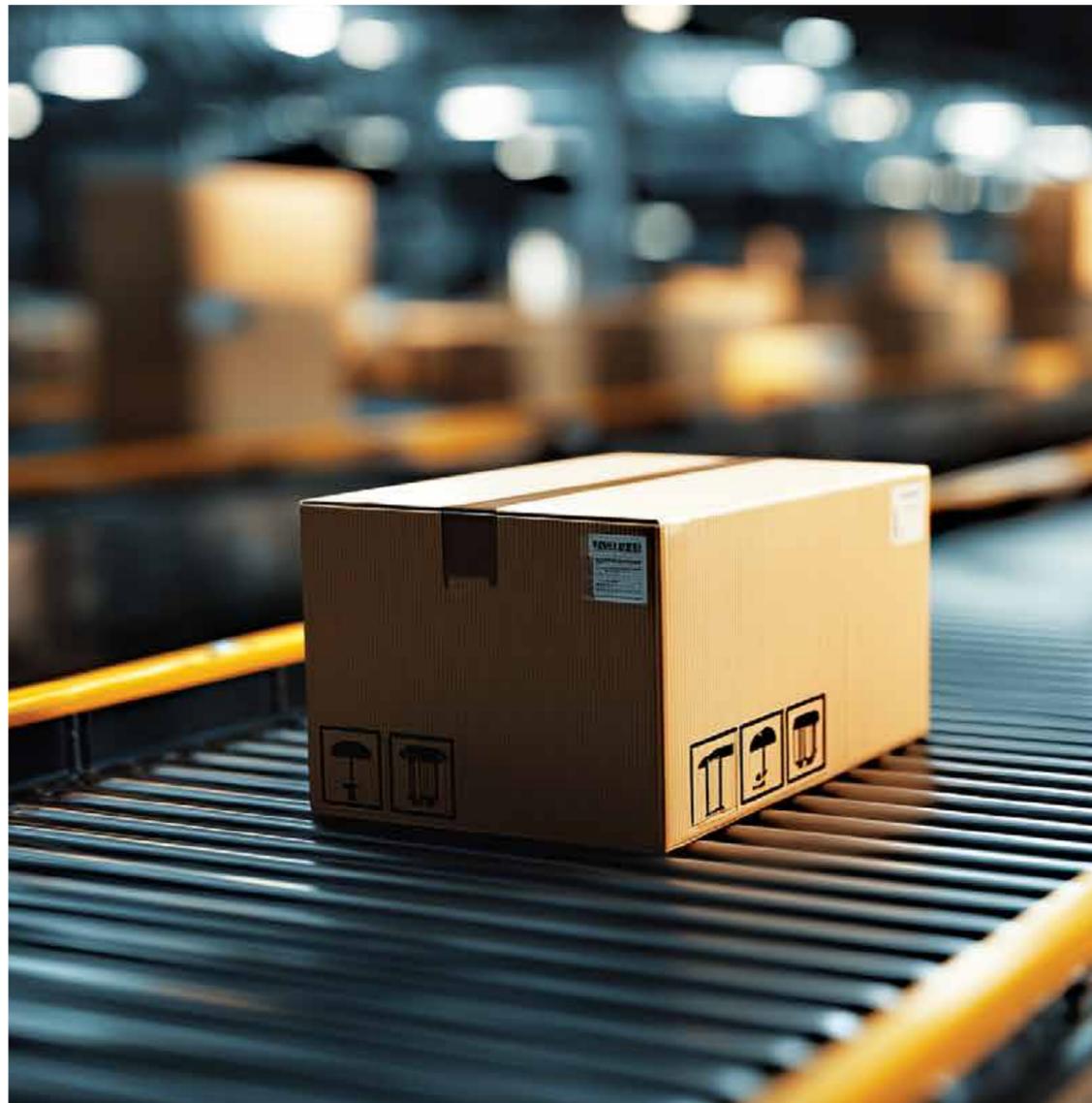


## ROBUST AND RELIABLE POWER GRID

A future-ready power backbone delivering consistent, high-load capacity to keep mission-critical operations running 24/7.

# ESTABLISHED WAREHOUSING AND LOGISTICS HUB

Bhiwandi is Western India's prime warehousing and logistics hubs, serving the Mumbai Metropolitan Region (MMR). It houses major distribution and fulfillment centers, especially in the e-commerce and 3PL (Third-Party Logistics) sectors.



## E-COMMERCE, RETAIL & FOOD SUPPLY



## LOGISTICS AND THIRD-PARTY LOGISTICS (3PL) PROVIDERS



## DEMAND-SUPPLY OUTLOOK.

# MUMBAI vs BHIWANDI

As Mumbai reaches its spatial limits, the growth curve bends toward Bhiwandi, a destination designed to accommodate the scale of tomorrow's business needs.

It's where demand finds its match, and opportunity meets availability.



### DEMAND OUTPACES SUPPLY

Limited new space in Mumbai's prime zones.



### BHIWANDI PIPELINE

Continuous addition of Grade-A logistics, industrial parks and integrated ecosystems.



### TALENT ACCESSIBILITY

Close proximity to workforce-rich catchments of Thane & Kalyan.



### LONG-TERM VALUE

Infrastructure expansion ensuring sustained appreciation.



INTRODUCING THE  
**BUSINESS  
CAPITAL  
OF INDIA  
(BCOI)**

A BUSINESS ECOSYSTEM,  
INSPIRED BY THE WORLD,  
EVOLVED FOR INDIA.



PRESENTING

**BHUMI WORLD**  
**BUSINESS CAPITAL OF INDIA**

INSPIRED BY WORLD. EVOLVED FOR INDIA.

**A PART OF THE 400-ACRE INTEGRATED  
BUSINESS ECOSYSTEM AT BHIWANDI**

Bhumi World Business Capital of India (BCOI) is a next-generation business district designed for global scale. A part of Bhumi World's 400 acres in MMR's Bhiwandi, it brings together world-class infrastructure, seamless connectivity, and a vibrant mixed-use ecosystem under one ambitious master plan.

Strategically positioned at the heart of India's growth corridor, it is set to become the country's most integrated hub for enterprise, advanced manufacturing, logistics, and innovation.

Representational Image

# BHUMI WORLD

A COMPLETE MASTERPLAN OF TODAY & TOMORROW

BHUMI WORLD  
BUSINESS CAPITAL OF INDIA

INSPIRED BY WORLD. EVOLVED FOR INDIA.

BHUMI WORLD  
SUPPORT  
INFRASTRUCTURE

BHUMI WORLD  
INDUSTRIAL PARK  
PIMPLAS, THANE

BHUMI WORLD  
OUTLET GALLERY  
MARK YOUR BRAND

BHUMI WORLD  
FACTORY OUTLET  
BIG BRANDS. BIGGER EXPERIENCES.

## INDUSTRIAL SPACE

01. BHUMI WORLD INDUSTRIAL PARK

## BUSINESS CAPITAL OF INDIA

- 02. PHASE 2 - OFFICES & RETAIL
- 03. PHASE 3 - OFFICES & RETAIL
- 04. PHASE 4 - OFFICES & FURNITURE MARKET
- 05. PHASE 5 - DATA CENTRE, OFFICES, RETAIL & HOTEL
- 06. PHASE 6 - OFFICES & RETAIL
- 07. PHASE 7 - OFFICES
- 08. PHASE 8 - RESIDENTIAL
- 09. PHASE 9 - RESIDENTIAL

## SUPPORT INFRASTRUCTURE

- 10. INDUSTRIAL DEVELOPMENT
- 11. EXHIBITION CENTER
- 12. FURNITURE HUB
- 13. AUTOMOBILE MARKET
- 14. GO-KARTING
- 15. TOP GOLF
- 16. SPORTS COMPLEX
- 17. BHUMI OFFICE
- 18. AMERICAN BOUNCE
- 19. ILESIUM SPORTS COMPLEX
- 20. MARRIAGE LAWNS
- 21. WHOLESALE MARKET

## LARGE FORMAT RETAIL

24. FACTORY OUTLET

## PREMIUM RETAIL

25. LUXURY OUTLET GALLERY

# BUSINESS CAPITAL OF INDIA

## PHASE-WISE DEVELOPMENT PLAN



## ONE BUSINESS CAPITAL. MANY AVENUES. SPANNING ACROSS 150 ACRES

PHASE-02 | MEGA OFFICES & HIGH-STREET RETAIL

PHASE-03 | MEGA OFFICES & HIGH-STREET RETAIL

PHASE-04 | GRADE A OFFICES & FURNITURE MARKET

PHASE-05 | DATA CENTRE, OFFICES, RETAIL & CORPORATE HOTEL

PHASE-06 | SCALABLE OFFICES & HIGH-STREET RETAIL

PHASE-07 | BOUTIQUE OFFICES



**THE  
MASTERPLAN**



**PROJECT HIGHLIGHTS**



**400-ACRE**  
INTEGRATED DEVELOPMENT



**3 CRORE SQ. FT.**  
OF DEVELOPMENT POTENTIAL



**45 LAKH SQ. FT.**  
OF BUSINESS-READY SPACES



**1.25 LAKH SQ. FT.+**  
LARGE FLOOR PLATES



**150 ACRES**  
ALREADY DELIVERED



**2000+**  
OPERATIONAL INDUSTRIAL UNITS

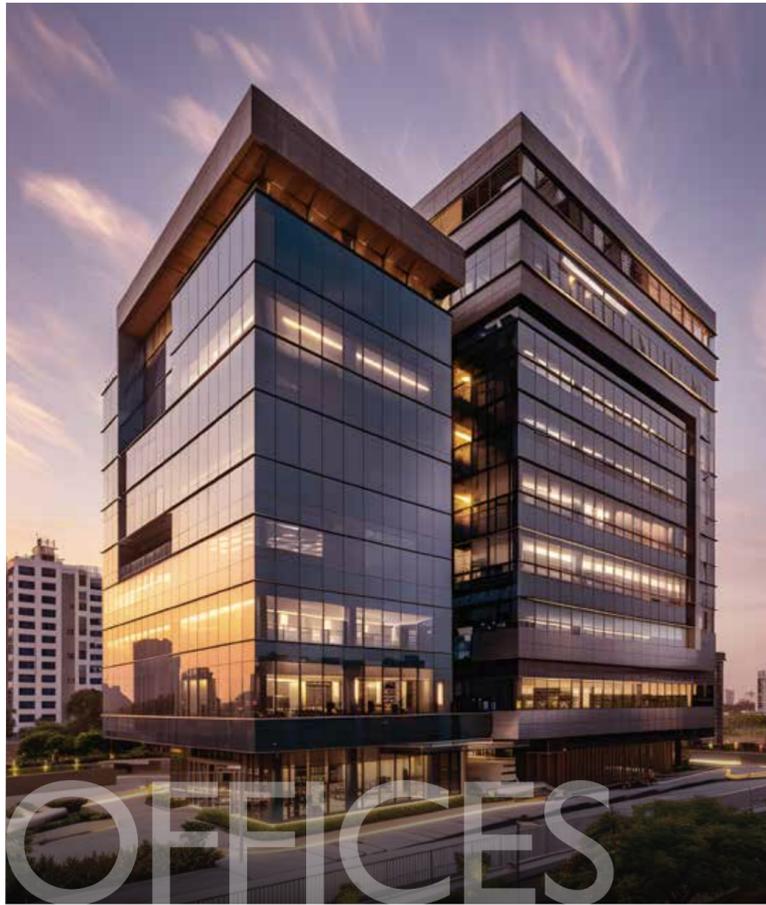


**60,000+**  
DAILY FOOTFALL



**30 LAKH+**  
JOBS PROJECTED





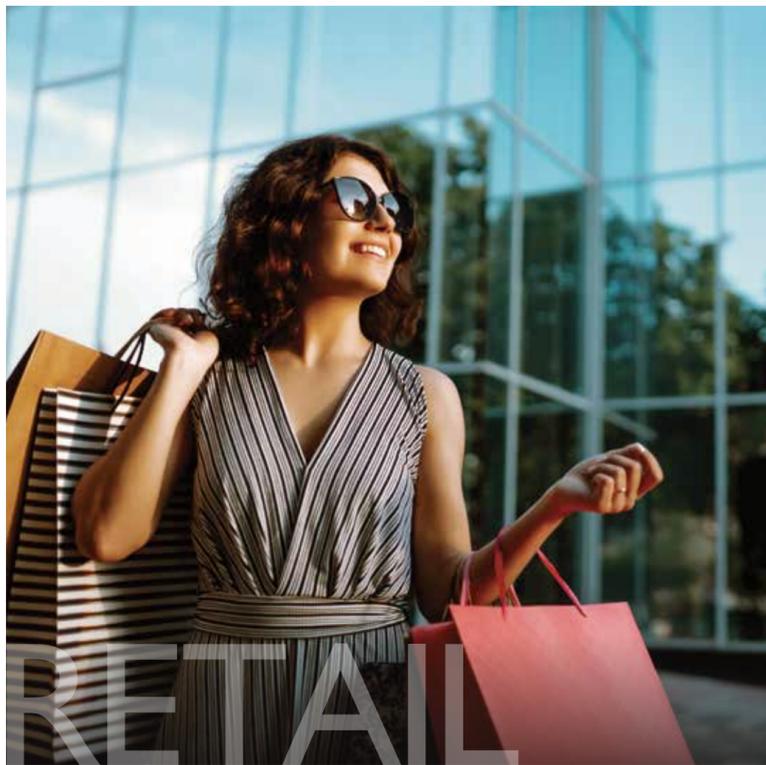
OFFICES



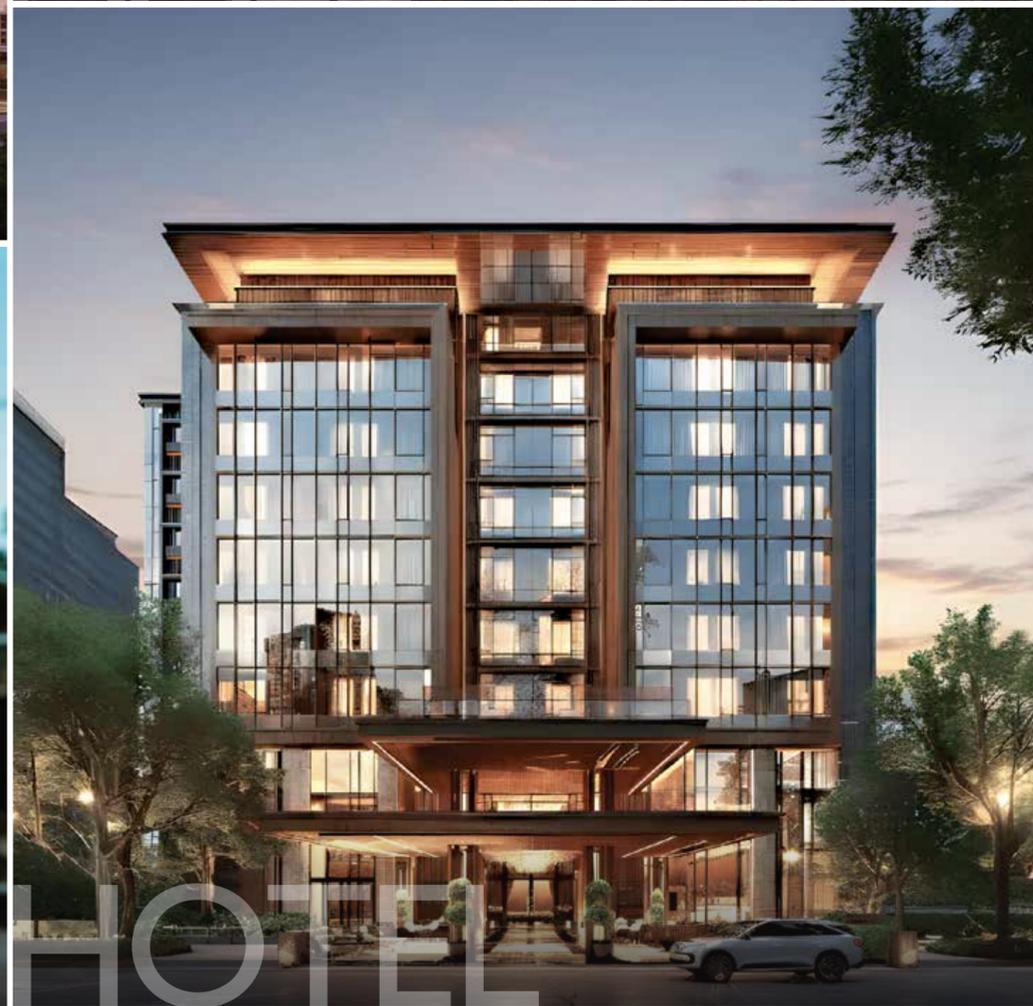
MALL



DATA CENTRES



RETAIL



HOTEL

**MIXED-USE ECOSYSTEM**

— e —

A 400-acre next-gen business capital in Bhiwandi, uniting world-class infrastructure, connectivity, and a vibrant mixed-use ecosystem.



GOLF



GO-KARTING

Representational Image

**PHASE 02 & 03**

# MEGA OFFICES WITH LARGE FLOOR PLATES & HIGH STREET RETAIL

Bhumi World Business Capital of India (BCOI) offers some of the largest built-to-suit floor plates in India. Designed to global Grade A standards, these workspaces deliver flexibility and future-ready business environments that accelerate ambition.

**46 LAKH SQ.FT.**  
BUSINESS SPACES

**1.25 LAC SQ.FT.**  
SINGLE FLOOR PLATE



**PHASE 02 | 18.19 ACRES**

**LARGE FLOOR PLATE OFFICES  
& HIGH STREET RETAIL**

**PHASE 03 | 19.40 ACRES**

**LARGE FLOOR PLATE OFFICES  
& HIGH STREET RETAIL**

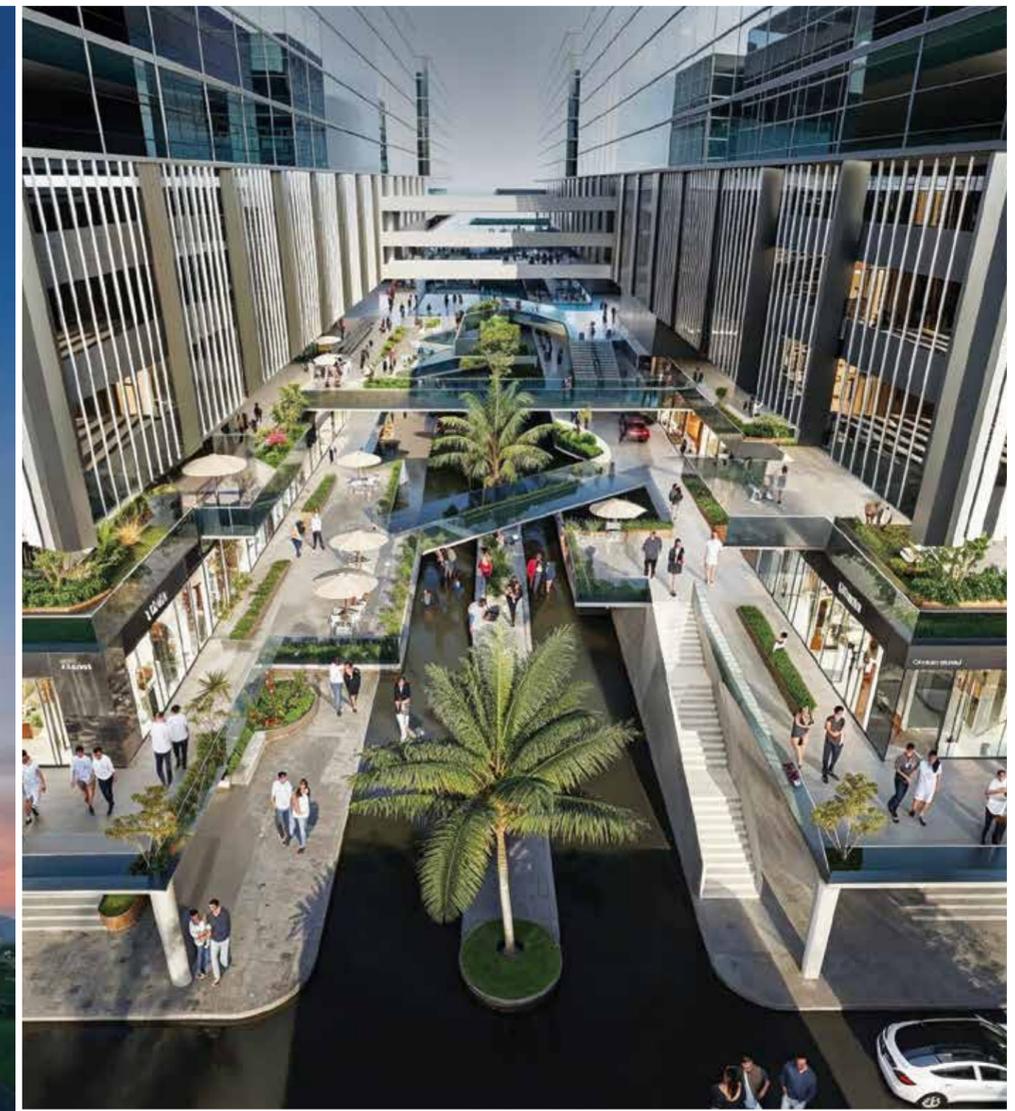


**PHASE 04** | 24.26 ACRES

# GRADE A OFFICES & FURNITURE MARKET



ARTISTS IMPRESSION\*



Representational Images

**PHASE 05**

# WORLD-CLASS DATA CENTRE

Purpose-built for high-capacity computing, the Data Centre features high quality power systems and secure fibre connectivity. It is designed to host hyperscalers, cloud operators, and mission-critical businesses with unmatched reliability.

**72.81 LAKH SQ.FT.  
OF DIGITAL INFRASTRUCTURE**

**PHASE 05**

# FLAGSHIP INTERNATIONAL HOTEL AND HOSPITALITY HUB

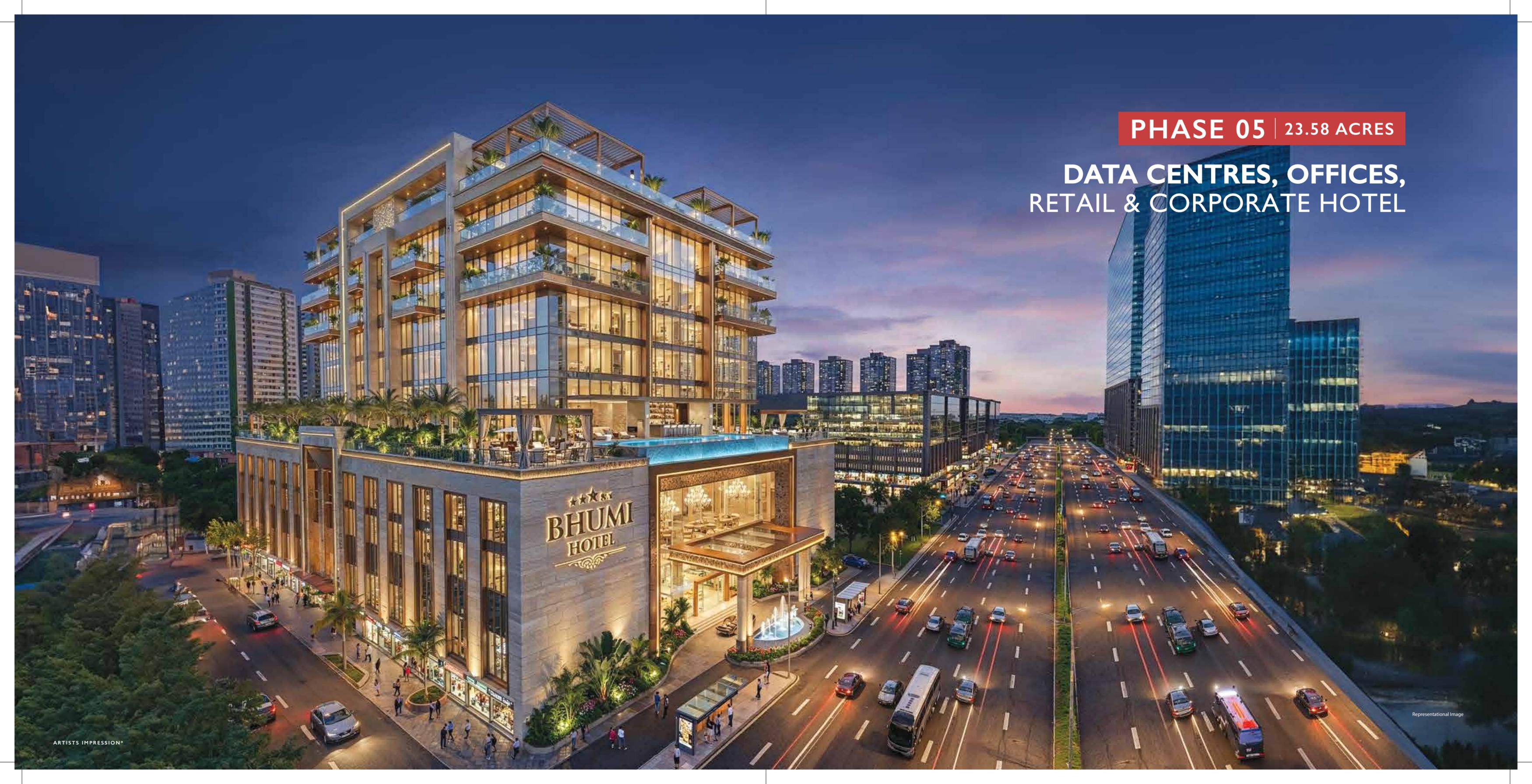
A world-class 300-key international hotel anchors the destination with premium hospitality, business suites, and fine dining - creating a seamless stay-work-connect ecosystem.

**300-KEY**  
PREMIER LUXURY LANDMARK

Representational Image

**PHASE 05** | 23.58 ACRES

**DATA CENTRES, OFFICES,  
RETAIL & CORPORATE HOTEL**



**PHASE 06**

# HIGH STREET RETAIL AVENUE

Inspired by leading global retail districts, the High Street Avenue blends flagship stores, curated brands, and experience-driven retail into one vibrant lifestyle corridor.

**6 KM LONG**  
COMBINED SHOPPING INDULGENCE

Representational Image

**PHASE 06** | 9.10 ACRES

# SCALABLE OFFICES & HIGH-STREET RETAIL



PHASE 07 | 20.10 ACRES

# BOUTIQUE OFFICES





# LEISURE AFTER WORK AT BCOI

MEANINGFUL AVENUES  
TO UNWIND WITH  
COLLEAGUES & FRIENDS



# EXQUISITELY CURATED FINE DINE & RECREATION AVENUES

INDULGENCES TO FOSTER CONNECTIONS.

From global cuisines to rooftop lounges, the district's fine-dine and leisure experiences enable after-hours unwinding, client hosting, and everyday indulgence.



## ADRENALINE-FUELED SPORTING ARENA & GO-KARTING

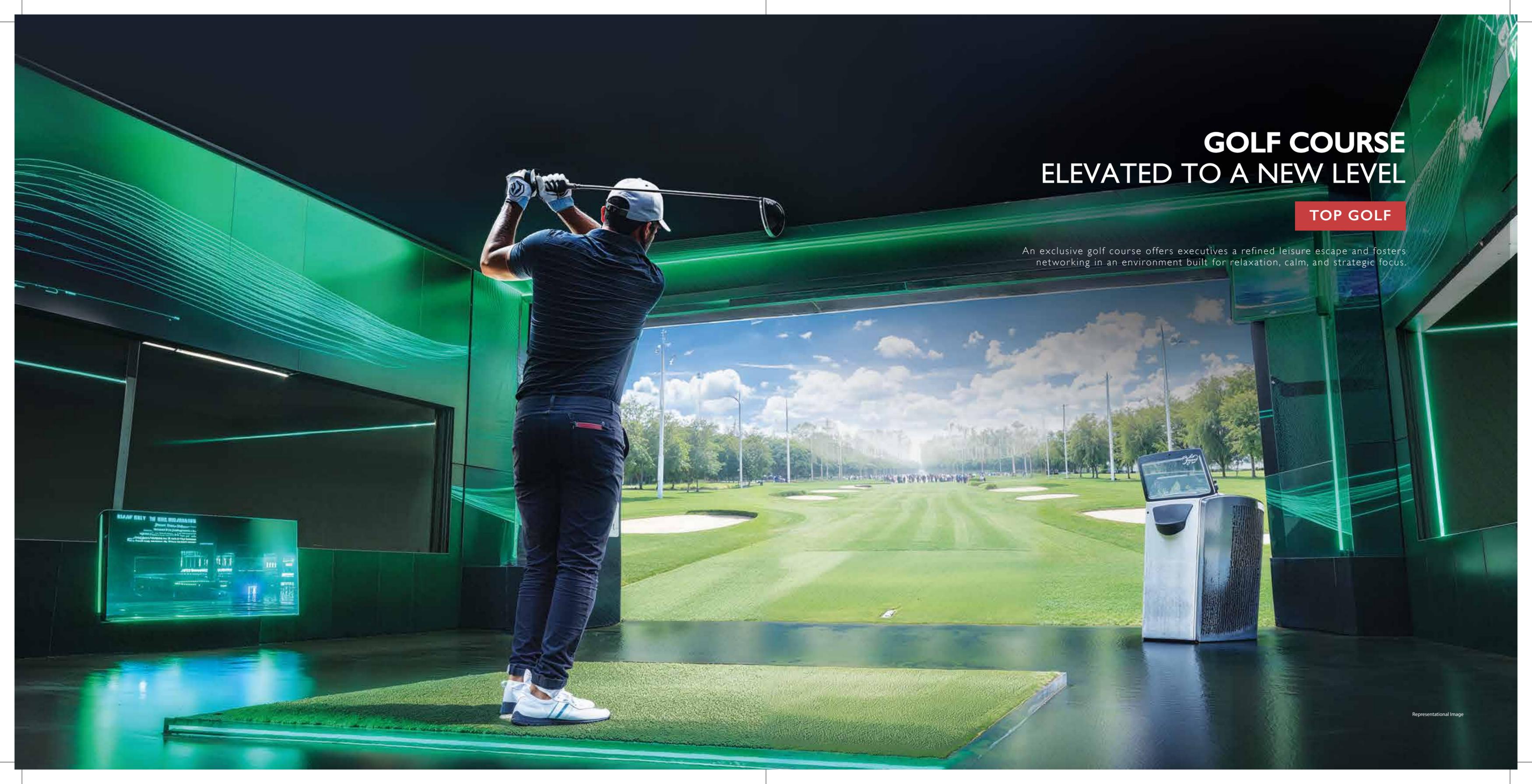
**AVENUES FOR BUZZ BEYOND BUSINESS.**

Featuring a state-of-the-art sporting arena and a professional go-karting circuit, the business capital brings high-energy recreation to the forefront for fitness, competition, and corporate engagement.

# GOLF COURSE ELEVATED TO A NEW LEVEL

TOP GOLF

An exclusive golf course offers executives a refined leisure escape and fosters networking in an environment built for relaxation, calm, and strategic focus.





# BHUMI WORLD LEGACY

ROOTED IN PURPOSE.  
BUILT ON POTENTIAL.





OUR FOUNDATIONS  
WERE SHAPED BY A CLEAR  
PURPOSE -  
TO CREATE SPACES WHERE  
BUSINESSES AND PEOPLE  
THRIVE. TODAY, THAT SAME  
PURPOSE FUELS A FUTURE  
RICH WITH OPPORTUNITY,  
GROWTH, AND POSSIBILITY.



Over four decades ago, Mr. Nanji Patel envisioned an industrial ecosystem that would empower businesses, uplift communities, and redefine Bhiwandi's economic trajectory.

Today, that vision stands transformed into Bhumi World - a 400-acre integrated district where enterprise, innovation, and infrastructure converge to create unparalleled opportunity.

**“Our journey has always been about building more than structures - we build environments where businesses thrive, people grow, and cities evolve. Bhiwandi's rise is not an accident. It is the outcome of consistent commitment, resilient planning, and a belief in India's immense potential.”**

**NANJI PATEL, CHIEF MANAGING DIRECTOR**

## **THE CREATORS**

### **BEHIND THE VISIONARY DEVELOPMENT**



**MR. NANJI PATEL**

**CHIEF MANAGING DIRECTOR**

Mr. Nanji Patel is a man of vision. His vision combined with his intelligence brings Bhumi World to its current stature today. His sense of responsibility towards community development has led to the creation of phenomenal infrastructural facilities.



**MR. PRAKASH PATEL**

**MANAGING DIRECTOR**

With a Master's in Business Management, Mr. Prakash Patel heads project planning and marketing. He has a comprehensive understanding of the project details and market trends and is currently handling all the projects in Bhumi World.



**MR. SANDEEP PATEL**

**EXECUTIVE DIRECTOR**

Mr. Sandeep Patel is an Executive Director at Bhumi World. Young, energetic and a go-getter, he adds immense value to Bhumi World through his strategic planning. He also handles acquisition, legal & finance at Bhumi World.

**400 ACRE INDUSTRIAL ECOSYSTEM.  
1,500+ BUSINESSES STRONG.**

**ONE UNMATCHED BUSINESS CAPITAL OF INDIA.**

Bhumi World stands as one of India's most successful integrated business capitals - a destination that has nurtured 1,500+ MSMEs and SMEs, equipped them with world-class infrastructure, and enabled their scale and success.

With plug-and-play parks, commercial hubs, warehousing clusters, retail avenues, and robust utilities, this ecosystem has emerged as the epicentre of enterprise in the Thane-Bhiwandi-Kalyan belt.





## LEADING BHIWANDI'S INDUSTRIAL GROWTH

For over a decade, Bhumi World has played a defining role in transforming Bhiwandi from a fragmented industrial zone into a structured, future-ready economic district.

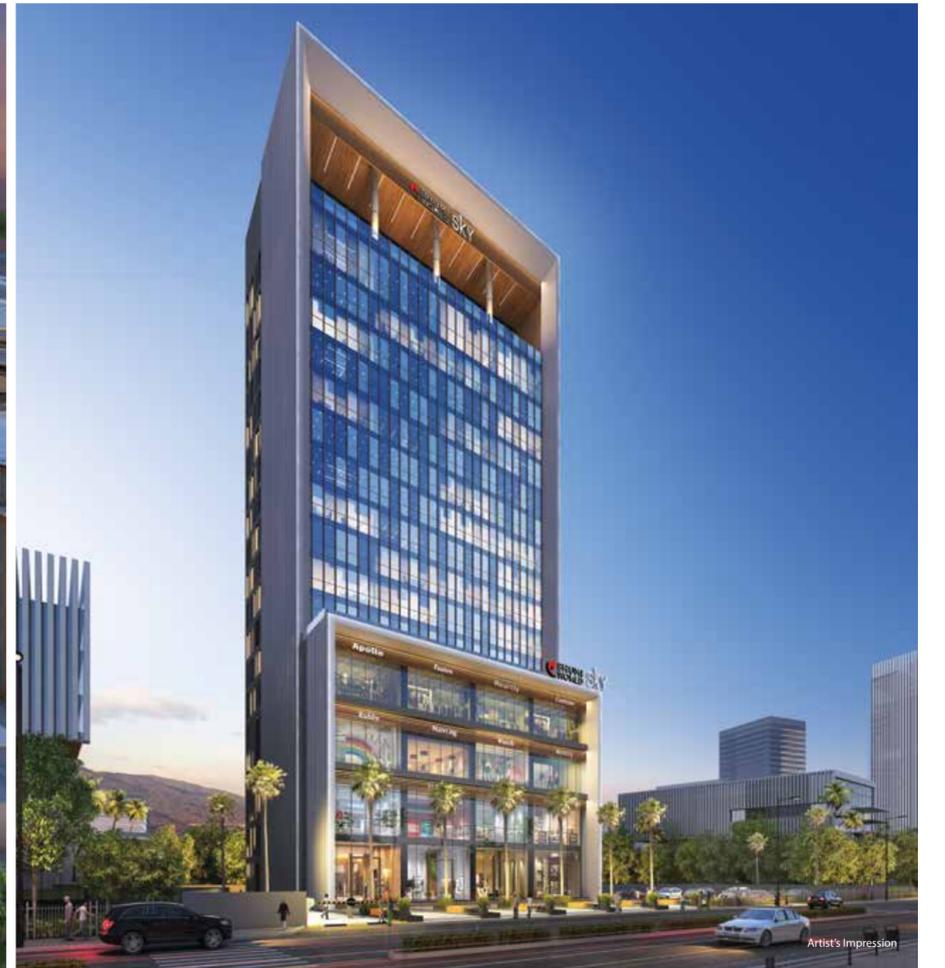
Through large-format parks, transparent systems, facility management excellence, and end-to-end support for MSMEs, Bhumi World has catalysed industrial growth, created employment, and laid the groundwork for Bhiwandi's rise as India's next major business destination.

It has placed Bhiwandi firmly on the global map - reflecting industrial growth, business innovation, and commercial excellence.

## UPCOMING DEVELOPMENTS



**FACTORY OUTLET**  
STATE OF THE ART OUTLET MALL  
YEAR OF EXPECTED COMPLETION : 2025



**BHUMI SKY**  
STATE OF THE ART OFFICE SPACES.  
YEAR OF EXPECTED COMPLETION : 2027



## PROPOSED DEVELOPMENTS



**LUXURY OUTLET**  
MALL DEDICATED TO LUXURY BRANDS



## PROPOSED DEVELOPMENTS



**FURNITURE STREET**  
DEDICATED RETAIL UNITS FOR FURNITURE BRANDS



**E2 COMMERCIAL**  
STATE OF THE ART RETAIL SPACES



## PROPOSED DEVELOPMENTS



**EXHIBITION CENTRE**  
EXHIBITION AND CONVENTION SPACES



**FURNITURE HUB**  
ONE STOP SHOP FOR LUXURY FURNITURE

