



# TALK

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MONTHLY NEWSLETTER

## WAI SPOTLIGHT

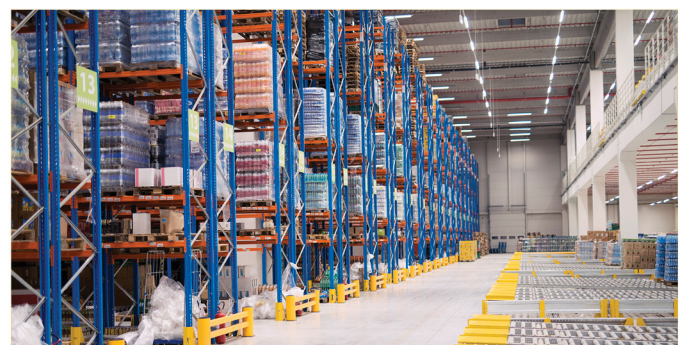
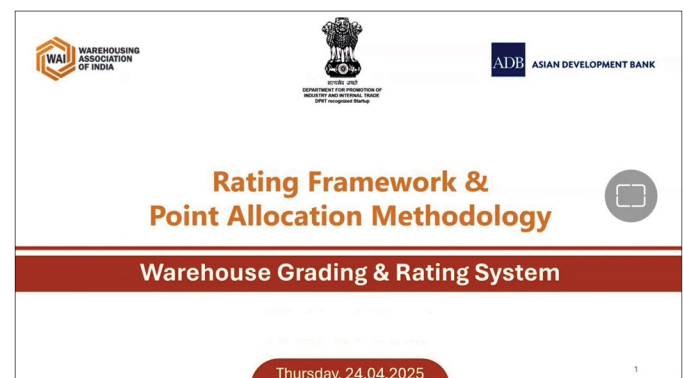
# WAI collaborates with DPIIT, ADB to develop WRGS

**W**arehousing Association of India (WAI) has collaborated with Department for Promotion of Industry and Internal Trade (DPIIT) and Asian Development Bank (ADB) to set up a comprehensive warehousing rating and grading system (WRGS) for warehouses in India. This project marks a milestone for the sector—creating benchmarks for quality, safety, infra aligned with efficiency, productivity and sustainability which dovetails with Hon'ble PM Narendra Modi's vision of Atmanirbhar Bharat. Through this initiative, warehouse owners will gain visibility and credibility in the eyes of FIs, enabling access to preferential lend-ing rates. Operators will benefit from a system to attract top-tier clients, improve asset utilisation, and benchmark operational excellence across industries. A framework will be set up to evaluate facilities to ensure quality and risk

**Through this initiative, warehouse owners will gain visibility and credibility in the eyes of FIs**

## Global firms shifting their manufacturing base to India will have best in class warehousing infra

management. Insurers and investors will be positioned to assess risk, enabling insurance premiums and enhanced investment confidence. Global firms shifting their manufacturing base to India will have best in class warehousing infra to support their global sourcing and global supply chain programmes.

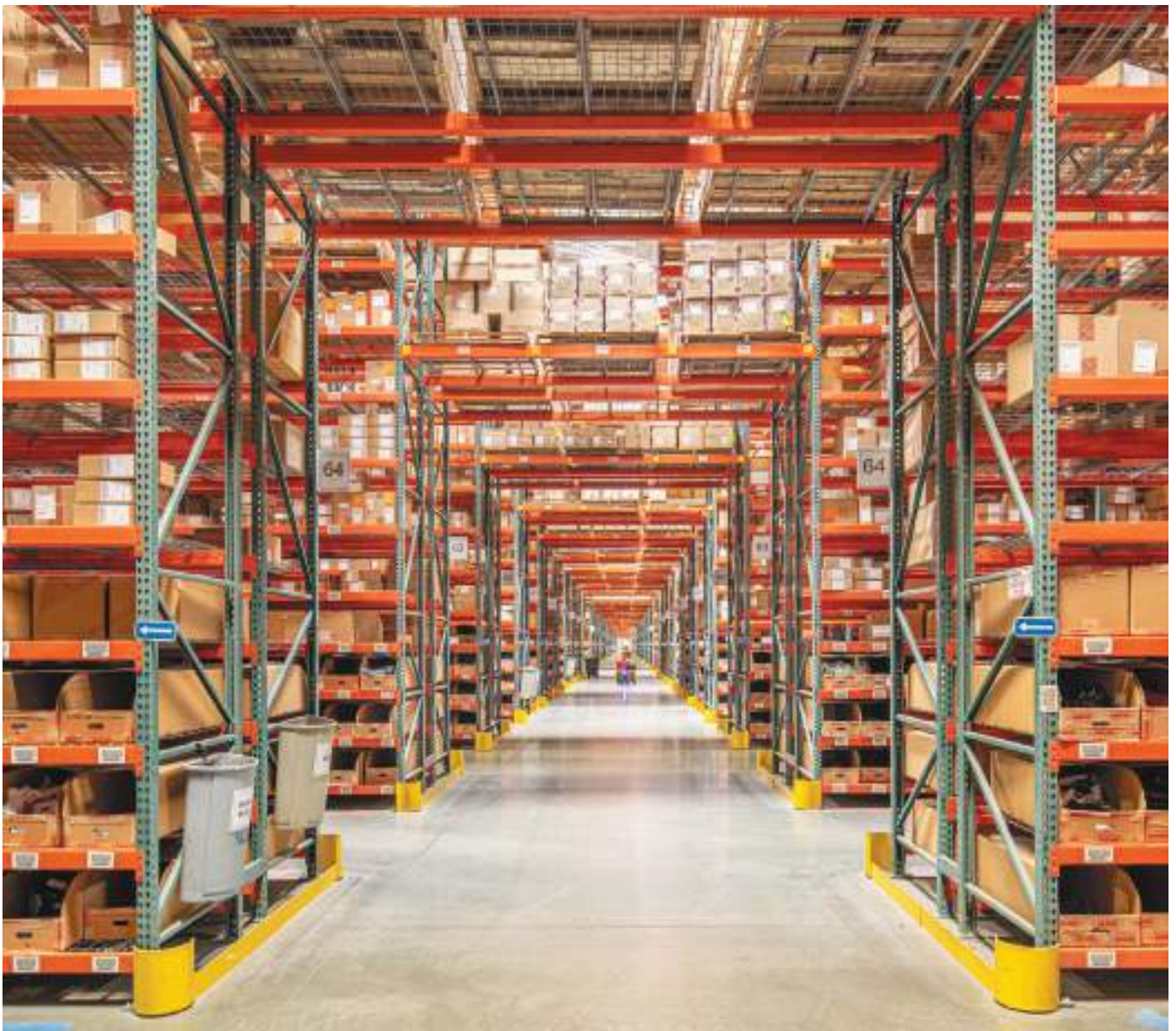




# WAI SPOTLIGHT

## WAI takes part in CCI's summit on gender diversity

The CII Centre for Women Leadership invited WAI to participate in an event in Mumbai to amplify women's participation in the sector. WAI members took part in the discussion titled, Move with Her, Building Pathways in Logistics and shared insights. They also jointly launch the report titled, SheMoves Logistics: Driving Diversity and Inclusion in Logistics. Mohit Kapoor, Chair-Projects and Events Committee at WAI attended the event.





## Key to unlocking warehousing, logistics efficiency

With India's ambition to achieve net zero emissions by 2070, sustainability has become a vital element driving investments. Warehousing developers are incorporating solar energy, rainwater harvesting and energy-efficient designs to promote green logistics initiatives.



**Firms are adopting automated warehouses to enhance last-mile logistics, making this area a significant target for investment.**

### Warehousing investments

The warehousing sector propelled by rapid industrial expansion, the growth of e-commerce, and government-led infrastructure projects. As investors seek high-yield opportunities, this sector has garnered attention from private equity firms, institutional investors, and logistics companies. This prompts an inquiry into the direction of intelligent capital within India's warehousing landscape.

### Surge in PE investments

Warehousing sector has experienced an rise in PE investments, with logistics space absorption rising by 25 per cent YoY in 2024. In FY 2024, the sector accounted for 66 per cent of total PE investments across various asset classes, underscored by major transactions such as US\$1.54 billion investment by the Abu Dhabi Investment Authority and KKR in Reliance Logistics & Warehouse Holdings. This trend shows a growing confidence in India's warehousing infrastructure.

### Expansion of MMLPs

Initiatives such as PMGS and NLP are encouraging

the development of MMLPs. These parks integrate road, rail, air and inland water transport, resulting in lower logistics costs and enhanced supply chain efficiency. Growth of e-commerce and the decentralisation of manufacturing is leading to investors targeting tier II and III cities.

### AI-driven optimisation

The warehousing investment landscape is undergoing a profound transformation due to technological advancements, particularly with the introduction of groundbreaking digital twin technology creating virtual models of warehouses, enabling real-time simulations that improve inventory management, anticipate maintenance issues and enhance operational efficiency. The rise of driven automation is gaining traction, with tech-savvy investors increasingly favoring smart warehouses to utilise robotics, IoT and blockchain to streamline logistics operations.

### Quick commerce

The expansion of Q-commerce is reshaping urban warehousing strategies. Investors are focusing on hyperlocal distribution centres that facilitate same day or 10-minute deliveries. This trend is prominent in urban areas where there is more a heightened demand for micro-fulfillment centres. Firms are adopting automated warehouses to enhance last-mile logistics, making this area a significant target for investment.

### Green warehousing initiatives

With India targeting to become net zero by 2070, developers are incorporating solar energy, rainwater harvesting and energy-efficient designs to promote green logistics initiatives.



**Mohit Kapoor**  
Chair, Projects and Events  
Committee (WAI)

*(The views expressed are solely of the author. The publication may or may not subscribe to the same)*

## Grading system to drive excellence in warehousing

WAI is developing WGRS along with ADB to enhance global performance of India's logistics landscape. Developing an ecosystem of quality warehouses is vital to achieve this aim. Rating system, will play a key role in streamlining logistics operations and ensuring higher standards of service.

**W**arehousing is an integral link in the supply chain as it acts as a vertex between production, distribution and consumption, ensuring that products are available at an appropriate time and location. Warehouses are equipped to accommodate a variety of goods, from raw materials to finished products. Efficient warehousing enables businesses to optimise inventory management, expedite deliveries, and enhance customer satisfaction by ensuring convenient delivery of products.

**WAI is in the process of developing WGRS with the support of ADB with an objective to enhance the international performance of logistics landscape of India.**

Storage need of farm produce, e-commerce, global trade demand, finished goods inventory, cold storage demands, and related factors have influenced the warehousing landscape of India. The country's rising economy has amplified the scope of advanced warehousing solutions. As development continues, the demand for efficient and quality warehousing infrastructure grows, driven by increased industrial activity, urbanisation, and rising consumer demand.

WAI is in the process of developing WGRS with the support of ADB with an objective to enhance the international performance of logistics landscape of India. Developing an ecosystem of quality warehouses is significant to achieving this objective. The rating system will play an important role in streamlining logistics operations, ensuring higher standards of service, and fostering a responsive supply chain infrastructure. With improved operational performance, technological advancements, sustainable practices, transport and cost efficiency the warehouses can contribute to economic growth and environmental stewardship.



WGRS adoption can help stakeholders identify factors that can contribute to creating state-of-art facilities, recognise areas of improvement, streamline workflows, and adopt best practices that align with global quality and assurance goals. It will also help to build customer confidence to attract investments in the logistics sector.

WGRS focuses on evaluating warehouse performance across various operational parameters. This framework examines warehouse planning and design, space optimisation, sustainability, automation and management, safety & security, social equity and the overall effectiveness of warehousing operations. WGRS credits effective infrastructure planning and design, adequate storage facilities, and optimisation of transportation services through standardised traffic and docking infra. This improves transit efficiency, helping them maintain a competitive edge in today's logistics landscape. Modern warehouses are adopting tech for eliminating warehousing inefficiencies, enhancing accuracy, management and safety. WGRS merit rating shall aid in reducing operational costs.



**Richie Mittal**  
Board Member, ASHRAE  
Founder, Overdrive Engineering

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### CCI invests ₹227 cr in Grade A MMLP in Gurugram

CCI Group announced an investment of ₹227 crore for development of a Grade A warehouse facility in Sohan-Silani, Gurugram. Spanning 9.5 lakh square feet, this project is aimed at addressing the growing demand for high-quality industrial and warehousing spaces in the region. Designed to address the increasing demand for scalable warehousing infra, the facility incorporates features such as a clear height of 12 metres, FM2-grade flooring, cross dock multiple loading points, and wide internal RCC roads to support efficient vehicle circulation. Its modular layout and flexible design allow the space to be customised, as per the operational needs of varied tenants. The facility emphasises sustainability and

safety in its design and operations. It is solar-ready and integrates passive ventilation systems, natural lighting, LED fixtures, rainwater harvesting and commitment to environmentally responsible development.



### Indicold unveils 2<sup>nd</sup> automated facility in Detroj, Guj

Indicold has launched its second fully automated cold storage facility in Detroj, Gujarat. The new facility is central to Indicold's mission: Building a sustainable, future-ready cold supply chain, enabling nutritious food, safe healthcare, and high-quality products for

all. "At Indicold, we care about the people who make the cold chain run, the community we live in, the environment we operate in, and the product integrity we protect," Kartik Jalan, Founder, Indicold, said. The facility was introduced at a curated Supply Chain Conference, Indicold NXT, led by Indicold's founders, who were joined by leading voices in procurement and supply chain from the food, dairy, and ice cream industries. The event marked a step forward in shaping the future of temperature-controlled logistics. and collaboration. The event was inaugurated by K.K. Jalan, a 1982-batch IAS officer from the Haryana cadre and former Secretary, Union Ministry of MSMEs, whose contributions across industries and public service remain an inspiration.



## Safexpress opens logistics park in UP

**S**afexpress has inaugurated its logistics park in Gautam Buddha Nagar, Uttar Pradesh. Located on NH-334C, GT Road, Bairangpur, Dadri, this facility marks a step in enhancing logistics infra. Spread across 2.5 lakh sq. ft., the facility is equipped with transshipment and 3PL abilities. It is designed to support the growing warehousing and distribution needs in the area, ensuring efficient supply chain connectivity. The cross-dock setup allows simultaneous loading and unloading of over

200 vehicles. An column-free span of 80 feet enables seamless movement of goods within the facility, while 16-foot-wide cantilever sheds provide all-weather loading and unloading.

The facility is equipped with firefighting systems and trained personnel. It also incorporates an integrated rainwater harvesting system, a dedicated green zone, and maximises the use of natural sunlight during the day to conserve energy.



## GMSL's LNG trucks to decarbonise road logistics

**G**reenLine Mobility Solutions Ltd. has partnered with Bekaert to decarbonise road logistics by deploying HMSL's LNG-powered trucks at Bekaert's Ranjangaon Plant, beginning of pilot phase to reduce CO<sub>2</sub> footprint of Bekaert's logistics operations. Each

GreenLine LNG truck may reduce up to 24 tonnes of emissions annually, contributing to Bekaert's aim to become net zero by 2050 and achieving 65 per cent of sales from sustainable solutions. "Our partnership with Bekaert shows the commitment of forward-thinking corporates to drive sustainability at scale. We are proud to offer green trucks and an integrated ecosystem from LNG refuelling to real-time telematics to empower our partners to advance on their net-zero goals," Anand Mimani, CEO, GMSL, said. "To lead in safe and sustainable solutions, decarbonising logistics is essential. This supports our commitment to long-term sustainability goals," Dinesh Mukhedkar, Procurement Operations Lead, South Asia and Procurement Global Shared Service Centre Lead, Bekaert, added.





## Custom bonded warehousing service unveiled

Crown Worldwide Group has introduced its new custom bonded warehousing service in India, operated under its Crown Workspace & Warehousing division. The service is designed to provide businesses with a duty-free, secure, compliant and tech-enabled solution for storing imported goods without immediate payment of customs duty. This initiative aims to streamline import-export ops, ensure superior logistics services and provide global biz agility in managing their supply chains. The bonded warehouse is operational in Mumbai. It offers ISO-certified, digitally managed, and tamper-proof, dust-free storage designed to handle a range of products, including wines and spirits, luxury goods and fashion, jewellery, electronics, and general cargo. The

facility supports ESD-safe handling for electronic items and includes options for bulk and industrial goods. In terms of security, the warehouse is equipped with 24x7 surveillance.



## Warehousing posts 15% YoY growth in Q1: Colliers

According to Colliers latest reports, with 9 million sq. ft. of leasing in Q1 2025 at a 15 per cent YoY growth, industrial and warehousing demand across top eight cities remained robust. Delhi NCR and Chennai led the demand, accounting for 57 per cent of the overall leasing in Q1 2025. The demand for Grade

A industrial & warehousing space was impressive in Delhi NCR; the region has witnessed half of the leasing activity of 2024 in Q1 of 2025 alone. Across the top eight cities, engineering sector drove demand this quarter, contributing to 25 per cent of the overall industrial & warehousing space uptake, followed by e-commerce with 21 per cent share. Both these sectors have surpassed demand from 3PL players. While Chennai and Bengaluru saw traction from occupiers in the engineering space, demand from e-commerce players remained in Delhi NCR and Mumbai. Bhiwandi in Mumbai led leasing activity in the Q1 with 1.0 mn sq. ft. of demand, followed by Luhari (0.9 mn sq.ft.) in Delhi NCR and NH-16 (0.7 mn sq.ft.) in Chennai.





## We welcome new members to WAI

Avanti Hydro Power LLP

AWH All Warehouses and Industrial Parks Private Limited

Barabazaar Transport Company Private Limited

Cold Steel Corporation

Dewas Techno Products Pvt. Ltd.

Durafloor Concrete Solutions LLP

Freight Systems India

Globe Moving & Storage Company

H.A.M. Enterprises

Indelox Services Private Limited

KMRA Associates

Lynkit Solutions Private Limited

Merrill Estates Pvt. Ltd.

Nayyar Packers


Precision Pyramid Pvt. Ltd.

Shah Realtors

Shivani Services

Siemens Limited





## WHY JOIN THE WAREHOUSING ASSOCIATION OF INDIA

- 1 Advocacy and Policy Making
- 2 Networking and collaboration
- 3 Standardization of practices
- 4 Access to specialized documents
- 5 Adoption of innovative technologies

For more information on becoming a WAI member, visit [www.warehousingindia.org/membership](http://www.warehousingindia.org/membership)

