

INVESTMENT OPPORTUNITY

CPS Logistics

A strategic hub for commerce & logistics — Khatolai, Rajasthan

33.69 acres · 54,500+ sqm warehousing and commercial spaces · On NH-48

THE SITE

On NH-48, India's national highway backbone

CPS Logistics sits directly on NH-48 at Khatolai, near Shahpura Town, in the Behror–Kotputli district of Rajasthan, with more than 600 metres of highway frontage.

Address

NH-48, Khatolai, near Shahpura Town, Behror–Kotputli District, Rajasthan

Destination	Distance
Delhi	176 km
Jaipur	73 km
IGI Airport, Delhi	185 km
Manesar Industrial Hub	130 km
Bawal Industrial Hub	108 km
Neemrana Industrial Hub	82 km

CPS LOGISTICS AND COMMERCIAL (33.69 ACRES)



STRATEGIC LOCATION

Delhi 176 km	IGI Airport 185 km	Bawal Ind.Hub 108 km
Jaipur 73 km	Manesar Industrial Hub 130 km	Neemrana Ind.Hub 82 km

SITE FOOTPRINT

The plan, over the actual land parcel



Scan for the exact location

Google Maps

Scale at a glance

33.69
acres of total land

41,000+
sqm of warehousing

13,600+
sqm of commercial space

4
warehouses, docking bays in each

600+ m
of frontage on NH-48

60%
landscaped green area

Grade-A warehousing, four blocks



Warehouse	Area	Clear height
Warehouse 1	5,400 sqm	12m
Warehouse 2	6,740 sqm	12m
Warehouse 3	9,480 sqm	12m
Warehouse 4	14,980 sqm	12m

- Docking bays in every warehouse
- Wide bay spacing & sprinkler systems
- LED lighting and flexible space solutions
- Provision for mezzanine floor

Built for the truck & driver ecosystem

Maintenance & repair

On-site maintenance block and a well-equipped repair shop

Driver welfare

Dormitory, guest rooms and comfortable resting spaces

24x7 operations

Round-the-clock operational and site support

Secured access

Gated complex with 24x7 secured entry and exit

Easy movement

Wide internal roads sized for trucks and trailers

Fuel & supplies

On-site petrol pump, parking bays and a dhaba for drivers

COMMERCIAL PRECINCT

Integrated. Accessible. Profitable.





13,600+ sqm of premium commercial space sits alongside the warehouse hub, built for high visibility and daily footfall on NH-48.

- 10+ retail, F&B and service spaces
- Petrol pump, CNG station & EV charging
- 600+ m of highway frontage for exposure
- Ample parking for cars, two-wheelers & trucks

Sustainable. Secure. Future-ready.

Solar-embedded roofs

Clean energy generation across the warehouse roofs

Waste recycling

Responsible waste management across the complex

Water conservation

Rainwater harvesting and efficient water systems

24x7 security

CCTV surveillance and trained security staff

Fire safety

Fire safety and security systems throughout

Green by design

Built and run as a green, sustainable project

ABOUT CP SYSTEMS

The company behind the project

CP Systems Pvt. Ltd. — operating as CP Infra — is a civil engineering and construction firm built around on-ground execution: site engineering, civil works, and construction management, delivered under the principle of "Constructing a Better World."

Discipline

Civil engineering & construction execution

Team

Site engineers, civil engineers & project support staff

Reach

Projects across India

TRACK RECORD

How CP Systems works

Capability

- Site engineering & supervision
- Civil and structural execution
- On-ground construction management

Approach

- Delivery-first, execution over consulting
- Teams based on-site, not remote
- Direct client and contractor coordination



Built for today. Ready for tomorrow.

A future-ready logistics & commercial ecosystem on NH-48.

GET IN TOUCH

Let’s build the future together.

NH-48, Khatolai, near Shahpura Town, Behror–Kotputli District, Rajasthan

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