

Promoted by a diversified Indian Business Group, Plug-and-Play manufacturing facility,

**1.0 million sq. ft. near Foxconn India Pvt. Ltd, located in SIPCOT Industrial Park, Sriperumbudur, along the Chennai-Bangalore Highway.**

The facility is available for lease—**partial lease options are also available**, so there's no need to take the full space.

The business house is also **ALSO open to investment, joint ventures, or partnerships** with Taiwanese companies.

## INTRODUCTION

Promoted by a diversified Indian industrial conglomerate with focus on Energy Conveyance for Automotive, Off Highway and global Aerospace & Defence. They already have several successful global Joint ventures/Partnerships.

They have created a cutting-edge industrial and logistics park, with Plug-and-Play model.

1 million-square-foot facility, which has been designed for **Electronic manufacturing** and similar companies. This facility is located along the Chennai-Bangalore Highway. They are Keen to establish global Joint Ventures (JVs) or Partnerships.

## SITE DETAILS

### Location:

SIPCOT Industrial Estate,  
Sriperumbudur, Tamil Nadu,  
India – 602106.

**Total Site area:** 28 acres

**District:** Kanchipuram

**Longitude:** 79° 53' 24.29" E

**Latitude:** 12° 55' 41.68" N



● ENTRY/EXIT POINTS

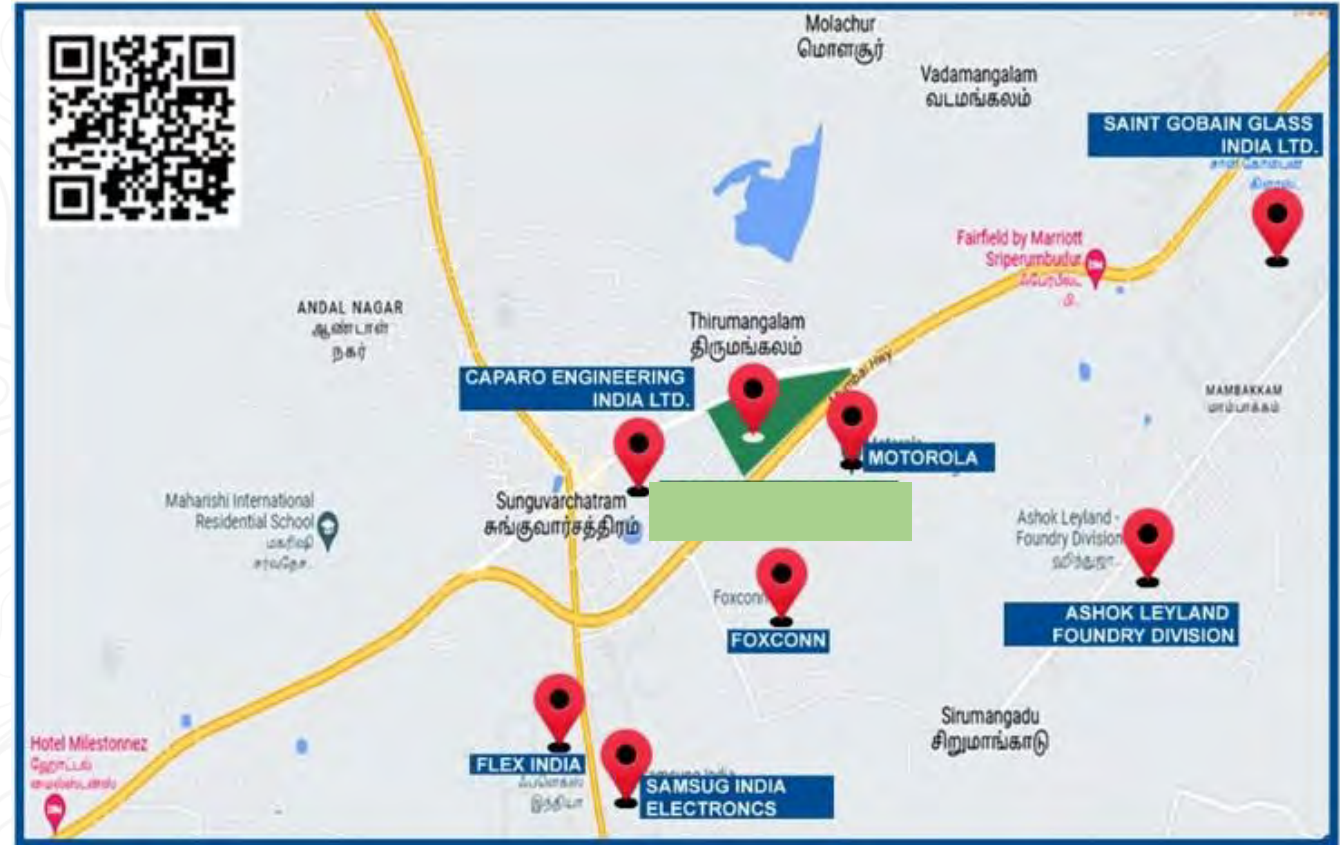
## ABOUT SRIPERUMBUDUR

- With over 500 companies (of which six are global car manufacturers), the Sriperumbudur – Oragadam belt has seen tremendous industrial growth in less than 4 years, which makes it the most developed industrial area in Chennai.
- Polyhose has a leading footprint in this strategic location. It has also carved a niche by providing modern logistics facilities to leading companies from FMCG, automobile, electronics, e-commerce, and other industries.

## ABOUT CHENNAI

- Ranked as the third largest Indian city on per-capita GDP in 2022, Chennai stands tall amidst the hottest investment and development destinations.
- It's key industrial hubs of Sriperumbudur and Oragadam host major MNCs and are easily accessible through air, land and sea.

## INDUSTRIES NEAR BY



# DESIGN FEATURES



## EARTHQUAKE RESISTANT

The factory has been designed for earthquake resistant



## FLOOD RESILIENT DESIGN

The site has been elevated above the maximum flood level and can avoid flood during extreme conditions



## WIND RESISTANT

The factory has been designed for higher wind resistant



## IGBC CERTIFIED DESIGN

The factory has been designed for lead gold rated

# SUSTAINABILITY



## **WATER SAVING FEATURE**

- Maximum utilization of sun light through roof skylights
- Natural air ventilation through wall louvers and roof monitors



## **ENERGY SAVING FEATURE**

- Energy efficient light feature
- Energy efficient transformers
- Solar power



## **MATERIAL SAVING FEATURE**

- Optimized design for structure
- Less energy embodied materials



## **NATURAL VENTILATION FEATURE**

- Maximum utilization of sun light through roof skylights
- Natural air ventilation through wall louvers and roof monitors



## **REUSE/RECYCLE FEATURE**

- STP treated water for flushing and irrigation
- Rainwater recharge/ harvesting



## **ENVIRONMENTAL FEATURE**

- Optimized design for structure
- Less energy embodied materials
- The factory has been designed for lead gold rated

## CONVENIENT TRANSPORTATION NETWORK



**Chennai International Airport - 38km**



**Chennai Central Railway Station - 50km**



**Chennai Port - 56km**



**Ennore Port - 56km**



**Connects Chennai to Mumbai via the site for the best business**

## BUILDING FEATURES



**TOTAL AREA**

- 10 lakhs (1 million) sq. Ft.
- Block-1: 127.5 x 100m
- Block-1: 38272.5 sqm
- **Block-2: 97.75m x 98.60m**
- **Block-2: 11468 sqm Ready to occupy.**



**FLOOR**



**CLEAR HEIGHT**

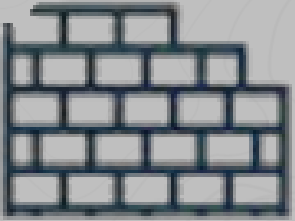
- Block - 1 : G+2 floors
- 6m height (floor to floor)
- Block - 2 : Eave height : 13m
- Ridge height : 15.5m



**PARKING**

- Truck slots : 30
- Car slots : 30
- Bike slot : 80

## BUILDING FEATURES



### WALL

Block wall up to 2.40m height from FFL & galvalume sheet up to roof bottom.



### VENTILATION

Passive ventilation to provide 3-6 air changes through louvered panels on external walls and roof monitor.



### SKYLIGHT

Skylights for energy efficient lighting.



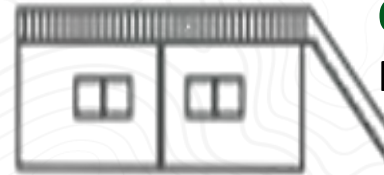
### POWER LOAD

Single / three phase power connection from local substation.



### DOCKING TYPE

Covered with canopy extended up to 4m.



### OFFICE

Ready to fit Mezzanine floor.



### SECURITY

CCTV and Access control  
24 x 7



### FACILITY MANAGEMENT

Professionally trained Maintenance team

# BUILDING FEATURES



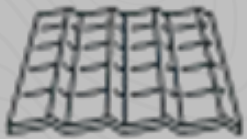
## STRUCTURE

- Pre-engineered building
- Optimized columns pacing
- Mezzanine level for office



## TRUCK APRON

Concrete Surface with, 15.0m length (from face of dock wall to edge of pavement).



## ROOF

Colour Coated Metal sheet roofing with Standing Seam, polycarbonate premium roof system which is 100% leak-proof.



## DOCK DOORS

Motorised operated rolling shutters, and mechanically operated dock levelers.



## FIRE PROTECTION

Global NFPA / NBC standard fire fighting.



## WAREHOUSE HEIGHT

Ground - level height : 9m

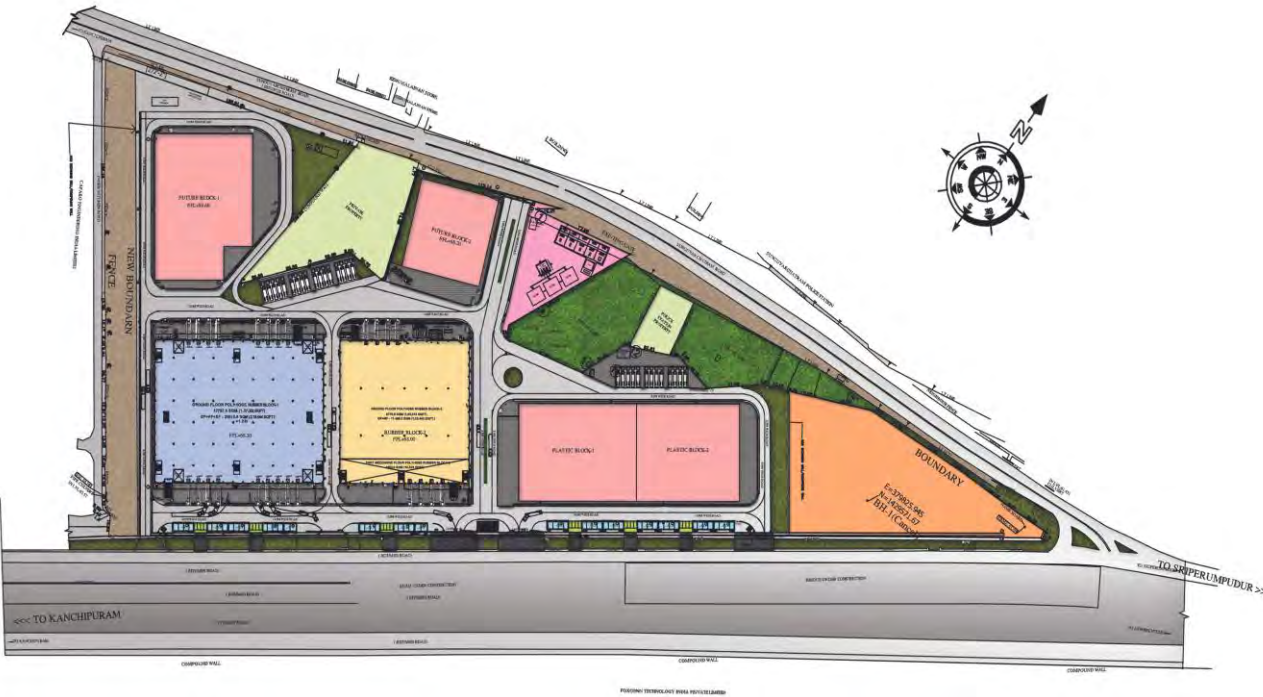
Mezzanine - level height : 5m



## ROAD

12m wide concrete surface road with storm water drain facility along the road

# MASTER PLAN



## AREA

- 1 million (10 lakhs) sq. Ft.
- Block-1: 127.50m x 100m
- Block-1: 38272.5 sqm
- Block-2: 97.75m x 98.60m
- Block-2: 11468 sqm

-  ➤ Road
-  ➤ Rubber Block - 1
-  ➤ Rubber Block - 2
-  ➤ Future Blocks
-  ➤ Security, Substation & Fire Tank
-  ➤ Hard Stand Area
-  ➤ Shop
-  ➤ Shop Parking
-  ➤ Truck Parking

# BLOCK - 1

## GROUND FLOOR PLAN

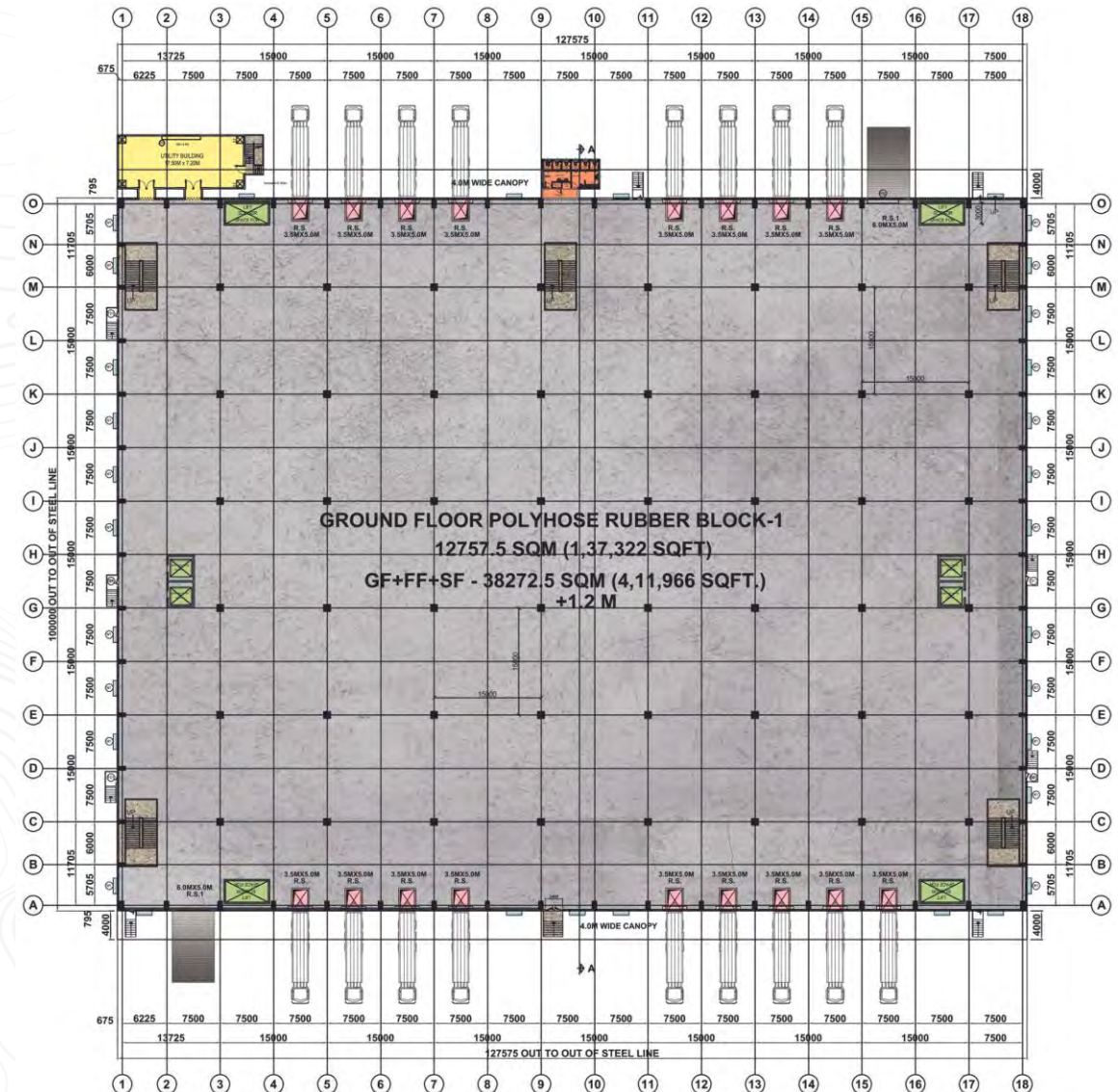
### AREA

- GF - 12758 SQM
- FF - 12758 SQM
- SF - 12758 SQM

### TOTAL AREA

- 38274 sqm

## SITE PLAN



# Logistic Park Details

## Area Statement

S.No	Blocks	Area in Sqm	Area in Sqt	Remarks
1	Rubber I			
	GF	12,757.50	1,37,322.00	
	1st floor	12,757.50	1,37,322.00	
	2nd floor	12,757.50	1,37,322.00	
	Total (A)	38,272.50	4,11,966.00	
	Toilet	33.49	360.48	
	Utility building G+2	408.12	4,392.96	
	Total (B)	441.61	4,753.44	
	Total (A+B)	38,714.11	4,16,719.44	
2	Rubber II			
	GF	9,775.00	1,05,217.20	
	Mezzanine	869.98	9,364.39	
	Total (A)	10,644.98	1,14,581.59	
	Toilet	33.49	360.48	
	Panel room	76.96	828.39	
	Total (B)	110.45	1,188.87	
	Total (A+B)	10,755.43	1,15,770.46	

# BLOCK - 2

## GROUND FLOOR PLAN

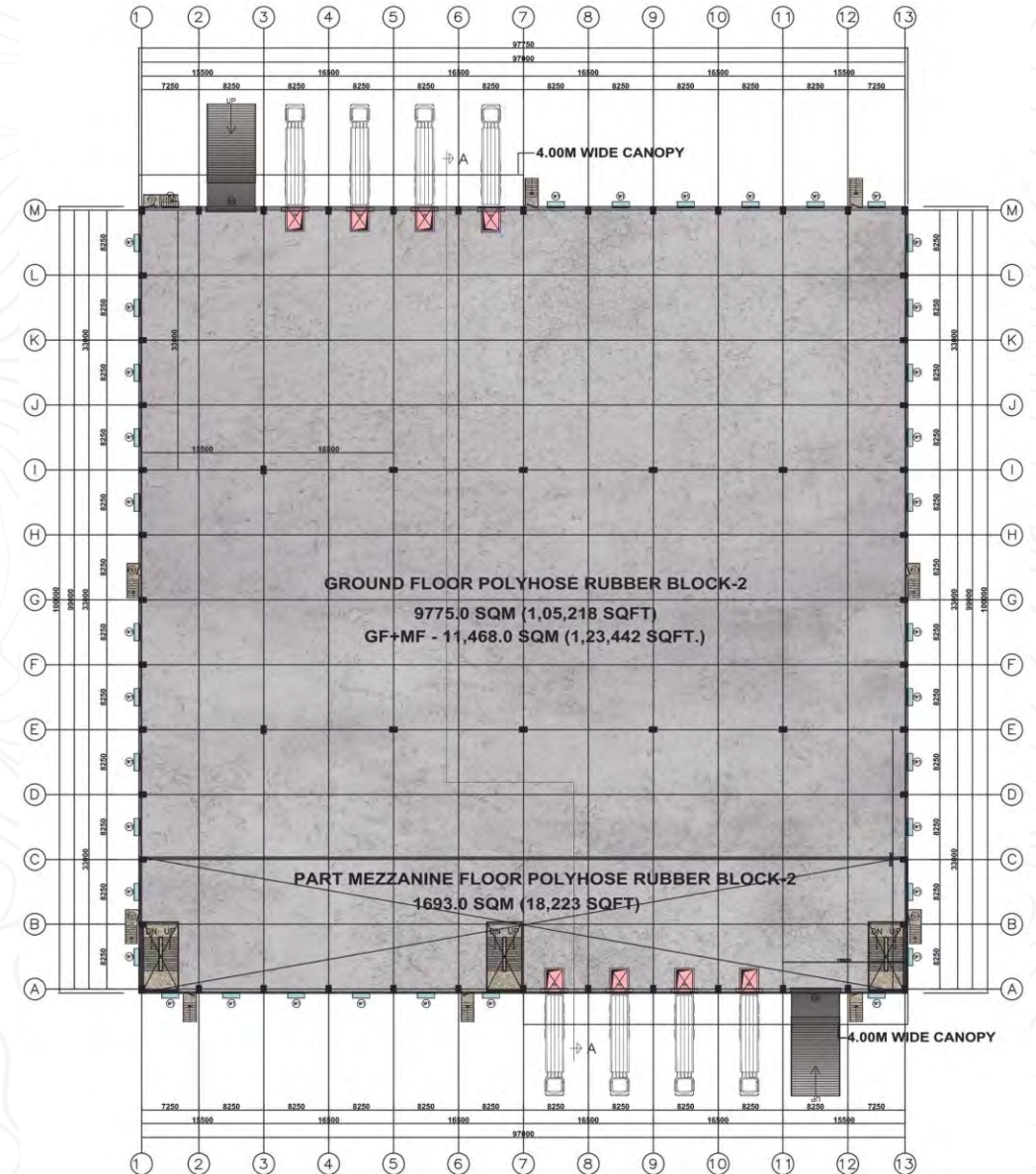
### AREA

- GF - 9775 SQM
- MF+ chargeable .area - 980 SQM

### TOTAL AREA

- 10,755sqm

## SITE PLAN



# COMPLETED PROJECTS

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## STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGES



- Well connected to SIPCOT Sriperumbudur Industrial Park.
- Located on SH 48, adjacent to the 4500 acre. SIPCOT Oragadam Industrial Area.



Oragadam - Walajabad road.



Sriperumbudur town is at a proximity of 15 kms.

THANK  
YOU

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