

CHENNAI ORAGADAM



Strategically located in Chennai's largest and most developed industrial belt, Ascendas-Firstspace Chennai, Oragadam is spread over 150 acres catering to clients in the auto, electronics, engineering and logistics sectors. 1.6 million sq ft of industrial logistics space has been developed and leased to companies such as cable maker Foxlink, and TPI Composite, a U.S.-based independent manufacturer for composite wind blades. Ascendas-Firstspace Chennai, Oragadam has 3 million sq ft of development potential.

A Key Precinct

- Centrally located between Grand Southern Trunk Road (NH 45) and NH 4.
- Biggest automobile hub in South Asia.
- One of the fastest-growing industrial suburbs evolving into a multi-faceted industrial zone.

OVERVIEW & CONNECTIVITY

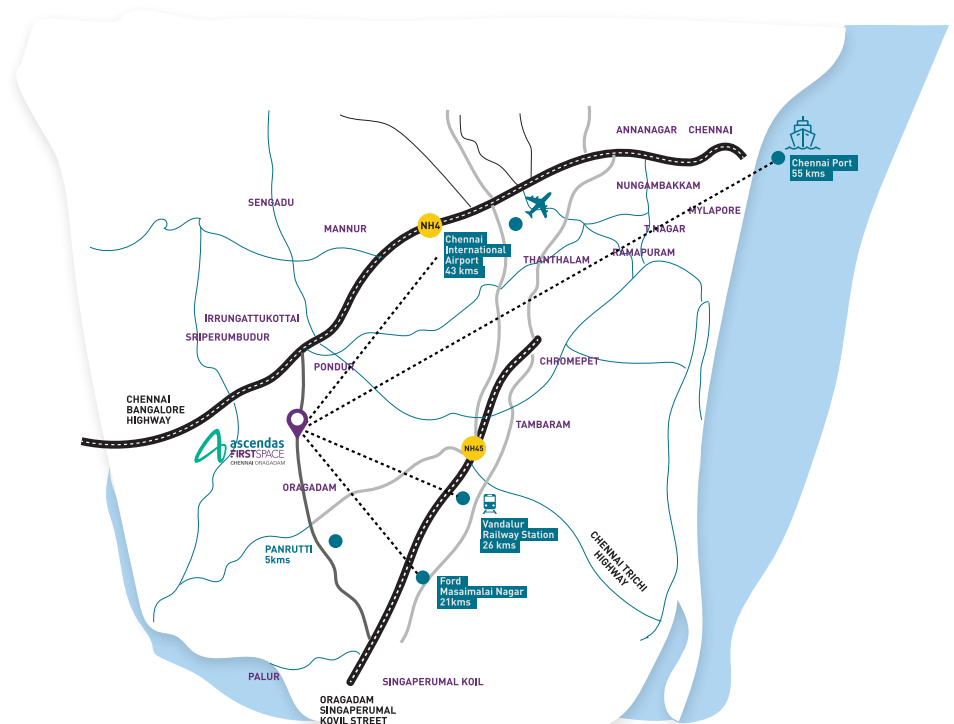
Oragadam is close to Chennai-Bangalore highway and Sriperumbudur, a major auto & industrial hub

Base for Fortune 500 companies including 6 global car manufacturers

Located centrally between two National Highways provides great connectivity to the region.

It demands one of the highest premiums in terms of industrial spaces across the peripheral areas of the city. Large auto companies add to further demands for warehousing.

Ideal for automotive companies, logistics and light manufacturing



OVERVIEW

- Land area: 150 acres
- Aggregated and Converted with all statutory approvals
- 3 million sq ft of development potential
- Development of Industrial & Logistic Park
- Construction of Infra & Building in progress
- Phase I: Delivered
- Phase II: Delivered in Q1 2020
- Phase III: Under development

OFFICE DESIGN

- Office in ground and mezzanine floor
- Clear height of 3.5m
- Additional areas for utilities and amenities as per requirements
- Separate WC for office areas as per requirement

PARK INFRASTRUCTURE

- Gated development with restricted entry and exit
- Main spine of 15 m and arterial roads of 9-12 m
- Common facilities and amenities including food court, office centres
- Convenient facilities for drivers and workers

STATUTORY APPROVALS

The entire development to be designed and developed as per statutory norms, with the following approvals:

- DTCP – Directorate of town and country planning
- Tamil Nadu pollution control board
- Inspector of factories
- Fire department
- Health and Safety
- Other approvals as required

ENVIRONMENTALLY SENSITIVE DESIGN

- Zero discharge and use of recycled water for green areas, housekeeping and toilets
- 50% of land area utilised for green areas, roads and open space
- Use of native soil and no disturbance to surrounding soil
- Use of native plants for greenery
- Solar power generation and utilisation as per design
- Rainwater harvesting as per code STP for the entire park

BUILDING SPECIFICATIONS

50,000 –
7,00,000 sq. ft



Building size

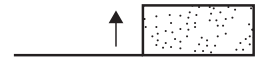
PEB building designed as per IS standards, with standing seam and insulation



Clear height of 12 m at eaves



Column span of 16m X 22.5 m



Finished floor level at 1.3 m above finished road level



Floor to be designed for a load of 5t/m²



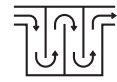
Electrical connection upto a single point inside the building



Connected power as per requirement



Ventilation systems with 4-6 air changes with ridge vents



STP with a capacity as per requirement



16.5 m concrete apron along the dock side for efficient loading & unloading



RCC storm water drainage system for the building and park designed for highest rainfall



Drinking and fire water – common for the park as per norms



Fire protection systems – fire hydrant with hose reels and fire extinguisher



Common facilities including washrooms as per statutory norms



Building Exteriors



Building Exteriors



Building Interiors



Building Interiors



Office Interiors



Utility Block

Corporate Office:

Ascendas-Firstspace Development Management Private Limited
Adani Inspire, 3rd floor, Unit no 309,
G-Block, Bandra Kurla Complex,
Bandra East, Mumbai – 400 051.
Tel: +91-22-62212400

Branch Office (Chennai)

#1, Regus Olympia Technology Park
Level-2, Altius #1,
Sidco Industrial Estate, Guindy
Chennai – 600032
Tel: +91-44-42994153

Enquiries

leasing@ascendas-firstspace.com

www.ascendas-firstspace.com
www.capitaland.com

For Enquiries

