

EMBASSY INDUSTRIAL PARKS



EMBASSY INDUSTRIAL PARK, SRIPERUMBUDUR

Warehousing and Industrial Spaces for the New World

www.embassyindustrialparks.com



Embassy Group

A vision to create exemplary real estate developments has driven Embassy Group to become one of the most reputable and trusted developers. With over three decades of experience and expertise across Industrial, Commercial, Residential, Retail and Hospitality sectors, Embassy Group offers truly unique world-class experiences.

Embassy Industrial Parks

Embassy Industrial Parks Chennai is a Joint Venture between Embassy Group and Brookfield Asset Management with a total investment of INR 900 Crores. It brings together comprehensive expertise to address the significant challenges for quality industrial warehousing spaces in a diverse market. We are committed to bringing quality Grade A industrial, light manufacturing and warehousing spaces.

Embassy Group

- Established in 1991.
- Portfolio of over 54+ Mn. Sq. Ft.
- Domestic leaders in Property Development and Asset Management
- Comprehensive portfolio spanning Commercial, Residential, Hospitality, Retail, Education, Services and Co-living spaces
- Pioneered the concept of Business Parks in India and re-defined luxury living
- Entrepreneurial leadership with an experienced and professional team

Brookfield Asset Management Inc.

- A global alternative asset manager with approximately \$200 billion in assets under management.
- The company has over a 100-year history of owning and operating assets with a focus on property, renewable energy, infrastructure and private equity.
- Approximately \$123 billion of real estate assets under management and interests in over 350 million square feet of commercial space globally.
- Brookfield owns interests in over 55 million sq. ft. of premier logistics assets under management with prime land sites to develop an additional 47 million sq. ft. of distribution facilities near major markets and transport routes in North America, Europe, and China, making it one of the largest global players in the industrial and logistics sector.

India

A Prime Location For Industrial And Logistic Solutions

India - the world's third largest economy by purchasing power parity and the fourth largest economy by nominal GDP, is in the cusp of exciting transformation. By 2050, India's economy is projected to be world's second largest, behind only China.

In a recently published report in Jan 2018 by World Economic Forum, India has been ranked at 30th position on a global manufacturing index - below China's 5th place, but above other BRICS peers - Brazil, Russia, and South Africa. The Manufacturing Sector accounts for 16-20 per cent of India's GDP and has grown by over 7 per cent per year on an average in the past three decades.

In a report published by World Bank in 2018 on Logistical Performance Index, India is placed at 35th position amongst 160 countries. Several measures have been introduced by the Government of India to develop infrastructure in the country, such as the Bharatmala Project, the Sagarmala Program, the electrification of railway tracks, e-mobility, digitization push in the logistics sector, etc. These are expected to benefit at the ground level thereby improving the ranking.

The Government of India strives to create an architecture of growth, efficiency, and prosperity, by embarking structural and policy reforms such as:

- Make in India
- GST and e-way bill
- Skill India
- Digital India
- Insolvency and Bankruptcy Code

EMBASSY INDUSTRIAL PARKS

Presence in India



Launched : **10** Mn. Sq. Ft.

Planned : **30** Mn. Sq. Ft. by 2021

Sriperumbudur

Optimized for Industries and Logistics

Tamil Nadu is ranked first in terms of good governance and political stability, peaceful law and order conditions, uninterrupted power availability, skilled manpower availability, and harmonious industrial relations; and ranked second in terms of State Investment Potential Index, after New Delhi as per 2018 NCAER study. The state has an ideal location on the Southern tip of India with well-developed road infrastructure along with 3 major ports, 17 non-major ports, and 4 International airports. With more than 100 ITI institutions and engineering colleges, Tamil Nadu ranks high in the availability of skilled labour with close to 70% of the population being in the working age group.

40 kms on the outskirts of Chennai, Sriperumbudur is one of the fast-growing industrial hubs located along the Golden Quadrilateral. Sriperumbudur has the advantage of being an industrial hub in the Chennai-Bangalore Industrial Corridor (CBIC) which is one of the five industrial corridors envisaged by Government of India.

Sriperumbudur SIPCOT along with Oragadam SIPCOT industrial estate houses manufacturing units of leading automobile manufacturers such as Ford, Hyundai, Nissan Renault, Daimler, Hindustan Motors, BMW, and Royal Enfield; and electronic and allied companies like Flextronics, Foxconn, Motorola, Samsung and Dell in addition to welcoming investments from several global Industrial houses.

The Chennai Port Trust (ChPT) is planning to develop 120 acres of land in Mappedu near Sriperumbudur. Feasibility studies are under way to see if a multi-modal logistics park (MMLP) or a maritime cluster, could be built under the Sagarmala project.

To encourage aerospace and defence manufacturing, our government has promoted an exclusive aerospace and defence park in 250 acres that can be expanded to 700 acres in Sriperumpudur, which is both an automobile components and electronics hub.



Site address

Embassy Industrial Parks, Chennai
Chennai-Bangalore Highway-NH48
Podavur, Kandoor Post, Kanchipuram
District Pannur - 602 106

Google coordinates:
12.920669, 79.849560

Embassy Industrial Park, Sriperumbudur Advantages

Total Land Area Available	175 acres: 150 acres - Warehouse and Industrial space development 25 acres - Developed industrial plots
Total Developmental Potential	2.7 Million sq. ft.
Type Of Land Use	Industrial converted land suitable for industrial and warehousing use
Location	Located strategically along National Highway 48 (Chennai – Bengaluru Highway) / Golden quadrilateral and is in proximity to developed industrial hubs of Sriperumbudur and Oragadam which houses marquee companies such as Hyundai, Saint-Gobain, Daimler, Renault-Nissan, Lenovo, etc
Main Access	National Highway 48 (Bengaluru – Chennai Highway) / Golden quadrilateral
Connectivity	58 kms to Chennai Sea Port 21 Kms to Kanchipuram Railway Station 35 Kms to Chennai International Airport
Proximity To Services & Workforce	Proximity to industrial clusters of Sriperumbudur and Oragadam Ample opportunities to source skilled and semi-skilled workforce Developing social and civil infrastructure
Compliances and Approvals	Clear title deeds and compliance with statutory requirements enable clients to operate continuously unhindered
Distance to Arterial Roads	NH 48 - 0 kms
Industrial Clusters in the Vicinity	8 kms to Sriperumbudur 23 kms to Oragadam
Connectivity to Other Regions of India	Excellent Road, Rail, Sea and Air connectivity to other parts of India Chennai – Bangalore expressway is proposed by the government which would improve connectivity greatly reducing the travel time



Embassy Industrial Park, Sriperumbudur



Project Partners



Proposed Master Plan

Surrounding

- North side boundary
- East side boundary
- West side boundary
- South side boundary

- Lake
- Village boundary
- Village boundary
- Highway



BUILDING LEGEND	
COLOR	BUILDING NAME
Blue	SECURITY BLOCK
Green	UTILITY BLOCK
Red	DRIVER'S ROOM
Yellow	OPENSOURCE
Grey	AMENITY



Amenities

- Property Management Office.
- First Aid Centre with Ambulance on standby.
- Driver's Rest rooms.
- Toilet in common areas at adequate distances.



Internal Signage

- Smartly Designed Signage at strategic locations for easy navigation within premises.
- Regulatory and Informational Signage covering safety guidelines, emergency phone numbers etc.



Fire Protection System

- Fire Protection System designed as per NBC 2016 norms.
- Modular water storage tank as per norms.
- Network of External Hydrants and Sprinklers.



Landscape

- All common areas have green cover along the perimeter of our parks.
- Plantation of indigenous trees to support local flora/fauna and conserve water.



Environmental Sustainability

- Recycling 100% water.
- Rain Water Harvesting.



Water Supply & Sanitary System

- Centralized Hydro-Pneumatic system with adequate storage capacity.
- STP designed for peak load as well.



Parking

- Adequate parking space for Trucks considering peak days.
- 4 and 2-Wheeler parking spaces near every block.
- Visitor parking space near main entry gate.



Electrical Infrastructure

- 0.5 - 7.5 MVA substation with 11/33KVA feeder line provision.
- 100% BackUp for external lighting, common areas and amenities.
- LED light fixtures and PV cells to capture Solar power.



Road Network

- Road network designed by Industry experts to ensure proper inner and outer turning radius for trucks.
- Traffic analysis considering peak days of business.
- Smart integration of Visitors and Pedestrian Movement.



Security

- Efficiently designed Main Security Gate to enable organized traffic & pedestrian movement.
- Perimeter and Campus under 24x7 CCTV surveillance.
- Security Kiosks and check points at strategic locations.
- Visitor Management System.

Master Planned to Global Standards

Common Area Maintenance Scope

- Security fence around the site perimeter and CCTV monitoring at the security room
- Manned security at the main gate entrance and 360-degree monitoring of the park premises
- Directional road markings on internal roads and common areas
- Car parking, two-wheeler parking, and visitors' entry at the security gate
- Common rest area and facilities for drivers
- Utilities like domestic and flushing water, storm water drainage, etc. up to the building tap-off point
- Operation and maintenance of common STP, septic tank and soak pit for Sewerage system up to building tap-off point
- Signages
- Landscaping along the perimeter and at common areas
- Common areas have electrical HT and LT side, electrical panels, and feeder panels
- Storm water drainages and rainwater harvesting up to the building discharge point
- Fire Protection System for the park, up to the tap-off point with all necessary equipment
- Operation and maintenance of common area street lighting with 100% back up DG power

Standard Building Specifications

Structure

Type of building	Pre-engineered building from reputed manufacturers
End bay spacing	8.00 – 8.45 mtr or multiples
Internal column grid	16-17 mtr x 22-25 mtr
Height of the building	10.5 to 12.5 Mtr (Eaves side)
Pitch of roof	1 in 20 or as per design
Roofing	Bare Galvalume standing seam roofing system
Cladding	Colour coated galvalume sheeting
Roof natural lighting	4% with polycarbonate sheet
Access ladders	As per design for roof maintenance
Canopy	4.50 mtr wide cantilever canopy on docking side
Wall	3.6 mtr
Office / Mezzanine Floor	Cold shell mezzanine structure on 2.50% of the total area
Office entry	One external bay as per standard design

Docking

Single side docking as per design
16.50 mtr concrete apron along the docking side
Dock height: 1.20 mtr / 4 ft.
MS painted Rolling Shutter at the rate of one door for 12000 sq. ft. from reputed manufacturer

Fire Escape Door & Staircase

Steel doors with panic bars as per statutory norms
MS staircases to the road level/ground level with MS painted handrails

Flooring

Uniformly distributed load of 5 tonnes per sq. mtr.
Vacuum Dewatered Flooring (VDF)

Toilets

Plumbing Tap off Points for Toilets at the building location
Total infrastructure designed for a ratio of 1:1000 per sq. ft. per day including all shifts

Ventilation System

3-6 Air changes as per the NBC requirement
Natural ventilation by means of louvers and roof monitor

Electrical Works

Power at the rate of 100 KVA per lac sqft will be provided till the substation

Fire Fighting System

Sprinkler and hydrant will be provided at roof level along with Fire Detection and Alarm System
Fire extinguishers are also provided at common areas

Optional Features

- Internal power and lighting distribution
- Temperature controlled areas
- Roof and wall insulations
- Dock levellers and dock pits
- Rapid action Rolling Shutters
- Internal compartmentations
- Enhanced PEB features such as fall protection systems, increasing collateral loads, heights and spans. etc.
- Combination of forced and natural ventilation system such as HVLS fans and force exhaust systems
- Completely forced ventilation system and air conditioning system
- Compounded independent facilities within the park

Note

- The above specifications are for indicative purpose only. Detailed specifications can be finalized based on mutual discussion and agreement.
- Size of buildings can be modified based on client requirements. Subject to flexibility.

Embassy Relationships

Logistics

Mahindra Logistics | FM Logistics | Rhenus Logistics
Li & Fung Logistics | Delhivery Logistics | Stellar Value Chain

Automobile & Industrial Automation

Mercedes-Benz | Rolls Royce | Faurecia | Tata Autocomp

Electronics & Aerospace

Rosenberger | Fokker Elmo

BFSI

ANZ | Swiss Re

Retail/FMCG/ Consumer Durables

Lowe's

Telecom

Nokia Siemens Networks

Healthcare / Media

Cerner

E-Commerce

Myntra Designs | First Cry | Amazon

Information Technology

Cognizant | IBM | L&T Infotech | Yahoo | Atos | TCS
Nice Interactive | Nitor | E clerx | Alcatel Lucent | Tech Mahindra



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