

## ORAGADAM I, PHASE II, CHENNAI



# THE LEADERS THAT HELP YOU LEAD.

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**We are IndoSpace - India's pioneer and largest developer of Grade A industrial and logistics real estate.**

Since IndoSpace's inception in 2007, we revolutionised the industrial and logistics real estate space and contributed to the establishment of a billion-dollar modern warehousing industry, as it stands today.

With over 3 billion USD in investment, we are the only developer and investor with state-of-the-art facilities at more key locations across India than any other, and we are consistently growing.

From being an industry leader in India to having global strength, we are committed to our leadership position. Our partnership with GLP, one of the world's largest developers of logistics real estate and a global investment manager, enables IndoSpace to provide global expertise and network, and the latest designs and technologies for efficient, custom-built facilities for our clients.

Our award-winning parks have consistently set the benchmark for the industry in terms of quality, services, sustainability and governance.

Over the past decade, our dedication to best practices has won us recognition and awards from around the world.

Not surprisingly, IndoSpace is the partner-of-choice for leading multinationals and progressive Indian companies looking to expand their footprint.



Awarded Best Industrial/Warehouse Developer in India 2015-2020 and 2022 (Won for 6 years) by Euromoney Magazine



Awarded 'Pioneer in large scale adoption of Green Logistics Parks in India' at the 8th IGBC Green Champion Awards 2021.

## BACKED BY GLOBAL LEADERS

EVERSTONE

GLP

REALTERM  
LOGISTICS

Total Commitment of

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**3** Billion USD

Across

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**46** Parks

Portfolio of

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**51** mn. sq. ft.

(4.73 mn. sq. m)

Clients in India

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**100 +**





## AN ALLIANCE OF LEADERSHIP

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IndoSpace has established a long-term partnership with GLP, a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies with 120 billion USD worth of assets under management and a deep logistics sector expertise.

GLP has one of the largest real estate footprints in the world with a global portfolio of approximately 775 mn. sq. ft. (and uses its operational expertise, global scale and local presence to create valuable logistics ecosystems.

This partnership enables IndoSpace to leverage GLP's expertise in **fund management, development and operations**, as well as **access their extensive global customer network**, which can further strengthen our leadership position and create a unique technology-led logistics investment strategy in India.





#### A SNAPSHOT OF GLP:



**2700+ properties across 700+ parks with 1900+ customers**



**775 mn. sq. ft. global portfolio**



**120 billion USD worth of assets under management**



**4th Largest Fund Manager**

# OUR PARKS ARE GOOD FOR YOUR BUSINESS

# AND THE PLANET

## INDOSPACE BUILDINGS ARE CERTIFIED BY EDGE AND IGBC



As India's leader in industrial and logistics parks, IndoSpace is committed towards sustainability. We pioneered green warehousing in India.

**As a founding member of the Indian Green Building Council (IGBC)**, IndoSpace plays an active role in the advocacy of green buildings. Our ultimate aim is both greater profitability and a healthier environment for everyone.

IndoSpace is also the **first organisation in India to be awarded the Platinum certification under the IGBC logistics parks and warehousing rating system**. This certification recognises IndoSpace's global leadership in green building parameters including Green Design, Construction and Operations, an unprecedented feat in Indian industrial and logistics real estate.

**IndoSpace has also won the esteemed EDGE Certification from Green Business Certification Inc. (GBCI)**. Our assets and infrastructure are designed and constructed for reducing carbon footprint, resulting in **energy savings, water savings, selection of materials that embody less energy and dust-free environment during construction, among others**.

- Efficient water treatment systems
- Low-flow water fixtures
- Optimised orientation and height
- Sustainable and thermally efficient building envelope

### ESG Compliance:

- Commitment to reduce GHG emissions
- EDGE certification for all future buildings
- Implementation of rooftop solar panels
- ESDD studies conducted for all new acquisitions as per the IFC Performance Standards



### ENVIRONMENTALLY RESPONSIBLE BY DESIGN

Our facilities fulfil environmental responsibilities by incorporating open spaces and tree plantations and maintaining existing soil conditions.

### TECHNOLOGY FOR THE ENVIRONMENT

We ensure minimum impact on the environment through higher ecology standards and by embracing new technology.



### INTELLIGENT HARVESTING OF RAINWATER

Water runoff is minimised and groundwater is recharged through rainwater harvesting systems.



### SMART VENTILATION FOR SMART POWER SAVING

Passive ventilation building design eliminates dependency on mechanical ventilation, thereby saving power.



### EFFICIENCY IN ENERGY THAT'S GOOD FOR THE PLANET

LED lights and skylights that use natural light help increase energy efficiency.



### RECYCLE. REUSE. REPURPOSE.

Our building designs promote the use of non-hazardous and recyclable materials.





# THE REWARDS OF LEADERSHIP

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## THE REWARDS OF LEADERSHIP



### **BEST INDUSTRIAL/WAREHOUSING PROJECT FOR CHAKAN I- 2022**

at The Economic Times Real Estate Awards 2022 - West



### **PIONEER IN LARGE SCALE ADOPTION OF GREEN LOGISTICS PARKS IN INDIA - 2021**

at the 8th IGBC Green Champion Awards



### **FIRM OF THE YEAR, INDIA – 2019, 2020, 2021 AND 2022**

by PERE Magazine (Leading publication for the world's private real estate market)



### **BEST INDUSTRIAL/WAREHOUSE DEVELOPER IN INDIA 2015 TO 2020 AND 2022**

by Euromoney Magazine (Won six years)



### **TOP 3 OVERALL DEVELOPERS IN INDIA - 2019, 2020 AND 2022**

ranked by Euromoney Magazine



### **BEST INNOVATIVE GREEN DEVELOPER IN INDIA - 2020 AND 2022**

ranked No. 1 by Euromoney Magazine



### **BEST INDUSTRIAL & LOGISTICS INFRASTRUCTURE PLAYER - 2017 TO 2020**

at the CII Supply Chain & Logistics Excellence (SCALE) National Awards



### **QUALITY EXCELLENCE IN SAFETY AND ENVIRONMENTAL SUSTAINABILITY - 2020**

at the Manufacturing Supply Chain Awards



### **BEST INDUSTRIAL & LOGISTICS PARKS IN INDIA - 2019**

at the 13th Express Logistics & Supply Chain Conclave



### **LEADING WAREHOUSE & INDUSTRIAL PARKS - 2018 AND 2019**

at the Warehouse Excellence Awards by Reedmanch



### **INDIAN INDUSTRIAL & LOGISTICS REAL ESTATE DEVELOPER COMPANY OF THE YEAR - 2019**

at the Frost & Sullivan India Best Practices Awards



### **BEST WAREHOUSING PROJECT OF THE YEAR - INDOSPACE LOGISTICS PARK LUHARI - 2018**

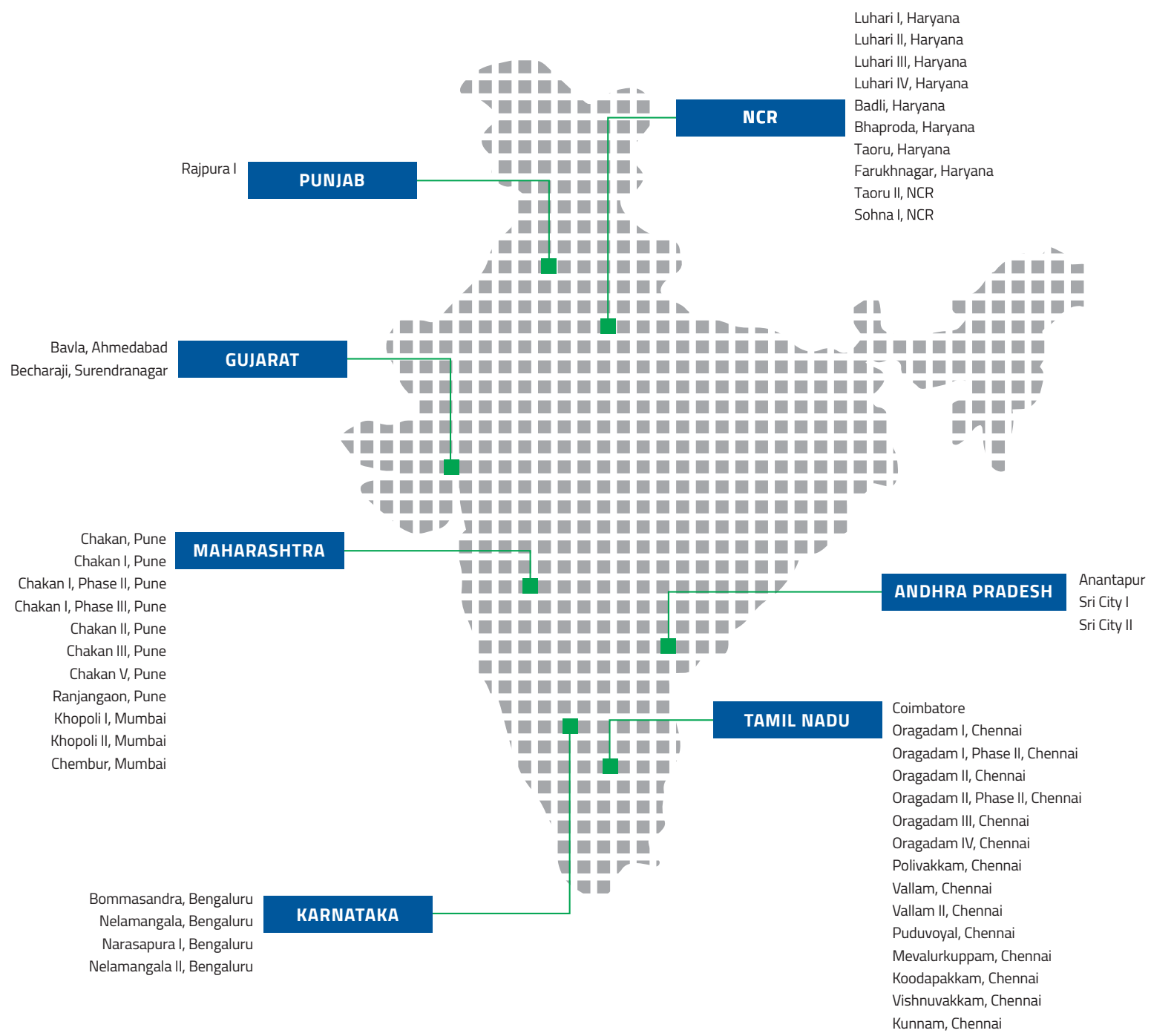
at the National Awards for Marketing Excellence  
(For Excellence in Infrastructure and Construction) by Times Network



### **DEVELOPER OF THE YEAR (WAREHOUSING) - 2018**

at the National Awards for Marketing Excellence (For Excellence in Infrastructure and Construction) by Times Network

# THE LEADERSHIP EDGE: PAN-INDIA PRESENCE



# VERSATILE SOLUTIONS

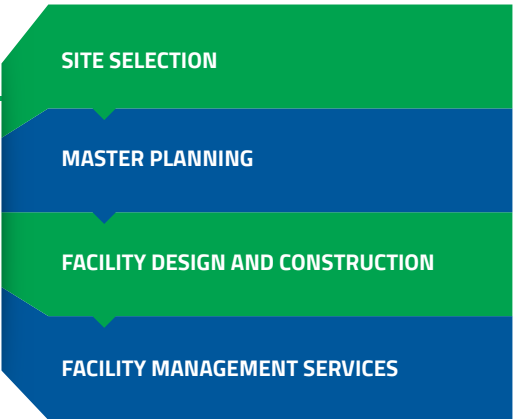
## READY-TO-MOVE-IN

Our industrial and logistics parks meet the needs of most clients in terms of size, grade and lease terms, allowing cost-effective solutions.



## BUILT-TO-SUIT

We build close partnerships with our clients to understand their needs and use our expertise in industry-specific, state-of-the-art infrastructure and logistics facilities to deliver the most optimal solution.



We appreciate the efforts taken by IndoSpace team during the ongoing and unprecedented COVID-19 situation. Your team has been very proactive in reaching out to us to enquire and extend support whenever required. The measures and precautions taken at the entry gate of IndoSpace Complex are excellent.



**N. AYYAPPAN**  
COO - Dhoot





## ABOUT CHENNAI

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Ranked as the third largest Indian city based on per-capita GDP in 2015, Chennai stands tall amidst the hottest investment and development destinations of India. Its key industrial hubs of Sriperumbudur and Oragadam host major MNCs and are easily accessible through air, land and sea.

## ABOUT ORAGADAM

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With over 22 Fortune-500 companies (of which six are global car manufacturers), the Sriperumbudur-Oragadam belt has seen tremendous industrial growth in less than four years, making it the most developed industrial area in Chennai.

IndoSpace has the largest footprint in this strategic location with two large industrial parks located in the heart of the Oragadam industrial area. It has also carved a niche by providing modern logistics facilities to leading companies from FMCG, automobile, e-commerce and 3PL sectors.

## INDOSPACE AT ORAGADAM

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Located in the heart of the Oragadam industrial area, IndoSpace provides a well-equipped infrastructure within its two firmly established industrial parks, Oragadam I (59 acres) and Oragadam II (33 acres). They are home to numerous A-List companies such as Nissan, BMW, Bosch, Hutchinson, Ionbond, Kone and Nippon. IndoSpace at Oragadam is a world class plug and play infrastructure with Grade A development and in house facility management services. Moreover, it has a faster turnaround time from signing to start of operations. We are now extending and expanding our world class-facilities with Oragadam I Phase II, which spread over 14.2 acres, and will help provide a rock solid platform for businesses looking to establish or grow their presence in Oragadam.

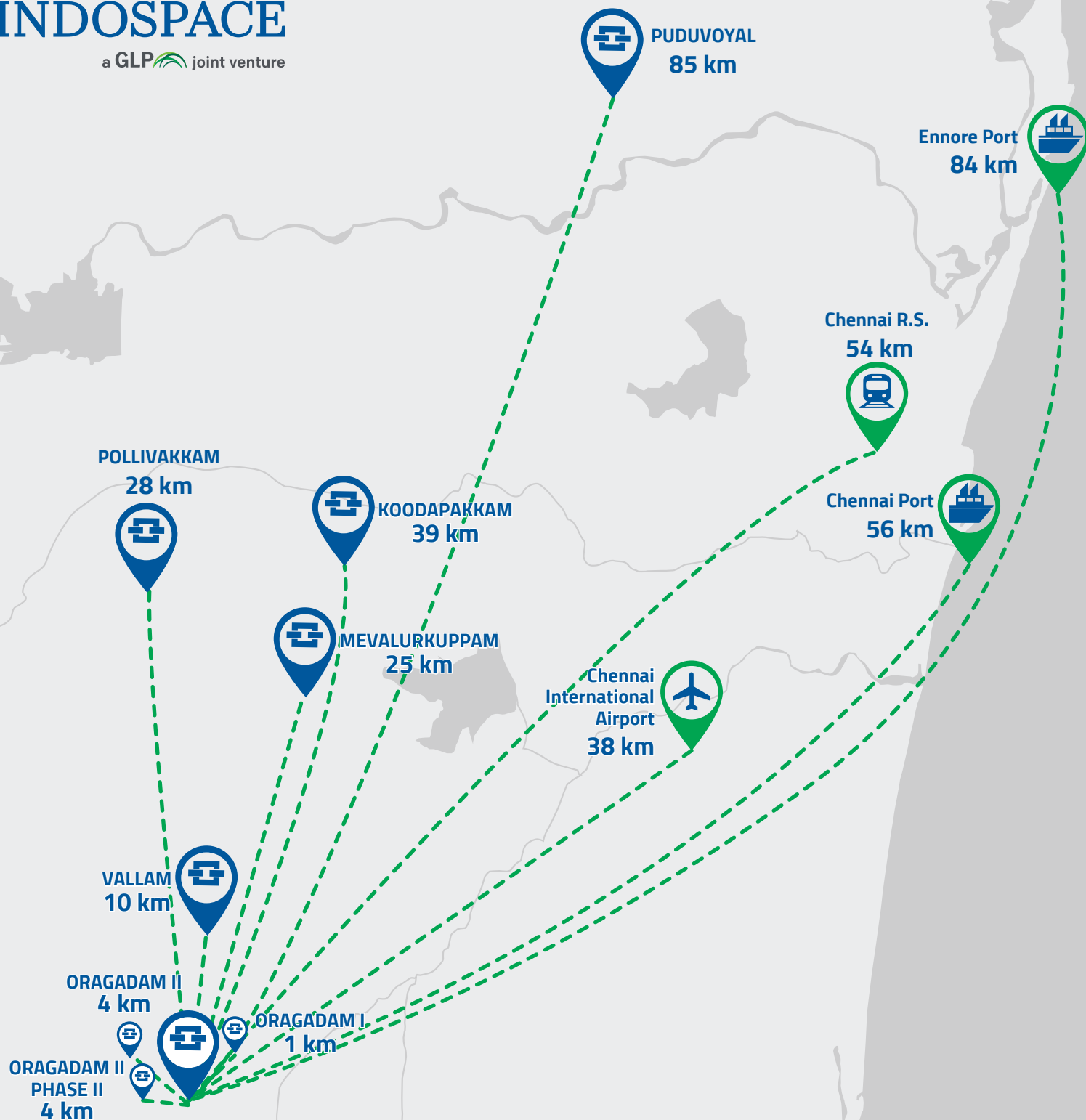
It is strategically located for business advantages as it is:

1. Well connected to SIPCOT Sriperumbudur Industrial Park
2. Located on SH 48, adjacent to SIPCOT Oragadam Industrial Area Oragadam-Walajabad road.
3. At a close proximity of 15 kms from Sriperumbudur town.

# OVERVIEW OF INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II



TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
14 Acres	3,00, 989 sq. ft. ( 27,962 sq. m)	Suitable for Industrial & Logistics Development

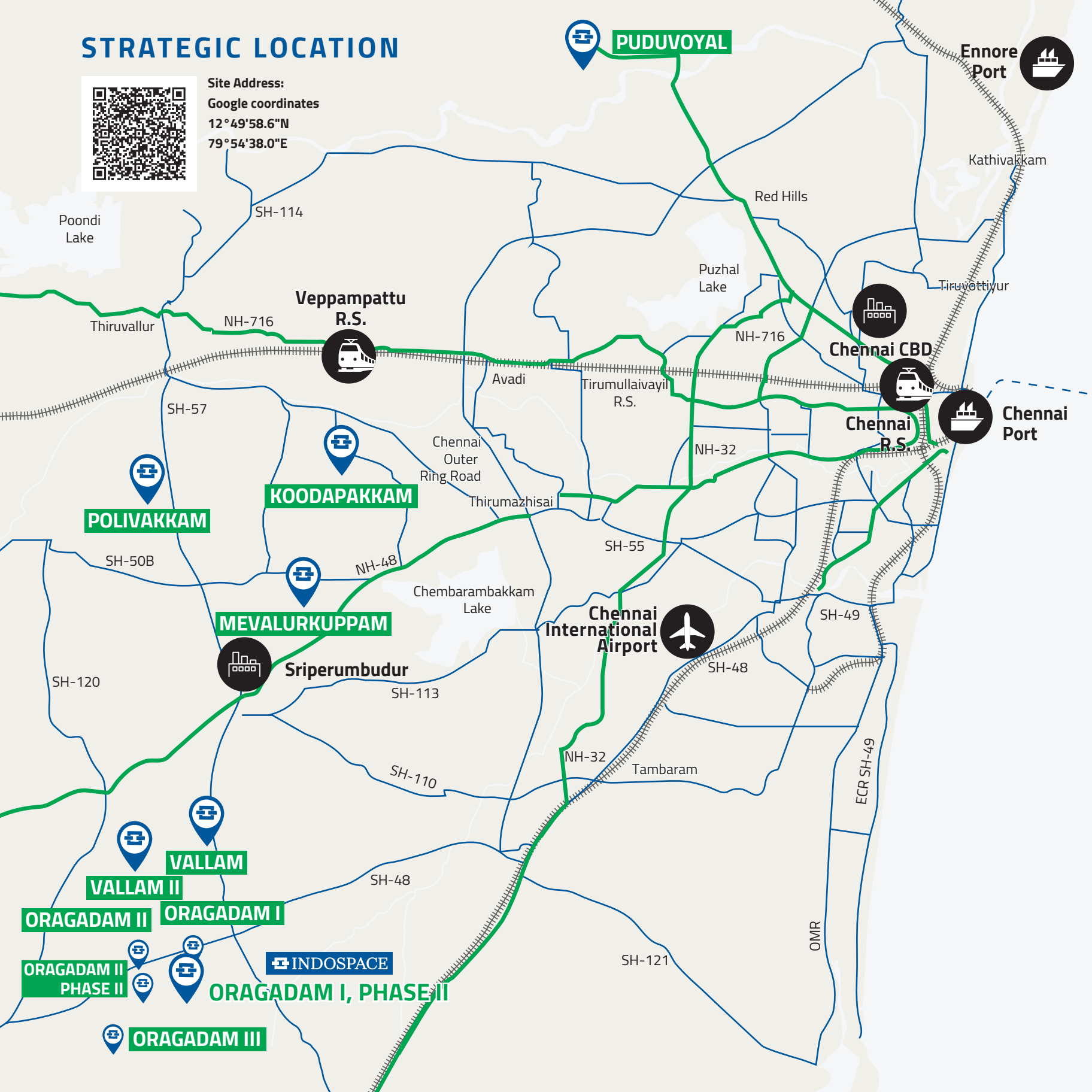




# STRATEGIC LOCATION



Site Address:  
Google coordinates  
12°49'58.6"N  
79°54'38.0"E



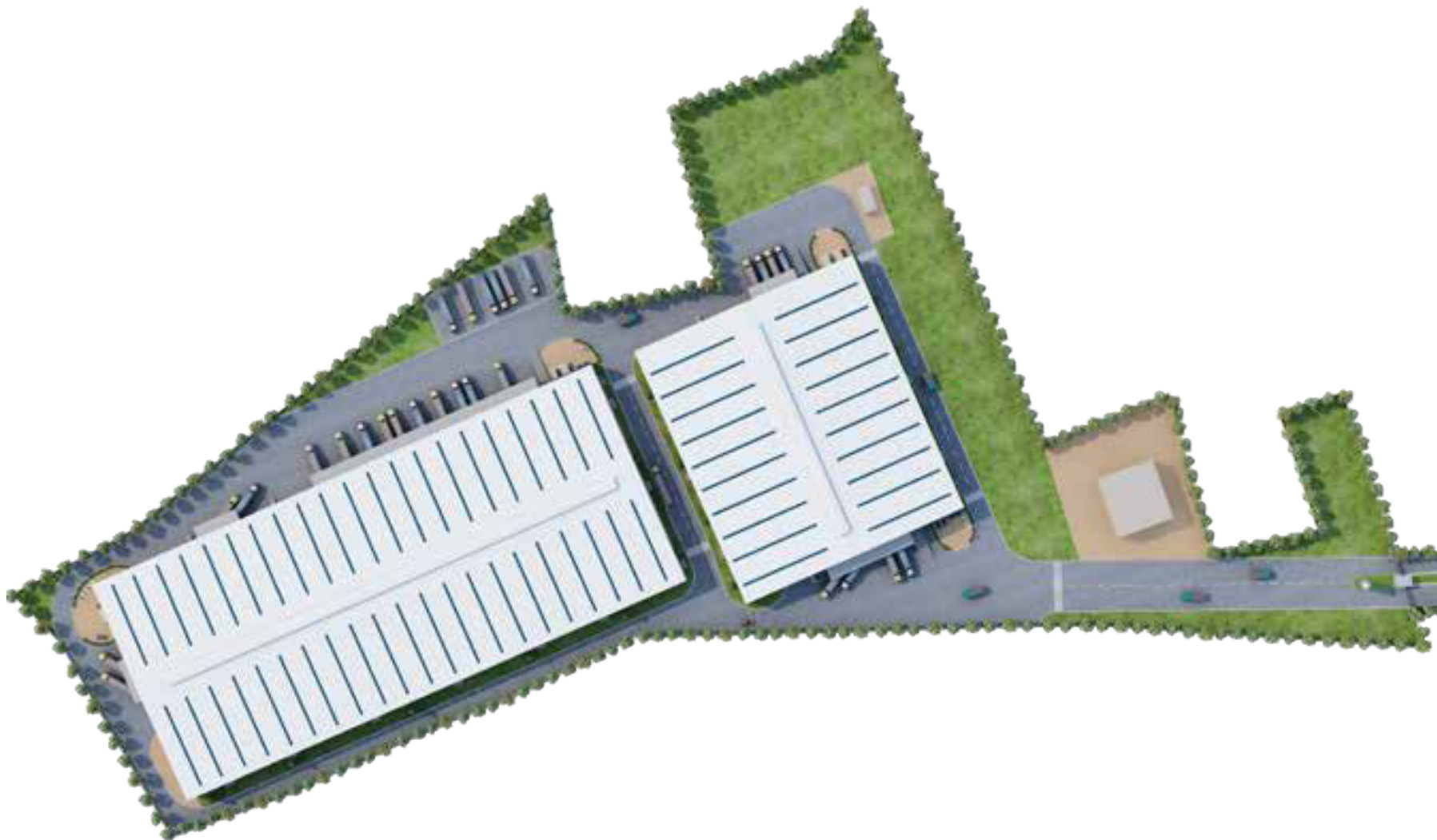
# MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II

FMO	Facility Management Office/First-Aid Room and Control Room		
SS	Substation	CAS	Common Amenity Space
UGT	Underground Water Tank	GH	Gate House
STP	Sewage Treatment Plant	RG	Recreation Ground
OWC	Organic Waste Converter		Common Parking Area
MR	Metering Room		Trailer Parking
RWHP	Rainwater Harvesting Pond		Utility Space



## TOP LAYOUT VIEW OF INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II

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## ASSURED MAINTENANCE

To ensure that our clients receive the best possible service, all our estates have in-house Facility Management teams that tend to our clients' operational needs and check that maintenance as well as presentation standards are exceptional. Dedicated Building Managers provide on-site support for day-to-day operations while Facility and Leasing Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.

# ENHANCED PARK INFRASTRUCTURE AND AMENITIES



Pre-built state-of-the-art infrastructure to the last mile connectivity (plug and play)



Separate water supply for domestic and flushing needs



24X7 manned security gate with CCTV and boom barrier at main park entrance



Facility management office



Asphalt road for access and internal circulation of 40-ft-long containers



Drivers' rest area and toilets



Availability at park to supply power 5.5 VA/sq. ft.\* and 1.25 VA/sq. ft.\*\*



Fire-fighting ring main loop with fire hydrants, water storage tank, and pump room inline with FM/NFPA/NBC standard



External lighting to common areas and roads



Rainwater harvesting



First aid centre



Green belt with tree plantations and drip/sprinklers irrigation system



Organic waste generated by client converted to manure



Sewage treatment plant - MBBR-based advanced technology to treat sewage

\*Industrial  
\*\*Warehousing

# SUPERIOR BUILDING STRUCTURE

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## STRUCTURE

Pre-engineered building, optimised column spacing, and mezzanine level for office



## WALL

Pre-cast concrete walls up to 3.64 m and metal panels up to roof



## TRUCK APRON

Concrete, 16.5 m (from face of dock wall to edge of pavement)



## CLEAR HEIGHT

12 m



## SKYLIGHT

Energy-efficient lighting and skylights



## PARKING

For 2 and 4-wheelers at office entrance



## FLOOR

5T/MT<sup>2</sup>. Flat/super flat floors, FM2-compliant design to support high cube racking



## FIRE DETECTION

Global NFPA/FM/NBC standard fire-fighting and suppression systems



## OFFICE

Over 2 floors:  
Ground and Mezzanine



# SUPERIOR BUILDING STRUCTURE

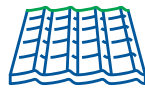
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## VENTILATION

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



## ROOF

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'Standing seam' premium roof system that provides 10-year leak-proof warranty and is capable of taking solar panel load



## LIGHTING

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LED fixtures to provide 150 Lux illumination



## DOCK DOORS, DOCK LEVELLERS, AND DRIVE-IN DOORS

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Manually operated rolling shutters and mechanically operated dock levellers



## FIRE FIGHTING

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Ceiling sprinklers and K II 5 external and internal hydrants



## DOCKING TYPE

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Internal



# HELPING BUSINESSES LEAD IN THE NEW NORMAL

Your safety and well-being remain our top priority. We began taking pre-emptive steps before the COVID-19 outbreak came to India, following international best practices in safety. Our early response ensured continuity for all our clients during the lockdown phase.

As we embark on a new normal for business growth, we are ready to help you transition to your full potential seamlessly.

## We are continuously upgrading our Standard Operating Procedures to help you scale up seamlessly



Self-declaration of health and travel history for all visitors



Mandatory use of masks by everyone in the parks



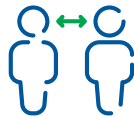
Use of PPEs by IndoSpace employees



Security cabins equipped with temperature guns for daily screening



Discontinuation of biometric systems for attendance



Social distancing protocols at entry and inside elevators, canteens and washrooms



No-contact arrangement for pushing elevator buttons



Foot-operated handwash set-up



Regular disinfection and sanitisation of common areas



Isolation centre for each facility



24x7 ambulance and paramedic services



Tie-ups with local hospitals for medical emergencies



IndoSpace GoLive Tenant Communication App, a business continuity initiative



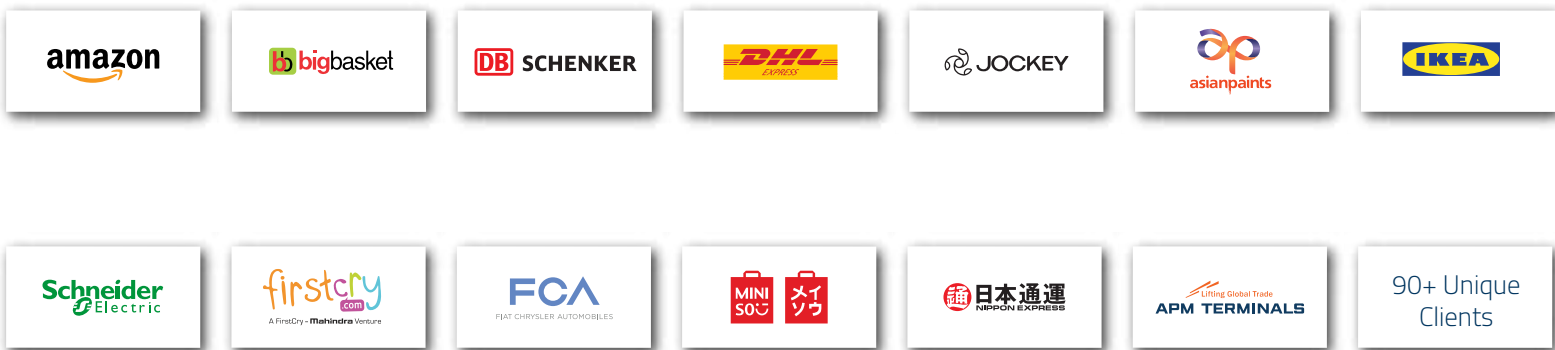
Regular training on COVID-19 safety measures

# TRUSTED BY SOME OF THE WORLD'S BIGGEST BRANDS

## MANUFACTURING



## WAREHOUSING







INDOSPACE INDUSTRIAL PARK ORAGADAM I, PHASE II, CHENNAI



**NCR ■ PUNJAB ■ GUJARAT ■ MAHARASHTRA ■ ANDHRA PRADESH ■ KARNATAKA ■ TAMIL NADU**

For more information: ☎ **1800 267 4636** or ✉ **leasing@indospace.in**

#### **CORPORATE OFFICE**

IndoSpace Development Management Pvt Ltd,  
One World Center, 11th Floor, Tower 2A,  
Senapati Bapat Marg,  
Mumbai - 400013,

#### **SITE ADDRESS**

IndoSpace Industrial Park Oragadam I, Phase II,  
Survey No. 2/1A, Panaiyur Village,  
Sriperumbudur Taluk,  
Kanchipuram District - 603 204