



- SRIPERUMBUDUR **-**







OVERVIEW

Leading Multi-Sector SEZ spread across 233 acres, located in Mannur, Sriperumbudur in proximity to Chennai-Bangalore Industrial Corridor (NH-48). The park offers seamless connectivity to Ennore Port, Chennai Port, Katuppali Port, Marai Malai Nagar and Mahindra World City (Chennai).

• Government of India - Ministry of Commerce •

Export Excellence Award





Scan QR Code for Location

Site:

Chennai FTZ, Perambakkam Road, Mannur Village, Sriperumbudur Taluk. Kancheepuram – 602105. Tamil Nadu, India.





FEATURES



Multi-Sector SEZ with Tax Exemptions



Industrial Park (233 Acres)



Located on the Chennai-Bangalore Industrial Corridor



Institutional Ownership



Plug 'N' Play Infrastructure



LEED Platinum Certified



Leasable Area Ranging: 13,000 sq. ft. -0.42 million sq. ft.



24x7 Customs Clearance, Open Storage and Container Yard



Long Term Lease 15-30 Years (Built-to-Suit Available)



26 Meter Wide Arterial Road



Rainwater Harvesting and Natural Reservoirs



24x7 CCTV Monitoring





PHASE I: ~1 MILLION SQ. FT.

2011 - 2019











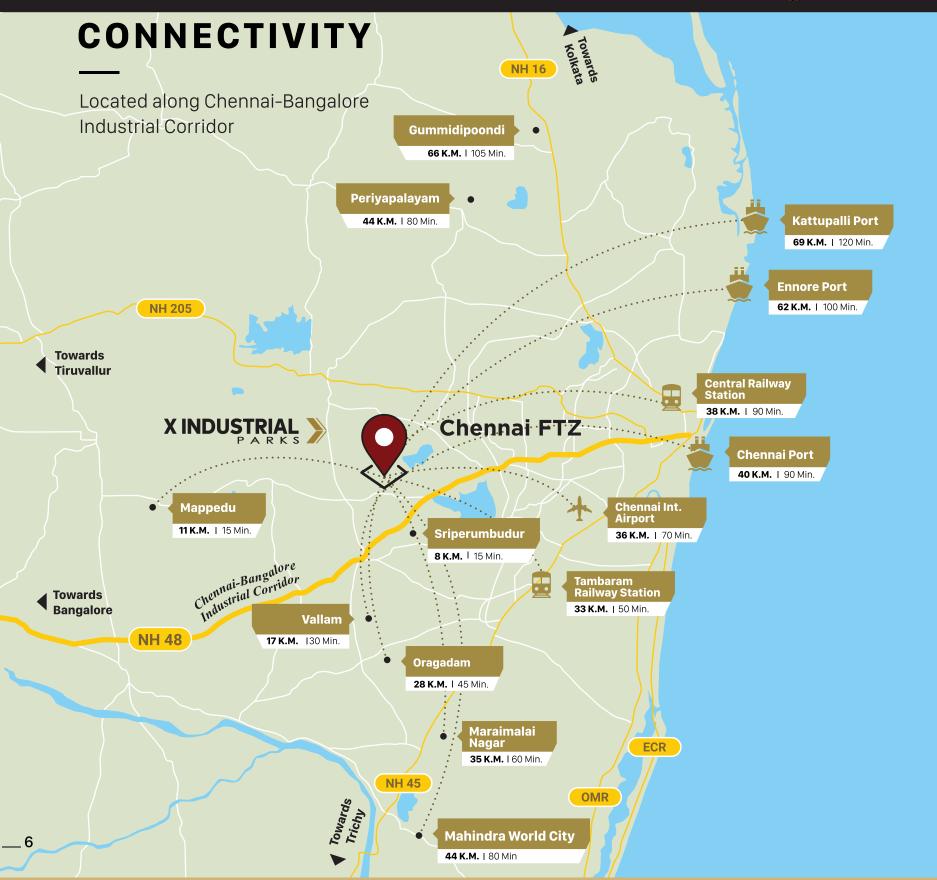
PHASE II: ~1 MILLION SQ. FT.

2022 - 2024



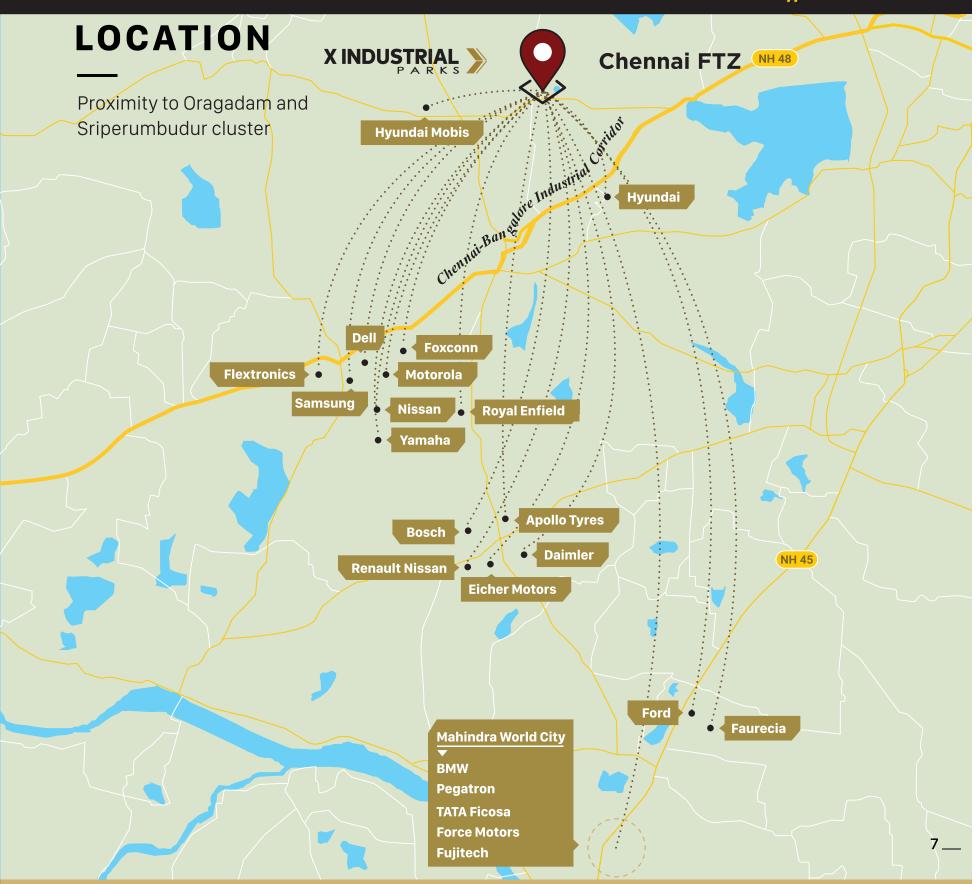








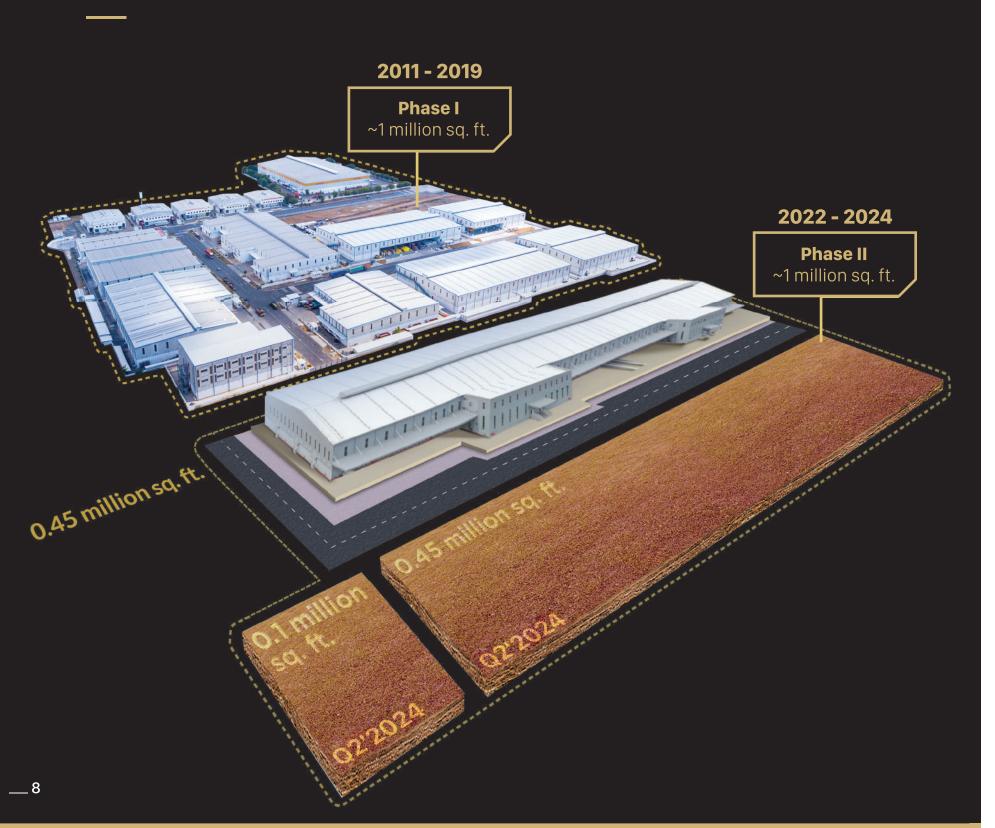








LAYOUT







SPECIFICATIONS



Roof

Standing Seam Roof; Leak Proof Warranty



Height

13 Meter Clear Height at Eaves



Office

Independent G+2 Block



Ventilation

Roof Monitor and Louvers; 6 Air Changes/Hour



Lighting

Natural and LED Lighting



Shutters

1 Motorised Rolling Shutter/98,500 sq. ft.



Docking

1 Dock Leveler/ 8,950 sq. ft.; 10 Tonnes Capacity



Lift

1 Passenger Lift/98,500 sq. ft. to Mezzanine Office



Flooring

FM2 Flooring; 7 Tonnes/sq. mtr. Loading Capacity



Ramp

1 RCC Ramp/98,500 sq. ft.; 3.3 Meter Wide



Fire Compliant

Fire Hydrant; Compliant with NBC Standards



Amenities

Washroom, Security Room and Pantry





Features Description

		4	
PEB			
	Design, fabrication and erection of structural steel compliant with		
Design Code Standard	AISC (American Institute Of Steel Construction)/ IS code.		
	Welding work shall be per AWS (American Welding Society)		
Roof Collateral Load	0.3 KN/sq. mtr.		
Aspect Ratio	~2:1		
Height at Eaves	13 Meter		
Roofing Type	Standing seam, 0.5 mm thick, 26 gauge, bare galvalume high tensile profiled steel panels (345 mpa)		
Skylight	0.45 Meter wide panel from eaves to ridge on either side		
Air Changes	Roof monitor and wall louvers; 6 air changes/ hour		
Canopy Width	7 Meter from PEB wall cladding		
Canopy Height	5 Meter from the FFL		
Lightning Arrestor	Lightning arrester at the roof ridge as per NBC norms		
Docking Apron Size	18 Meter wide concrete docking apron provided for 40 ft. vehicular movement		
Dock Door Size	3 Meter (W) x 3 Meter (H) and 5 Meter (W) x 5 Meter (H)		

RCC & Civil Structure	
Plinth Height	1.4 Meter plinth height from the docking road level
Flooring Type	FM2 compliant floor, racking compliant, floor thickness per design load, M-30 grade concrete floor
Floor Load	7 tonnes/sq. mtr. UDL floor design load to withstand racking load and MHE movement
Fire Door Size	1.2 Meter (W) x 2.4 Meter (H) fire door provided with panic bar per NBC norms





Features	Description		
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Building Utilities		
Fire Water Tank and Pump	Fire pump and fire tank (along with central UG tank) as per NBC norms	
Washroom	Gender specific washrooms; specialised washrooms for differently-abled	
Water Supply	Clean water provided in the mezzanine office area/ amenities area and toilets. STP treated water provided for flushing	
Power Load	Uninterrupted Power Supply	
DG and Transformer Yard	Transformer yard and common DG	
Parking	Car and two wheeler parking provided per norms in WH setback area	

External Infra at Park Level		
STP	Central STP	
Water Supply	Over head tanks	
Boundary Wall	2.1 Meter compound wall	
Security	Two security cabins	
Area Allocation	DG platform, utility area and common amenities area allocated	
Signages	Provided on fire exit doors	
Drivers Lounge & Rest Room	Common drivers lounge and rest room	
Truck Parking Area	Common Truck parking	





CHENNAI OVERVIEW

KEY HIGHLIGHTS

2nd
Highest Container
Traffic in India

Industrial Growth Corridors

Modern Container Ports

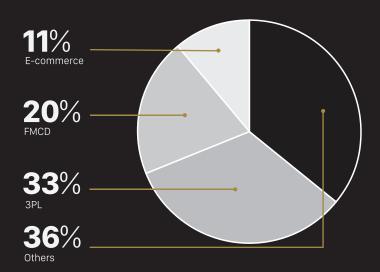
Largest Indian City Based on per-capita GDP (2015)

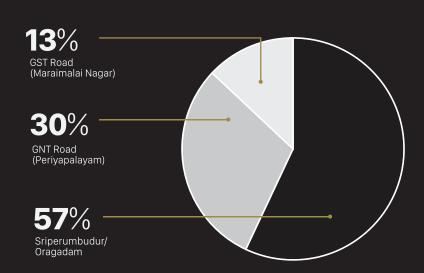
International Airport

45% India's Automobile Exports

33% India's Auto Parts Production 16%
India's Electronic Hardware Manufacturing

TOTAL COMPLETED STOCK: 24 MILLION SQ. FT.





TRANSACTION VOLUMES (FY 2022)





CHENNAI OVERVIEW

KEY INDUSTRIES

Automobile and Auto Ancillary

Detroit of Asia, accounting for ~30%/35% of the automobile/ auto component industry



















Electronics

Electronics Manufacturing
Services **"EMS" hub of India;**corridor stretching from
Sriperumbudur to Oragadam

PEGATRON





FOXCONN®

FLEXTRONICS



Manufacturing

Presence of multinational manufacturers and OEMs

















CASE STUDY: ART OF HUBBING

VENDOR MANAGED INVENTORY ('VMI') MODEL



SUPPLIER MANAGED INVENTORY ('SMI') MODEL







MULTI-SECTOR SEZ

BENEFITS

Multi-Sector SEZ's are **deemed foreign territories**, **ports**, **warehouses** for storage and other value-added activities. Under the customs law, Unit holders are allowed to hold inventory on behalf of **foreign suppliers/ domestic buyers**.

Exemption from stamp duty, tax on electricity and transfer of goods to another SEZ/ bonded WH etc.

Domestic suppliers can discharge export obligations on imports

Opportunity for unit holders to undertake value added services

9 100% FDI (automatic) in manufacturing sector

Duty deferment benefits; reduced working capital and allowing custom clearance on JIT ("Just-in-Time") basis

No cap on foreign investments for small scale Industries

Trading of goods (EXIM) is permitted

Retain 100% foreign exchange receipts in foreign currency account

Domestic procurements of goods and services are treated zero rated supplies

Sub-contracting of manufacturing processes permitted

Exemption from tax on exports of goods and services

Custom duty on capital goods payable on depreciated value

Exemption from multiple cesses for authorized operations

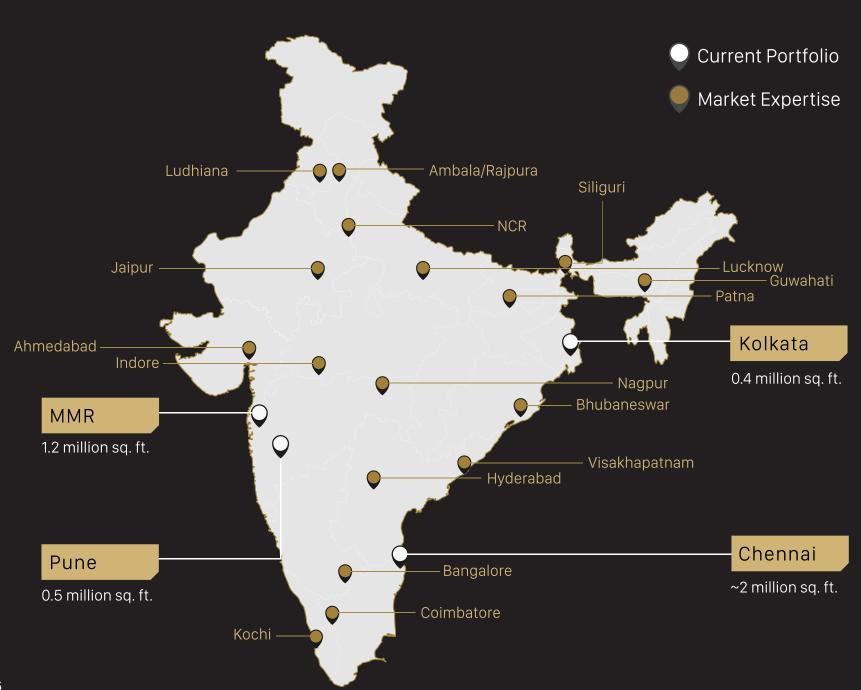
1 License valid for 5 years





FOOTPRINT

20+ tenants across four state-of-art Industrial Parks located in gateway cities







INDUSTRIAL AND WAREHOUSING



Chennai FTZ

~2 million sq. ft. | 3PL and Industrial



Kolkata

0.4 million sq. ft. | E-Commerce



MMR

1.2 million sq. ft. | E-Commerce



Pune

0.5 million sq. ft. | Industrial





OFFICE



Gateway Office Parks

4.5 million sq. ft. | Chennai-GST Road



Weikfield Corporate Park

1.1 million sq. ft. | Pune-Viman Nagar



Pinehurst Golf Links

0.3 million sq. ft. | Bangalore-Golf Links



Futura Tech Park

0.6 million sq. ft. | Chennai-OMR



285 FD

4.5 million sq. ft. | Hyderabad-Gachibowli



Express Corporate Park

0.3 million sq. ft. | Delhi NCR-Film City







Govt of India's Industrial Park Rating System 2.0



CHENNAI FREE TRADE ZONE

Top Rated in Multiple Categories













CONTACT

Site:

Chennai FTZ, Perambakkam Road, Mannur village, Sriperumbudur Taluk, Kancheepuram - 602105 Tamil Nadu, India.

✓ Leasing Enquiryleasing@xindustrialparks.com

© Corporate Office:

504, Tower 4A, DLF Corporate Park, MG Road, DLF Phase 3, Sector 24, Gurugram - 122002 Haryana, India.