



NCR | PUNJAB | GUJARAT | MAHARASHTRA | ANDHRA PRADESH | KARNATAKA | TAMIL NADU

**CORPORATE OFFICE**

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Landline: +91 22 6167 1001

**SITE ADDRESS**

**IndoSpace Industrial Park Meva**  
Village Mevalurkuppam, Sripurumpudur Taluk,  
Kancheepuram District,  
Off The National Highway NH-48,  
Tamilnadu - 602105

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**MEVALURKUPPAM, CHENNAI**



**indospace.in**

## SETTING THE STANDARD FOR INDUSTRIAL AND LOGISTICS PARKS.

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We've pioneered modern industrial and logistics real estate in India with **unmatched scale and new-age infrastructure**. With the largest industrial parks portfolio, global expertise and experience, you can trust the best in the business for the best business outcome.

With **31 million square feet** of space, our national reach allows you work with a single development partner for all your supply chain facility needs. We are continuously adding new land parcels near industrial clusters, consumption centres and major highways, to provide **well-located logistics hubs** to facilitate your expansion across India.

We partner with leaders in manufacturing, automobiles, e-commerce, FMCG and third-party logistics among other industries; and have built lasting partnerships with over 100 of the world's leading firms operating in India.





## AN ALLIANCE OF LEADERSHIP.

IndoSpace has entered into a long-term partnership with **GLP**, the global leaders in the world of warehousing and industrial parks. GLP has over \$60 billion of assets under management and a global portfolio of 65 million sq. mt.

This alliance brings an unmatched combination of global footprint and local expertise. The partnership enables IndoSpace to leverage GLP's fund management, extensive global customer network, development and operational expertise and resources to give a logistical and warehousing solution like no other.

### A snapshot of GLP:



60 billion USD of assets under management



720 million sq. ft. global portfolio



2900+ properties across 1200+ parks



Presence across 9 countries

- INVESTMENT OF OVER **US \$1 BILLION**
- TOTAL AREA **SF 31 MILLION** (2.9 MN SQ. MT.)
- NUMBER OF PARKS **31**
- CLIENTS IN INDIA **80+**

IndoSpace offers on-site support  
for clients that leaves them with  
a positive experience.  
Their in-house team, facilities &  
management are commendable.

Kciran Kulkarni  
Project Manager, IKEA

## OUR PARKS ARE GOOD FOR YOUR BUSINESS. AND THE PLANET.

INDOSPACE BUILDINGS ARE EDGE CERTIFIED.



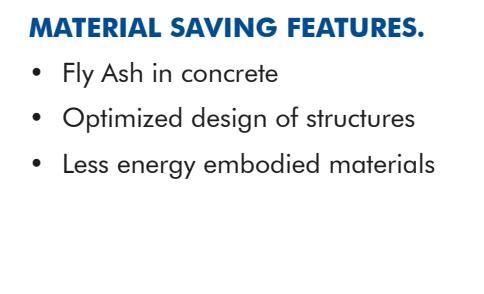
### ENERGY SAVING FEATURES.

- Energy efficient light fixtures
- Energy efficient transformers
- Double glazed structural glass facades



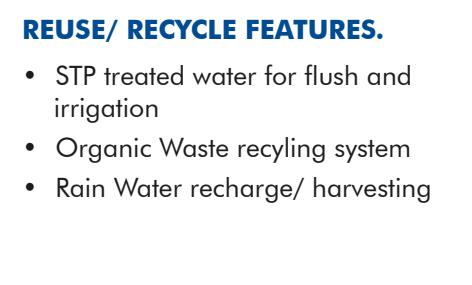
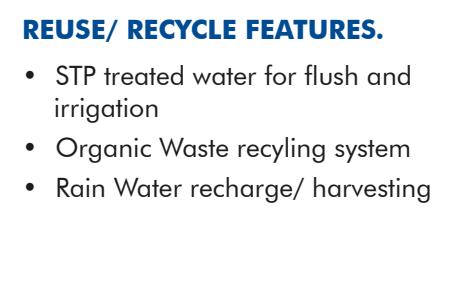
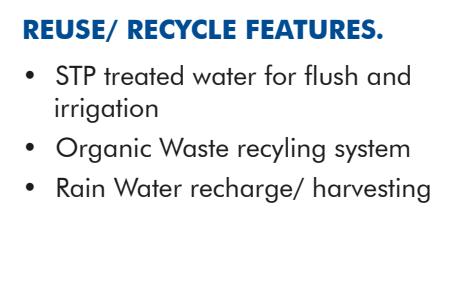
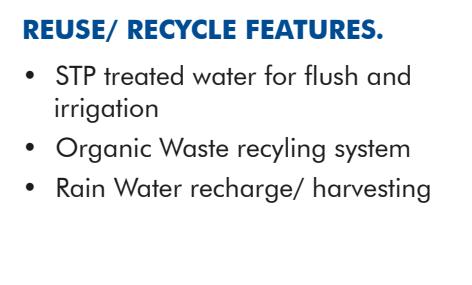
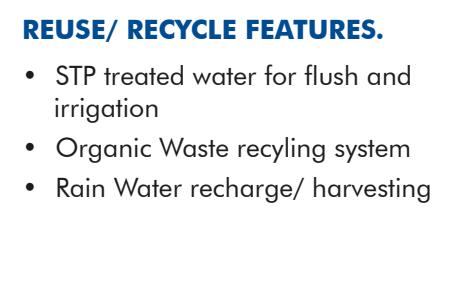
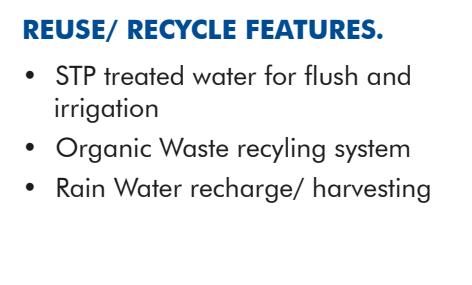
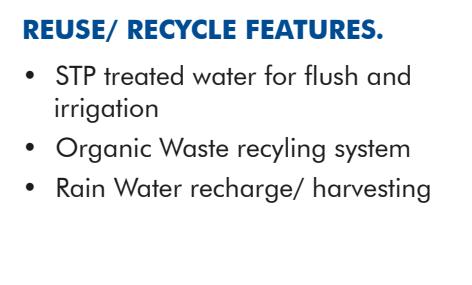
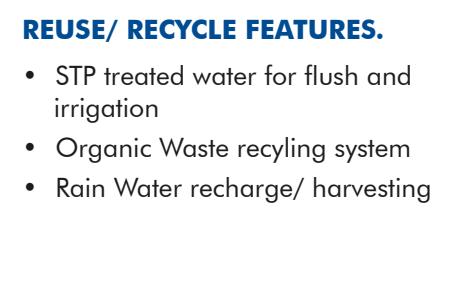
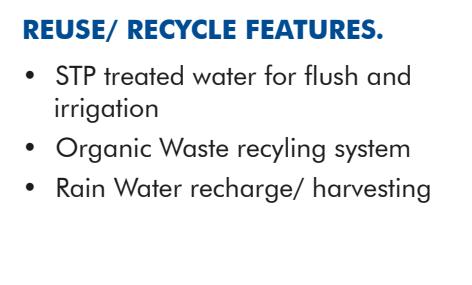
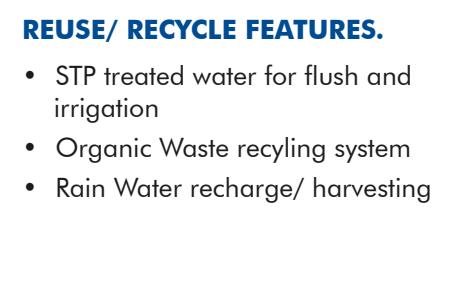
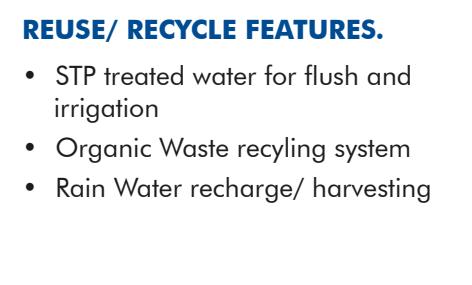
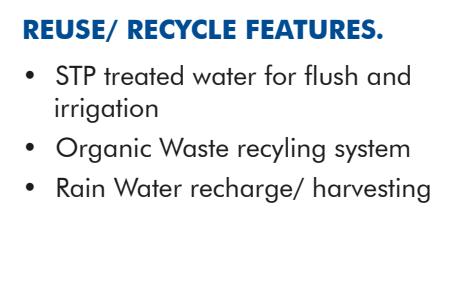
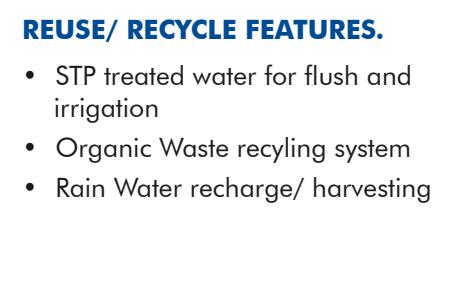
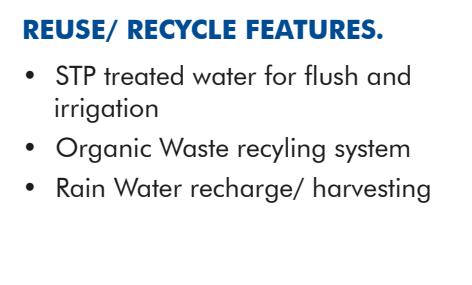
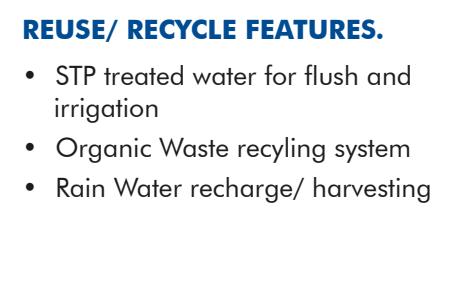
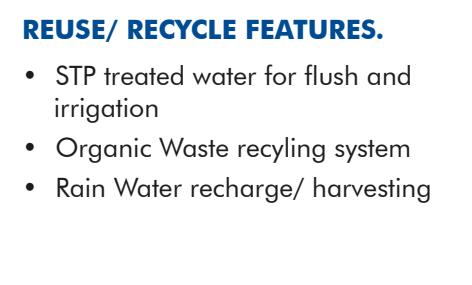
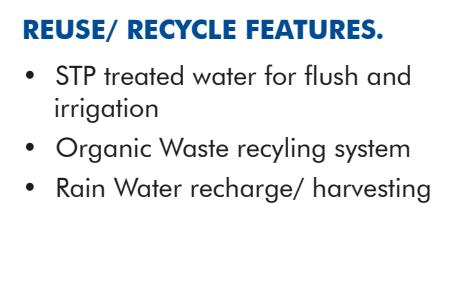
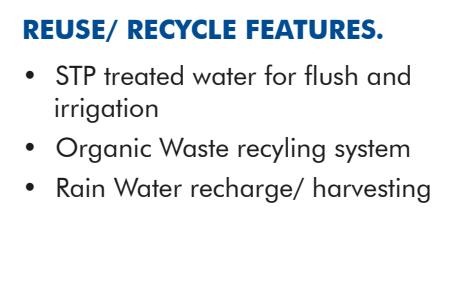
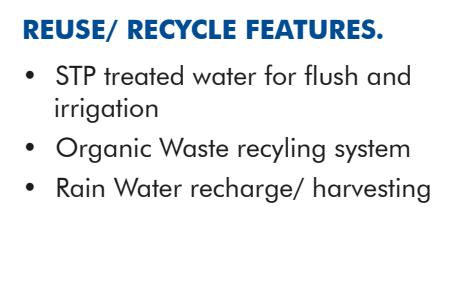
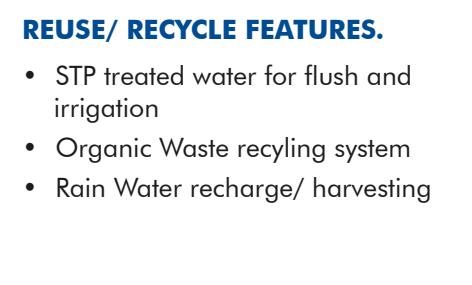
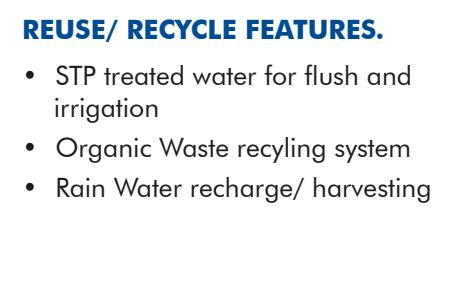
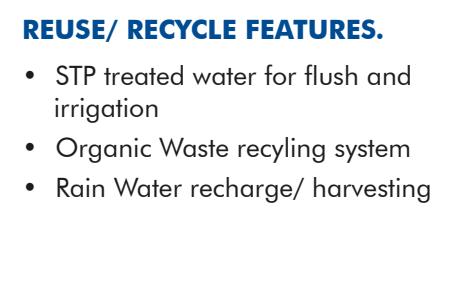
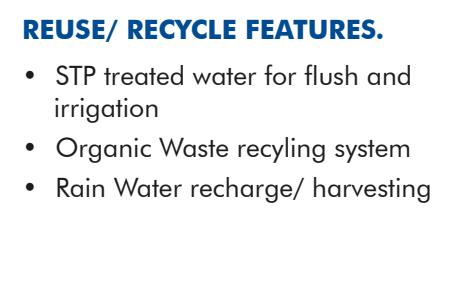
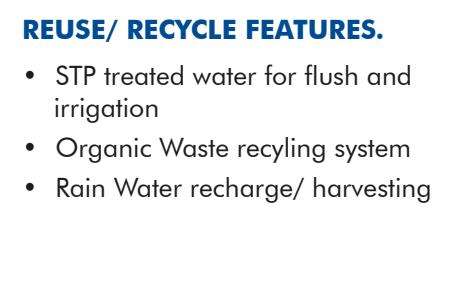
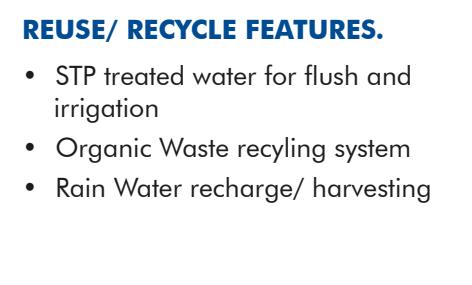
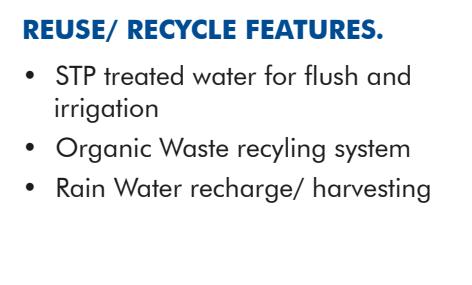
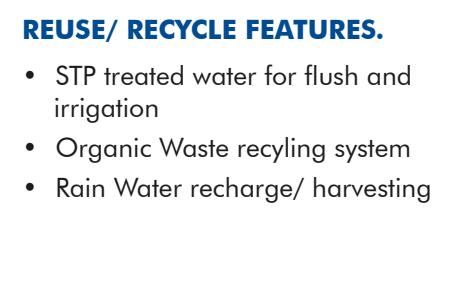
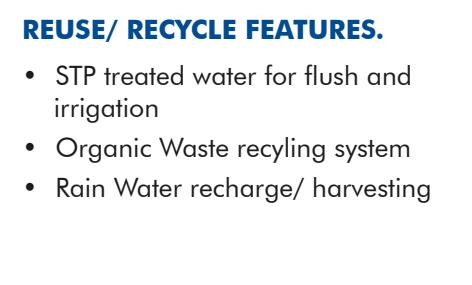
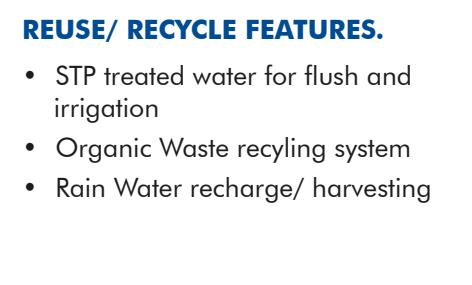
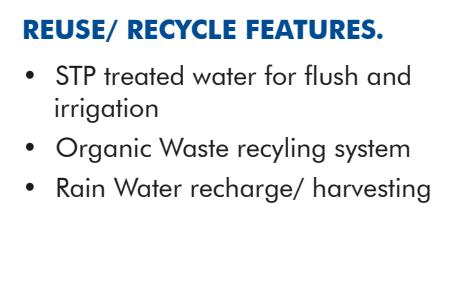
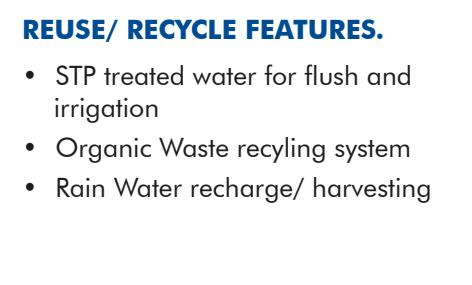
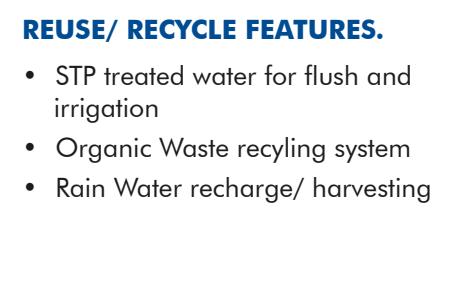
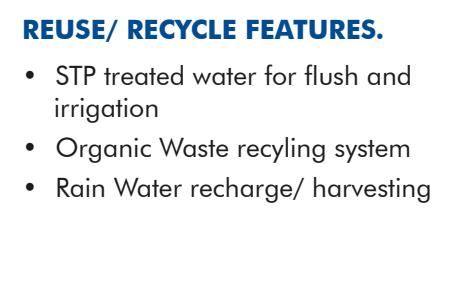
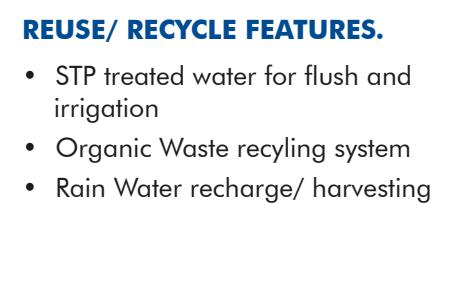
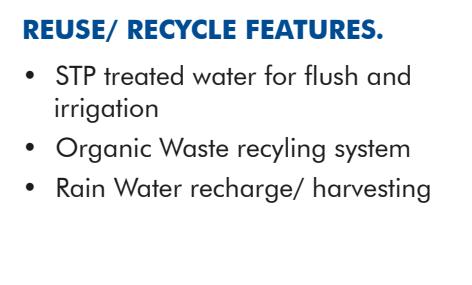
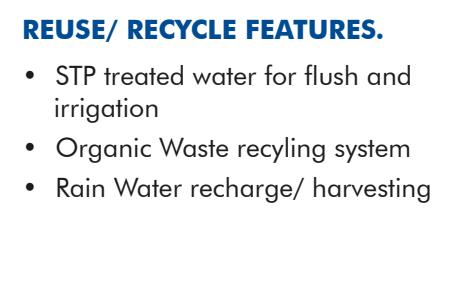
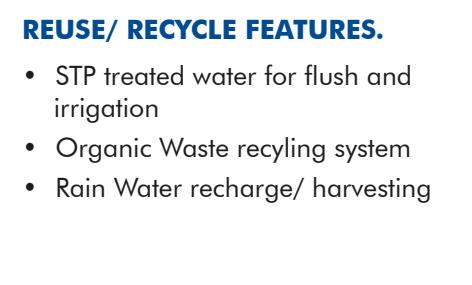
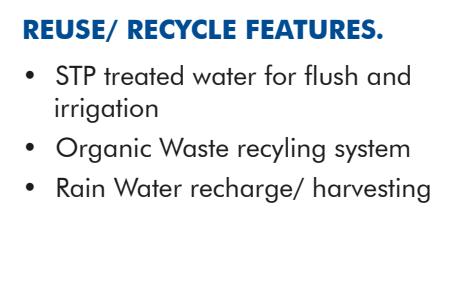
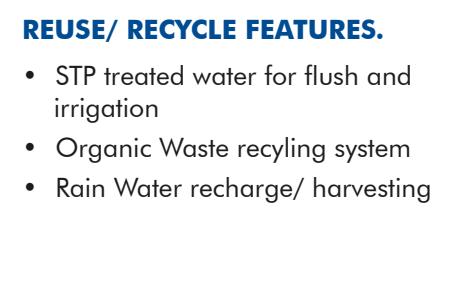
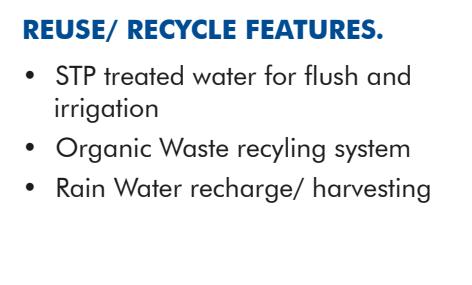
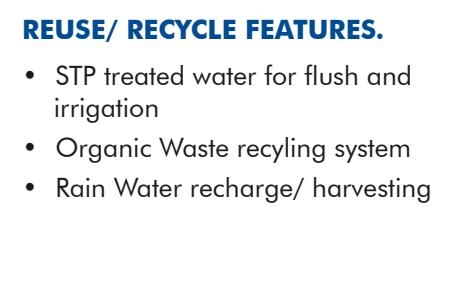
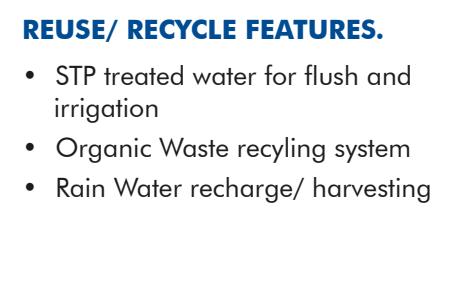
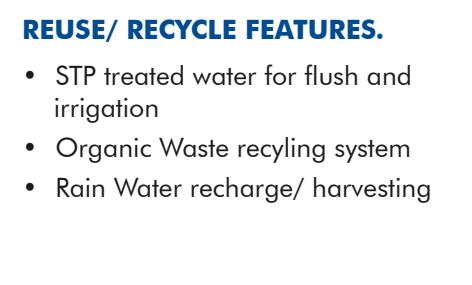
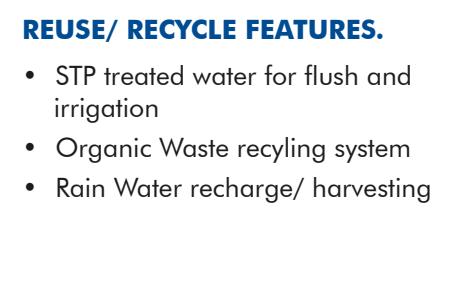
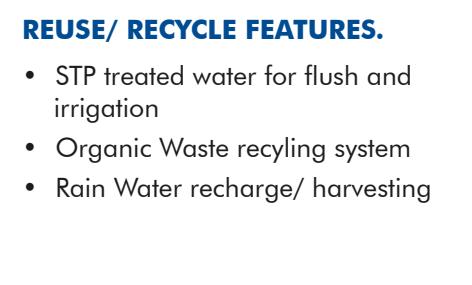
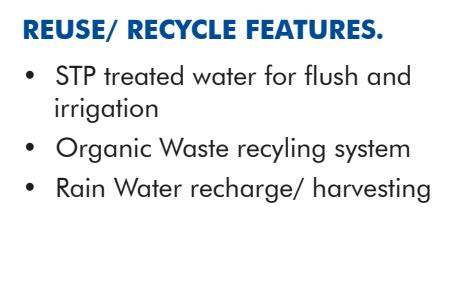
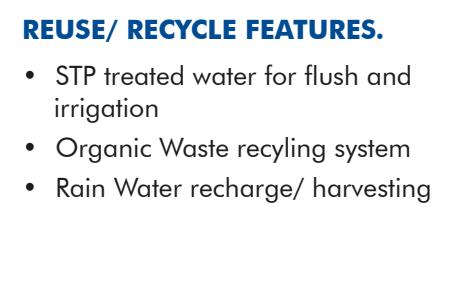
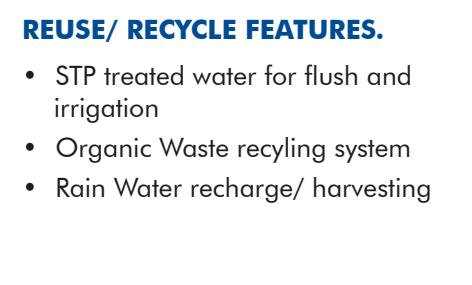
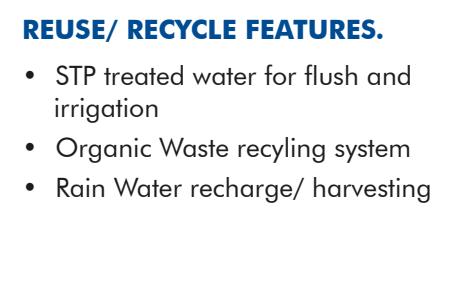
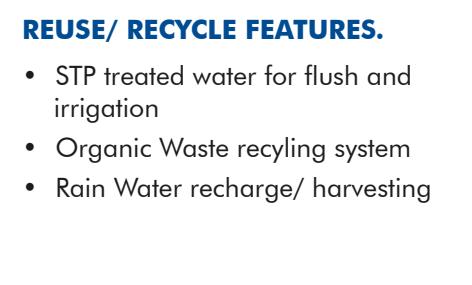
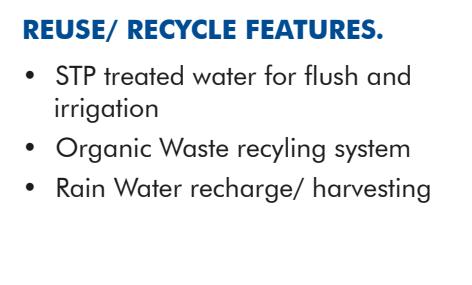
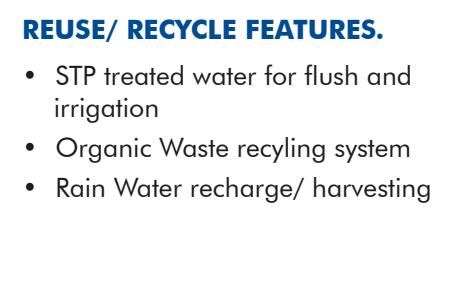
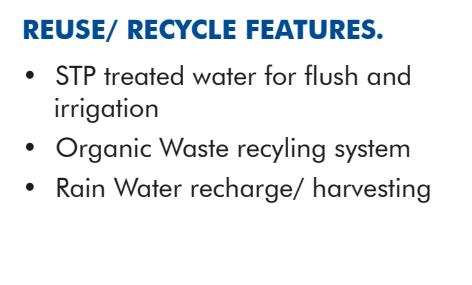
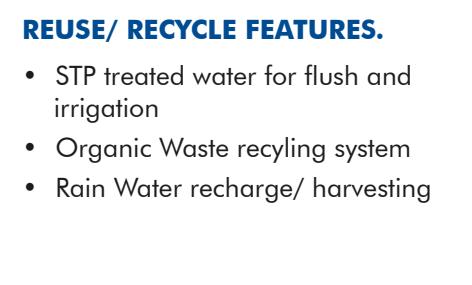
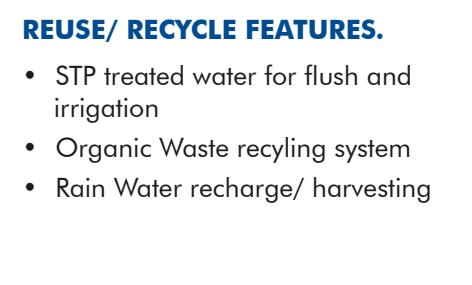
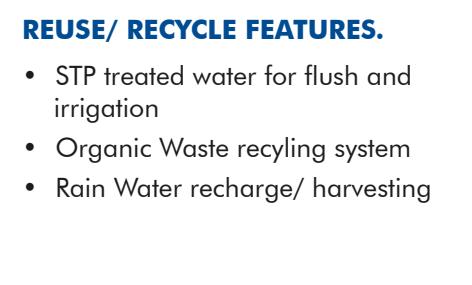
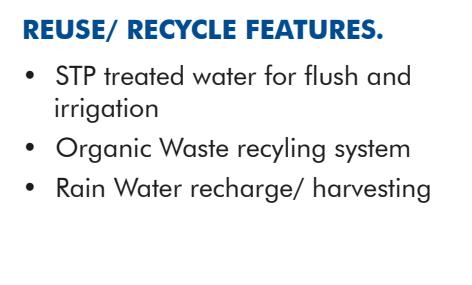
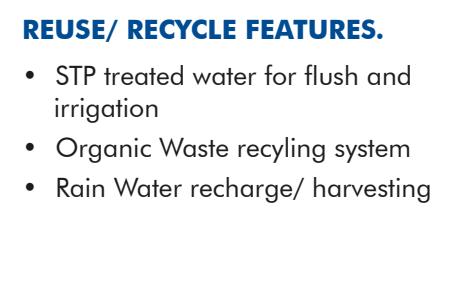
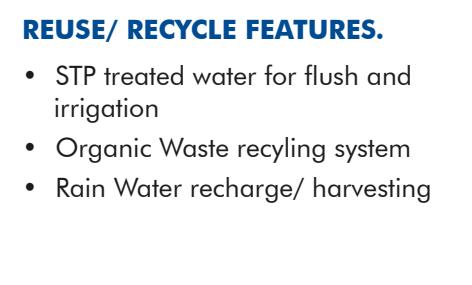
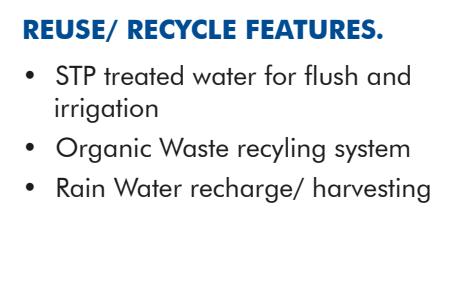
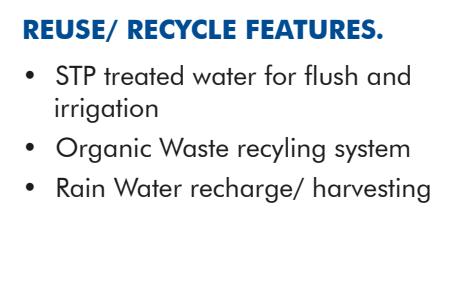
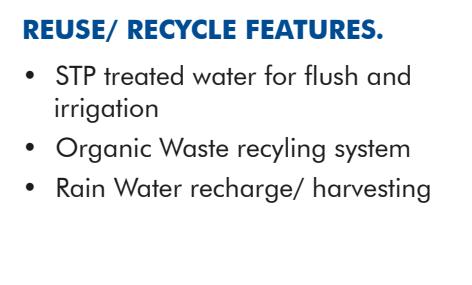
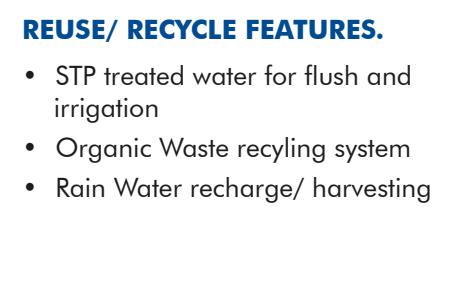
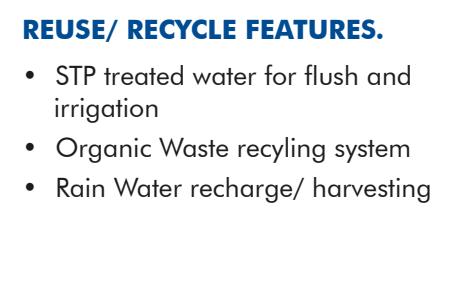
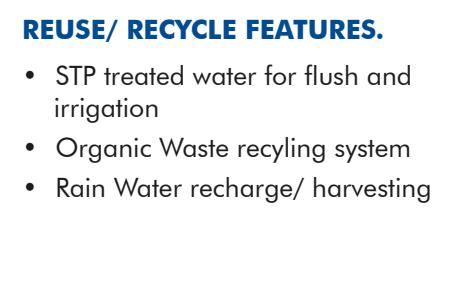
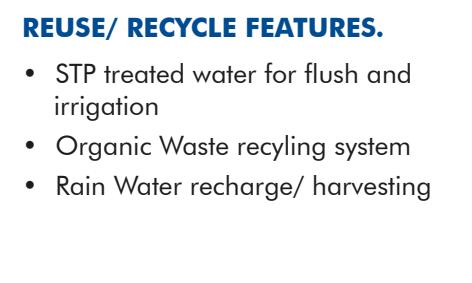
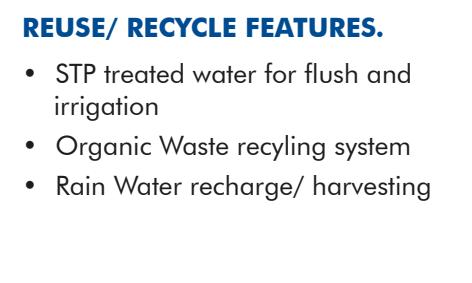
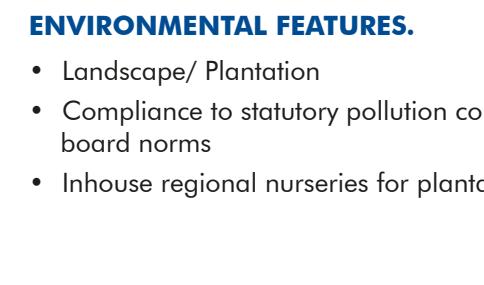
### WATER SAVING FEATURES.

- Low Flow Water Supply Fixtures
- Dual Flush for Water Closets
- Low Flush Urinals
- Drip irrigation for plantation
- Energy efficient water pumping system



### NATURAL VENTILATION FEATURES.

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



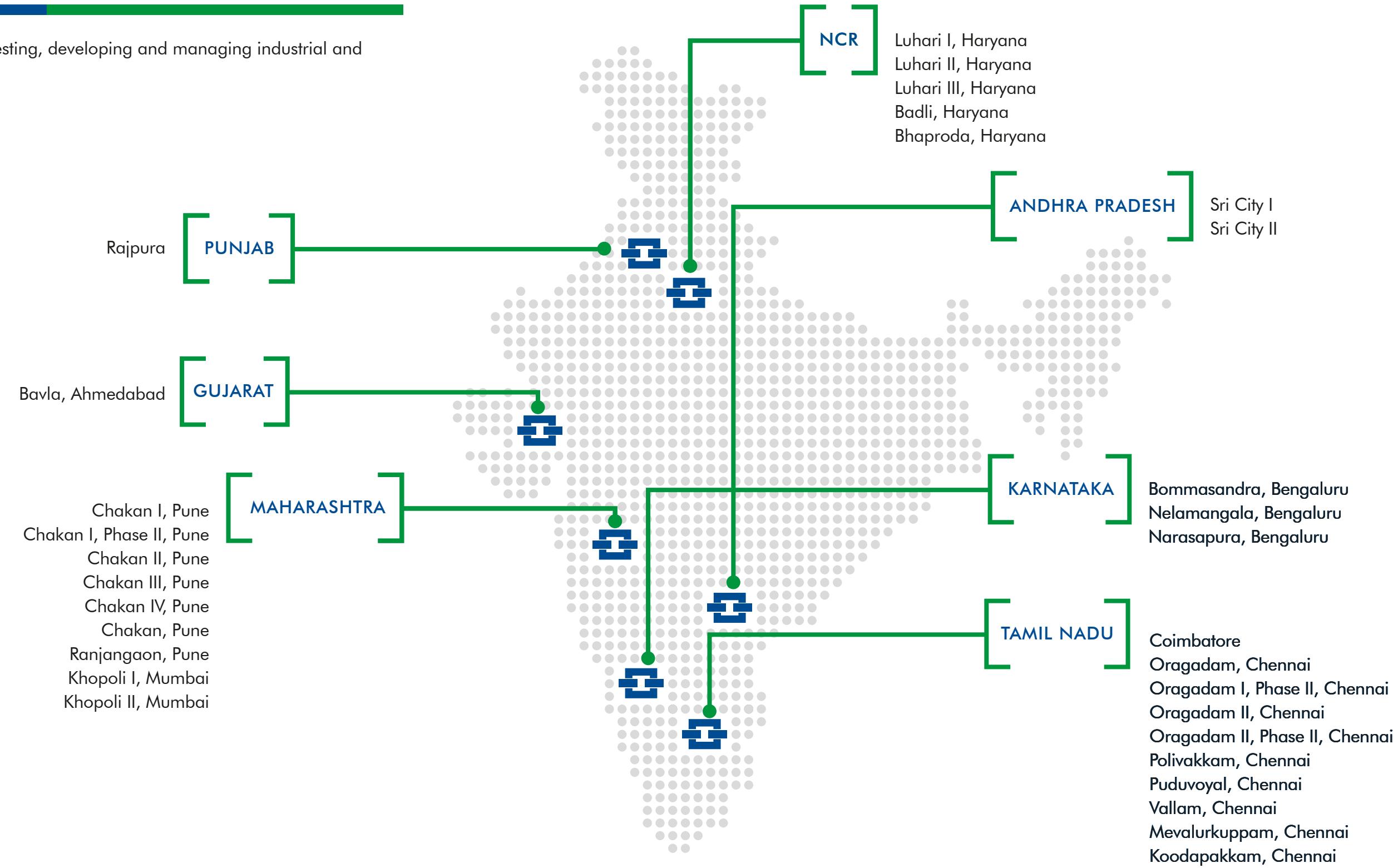


## THE REWARDS OF LEADERSHIP

-  **Best Industrial & Logistics Infrastructure Player 2018**  
At The CII Supply Chain & Logistics Excellence (Scale) National Awards
-  **Industrial/Warehouse Developer In India 2018**  
Ranked No.1 By Euromoney Magazine For Four Years In A Row
-  **Leading Warehouse and Industrial Parks 2018**  
At Warehouse Excellence Awards
-  **Star Warehousing Company Of The Year 2017**  
Recognition Received At The 11th Express Logistics & Supply Chain Conclave
-  **Best Industrial & Logistics Infrastructure Player 2017**  
At The CII Supply Chain & Logistics Excellence (Scale) National Awards
-  **Pioneer Of Modern Industrial And Logistics Parks In India 2016**  
By Hamburg Media
-  **Warehousing Innovation Of The Year 2016**  
Recognition Received At The 10th Express Logistics & Supply Chain Conclave
-  **Warehousing Company Of The Year 2016**  
Recognition Received At The 10th Express Logistics & Supply Chain Conclave

## NATIONWIDE NETWORK OF EXCELLENCE.

IndoSpace is the leader in investing, developing and managing industrial and logistics parks in India.



## VERSATILE SOLUTIONS

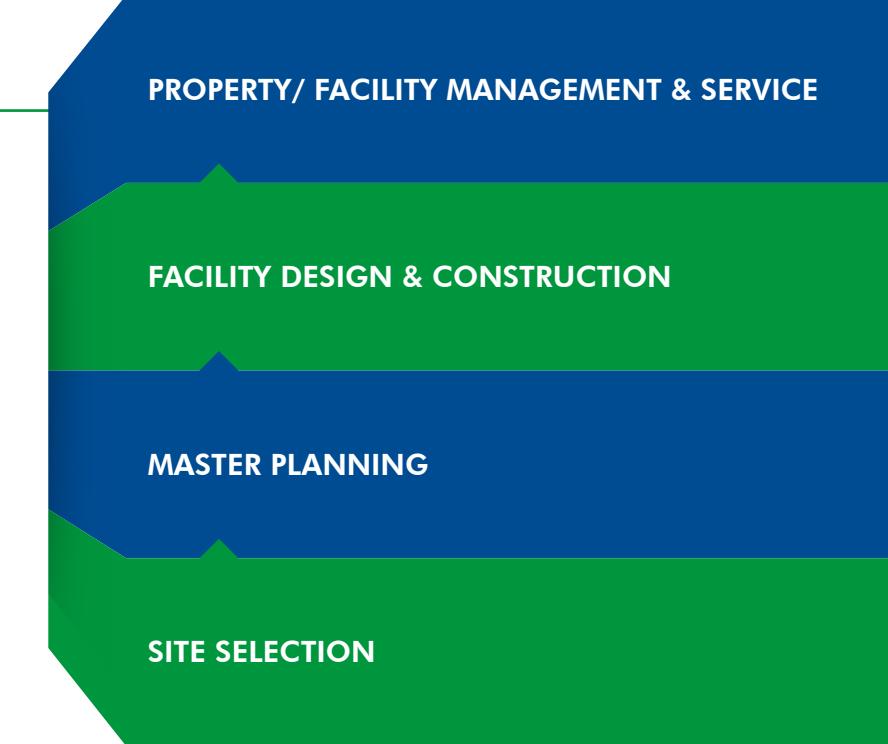
### READY SPACE

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



### BUILT TO SUIT

We build close partnerships with 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.



Delphi had a wonderful experience with IndoSpace. They are a one-stop shop for all our requirements. Right from planning until execution they did a great job & our people were totally satisfied with their work. We have already engaged with them for our second project.

Reji Varghese,  
President & MD - Delphi India





## OVERVIEW OF INDO SPACE INDUSTRIAL PARK MEVA

TOTAL LAND PARCEL	TOTAL CHARGEABLE AREA	TYPE OF LAND
15.6 acres	4,42,000 sq. ft. (41,063 sq. mt.)	Suitable for Industrial Development

## **ABOUT CHENNAI**

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The third largest Indian city on per-capita GDP in 2015, Chennai is one of the hottest investment and development destinations. Its key industrial hubs of Sriperumbudur and Oragadam host major MNCs and are easily accessible through air, land and sea.

IndoSpace has a strong foothold in Chennai with 7 large Grade A Industrial & Logistics parks:

- 4 Industrial parks in Oragadam: Oragadam I (59 acres), Oragadam I Phase II (14 acres), Oragadam II (32 acres) and Oragadam II Phase II (35 acres)
- 1 Industrial park in Vallam (35 acres)
- 1 Industrial park in Polivakkam (40 acres)
- 1 logistics park in Puduvoyal (13 acres)

## **ABOUT MEVALURKUPPAM**

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Mevalurkuppam offers excellent connectivity via road and to seaports. Its location on National Highway 48, which runs from Delhi to Chennai, means easy access on road to nearby industrial hubs. While it offers proximity to the seaports of Ennore (64 km) and Chennai (48 km). Located nearby are the important industrial areas of Sriperumbudur (15 km) and Oragadam (27 km).

IndoSpace has a strong presence around Mevalurkuppam:

- IndoSpace Puduvoyal - 56 km
- IndoSpace Vallam - 18.9 km
- IndoSpace Polivakkam - 13.1 km
- IndoSpace Oragadam I - 28.5 km
- IndoSpace Oragadam II - 29 km

## **INDOSPACE AT MEVALURKUPPAM**

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The proposed site is located in the village Mevalurkuppam of Kancheepuram district, off the national highway NH-48. This location is a part of the Irungattukottai micro-market which has a large concentration of medium and small-scale enterprises supporting the large-scale auto and auto-ancillary units located in Sriperumbudur-Oragadam.

Our Grade A facilities also provide easy access to the city centre through the Poonamallee High Road and southern belt through the Outer-Ring- Road.

Some of the leading industries like Irungattukottai SIPCOT, Hyundai Plant, Renault Nissan and Mahindra World City are located at distances of about 3 km, 4 km, 24 km and 42 km respectively.

## CONVENIENT TRANSPORTATION NETWORK

-  Chennai CBD: **32 km**
-  Chennai International Airport: **30 km**
-  Chennai Port: **35 km**, Ennore Port: **58 km**
-  The industrial areas of Sriperumbudur: **10 km**
-  The industrial areas of Oragadam: **25 km**
-  Irungattukottai SIPCOT: **3 km**
-  Veppampattu railway station: **18 km**

## STRATEGICALLY LOCATED FOR BUSINESS ADVANTAGES

-  Located off the national highway NH-48.
-  Easy access to the city centre through the Poonamallee High Road and southern belt through the Outer-Ring-Road.
-  Leading industries like Irungattukottai SIPCOT, Hyundai Plant, Renault Nissan and Mahindra World City are located at distances of about 3 km, 4 km, 24 km and 42 km respectively.





## MASTER LAYOUT PLAN OF INDOSPACE INDUSTRIAL PARK MEVA

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	CPA	Common Parking Area
MR	Metering Room	TP	Trailer Parking
RWHP	Rain Water Harvesting Pond	US	Utility Space



**TOP LAYOUT VIEW OF  
INDOSPACE INDUSTRIAL PARK MEVA**

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## ENHANCED PARK INFRASTRUCTURE AND AMENITIES



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



Connection of sewage lines from toilets to on-site STP



Security gate and boom barrier at main park entrance



Property management office



Asphalt road for access and internal circulation for 40 feet containers



Drivers' rest area and toilets



Onsite electrical HT power line and water connection



Fire fighting ring main loop with fire hydrants, water storage tank & pump room



External lighting to common areas and roads



Rainwater harvesting



First Aid center



Green belt with tree plantations



## ASSURED MAINTENANCE

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

## SUPERIOR BUILDING STRUCTURE



### STRUCTURE

Pre-engineered building,  
Optimized column spacing,  
Mezzanine level for office



### WALL

Precast concrete walls  
upto 3.64m and metal  
panels upto roof



### TRUCK APRON

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



### VENTILATION

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



### ROOF

'Standing Seam', premium roof  
system that provides 10 years  
leak proof warranty



### LIGHTING

LED / T5 fixtures to provide  
150 lux illumination



### CLEAR HEIGHT

9.2m



### SKYLIGHT

Energy efficient  
lighting and sky lights



### PARKING

For two and four wheelers  
at office entrance



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

Manually operated rolling  
shutters, and mechanically  
operated dock levellers



### POWER LOAD

Single / three phase  
power connection from local  
substation - 5.50 VA/sq ft\*\*



### DOCKING TYPE

Internal



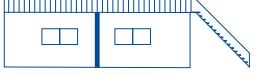
### FLOOR

5T/m<sup>2</sup>. Flat / Super flat floors,  
FM2 compliant designed to  
support high cube racking



### FIRE DETECTION

Global NFPA/FM/NBC  
standard fire fighting &  
supression systems



### OFFICE

Over 2 floors:  
Ground & Mezzanine

\*\* for warehousing



INDOSPACE INDUSTRIAL PARK MEVA. CHENNAI

## PARTNERING BLUE CHIP CORPORATIONS

