



Corporate Address : NPL Devi, New No. 111
Old No. 59, LB Road, Thiruvanmiyur, Chennai - 600 041.

Present Address : 128, Baid IT Park, 5th floor, Thiruvanmiyur,
ECR, Chennai -600041. (Near RTO Office)

www.casagrand.co.in



INDUSTRIAL & WAREHOUSING INFRASTRUCTURE





ARUN MN
FOUNDER OF CASAGRAND

ABOUT CASAGRAND

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last eighteen years, we have developed over **36 million sq.ft** of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over **27,000 happy families** across **140+ landmark** properties stand testimony to our commitment.

In the eighteen year of our journey, we at Casagrand are all set to progress further forward with projects worth over **8000 crores** in the pipeline.

27000 ACTIVE
USERS

18+PROJECTS
COMPLETED

4.3 MILLION SQ.FT
DELIVERED

Vision

Excellence in industrial real estate is defined by the sustained delivery of infrastructure in accordance with globally accepted standards of excellence.

Mission

- ✓ In the course of the next **5 decades** we desire to develop **20 million** square feet of industrial and warehousing space in significant locations.
- ✓ To be an enterprise that prioritizes clients and delivers a seamless operational experience.

COMPLETED PROJECTS

- ✓ **KLT Automotive** | 1,25,000-sqft 2015
Delivered Manufacture Industry
- ✓ **Nirmiti Precision** | 65,000-sqft 2016
Delivered Manufacture Industry
- ✓ **TopRun Automotive** | 1,56,000-sqft 2017
Delivered Manufacture Industry
- ✓ **Arvos Oak Energy** | 80,000-sqft 2017
Delivered Manufacture Industry
- ✓ **Cooper Standard** | 1,15,000-sqft 2017
Delivered Manufacture Industry
- ✓ **Deceuninck** | 35,000-sqft 2017
Delivered Warehouse Industry
- ✓ **Nexteer** | 1,45,000-sqft 2018
Delivered Manufacture Industry
- ✓ **NCR** | 4,20,000-sqft 2018-2019
Delivered Manufacture Industry
- ✓ **Eickhoff Wind Energy** | 2,48,855-sqft 2022
Delivered Manufacture Industry

27000 ACTIVE
USERS

18+PROJECTS
COMPLETED

4.3 MILLION SQ.FT
DELIVERED





COMPLETED PROJECTS

✓ **Do My Home** | 14,500-sqft 2016
Delivered Manufacture Industry

✓ **Kohitech** | 80,000-sqft 2016
Delivered Manufacture Industry

✓ **Acciona Wind** | 2,40,000-sqft 2017
Delivered Manufacture Industry

✓ **Iron Mountain** | 45,000-sqft 2017
Delivered Warehouse Industry

✓ **Goldman** | 1,42,000-sqft 2018
Delivered Warehouse Industry

✓ **Krishca Scrapping** | 30,000-sqft 2019
Delivered Manufacture Industry

✓ **Pegatron** | 4,23,595-sqft 2021
Delivered Manufacture Industry

✓ **Hitachi ABB** | 26,000-sqft 2021
Delivered Manufacture Industry

27000 ACTIVE
USERS

18+PROJECTS
COMPLETED

4.3 MILLON SQ.FT
DELIVERED

CASAGRAND RESIDENTIAL

SOUTH INDIA'S LEADING REAL ESTATE COMPANY

- ✓ Team up with South India's leading developer. Since our inception in 2004, we have been driven by increased expectations to provide value.
- ✓ With zeal for altering the residential and industrial ecosystems, we have developed 36 million square feet across the bustling and promising cities of Chennai, Bangalore, and Coimbatore.



Annual Sales:
USD \$ 450 Million



Over **36 Million Sq. Ft**
of Delivered Spaces



Over **37, 000**
Happy Customers



CASAGRAND INDUSTRIAL & WAREHOUSING

EXPERTISE AND EXCELLENCE CONVERGE

- ✓ We are India's most formidable name in real estate, with over two decades of experience, a dedicated team of over 8000 plus employees, and a wealth of knowledge.
- ✓ We believe in exceeding expectations.
- ✓ We provide business with flexible model ranging from ready built factories to land plus contractor model



PRINCIPLE BUSINESS MODEL

BUILD TO SUIT LEASE



BUILD TO SUIT LEASE WITH PURCHASE OPTION

BUILD TO SUIT SALE



LAND PLUS CONTRACTOR MODEL



BUILT TO SUIT

We deliver an extensive array of services to create excitement and ensure a hazard-free experience for our stakeholders and clients.



Strategic Location



Client-Specific Improvement, Design & Construction



Optimised Design & Layout



Facility Management Service

DESIGN TO FIT

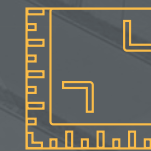
We engage in crafting tailor-made solutions that cater to the distinct and unique demands of each organisation with whom we partner.



Site Selection



Construction



Master Planning & Facility Design



Facility Management Service

PROPOSED BUSINESS MODEL



BTS – LEASE

- ✓ Land and building owned by Casagrand offered on a long term lease basis to respective clients.
- ✓ Flexible lock in period.
- ✓ Increased rental efficiency.



BTS – LEASE WITH PURCHASE OPTION

- ✓ Similar to BTS-Lease, with a purchase option at a pre-agreed price.
- ✓ Once the asset has stabilized, the company can leverage it and pay an EMI similar to leasing.
- ✓ Ownership of the asset and potential upside in valuation are enjoyed by the company.



BTS -SALE

- ✓ Casagrand can work with client-recommended locations.
- ✓ Can include bespoke building specifications based on the client's preferences and needs.



LAND + CONTRACTOR MODEL

- ✓ A client-owned SPV will be transferred with the land price paid upfront.
- ✓ Casagrand will enter into a contractor agreement with the client based on the actual cost + 15%.
- ✓ Construction can be tailored made in house using a client's existing land.
- ✓ We will acquire land in preferred locations and construct in-house.



GO GREEN BE SEEN

- ✓ Sustainability is a basic principle for us, and not merely a euphemism. Our commitment and awareness for the ecosystem are manifested in our architectural and strategic planning.
- ✓ Our choices today influence our prospects for tomorrow, which precisely is the ethic that inspires us.
- ✓ To help mitigate environment impact, we have retrofitted the entirety of our construction endeavours with renewable power sources and garbage management solutions.
- ✓ By substantially partnering with us, you aid to foster a ecosystem, one that's lush more resilient and more lucrative for everybody.

PERKS OF GREENER WORKSPACE



Energy-efficient lights and pumps



Maximum natural topography



Solar panels & rainwater harvesting



Battery-operated cars to travel within the campus



Ample daylighting

SAFETY A REALITY CASAGRAND INITIATIVE



Every day's induction schedule is mandatory.



At regular intervals, proper on-site training is ensured.



Gloves, safety goggles, knee pads, hard helmets are essential at the site.



Ensure Health And Safety At Work Act Of 1974.



Personal protective equipment (PPE) is provided for all workers on the job site.



Biometric systems are made mandatory to prevent unauthorised access.



Comply with environmental regulations.



Ensured visibility of safety vests at night.



Maintaining the working environment clean.

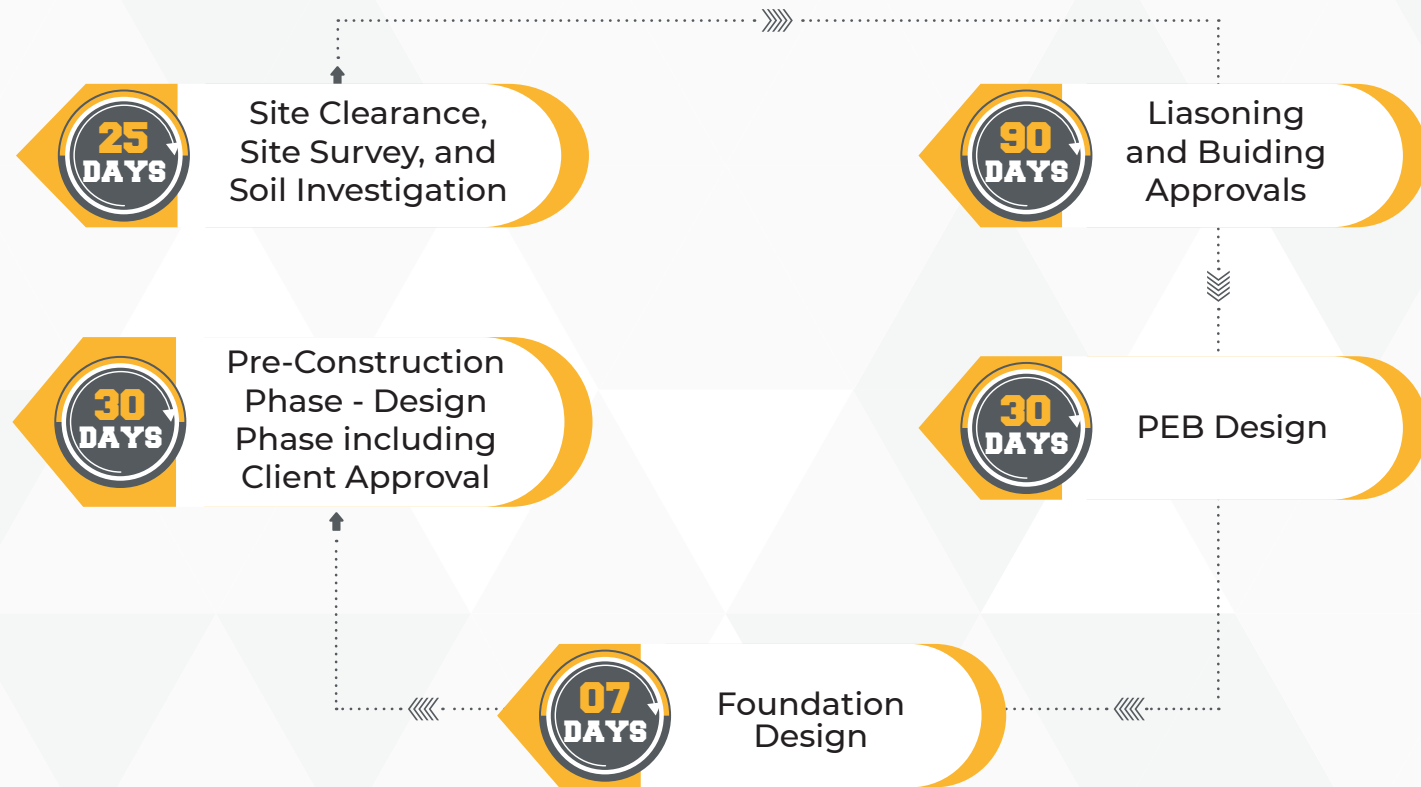
GENERAL BUILDING SPECIFICATIONS

ELEMENTS	SPECIFICATIONS
Clear height	Customised as per Requirement : 6 M to 18.3 M
Flooring	All Floors are Finished with FM II compliant Super Flat Floors (TR 34) : Using Laser Screed. Floor Finishes : Diamond Polish / Ashford / ESD / Epoxy : as per Client Applications
Floor Load	UDL – 6 to 8 MT per Sqm
Type of Structure	Pre-engineered structure with combinations of RCC structures
Docking Area	Standard Spec : 1 Dock per 1000 SQM, Comes fully automated with Dock Levelers (9 MT) + Dock Shelter / Automated Sectional Doors.
Plinth Height	Standard Plinth Height : 1.2 M above FGL.
Canopy Length	Overhang of 3 Metres.
Column Bay Span	Bay Spacing + Column Grid Designed for Greater efficiency and utilization of Space : Avg Bay Width : 25 to 30 M.
Sky Lighting	Min 4% of Roof Surface (Customised as per Application)
Air Circulation	5 to 6 air changes with Louver systems (if non-AC).Mechanical ventilation Roof extractor shall be planned as additional system in case design requires
Infrastructure	STP, D.G, storm water and drainage systems, concertized roads. Rainwater harvesting system shall be added in the drains as per requirement and design
Ground Coverage	Max 50% ground coverage with sufficient all-around setbacks and parking facilities
Factory Walls	2.4 M Block walls / Waffle Crete Walls Finished with Color of Choice

ELEMENTS	SPECIFICATIONS
Compound Walls & Wall Panels	2.4 M Block walls with Y concertina coil + Metal frame with chain link 0.47 mm TCT single skin, SMP/color-coated, galvalume (AZ150 GSM) profiled sheets
Roof Type	Standing seam roof panel with Louver ventilation system and roof monitor with additional bracing in structure to take additional load of solar panels as per Requirements
Fire Safety	Internal sprinklers, internal + external fire hydrants with required fire pumps, DG and water storage system
Docking Provision	Depending upon client process flow for the manufacturing process
Camera/Access Control System	Required camera to be provided at entrance and exit points. Camera shall be installed in the critical production area for monitoring in case of breakdown
Office Facility	Production office of 1,000 sq. ft. (or) required area shall be located in the production area inside the plant/outside the plant. It can be either on the ground or mezzanine level
Security Office	Security office will be provided at the entrance and exit of manufacturing building
Approvals/ Compliance	Zone, usage, plan sanctions, environment clearance, occupation certificate, fire NOC and all required approvals in place
Electrical Power Requirement	This is for complete lighting, General power for docks, shutters and utilities; Special loads like HVAC, compressor, utilities will be additional as per the type of building requirements
Internal Lighting - Lux Levels	Minimum (200-300)Lux Levels measured at 750 mm above finished floor level for indoors. Perimeter area and loading will be 75-100 Lux
Parking Space Requirements	20 or 40-foot container space requirements depending upon input and output goods or as per norms

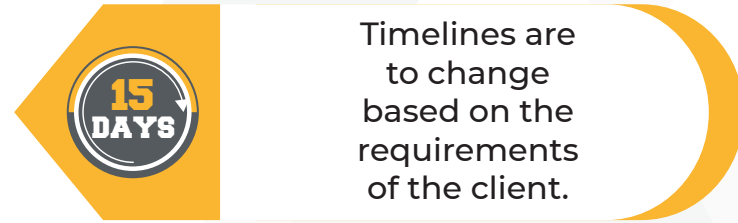
PHASES OF CONSTRUCTION

PRE-CONSTRUCTION PHASE

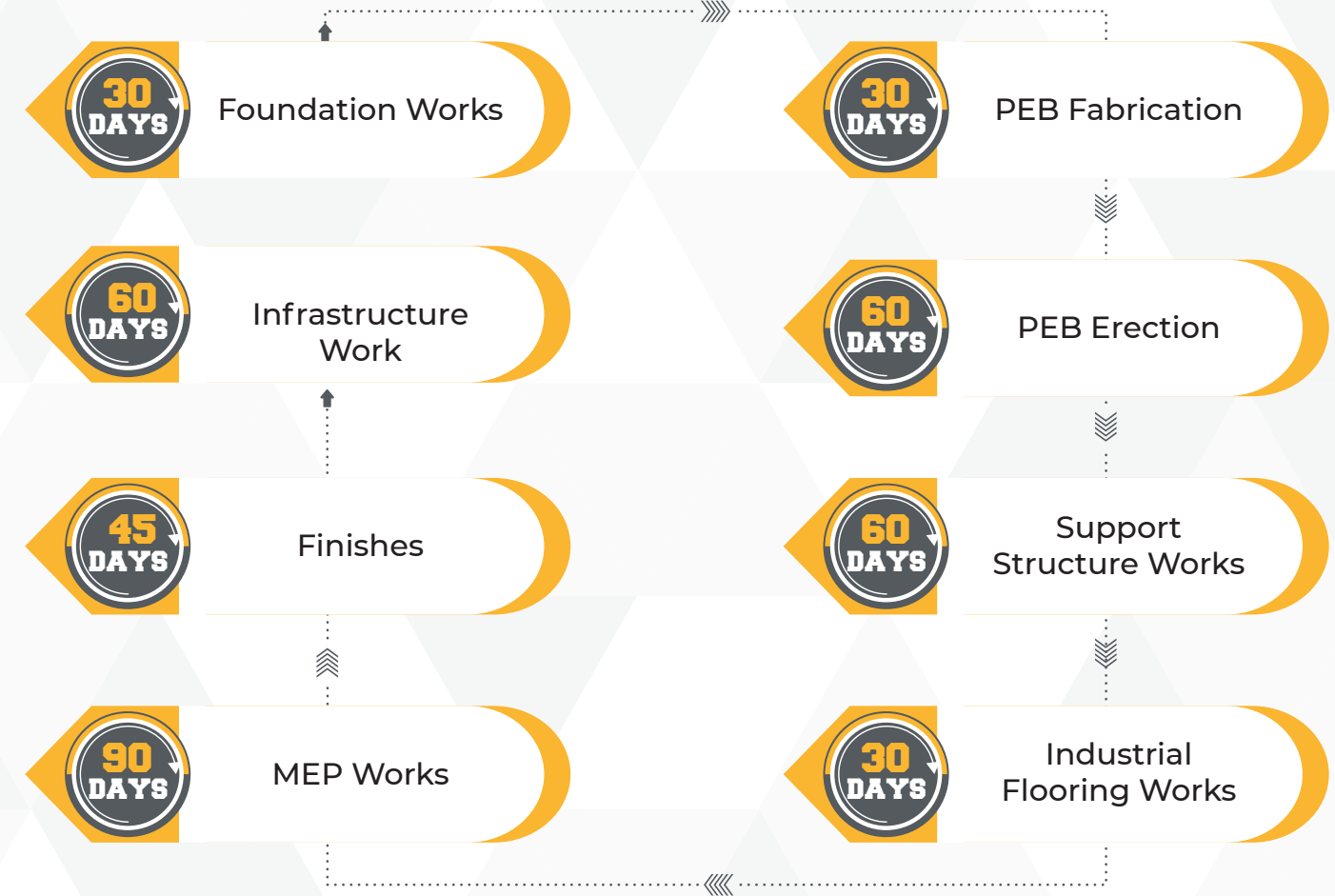


TENTATIVE TIME SCHEDULE

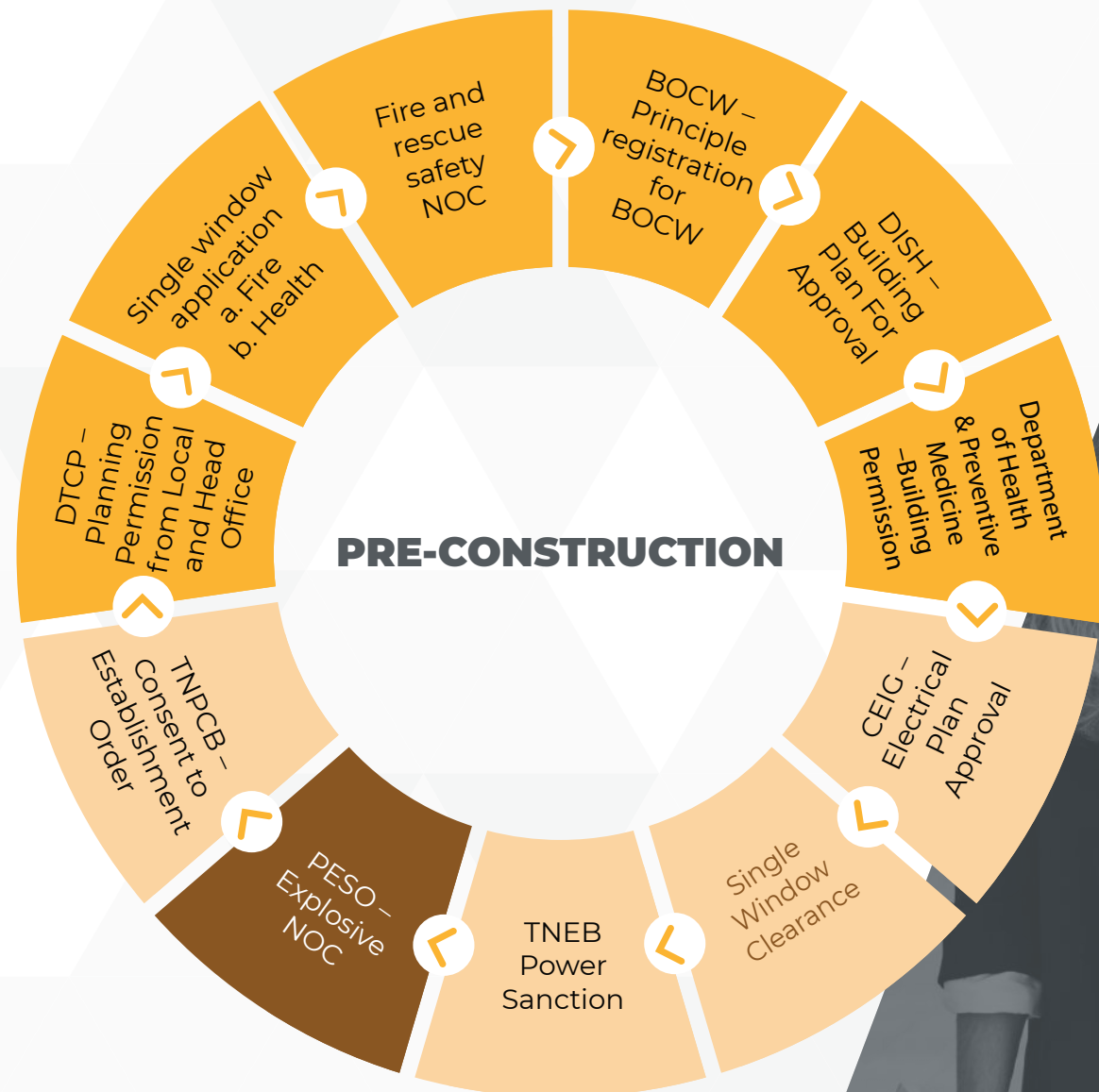
SNAG LIST AND HANDING OVER



CONSTRUCTION PHASE



APPROVAL



DEVELOPER SCOPE
 CLIENT SCOPE
 BOTH



CASAGRAND

INDUSTRIAL

INFRASTRUCTURE

AMENITIES



Pharmacy
A well-stocked pharmacy for emergencies



Worker Accommodation
A comfortable space for workers to unwind and relax



Creche
A safe space where your children are taken care of while you work



Amphitheatre
A breezy open space to conduct gatherings



Entertainment Zone
A space to rejuvenate during leisure time



Lounge
Welcoming area for clients and visitors



Training, Office, Guest Rooms
A dedicated space for training and stay



Cafeteria
A spacious room for break time and lunch



Entrance Arch



Automated gate for increased security



Connection to the onsite STP's sewage pipe from the restrooms



Boom barrier and security gate at the front door



Truck aprons of 16 meters, with load bearing capacity of 50 Mt per vehicles



Office of property management



Renewable products in engineering materials



Storm water drain



Water supply – Domestic water lines incorporated with Hydro pneumatic pump system



Vehicles, motorcycles, and trailers have designated parking spaces



HT power line and water connections on-site



Fire alarm, Fire hydrants a water storage tank, and a pump chamber are all part of the main fire-fighting ring loop



Emergency lighting



First aid station



Includes tree plantings and a green belt

THE INDUSTRIAL POWERHOUSE OF INDIA

TAMIL NADU

- ✓ Unlock limitless opportunities in Tamil Nadu.
- ✓ Expand your business by investing in Tamil Nadu, South India's thriving centre of trade and culture.



The highest number of factories in India - 38,837 units
2nd largest contributor to India's GDP with a share of 6.1%



Surplus industrial water supply with more than 500 MLD from TTRO and desalination plants



2nd industrial performance with a share of 11%



13 trillion dollar economy added in Tamilnadu



Accommodates 24 state-owned SIPCOT parks, 55 + operational SEZs, 3 FTWZs, 30 private industrial parks, and more than 120 SIDCO parks for small-scale industries

TAMIL NADU'S ADVANTAGE



1st in number of factories in India



1st in industrial performance with a share of 11%



2nd largest contributor to India's GDP with a share of 8.4%



India's most urbanized state with 48.5% 4th largest FDI inflows of its population living in urban areas into India (FY 2022-23)



2nd longest coastline, 22 minor seaports, 4 & 2 domestic airports



6th Largest FDI inflows into India FY 2022-23



INSTITUTIONAL EXITS

Logos/ Ivanhoe Cambridge CDPQ

Capitaland/ Ascendas Property Fund (FDI) PTE LTD

OUR FUNDING PARTNERS

Piramal Capital

HDFC Bank

LIC HFL

ICICI Bank

IndusInd Bank

Aditya Birla Capital

South India Bank

IDBI Bank

BUSINESS PARTNERS

MANUFACTURING



AUTO MOBILE & AUTO ANCILLARY



ELECTRONICS



LOGISTICS



SOFTWARE





WHAT'S NEXT??

To get more details about Casagrand Industrial and Warehousing or arrange a tour

Call us: +91- 90470 52222

Website: www.casagrandspaceintell.com

Email: industrial@casagrand.co.in



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