



CASAGRAND  
**FUTURA**  
NEW WINDOW  
OF OPPORTUNITIES

# CASAGRAN FUTURA

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CASAGRAN FUTURA

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# ABOUT CASAGRAND

- ✓ Casagrland 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.
- ✓ In the nineteenth year of our journey, we at Casagrland are all set to progress further with projects worth over **8000 crores** in the pipeline.

## 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 years** we desire to develop **20 million** square feet of Grade "A" industrial and warehousing space in significant locations.
- ✓ To be an enterprise that prioritizes clients and delivers a seamless operational experience.

# 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, 2<sup>nd</sup> 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



2<sup>nd</sup> in 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



1<sup>st</sup> in number of factories in India



1<sup>st</sup> in industrial performance with a share of 11%



2<sup>nd</sup> largest contributor to India's GDP with a share of 8.4%



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



2<sup>nd</sup> longest coastline, 22 minor seaports, 4 & 2 domestic airports



6<sup>th</sup> largest FDI inflows into India (FY 2022-23)







# CASAGRAN **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 our tenants and business partners with flexible engagement models, ranging from ready industrial & warehousing assets to land plus contractor model.



## PRINCIPLE BUSINESS MODELS

BUILT TO  
SUIT LEASE



BUILT TO SUIT LEASE  
WITH PURCHASE  
OPTION



BUILT TO  
SUIT SALE



LAND PLUS  
CONTRACTOR  
MODEL



## BUILT TO SUIT

We deliver an extensive array of services and create value by ensuring excitement and ensure a hassle-free experience for our stakeholders and clients.



Strategic Location



Client-Specific Improvement,  
Design & Construction



Optimised  
Design & Layout



Facility Management Service

## DESIGN TO FIT

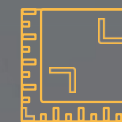
We engage in crafting tailor-made solutions that cater to the distinct and unique demands of each organisation with whom we partner.



Site Selection



Construction



Master Planning  
& Facility Design



Facility  
Management  
Service

# PROPOSED BUSINESS MODELS



## BTS – LEASE

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



## 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 + margin basis.
- ✓ Construction can be tailored made in house using a client's existing land.
- ✓ We will acquire land in preferred locations and construct in-house.



## BTS – LEASE WITH PURCHASE OPTION

- ✓ Similar to BTS-Lease, with a purchase option to our client.
- ✓ Asset ownership with potential upside valuation is enjoyed by the client.



## BTS -SALE

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







# MAHINDRA WORLD CITY PREFERRED HUB OF GLOBAL GIANTS

- ✓ Spread over 628 ha (1550 ac)
- ✓ Multi-sector SEZ, with major presence of
  - IT (services & manufacturing)
  - Auto ancillary
  - Apparel & fashion accessories
- ✓ 68+ Industrial customers
- ✓ Surrounded by 1000 acres of reserve forest and 7 water bodies
- ✓ India's first IGBC (Stage 1) gold certified green township
- ✓ 285 acres of residential, social & retail infrastructure
- ✓ Surrounded by 1000 acres of reserve forest and 7 water bodies
- ✓ Home to more than 2500 families
- ✓ Multi-Sector SEZ and a DTA

67+ blue chip companies	1500 acres	India's first IGBC Gold (Stage 1) certified Green Township
Generated cumulative exports of more than `88,000 crores		Direct employment for 40,000 people



# LOCATION GUIDE



# WELL-ACCESSIBLE LOCATION FOR RAPID GROWTH

- ✓ Casagrاند Futura is located at 5-minute drive-through distance right inside Mahindra World City
- ✓ This location boasts of superior connectivity in all modes of transport.
- ✓ Mahindra World City is situated on NH 45 making it a strategic location just 50 km from Chennai city.



## RAILWAY

Paranur Railway Station 1 km  
Chengalpattu Railway Station 9 km



## AIRWAY

Chennai International Airport 35 km



## SEAWAY

Chennai Sea Port 55 km



## ROADWAY

Thirupurur to Chengalpattu Highway  
Chengalpattu Junction  
Tambaram  
OMR  
National Highway  
ECR



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CASAGRAND  
**FUTURA**

 **ARVOS**  
GROUP

 **HITACHI**  
Inspire the Next

 **NCR**

**nexteer**  
AUTOMOTIVE

 **PEGATRON**

**OUR PRESENCE @**  
**MAHINDRA WORLD CITY**



**BUILDING PRESPECTIVE – PLOT 3**  
(PHASE 5 MWC) OPPOSITE PTI





CASAGRAND

# FUTURA

MULTI-FACETED MANUFACTURING **INDUSTRIAL FACILITY**

- ✓ **Casagrand Futura** is a ready to move in facility spanning 6.2 acres with **Grade "A"** plus space that is ideal for any electric and electronic, automobile components, textile, FMCG and pharmaceutical manufacturing enterprises
- ✓ The property is designed with a ground-plus- mezzanine structure accommodating space for a large manufacturing facility, a G+2 administrative building and a separate facility building
- ✓ **Casagrand Futura** guarantees a hassle-free experience since we provide end-to-end solutions ranging from land acquisition to comprehensive engineering





CASAGRAND  
FUTURA



**SITE PLAN**

# BUILDING PRESPECTIVE

- ✓ GRADE A + space designed for electronic component manufacturing

## Production Area

- ✓ 240,000 sq.ft spread across 2 floors, with options to split into 2 distinctive production halls
- ✓ 6 MT on the ground floor, With a clear height of 6 meters across all production halls
- ✓ 1.75 MT of floor weight handling on the 1<sup>st</sup> floor

## Dinning Hall

- ✓ Spread across 2 floors covering an area of 35,000 sq.ft, designed to accommodate 2200 seats at one go for better TAT during rush hours.

## Facility Building

- ✓ Spread across 11,000 sq.ft and located centrally across production halls ensuring better cost in terms of service connections and planned to accommodate all critical equipment required for production.

## Dedicated HR Building

- ✓ Spread across 10,500 sq.ft to cater to the on boarding / training / orientation programs requirements to support manpower intensive processes

## Cargo Elevators

- ✓ The building has been designed with 4 cargo elevators with a payload of 2 MT, for seamless movement of cargo and components across floors

## HVAC Ready

- ✓ The building comes with PUFF panel insulations across the building for better HVAC efficiency.

## TPO Membrane

- ✓ The roof to ensure zero leaks.



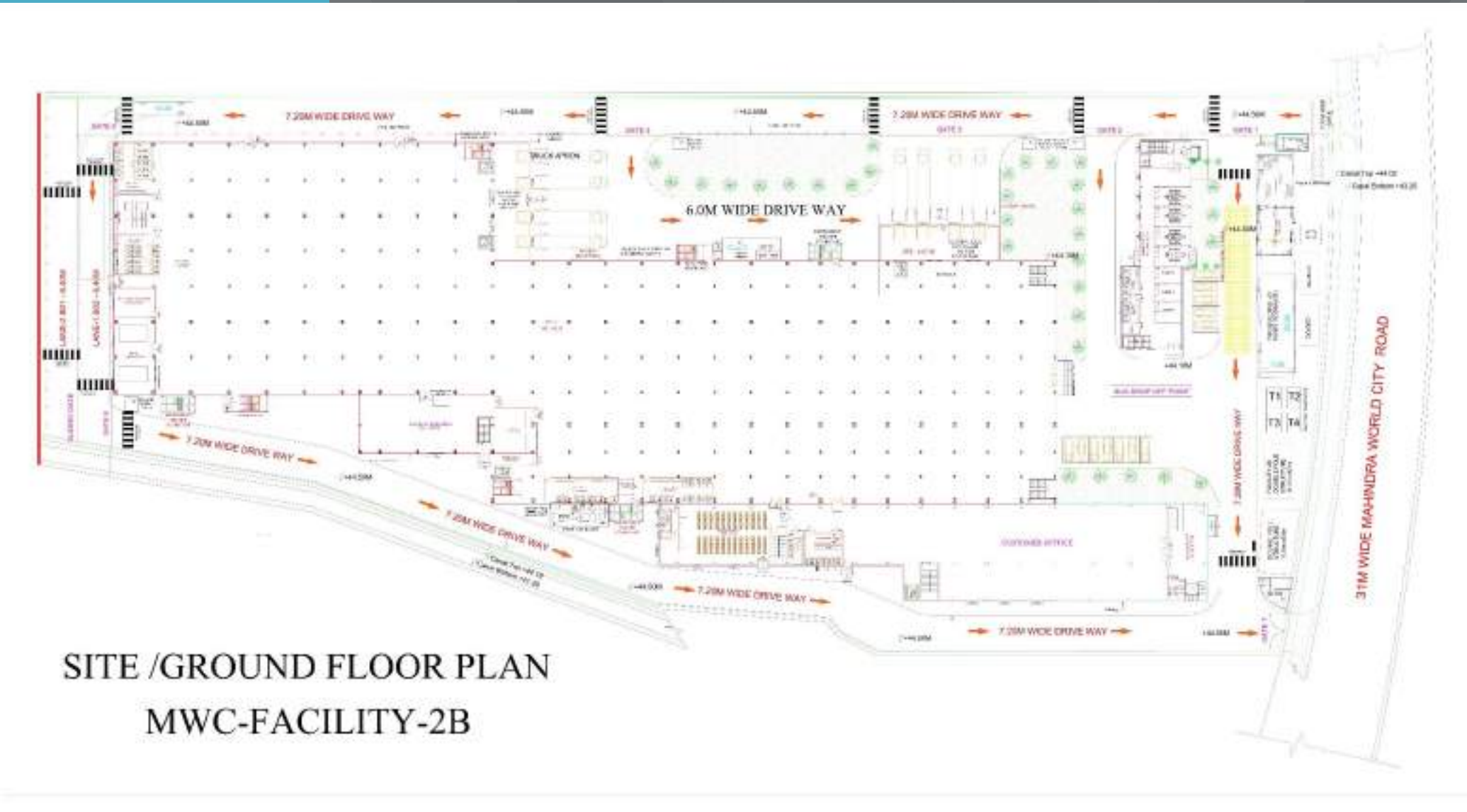


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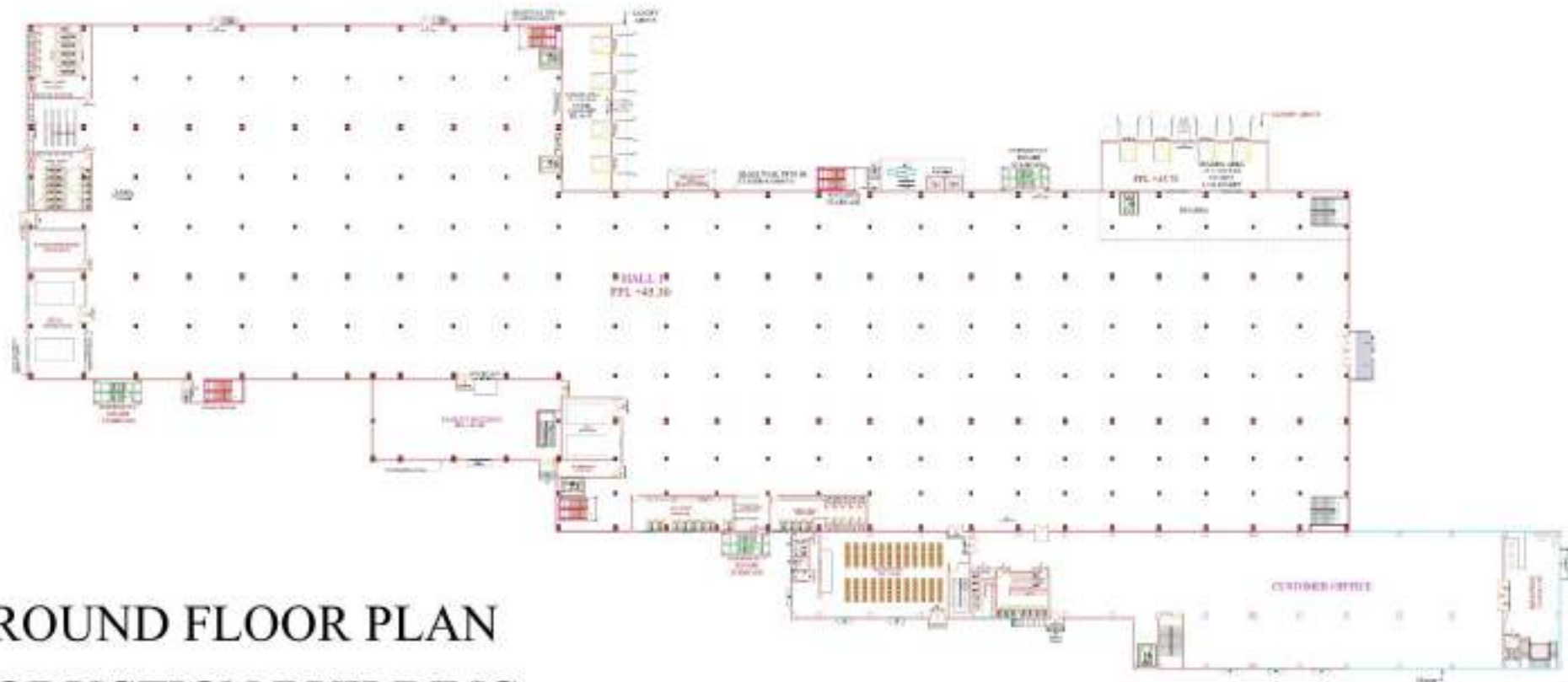
FLOOR PLANS



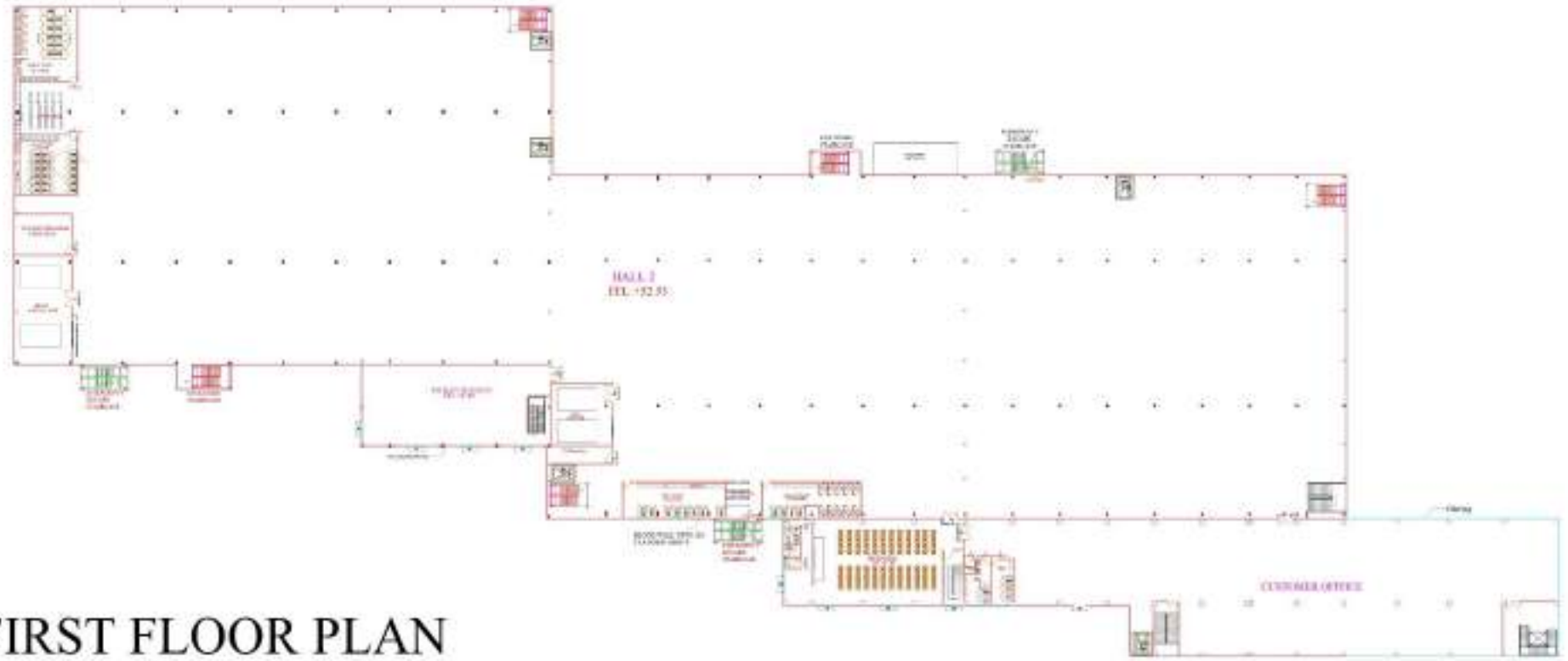


**SITE /GROUND FLOOR PLAN**  
**MWC-FACILITY-2B**



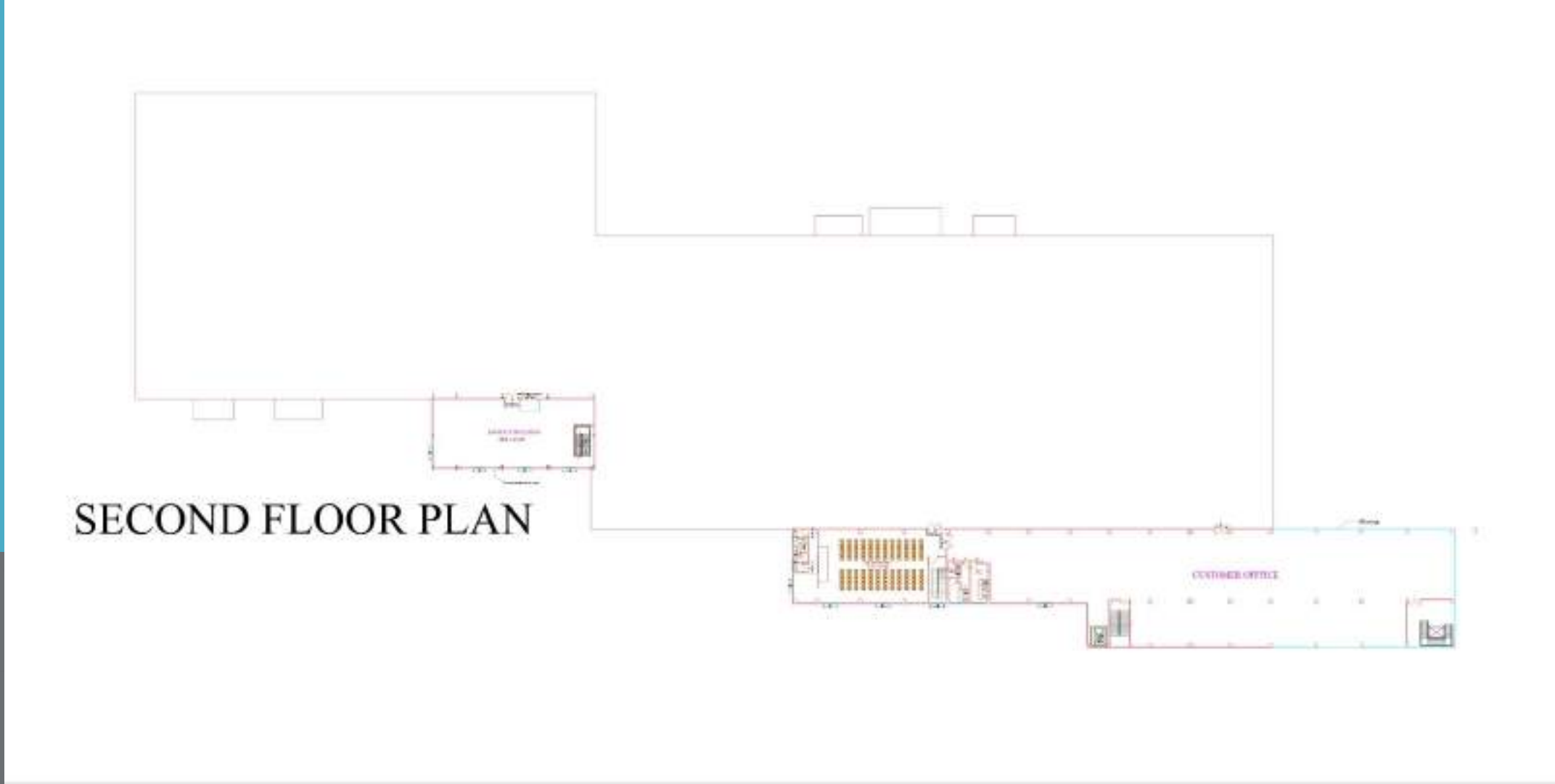


GROUND FLOOR PLAN  
PRODUCTION BUILDING



**FIRST FLOOR PLAN  
PRODUCTION BUILDING**





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# AREA STATEMENT





## PLOT-03- AREA STATEMENT

S.no	Building description	Floor load(MT)	Clear height (M)	Total area in sq.ft
1	<b>Production &amp; Warehouse</b>			
(a)	Ground floor	8MT	6.1	1,03,092.90
(b)	First floor	1.75MT	6.01	1,03,092.90

S.no	Building description	Floor load(MT)	Clear height (M)	Total area in sq.ft
2	<b>Facility Building</b>			
(a)	Ground floor	8MT	4	3,373.41
(b)	First floor	1.75MT	4	3,373.41
(c)	Second floor	1.75MT	4	3,522.59



S.no	Building description	Floor load(MT)	Clear height (M)	Total area in sq.ft
3	<b>HR Building</b>			
(a)	Ground floor	1.75MT	4	3,465.97
(b)	First floor	0.50MT	4	3,465.97
(c)	Second floor	0.50MT	4	3,509.57

S.no	Building description	Floor load(MT)	Clear height (M)	Total area in sq.ft
4	<b>Customer Office</b>			
(a)	Ground floor	1.75MT	4	16,181.39
(b)	First floor	0.50MT	4	16,181.39
(c)	Second floor	0.50MT	4	16,268.90



S.no	Building description	Floor load(MT)	Clear height (M)	Total area in sq.ft
5	<b>Admin Building</b>			
(a)	Ground floor	1.75MT	4	5179.59
(b)	First floor	0.50MT	4	5048.05
(c)	Second floor	0.50MT	4	5048.05

**PLOT-03 - AREA STATEMENT**

S.no	Building description	Floor load(MT)	Clear height (M)	Total area in sq.ft
6	Staging room	8MT	5	2,583.33
7	HT yard	6T	NA	711.41
8	TRN yard	NA	NA	680.12
9	Panel room	6T	4	1506.94
10	Security room – A	0.50MT	3	247.56
11	Security room – B	0.50MT	3	344.44
12	Fire fighting room	6T	4	1540.5
13	Security booths	NA	2.1	387.5
14	Scrap yard	6T	NA	581.25
15	Medical room	0.50MT	3	602.77
16	Lifting platform	15T	NA	215.27
17	DG bed	6T	NA	640.45
18	Dock shelter	NA		1097.91
	<b>TOTAL AREA</b>			<b>3,01,943.54</b>



# APPROVAL STATUS : GO LIVE IN 45 Days from LOI

Approvals Status	Status	Timelines
Building permit ( local planning authority + directorate of town and country planning )	Completed	
Pollution control board approval , consent to establish	Completed	
Fire department license : consent to establish, NOC	Completed	
DISH	Completed	
PHPM	Completed	
Pollution Control Board Approval : Consent to Operate	Client Scope (Need process Details )	30 Days from submission of Application
Fire Department License : Consent to Operate , NOC	Client Scope (Need process Details )	30 Days from submission of Application
TN Power Application : Development Charge	Client Scope	30 Days from submission of Application
TN power : Refundable Security Deposit	Client Scope	30 Days from submission of Application

# 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, with fully automated 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	Basic client specification.
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 /outside the plant, 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	Provided for complete lighting, general power for docks, shutters and utilities; special loads like hvac, compressor, utilities will be additional.
Internal Lighting - Lux Levels	Minimum (200-300) lux levels measured at 750 mm above finished floor level for indoors. Perimeter loading area will be 75-100 lux.
Parking Space Requirements	Facility to accommodate 20 or 40-foot container spaces basis logistical requirements.



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SITE PROGRESS





**Ground Floor Production : 8 M \* 7.5 M Grid : Floor Load : 6  
MT / Sqm ( Point Load ) Height : 6 M**



**Ground Floor : RCC Block : 25 M \* 8 M Grid : Floor Load  
: 6 MT / Sqm ( Point Load ) Height : 4.75 M**





**First Floor Production : 25 M \* 8 Grid : Floor Load :  
1.75 MT / Sqm ( Point Load ) Height : 6 M +**



**First Floor Production : 25 M \* 8 Grid : Floor Load :  
1.75 MT / Sqm ( Point Load ) Height : 6 M +**



**Leak Proof Roof : TPO Membrane + Rock Wool Insulation  
+ Vapour Barrier + Deck Sheet (Ensures Zero Leak )**



**HVAC Ready : Cladding is done with PUR Sandwich Panels for Better Insulation and HVAC efficiency , also ensuring lesser Op-ex on Energy Costs**



**TR34 Rated Super Flat FM 2 Flooring :  
Ready for ESD and EPOXY application.**





**Production Block : Construction Progress**  
( Ready by 01/07/2023)



**RCC Block : Construction Progress**  
( Ready by 01/08/2023)



**Yard Development + office Block : construction Underway :  
target Completion : 15/08/2023**





**ESD FLOORING READY**



**100 MT EOT CRANE**



**EPOXY FLOORS**



**DIAMOND POLISHED  
FLOOR FINISHES**







**33KV 2500kva transformer core -02 Nos installation work completed and accessories will be installed after earthing work.**







**Hall-3 FF fire sprinkler header line and Branch line installation work completed and position welding under progress.**



















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# COMPLETED PROJECTS

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

27000 ACTIVE  
USERS

18+PROJECTS  
COMPLETED

4.3 MILLION SQ.FT  
DELIVERED



**BUA** : 150,000 SQ.FT  
**SECTOR** : ENERGY  
**YEAR** : 2017  
**HQ** : EU



**BUA** : 250,000 SQ.FT  
**SECTOR** : AUTO COMPONENTS  
**YEAR** : 2017  
**HQ** : NORTH AMERICA



**BUA** : 30,000 SQ.FT  
**SECTOR** : ENERGY  
**YEAR** : 2022  
**HQ** : JAPAN



**BUA** : 200,000 SQ.FT  
**SECTOR** : RENEWABLES  
**YEAR** : 2022  
**HQ** : EU





**BUA : 150,000 SQ.FT**  
**SECTOR : AUTO COMPONENT**  
**YEAR : 2019**  
**HQ : USA**

**BUA : 450,000 SQ.FT**  
**SECTOR : ELECTRONIC COMPONENTS**  
**YEAR : 2021**  
**HQ : APAC**



## COMPLETED PROJECTS



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



**Kohitech** | 80,000-sqft 2016  
 Delivered Manufacture Facility



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



**Iron Mountain** | 45,000-sqft 2017  
 Delivered Warehousing Facility



**Coldman** | 1,42,000-sqft 2018  
 Delivered Warehousing Facility



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



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



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

## AMENITIES



### Pharmacy

A well-stocked pharmacy for emergencies



### Creche

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



### Entertainment Zone

A space to rejuvenate during leisure time



### Training, Office, Guest Rooms

A dedicated space for training and stay



### Cafeteria

A spacious room for break time and lunch



### Worker Accommodation

A comfortable space for workers to unwind and relax



### Amphitheatre

A breezy open space to conduct gatherings



### Lounge

Welcoming area for clients and visitors



### ATM

24x7 ATM facility available within the vicinity

## INFRASTRUCTURE



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 vehicle



Property management office



Renewable products in engineering materials



Storm water drain



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



Vehicles, motorcycles, and trailers have designated parking spaces



HT power line and water connections on-site



Standard fire-fighting ring loop, fire alarm, fire hydrants, water storage tank and a pump chamber



Emergency lighting



First aid station

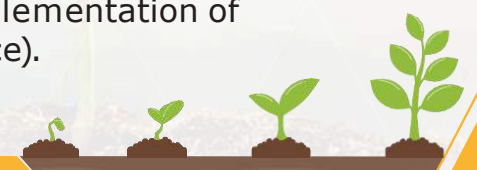


Tree plantings and a green belt



## GO GREEN BE SEEN

- ✓ Incorporating sustainability is a basic principle in design thinking for us. Our commitment and awareness for the ecosystem is 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 environmental impacts, we have retrofitted the entirety of our construction endeavours with renewable power sources and garbage management solutions.
- ✓ By substantially partnering with us, our client aid to foster an Ecosystem that supports the implementation of ESG (Environment Social Governance).



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.

## Our Esteemed Clients @ Mahindra World City

**HITACHI**  
Inspire the Next



**PEGATRON**



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**CASAGRAND**  
INDUSTRIAL & WAREHOUSING

Ready built infra for your fastest  
**GO TO MARKET STRATEGY**

