

CASAGRAND

INDUSTRIAL & WAREHOUSING



CASAGRAND

SHINRAI

**INDUSTRIAL PARK
SRIPERUMBUDUR WEST**

ABOUT CASAGRAND

Casagrاند 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 Casagrاند 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.



- 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 built factories to land plus contractor model.

PRINCIPLE BUSINESS MODELS



BUILT TO SUIT

We deliver an extensive array of services and create value by ensuring 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

COMPLETED PROJECTS



KLТ 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

4.5 MILLION SQ.FT DELIVERED

25+PROJECTS COMPLETED



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

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

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

Kohitech | 80,000-sqft 2016
Delivered Manufacture Facility

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

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

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

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

ON GOING PROJECTS
Wangda | 4,30,166.25-sqft 2023

CASAGRAND SHINRAI AT SRIPERUMBUDUR WEST

- Casagrاند Shinrai industrial park at Sriperumbudur west, santhavellore is an upcoming project that is spread over a massive 48.1 acres, 20,95,236 sq ft.
- This lies 9 KM from Sriperumbudur and 54 KM from the state capital, Chennai.
- This location is perfect for industrial and warehousing operations that are fully reliant on technology to meet future demands.
- Located at Sriperumbudur west, santhavellore Casagrاند Shinrai industrial park enhances proximity to the Chennai Airport and port making it very attractive from the logistics point of view.

BOUNDARIES OF CASAGRAND SHINRAI

- Redhills block towards north
- Poonamallee block towards east
- Oragadam block towards south
- Sriperumbudur block towards west

ROUTE MAP



GOOGLE MAP



ACRES	DISTANCE FROM HIGHWAY	DISTANCE FROM PORT	DISTANCE FROM AIRPORT
48	0.5 Km	55 Km	40 Km

ISOMETRIC VIEW



TOP VIEW



AREA STAEMENT - SANTHAVELLORE			
S.NO	DESCRIPTION	SQM	SQFT
1	BUILDING -A01 (PRODUCTION HALL)	12152.00	130803.03
2	BUILDING -A01 (OFFICE - G+1)	1011.90	10892.00
3	BUILDING -A02 (PRODUCTION HALL)	6245.00	67220.62
4	BUILDING -A02 (OFFICE - G+1)	650.00	6996.54
5	BUILDING -B01	18990.06	204407.30
6	BUILDING -B02	13746.00	147960.71
7	BUILDING -B03	11099.00	119468.64
8	SECURITY ROOM 1	20.00	215.28
9	SECURITY ROOM 2	38.50	414.41
10	DRIVERS' REST ROOM-1	52.00	559.72
11	DRIVERS' REST ROOM-2	61.13	657.94
12	FACILITY MANAGEMENT OFFICE	59.54	640.84
13	MEDICAL ROOM	90.00	968.75
14	FIRE PUMP & PUMP ROOM -1	140.00	1506.95
15	UG SUMP -1	49.50	532.81
16	FIRE PUMP & PUMP ROOM- 2	172.50	1856.77
17	UG SUMP -2	75.00	807.29
18	ELECTRICAL ROOM	200.00	2152.78
19	TRANSFORMER YARD	200.00	2152.78
20	VCB PANEL	60.00	645.83
21	HT YARD	150.00	1614.59
22	DG YARD (2 NOS,)	100.00	1076.39
23	STP 1	112.50	1210.94
24	STP 2	135.00	1453.13
TOTAL BUILT UP AREA		65609.62	706216.06
SITE AREA		129975.64	1399046.09
OSR (10% OF THE OVERALL SITE AREA)		12997.56	139904.57
FSI		0.50	
GROUND COVERAGE IN %		49.84	
PLOT AREA IN ACRE= 32.12			

GENERAL BUILDING SPECIFICATIONS

ELEMENTS

SPECIFICATIONS

Clear height	Customised as per requirement : 6 m to 18.0 m.
Flooring	All floors are finished with fm ii compliant super flat floors (tr 34 standard) : 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, fully automated with dock levelers with automated sectional doors.
Plinth Height	Standard plinth height : 1.2 m above finished ground level.
Column Bay Span	Bay spacing + column grid designed for greater efficiency and utilization of space : avg bay width : 32 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.

GENERAL BUILDING SPECIFICATIONS

ELEMENTS

SPECIFICATIONS

Infrastructure	Gate house, Drivers rest room, Stp, HT yard, transformer yard, panel room, Fire Infra like pump room with pumping system for fire water tank and Domestic water tank including external yard hydrants and storm water drain and waste water drain systems, concrete road. Rainwater harvesting system shall be added in the drains as per requirement and design.
Ground Coverage	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. As per client requirement.
Office Facility	Production office of 15000 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 as per client requirement. Basic client specification.
Internal Lighting - Lux Levels	Minimum (200-300) lux levels for indoors. Perimeter loading area will be 75-100 lux.
Parking Space Requirements	Facility to accommodate 20 or 40-foot container spaces based on logistical requirements.

PHASES OF CONSTRUCTION

PRE-CONSTRUCTION PHASE



TENTATIVE TIME SCHEDULE

SNAG LIST AND HANDING OVER

15 DAYS
Timelines are subject to change based on the requirements of the client



APPROVALS

PRE-CONSTRUCTION

Fire and rescue safety NOC

BOCW – Principle registration for BOCW

DISH – Building Plan For Approval

Department of Health & Preventive Medicine –Building Permission

CEIG – Electrical Plan Approval

Single Window Clearance

TNEB Power Sanction

PESO – Explosive NOC

TNPCB – Consent to Establishment Order

DTCP – Planning Permission from Local and Head Office

Single window application
a. Fire
b. Health

POST-CONSTRUCTION

Fire Department –License

DISH– Factory License

Permission CEIG: safety certificate

Permanent Power sanction

BDO: Running License

PESO– License

BDO/ Panchayat Planning

TNPCB: Concern to operate order

Department of health and preventive medicine
a) Sanitary
b) suitability certificate

AMENITIES



Pharmacy

A well-stocked pharmacy for emergencies



Entertainment Zone

A space to rejuvenate during leisure time



Cafeteria

A spacious room for break time and lunch



Amphitheatre

A breezy open space to conduct gatherings



ATM

24x7 ATM facility available within the vicinity



Creche

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



Training, Office, Guest Rooms

A dedicated space for training and stay



Worker Accommodation

A comfortable space for workers to unwind and relax



Business centre

Welcoming area for clients and visitors

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 pneumatic 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).

PERKS OF GREENER WORKSPACE

-  Energy-efficient lights and pumps
-  Solar panels & rainwater harvesting
-  Ample daylighting
-  Maximum natural topography
-  Battery-operated cars to travel within the campus

SAFETY A REALITY CASAGRAND INITIATIVE

-  Every day's induction schedule is mandatory.
-  Gloves, safety goggles, knee pads, hard helmets are essential at the site.
-  Personal Protective Equipment (PPE) is provided for all workers on the job site.
-  Comply with environmental regulations.
-  At regular intervals, proper on-site training is ensured.
-  Ensure Health And Safety At Work Act Of 1974.
-  Biometric systems are made mandatory to prevent unauthorised access.
-  Ensured visibility of safety vests at night.
-  Maintaining the working environment clean.



CASAGRAND
SHINRAI
INDUSTRIAL PARK

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Site Location