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Founded in 1946 by Chaudhary Raghavendra Singh, DLF started with the creation of 22 urban colonies in Delhi. In 1985, the company expanded into the then-unknown region of Gurugram, creating exceptional living and working spaces for the new Indian global professionals. Today, DLF is the largest publicly listed real estate company in India, with residential, commercial, and retail properties in 15 states and 24 cities.

75

years of sustained
growth and innovations

336.3

million sq. ft.
delivered

Residential

300.9

million sq. ft. of
residential portfolio

Offices

32.1

million sq. ft. of
Grade A office spaces

Retail

4.2

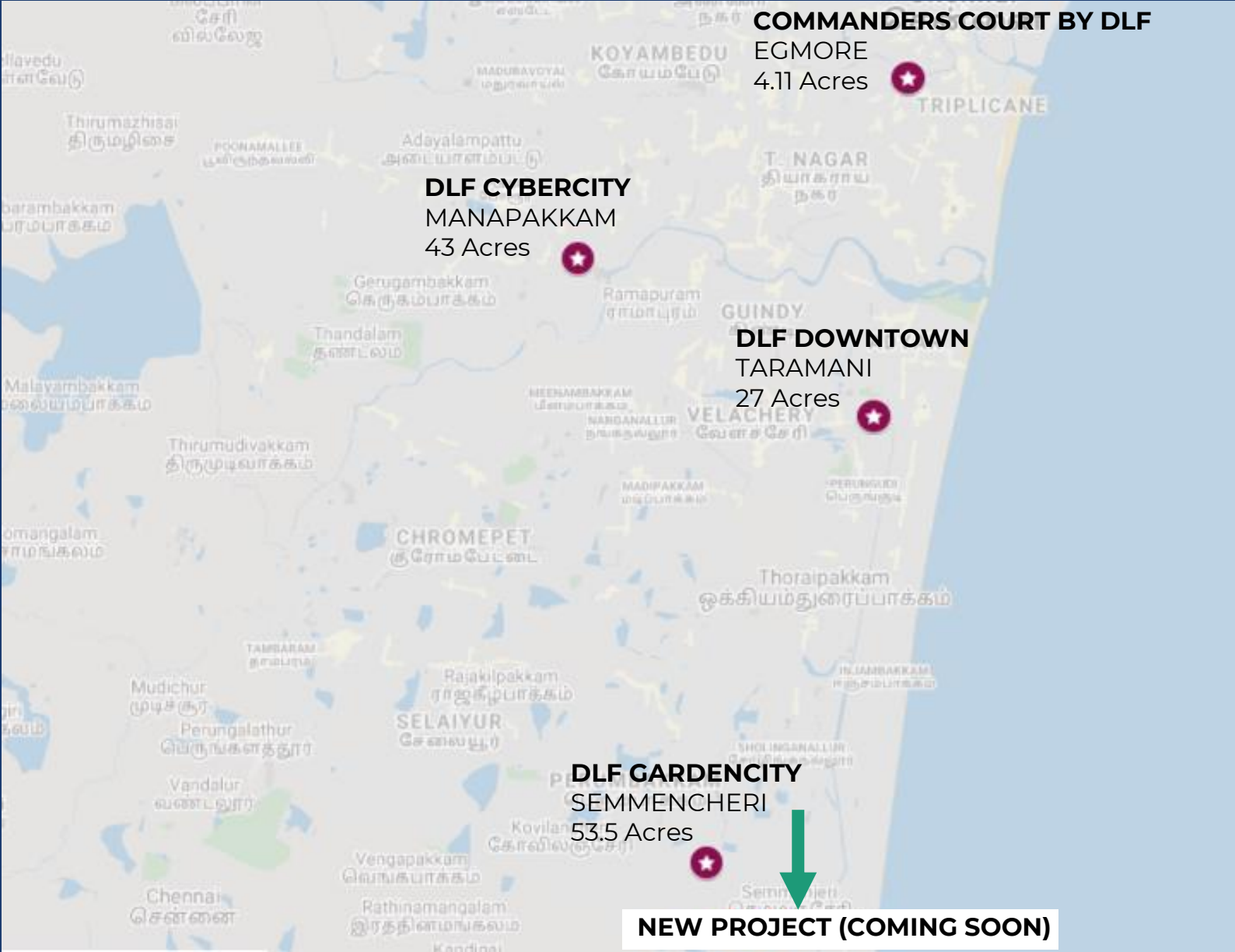
million sq. ft. of
retail spaces

Hospitality

83.7

Hectare's of sprawling
open spaces

DLF LANDMARKS IN CHENNAI



DLF CYBERCITY CHENNAI

Chennai and DLF have been partners in growth for more than a decade and together, they've made Chennai the epicentre of the IT industry.

43

acre integrated campus

4.5

acres of
green zone

2

acres
sports zone

DLF DOWNTOWN CHENNAI

The new epicentre of Chennai's IT corridor, DLF Downtown will be a modern workspace with world-class amenities making it a perfect confluence of productivity and collaboration.

27

acres total space

6.8

million sq ft of
workspaces

WHY CHENNAI?

- Capital state of Tamil Nadu | Detroit of India | Largest industrial and commercial center of South India
- Literacy rate – **90.33%** | **>17,000 USD** IT Exports | **45%** India's Motor Vehicle Export
- A city with a cumulative FDI investment of **\$29.4 Billion** since the year 2000
- 4 pillars of economic drive - Auto & Auto ancillaries manufacturing, IT/ ITeS, Medical Tourism, and Electronics hardware manufacturing.
- **30,000+** MSME Industries in the city with lakhs of employment opportunities prevailing

Source: Economic survey of Tamil Nadu 2020, Statistical Handbook –Chennai 2016-2017, Guidance Tamil Nadu, Union department of Administrative reforms and Grievances



WALK TO WORK.

DLF Cyber City

- Corporate park in Gurugram, Haryana, India opened in 2004
- Home to some of the top IT & Fortune 500 companies in India
- The "futuristic commercial hub"
- Retail hub ~ large number of leading restaurants and shops
- Metro & 16-lane expressway

Office | Residential | Education | Retail

BKC ONE

- Business and residential district in the city of Mumbai
- Commands one of the highest property rates in the country
- 600,000 people working in various offices throughout the BKC
- MNC and National Banks head offices, Reliance Jio World Garden
- Diamond Hub

370 hectares of once low-lying land on either side of the Mithi river, Vakola Nalla, and Mahim Creek.

The area had poor surface drainage and was severely affected by pollution in the Mahim Creek

WHY OMR?

- More than **3,50,000 employees**. 3/4th of the state's software exports
- Well Developed Social Infrastructure | Better Transport & Connectivity | Affordable Real Estate Products | Walk-to-work

OMR is been identified as Secondary & Periphery Business Centers and is gradually taking over main CBDs off late,

Upcoming infrastructural development on OMR

- Metro Rail : The proposed Phase-2 will span **118.9 km** connecting the city and suburbs, connecting Madhavaram to SIPCOT (for **45.8 km**).
- Chennai Peripheral ring road (Ennore port –Mahabalipuram)
- Phase II -Six-Lane road widening project (Siruseri –Mahabalipuram)
- Proposed **5 flyovers on OMR** to reduce traffic
- **1.5 km ECR –OMR Link Road**
- **3 deck elevated corridor** to merge with metro rail with a budget of **INR 3,088 Cr.**

REPRESENTATIVE IMAGE

WHY SIPCOT, SIRUSERI?

- **782 Acres** of land dedicated to develop IT park under **SIPCOT** conceived and planned by (State Industries Promotion Corporation of Tamil Nadu)
- ~ 90,000 employees
- 40+ Corporate's
- Owned Campus

Top IT Companies

- TCS
- Hexaware
- Cognizant
- AtoS
- Capgemini
- Syntel
- Aspire
- Sopra Steria

27 out of 100 employees of OMR
IT Corridor work in SIPCOT IT PARK on OMR
(90000 of 3.5 lacs workforce)

REPRESENTATIVE IMAGE



UPCOMING DEVELOPMENT IN SIPCOT, SIRUSERI

TCS – NEW CAMPUS (SIPCOT IT PARK)



Home > Business > TCS' New Rs 876 Crore Campus In Chennai Will Generate 35,000 Jobs; Construction Starts

BUSINESS

TCS' New Rs 876 Crore Campus In Chennai Will Generate 35,000 Jobs; Construction Starts



By Radhika Kajarekar — Last updated Jul 22, 2021

ACTUAL IMAGES

ADANI – DATA CENTRE (SIPCOT IT PARK)

Info-tech

Adani to invest ₹2,500 cr to set up hyperscale data centre in Chennai

TE Raja Simhan | Chennai, December 20 | Updated On: Dec 20, 2020



The Adani Group will invest ₹2,500 crore to set up a 'hyperscale' data centre (DC) in

Chennai, called Adani Chennai-1. The foundation stone for the project was laid last week, said government officials. **It is expected to give a boost to the city's attempts to become the country's second major DC hub, after Mumbai.**

Adani Chennai-1 DC will be located at the Siruseri IT Park that houses companies such as Tata Consultancy Services, Cognizant and FSS Ltd. It will be the biggest hyperscale tier-3+ DC in Chennai with 32 MW IT load, and a one-stop-shop for the telecom and IT infrastructure needs of hyperscale customers, the Adani Group said. It will transform Chennai into South-East Asia's DC hub, it added.

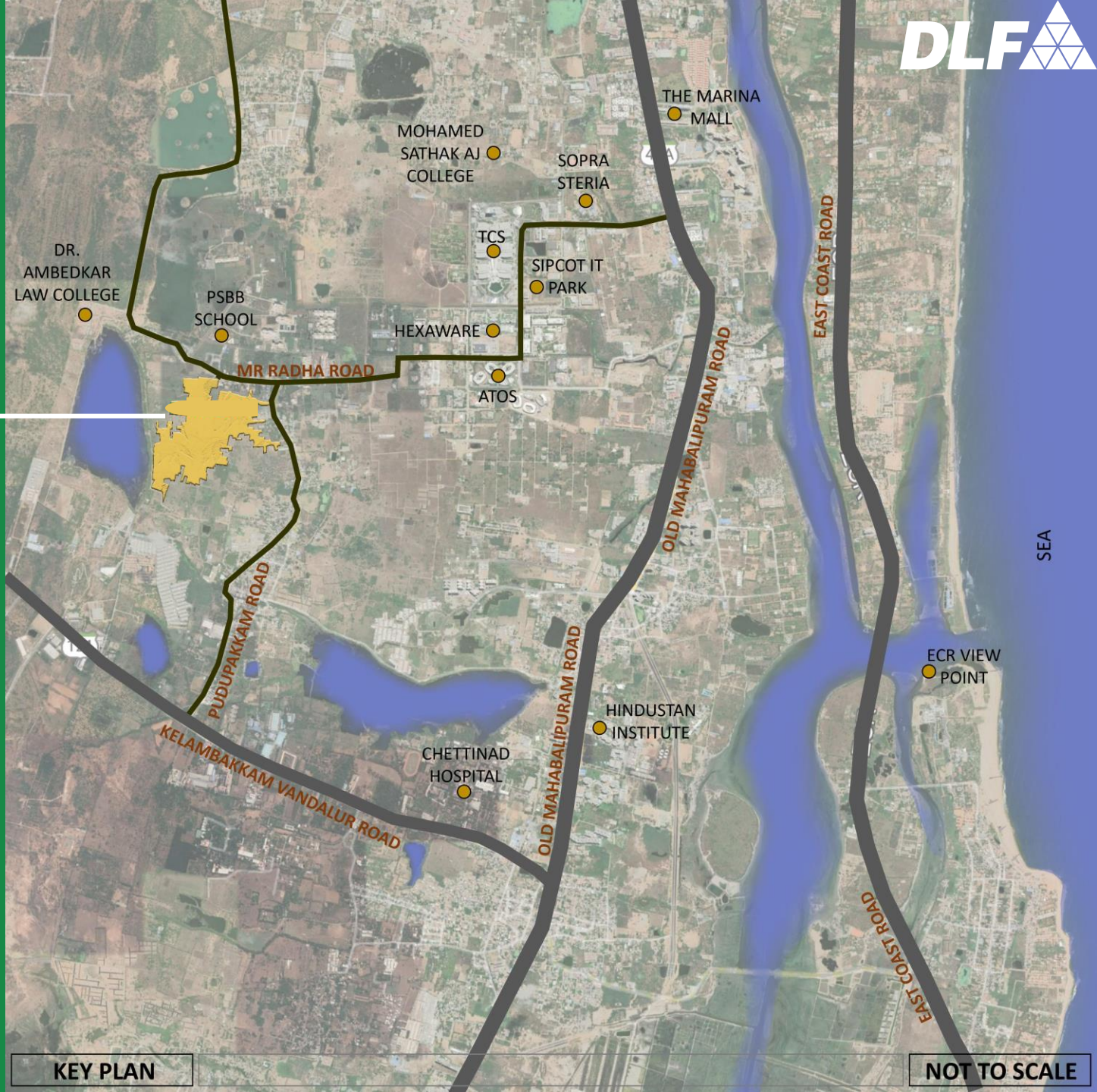


ACTUAL IMAGES

ARIEL VIEW OF SIPCOT IT PARK ~ 1 KM



NEW PROJECT



KEY PLAN

NOT TO SCALE

The background is a solid green color with white, wavy, horizontal lines that resemble topographical contours or ripples in water. These lines are more densely packed in the upper left and lower right corners, creating a sense of depth and movement.

**CHENNAI'S FIRST
NATURE INSPIRED
OVER 85-ACRE PLOTTED
DEVELOPMENT**

LOCATION AND CONNECTIVITY



FACILITIES & LANDMARKS

ESSAR Petrol Bunk – 100m
HP Petrol Pump – 5 km
Novotel Chennai – 4.3 km
INOX Theatre – 4.8 km
AGS Movie Theatre – 6.5km



HOSPITALS

Chettinadu Multi Speciality Hospital - 6 km
Apollo Diagnostics – 5.5 km
Radiant Dental Care – 4.4 km
Life Line Hospital – 19 km



COMPANIES AND IT PARKS

SIPCOT IT Park – 1.5 km
TCS – 2.6 km
Hexaware – 2 km
AToS – 2 km
Cognizant – 3 km
Valeo – 6.3 km
Pacifica Tech Park – 5.6 km
Infosys – 11.5 km
Capgemini – 11.5 km



EDUCATION FACILITIES

PSBB School – 500m
Dr. Ambedkar Law College – 1 km
Mohamed Sathak College – 4 km
Hindustan University – 7.3 km
Velammal Vidyashram – 10 km
VIT College – 10.5 km
IIIT College – 12.7 km



TRANSPORTATION

Upcoming Metro Phase Siruseri Station – 3.2 km
Pudupakkam Bus Stop – 3.8 km
Airport – 32 km



SHOPPING AND RESTAURANTS

Habitat Hyper Market – 800m
Marina Mall – 4.9 km
OMR Food Street – 6.3 km
McDonalds – 6.6 km

FEATURES OF THE PROJECT

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Township



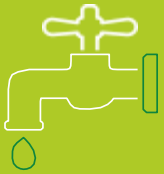
1000+ Plants /Trees



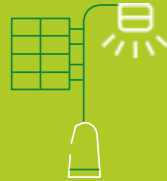
Developed
Roads



Pedestrian
Walkways



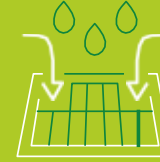
Domestic Water
Pipeline



Solar Powered
Streetlights At
Important Nodes



Organic Waste
Composter



Storm Water
Drainage System



11 Large Wells
To Cater To Water
Requirement



Located Near
Forest Reserve



Surrounded By
4 Natural Lakes

The background is a solid green color with white, wavy, horizontal lines that resemble ripples or stylized waves. These lines are more prominent in the top-left and bottom-right corners, fading towards the center.










**4 TYPE OF THEMED GARDENS
SPREAD ACROSS THE PROJECT,
WITH AMENITIES**



A township in the making

REPRESENTATIVE IMAGES

Fitness Gardens

-  Relaxation Zone
-  Cycling Track
-  Pet Park
-  Outdoor Fitness And Exercise Area
-  Walking / Jogging Tracks
-  Aerobic Deck
-  Yoga Pavilion
-  Aroma Garden
-  Yoga Lawn
-  Seating Pods
-  Pergola with seating

Social Gardens

-  Organic Farm
-  Festive Lawn
-  Tree Court
-  Volleyball Sand Bay
-  Fruit Orchards

Recreational Gardens

-  Futsal Court
-  Half Basketball Court
-  Cricket Net Practice
-  Seating Pods
-  Children's Play Area
-  Pavilion With seating

Serene Gardens

-  Senior Citizen Court
-  Nature Walk
-  Seating Pods
-  Herbal Garden
-  Fruit Orchards
-  Pergola with seating
-  Nature Trail
-  Walking / Jogging Tracks
-  Outdoor Yoga Lawn
-  Outdoor Fitness Area



REPRESENTATIVE IMAGES

PRODUCT MIX



AVG Plot Size (Sq. Ft.)
600
1200
1500
1800
2400
Residential
Commercial

PAYMENT PLAN

PAYMENT PLAN

Stage	Milestone
Along with Application Form	Rs. 1,00,000 / 2,00,000* (part of Booking Amount)
Within 30 days of Application Form	10% of Total Price (Booking Amount). (Inclusive of Rs. 1,00,000 / 2,00,000* paid along with Application Form)
Within 60 days of Application Form	20% of Total Price
Within 6 months of Application Form	25% of Total Price
Within 12 months of Application Form.	20% of Total Price
Within 18 months of Application Form	15% of Total Price
On Offer of Possession	10% of Total Price

NOTE:

- a. Stamp duty and registration charges as applicable will be extra
- b. Maintenance charges will be payable in advance, for the period of 3 years, @ ₹1/- per sq. ft. at the time of offer of possession.

*Rs. 1 Lakh booking amount for plots less than 1500 Sq. ft.

*Rs. 2 Lakhs booking amount for plots greater than 1501 Sq. ft.

THANK YOU