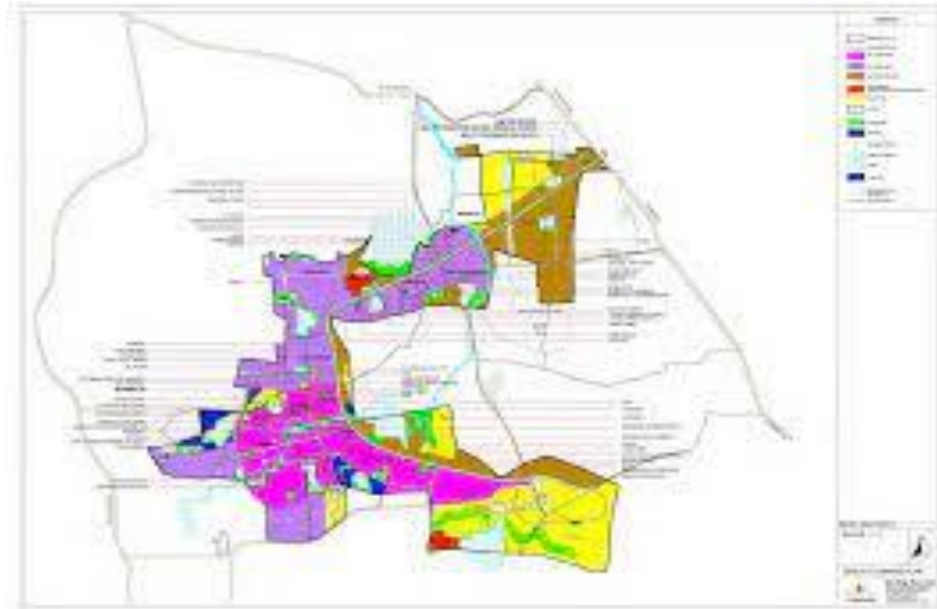


Brief First Report on 11.26 Acres Site; survey no 10, 11, 15 & 8 at Appaiahalem Village Road, Egumadurai Village, Tiruvallur District, Tamil Nadu.



The Proposed Development Model having Mixed Land Use for an Industrial Estate/Township with all the Self-Contained Facilities, as per following:

- ◇ **Non-Polluting Industrial Plots of 500 Sqmt with all the infrastructure facilities, in about 6.26 acres of the total site area.**
- ◇ **IT Park/Plug to Play Office Building; 24x7 working environment, ready to use from day one, till the individual industrial Plot owners set up their units, on a 1 acre site area.**
- ◇ **Serviced Apartments; to meet the immediate and future on site 'walk to work' accommodation needs of the Jr & Sr Executives within this Estate, on 1 acre of the site area.**
- ◇ **Affordable Housing for all categories of industrial and white color workers & staff within the Estate, on 2 acres of the site area.**
- ◇ **Club/Community/Recreational Centre on 0.5 acres of the site area.**
- ◇ **Local Shopping Centre; Site for Creech/Nursery School & Health Centre, on 0.5 acres of the site area.**
- ◇ **Complete External Development works; Roads & Pedestrian Walkways, Landscaped Parks & Tot lots, Sewerage & Storm Water Disposal System, Drinking Water supply with Pumps and storage, Rain Water Harvesting System, Sewerage Treatment Plant, External Electrification and Street lighting with total site area Electrical distribution system, D.G. set for emergency Power Back-up.**



Current Site Location

Adjacent to Sri City Andhra in the area of TADA Nellore Sri City area

Total Land = 10.86 Registered, 0.4 Unregistered

Land to TADA Junction recorded – 6kms

Kobhelco Company warehouse and office land – 2kms

Hitachi and other companies – 1.5 kms

Mango Resort/ Sri City – 0.5 kms

Current Local scenario

2 BHK flats – 1290 sft going for 35L

2 BHK fats – 1250 sft going for 32L

222 yards – 30L plot in the same area further 7 kms from our site

484 yards – 35L plot in the same area further 7 kms from our site

This site is 7kms from our location approx. 13 mins – 15 mins drive. Please see attached pics



Top 5 countries by investment
Japan, USA, India, China and Italy

Top Sectors with high job-potential
Electronics, Automotive, Electronics,
FMCG and Food Processing

Total Investments
₹25000-30,000 crore

Total companies: 171

Operational: 121

In the pipeline: 50

Total Jobs created: 45,000-50,000

