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JONES LANG
LASALLE MEGHIRAJ



lifestyle
Ambattur

About the developer

AMBIT IT Park is developed by Ambattur Clothing Ltd (ACL). Established in 1981, ACL is one of the largest apparel manufacturing and Export Companies in the country. ACL caters to leading apparel brands like GAP, Diesel, Banana Republic, Kohl's, Levis, Talbots, Canary Blue, Esprit etc.

ACL has developed a landmark residential project, Grayshott, in collaboration with Ceebros. A few more independent projects are in the pipeline including a 205 room 5 star boutique hotel, operated by an award winning international hospitality brand.

Ambattur : The alternate IT Hub of Chennai

Ambattur is located North West of Chennai and has currently close to 5.5 million sq ft of IT office space under various stages of development. A suburb of Chennai since the early 1960's, Ambattur is surrounded by established residential areas like Mogappair, Nolumbur, and Anna Nagar with numerous planned residential projects. Ambattur also has abundant social infrastructure with a number of schools (DAV, SJOB, Vels) and hospitals (MMM) in the vicinity.

Ambattur is well connected by road with ample bus networks and by rail with regular train service to the location. Once completed the Chennai Metro will have a station at Thirumangalam which is 3 kms from AMBIT. Ambattur Infra Developers have participated in the development and maintenance of various utilities in the Ambattur Industrial Estate, resulting in excellent road networks within the area. The presence of established retail development around Ambattur, especially Anna Nagar (2nd avenue), enhances the Ambattur working experience. Ampa Skywalk, a 350,000 sq ft mall with a seven screen multiplex is in close vicinity of Ambattur. This has made Ambattur a natural choice for many corporate giants like Royal Bank of Scotland, TCS, HCL, Perot Systems, Firstsource, CSS Slashsupport, etc.

Introducing AMBIT IT Park

- + 1.1 million sq ft world class Grade A office Building
- + Vantage location with 100 ft roads on both sides
- + Marquee building with excellent visibility
- + Connected Multi Level Car Parking (MLCP)
- + 3 Km from established Retail development
- + Green Building Features
- + Anchor tenant in place
- + 12 Km from the Central Business District (Gemini Circle)
- + CMDA Completion Certificate awarded

Connectivity

Over 90 routes with more than 300 public transit buses connecting Ambattur. Ambattur is well connected to other parts of Chennai by sub urban rail network, with rail frequency every 15 minutes. Proposed metro stations, Thirumangalam & Arumbakkam are located 3 km from the site.

+ Residential Catchment Areas

- ~ Anna Nagar
- ~ Ambattur
- ~ Nolumbur
- ~ Mogappair
- ~ Avadi
- ~ Korattur

+ Amenities within the park

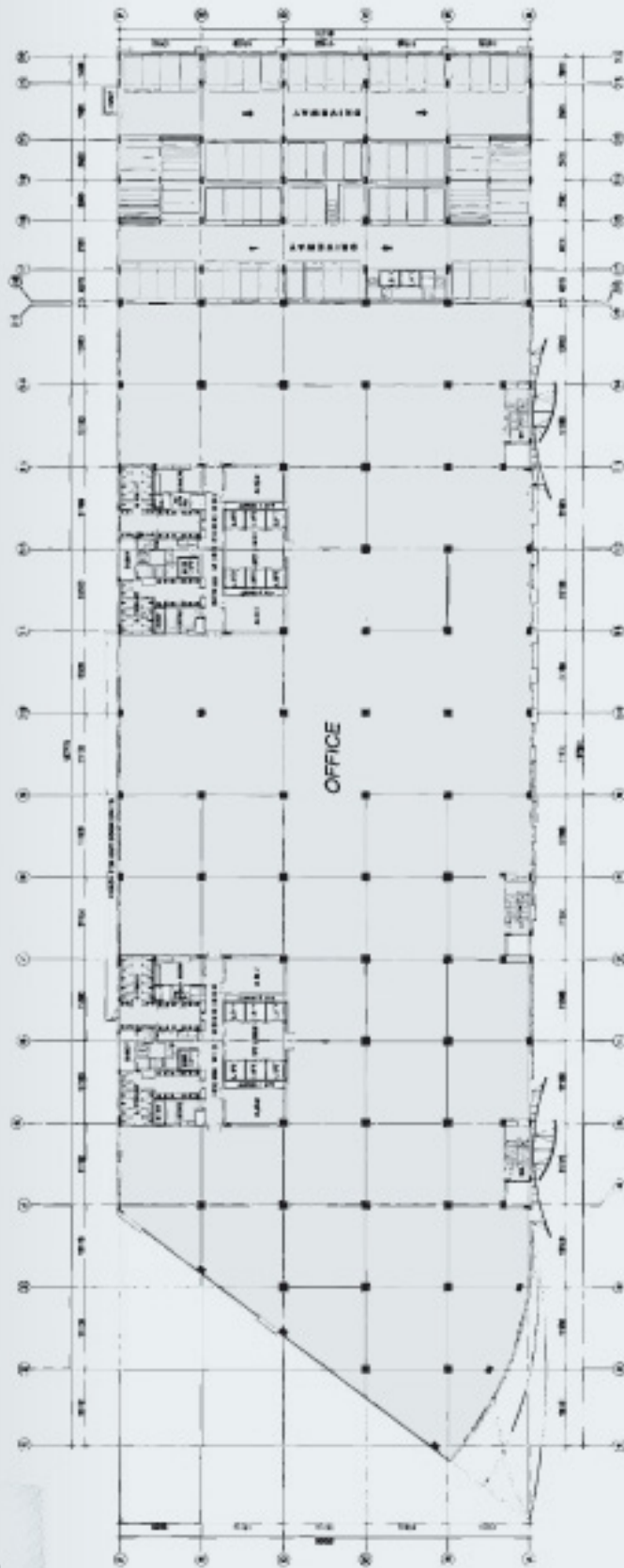
- ~ Multi cuisine food court
- ~ Convenience store
- ~ ATMs
- ~ Travel desk
- ~ Gymnasium
- ~ Pharmacy
- ~ Apparel store

IT Park Project Overview

- ~ One of the largest floor plates in the city
 - More efficient & effective space utilization
- ~ Excellent scalability options
 - Future expansion in the same campus
- ~ High end technical specifications
 - Lesser energy consumption, More efficient performance, lesser maintenance
- ~ Green Building features
 - Sustainable use of power & water

No. of floors Total Built up area Efficiency	1 Basement + Ground + 10 floors 1.1 Million sq ft 84%
Floor plate Floor to floor height Column span	92,000 sq ft (approx.) 4 m (2nd to 9th floor) 11m
Car parking on Car parking ratio	Basement + part Ground + 1 st floor & MLCP of 5 floors 1:800 sq ft
Total Elevators Passenger elevators Service lifts	16 (Mitsubishi) 12 (20 passenger capacity at 2.5 mps) 2 (MCPL passenger lift capacity 13 at 1.75 mps) 2 (1350 kg capacity at 1.75 mps)
Total Power capacity Total Power back up	8000 KVA 100% (MTU engines)
AC capacity	3200 TR Air cooled & water cooled chillers (York)
Floor load	500 kg / sq m



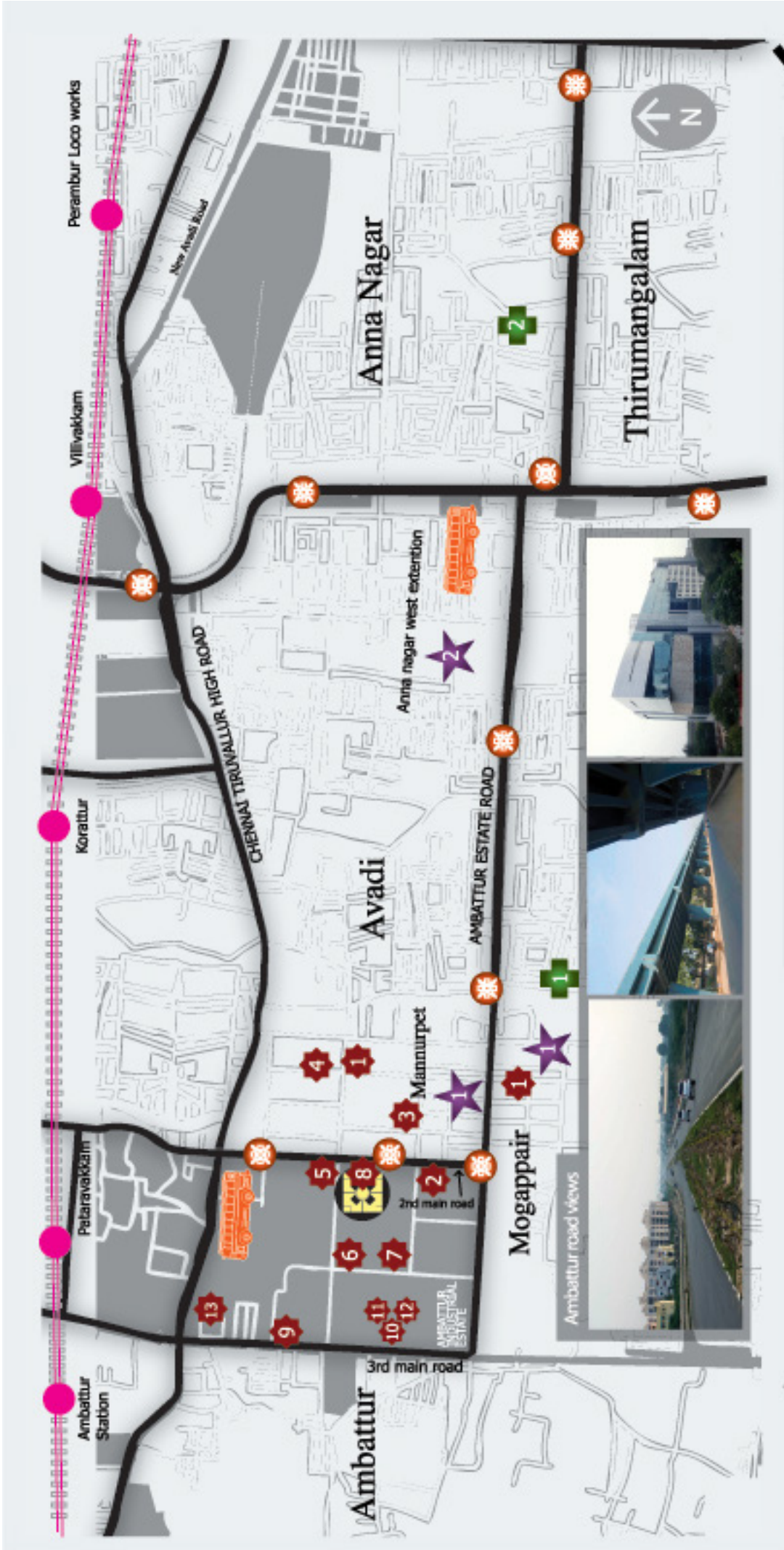


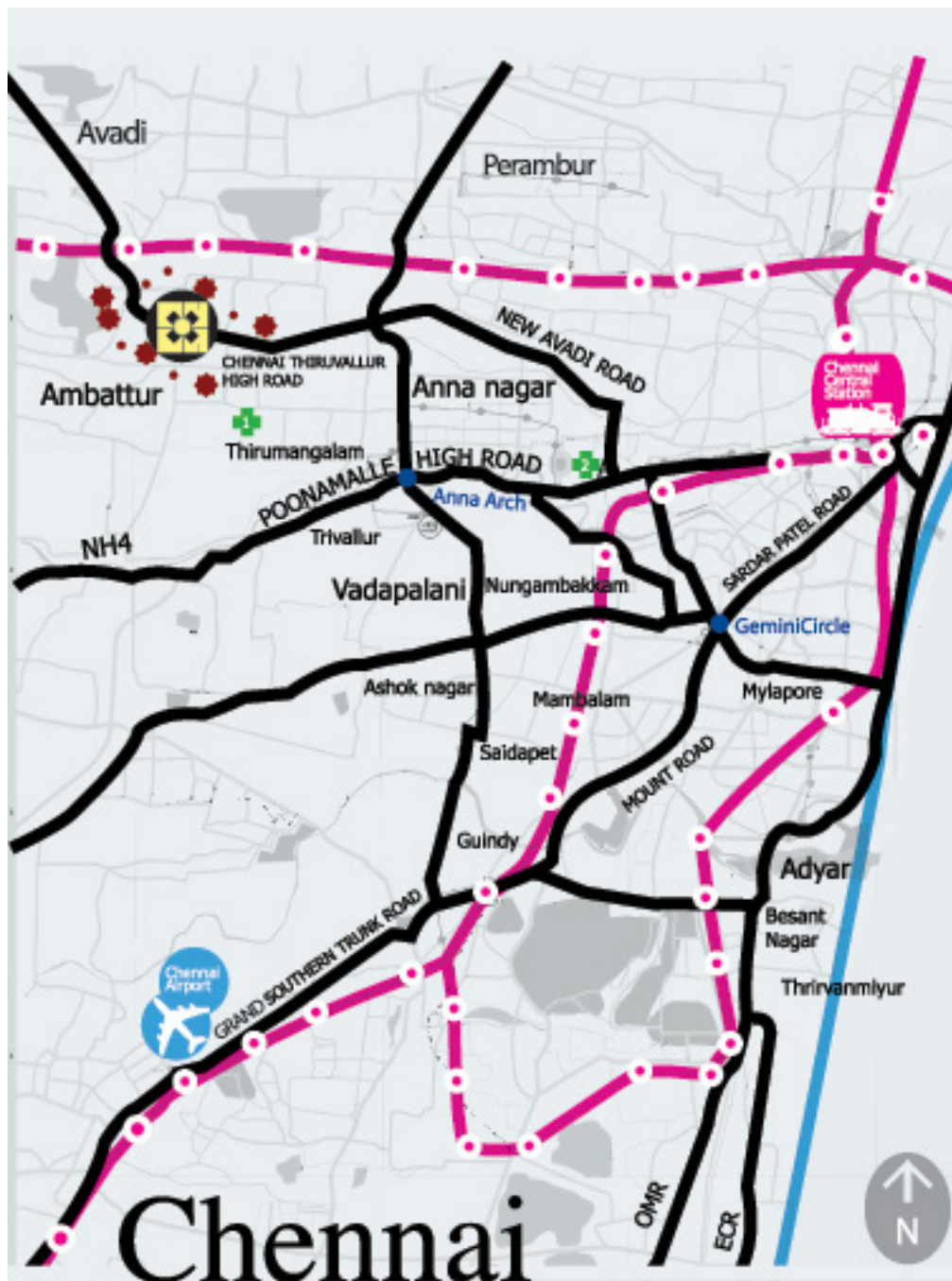
● Ready for Occupation

Project team

- Marketing Consultants
- Architects
- Property Management Consultant
- Structural consultants
- Building Services Consultant
- Facade Consultant
- Landscape Consultant
- Property Management

- Jones Lang LaSalle Meghraj (JLLM)
- Eskey Designs
- Synergy Property Development Services Pvt Ltd
- Jehovaking consultants
- Spectral Services consultant
- Global facade Solutions
- Plantscape
- CBRE





Chennai

Legend

Location / Distance from AMBIT

Landmarks

Anna nagar	3 km
Anna arch	6 km
Gemini circle	12 km

Healthcare Institutions

Rotary hospital	1 km
Madras medical mission	2 km
Sundaram medical foundation	4 km

Public Transport systems

Nearest bus stop	50 m
Ambattur bus depot	0.5 km
Ambattur railway station	2 km
Tirumangalam metro station	3 km
Arumbakkam metro station	3.5 km
Central railway station	12 km
Airport	19 km



Ambit



Health care

1. Madras medical mission
2. Sundaram medical foundation



Rail Routes



Bus Depot



Bus Stop



Educational Institutions

1. DAY school
2. SBOA school



Corporate Establishments

1. HCL
2. Firstsource
3. Dell
4. Reliance
5. Intelnet
6. Tata Consultancy Services
7. Hexaware Technologies
8. CSS
9. Polaris
10. IHS
11. Eisalat
12. KONE
11. Tech Mahindra

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