



Space to be

Ascendas in India

Ascendas is Asia's leading provider of business space solutions, renowned for quality infrastructure and lifestyle environments catering to businesses. In India, Ascendas develops and manages IT Parks/SEZs, Integrated Developments, Build-to-Suit and Ready-Built Facilities. Starting with the landmark International Tech Park Bangalore (ITPB), Ascendas has since followed on its success with CyberPearl and The V in Hyderabad and International Tech Park Chennai (ITPC). Ascendas is also developing International Tech Park in Pune (ITPP) and CyberVale, an IT Park within Mahindra World City in Chennai. Ascendas proposes to develop two Integrated Developments in Coimbatore and Gurgaon.

In June 2007, Ascendas launched the Ascendas India Development Trust (AIDT), a private real estate fund focusing on integrated property development projects. In August 2007, the Ascendas India Trust (a-iTrust) was launched as Singapore's first listed Indian property trust.



International Tech Park Bangalore



The V Hyderabad



CyberPearl Hyderabad



International Tech Park Chennai



International Tech Park Pune

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CYBERVALE Phase II

Springfield

Park in a Valley

Welcome to the Space to be

CyberVale IT Park, unveiled in 2007 is Ascendas' second IT Park project in Tamil Nadu, after the renowned International Tech Park Chennai (ITPC), and its first IT SEZ Park project in India.

This IT Park is being developed in four phases, spread across 18.5 acres of lush landscape that balances nature and a world-class environment, ideal for IT, ITES and R & D companies. Phase I (Lakeview), Phase II (Springfield) and Phase III (Mindtree House) account for 0.8 million sq ft of infrastructure rich business space. On completion, all four phases will offer 1 million sq ft of office space and cater to a community of some 10,000 professionals.

CyberVale clients are serviced round-the-clock by a dedicated Ascendas team. To ensure a hassle free working atmosphere, the Park infrastructure is complete with state-of-the-art building management systems coupled with 24/7 security, advanced fire protection systems, and seamless telecommunication networks and optical fibre connectivity.

Quality infrastructure in a fully integrated business environment complete with lifestyle amenities provide ease and convenience, that add to a pleasant working environment. An array of amenities and year round events epitomize the work-play balance.

Truly a space to be.



BUILDING SPECIFICATIONS

Total Leasable Area

Approx 309,861 sqft

Typical Floor Plate

Approx 60,000 - 70,000 sqft leasable area

Floor-to-Floor Height

3.60 m

Floor Loading

4 KN/sq m

Column Grid

11.5 m x 11.5 m

Lifts

4 Passenger and 2 Service lifts

Parking

Surface and multi-level car park

FINISHES

Common Areas

- Granite flooring and wall cladding in the main lobby, with false ceiling, lighting and other services

Toilets

- Vitrified / ceramic tiles on floor and walls, with false ceiling and lighting

Tenant Office Space

- Bare structural slab finish floor

SERVICES

Air-conditioning and Mechanical Ventilation (ACMV)

- Centralized air conditioning with a total capacity of 975 TR
- The control and monitoring of the air-conditioning system shall be carried out by the building automation system

Electrical Installation

- Power supply via two 11 KV incoming feeders from Tamil Nadu Electricity Board (TNEB)
- 2 nos 2.0 MVA transformers

- Power up to 60 VA / sq m for lighting, power, and other systems for the office units
- Individual metering through building management system for monitoring the KWh power consumption
- Common area power shall be controlled by Building Automation System.
- UPS lighting for emergency back up in common areas and staircases
- 100% power backup through 2 DG sets of 1.5 MVA each and 1 DG set of 1 MVA

Telecommunication (Data and Voice) Facilities

- ISP rooms
- Exclusive tenant risers at Office Block to house cable risers and intermediate distribution frames (IDF) for telephone, broadband and fibre optic services

Security System

- Access control at ground floor lift lobbies
- Boom barrier, flap barriers for access control and monitoring
- CCTV surveillance at strategic locations

Fire Alarm and Detection System (FAS)

- Automatic fire detection and alarm system

Fire Fighting System

- Automatic sprinkler system
- Wet riser hydrant system
- External hydrant system
- Hose reel system
- Portable fire extinguishers

Sanitary, Waste and Drainage System

- Toilets for the handicapped in common areas on each floor
- Solid and waste management through Sewage Treatment Plant provided by Mahindra World City

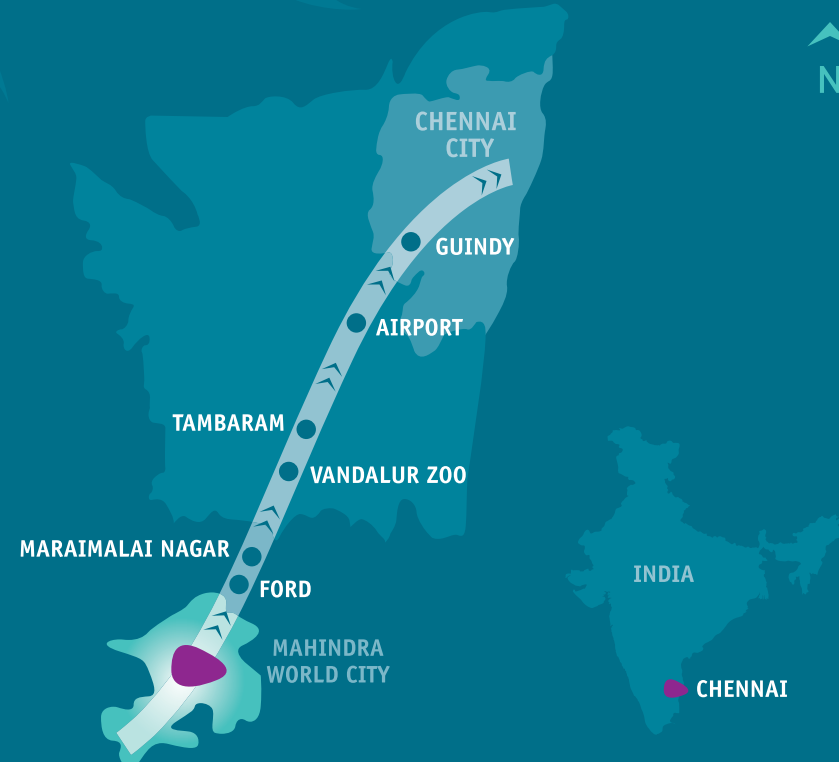
Public Address (PA) / Emergency Voice Communication (EVC) / Background Music (BGM) Systems

- Public Address System (PAS) in all common areas with connectivity to office units, controlled by the BMS command centre
- Dual Communication and Emergency Voice Communication for use during emergency
- PA facility is available in common areas at all floors

Disclaimer: Specifications, perspectives and images shown/mentioned here are tentative and subject to change.

LOCATION ADVANTAGE

CyberVale is an hour's drive from Chennai city. Located along the GST Road, the Park is in close vicinity of major automobile manufacturers and is well connected with the suburban railway network.



Map is not to scale

