



**INTERNATIONAL
TECH PARK**
CHENNAI
An Ascendas IT Park with TIDCO



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



CyberVale, Chennai



International Tech Park Pune

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**ITPC Phase III
Zenith**

Lifestyle in a Park

Welcome to the Space to be

Chennai's IT Corridor revolves around the International Tech Park Chennai (ITPC), a premium IT Park managed by Ascendas, Asia's Leading business space solutions provider.

Here, a community of over 12,000 professionals work for IT, ITES and R&D companies located in two buildings – the 'Pinnacle' and 'Crest' – which account for 1.2 million sq ft of infrastructure – rich business space. A third building, 'Zenith' adds 737,000 sqft of business space over 14 storeys (G+13), which also marks the completion of the Park.

ITPC clients are serviced round-the-clock by a dedicated Ascendas team. To ensure business continuity, the Park's state-of-the-art infrastructure is complete with 24/7 security, advanced fire protection systems, seamless telecommunication networks and optical fibre connectivity.

Parkites at ITPC enjoy a vibrant lifestyle set amidst lush green spaces, synonymous with Ascendas' iconic parks across Asia. A 180 seater multi-purpose hall to host corporate functions and events, guest accommodation facility with approximately 50 rooms, well-equipped gym and salon, varied dining options, retail stores, ATM, travel agency and medical pharmacy are among the numerous conveniences that add to the pleasurable experience of working at ITPC.

Truly a space to be.



BUILDING SPECIFICATIONS

Total Leasable Area

Approx 737,000 sqft

Typical floor plate

Approx 66,000 sqft leasable area

Floor-to-floor height

4.0 m

Floor loading

5 KN/sq m

Column grid

11.4 m x 10.8 m

Lifts

12 Passenger, 2 Service and 2 Car park passenger lifts

Parking

3 floors dedicated parking facility in the main building and a multi-level car park in annex

FINISHES

Common Areas

- Homogeneous tile flooring, glass / ACP wall cladding in the main lobby, false ceiling in the main lobby and passenger lift lobbies, lighting and other services.

Toilets

- Bare shell with constructed periphery block walls and tap off points for service requirements (like water supply, drainage, and exhaust)

Tenant Office Space

- Bare structural slab finish floor. Internal walls with a plastered finish

SERVICES

Air-conditioning and Mechanical Ventilation (ACMV)

- Centralized air conditioning with a total capacity of 2250 TR

Electrical Installation

- Power supply via two 33KV incoming feeders from Tamil Nadu Electricity Board (TNEB)

- 2 nos 2.5 MVA transformers
- The main LV Distribution system will supply 3 phase, 50Hz, 433V power to the office units
- Power upto 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 6 DG sets of 1.5 MVA each

Telecommunication (Data and Voice) Facilities

- ISP rooms and exclusive tenant riser shafts to house cables, 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
- Access pedestrian barrier for physically challenged

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
- Soil and waste management through Sewage Treatment Plant

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 is available for car calling facility

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

LOCATION ADVANTAGE

ITPC is a 30-minute drive from the airport, a 5-minute walk from the Thiruvanmiyur MRTS station and Taramani bus stop.

