

ONE POINT

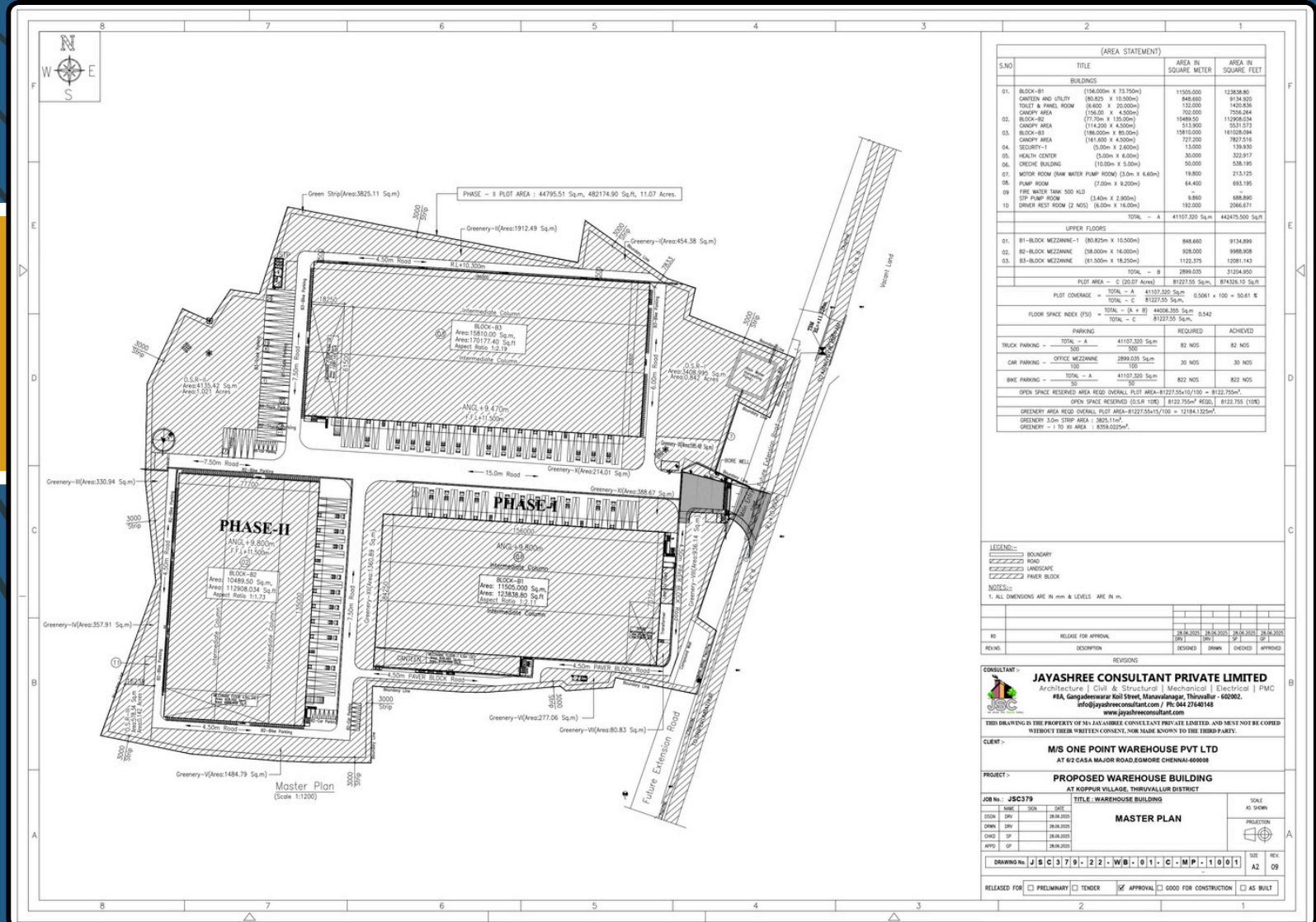
20 ACRES LAND -
5 LAKH SQFT
LEASEABLE SHED

LOCATION: KOPPUR,
TIRUVALLUR, CHENNAI



MASTERPLANNED FOR GROWTH

MASTERPLAN OF 20 ACRES WITH 3 SHEDS LEASEABLE AREA OF 5 LAKH SQFT



(AREA STATEMENT)			
S.NO	TITLE	AREA IN SQUARE METER	AREA IN SQUARE FEET
BUILDINGS			
01.	BLOCK-B1 (184.00m x 73.70m)	13505.00	122638.80
	CANTEEN AND UTILITY (80.82 x 10.50m)	848.66	9134.82
	TOILET & PANEL ROOM (6.00 x 20.50m)	122.00	1420.83
	CANOPY AREA (116.00 x 4.50m)	702.00	7556.84
02.	BLOCK-B2 (77.70m x 135.00m)	10489.50	112908.03
	CANOPY AREA (114.00 x 4.50m)	513.00	5511.72
03.	BLOCK-B3 (184.00m x 85.00m)	15630.00	169208.04
	CANOPY AREA (184.00 x 4.50m)	722.00	7827.84
04.	SECURITY-T (5.00m x 2.40m)	12.00	139.83
05.	HEALTH CENTER (5.00m x 6.00m)	30.00	323.87
06.	CRECHE BUILDING (10.00m x 5.00m)	50.00	538.19
07.	MOTOR ROOM (BIM WATER PUMP ROOM) (3.0m x 6.0m)	18.00	215.72
08.	PUMP ROOM (7.00m x 9.20m)	64.40	693.19
09.	FIRE WATER TANK 500 KLD (3.0m x 2.90m)	8.70	93.09
10.	STIP PUMP ROOM (3.0m x 1.60m)	4.80	51.82
	SHOWER REST ROOM (2 NOS) (5.00m x 1.60m)	16.00	172.61
	TOTAL - A	41107.320 Sq.m	442475.500 Sq.ft
UPPER FLOORS			
01.	B1-BLOCK MEZZANINE-1 (80.82m x 10.50m)	848.66	9134.89
02.	B2-BLOCK MEZZANINE (80.80m x 16.00m)	928.00	9988.90
03.	B3-BLOCK MEZZANINE (81.50m x 16.25m)	1122.375	12091.143
	TOTAL - B	2899.035	31224.936
	PLOT AREA - C (20.07 Acres)	81227.55 Sq.m	874526.15 Sq.ft
	TOTAL - A	41107.320 Sq.m	
	TOTAL - B	2899.035 Sq.m	
	TOTAL - C	81227.55 Sq.m	
	PLOT COVERAGE - (A + B)	44006.355 Sq.m	
	TOTAL - C	81227.55 Sq.m	
	FLOOR SPACE INDEX (FSI)	0.542	
PARKING			
	TOTAL - A	41107.320 Sq.m	
	TOTAL - B	2899.035 Sq.m	
	TOTAL - C	81227.55 Sq.m	
	TOTAL - (A + B)	44006.355 Sq.m	
	TOTAL - C	81227.55 Sq.m	
	TRUCK PARKING	700	82 NOS
	CAR PARKING	2899.035	30 NOS
	BIKE PARKING	50	822 NOS
	OPEN SPACE RESERVED AREA RECD OVERALL PLOT AREA-81227.55/100 = 812.2755m²		
	OPEN SPACE RESERVED (0.5A) 10% 812.2755m² RECD. 8122.755 (10%)		
	GREENERY AREA RECD OVERALL PLOT AREA-81227.55/15=5415.100 = 12184.1325m²		
	GREENERY 10% STRIP AREA : 3025.11m²		
	GREENERY - 1 TO 10 AREA : 8306.0225m²		

LEGEND:

- BOUNDARY
- ROAD
- LANDSCAPE
- PAVER BLOCK

NOTES:

- ALL DIMENSIONS ARE IN METERS & LEVELS ARE IN M.

NO	RELEASE FOR APPROVAL	24.06.2020	18.06.2020	28.06.2020	28.06.2020
REV. NO.	DESCRIPTION	DESIGNED	DRAWN	CHECKED	APPROVED

REVISIONS

CONSULTANT:
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CLIENT:
M/S ONE POINT WAREHOUSE PVT LTD
 AT 62 CASA MAJOR ROAD, EGMORE CHENNAI-600008

PROJECT:
PROPOSED WAREHOUSE BUILDING
 AT KOPPUR VILLAGE, THIRUVALLUR DISTRICT

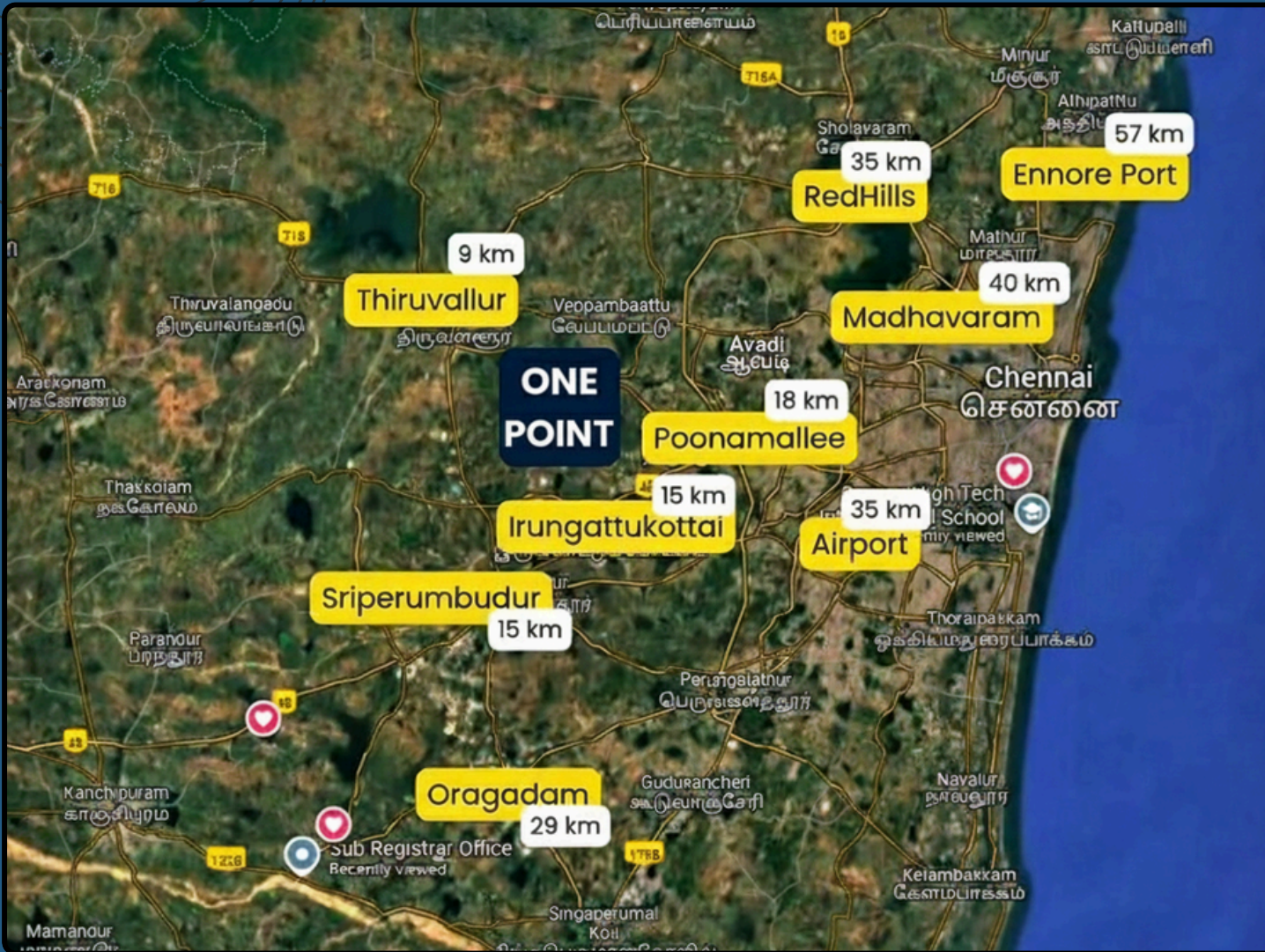
JOB No. : JSC379 **TITLE : WAREHOUSE BUILDING**

DATE	BY	SCALE
28.06.2020	DRN	AS SHOWN
28.06.2020	CHKD	
28.06.2020	APPD	

PROJECTION:
 FIRST ANGLE

DRAWING No. : JSC379-22-W01-C-MP-10101 **SCALE: AS SHOWN**

RELEASED FOR: PRELIMINARY TENDER APPROVAL GOOD FOR CONSTRUCTION AS BUILT



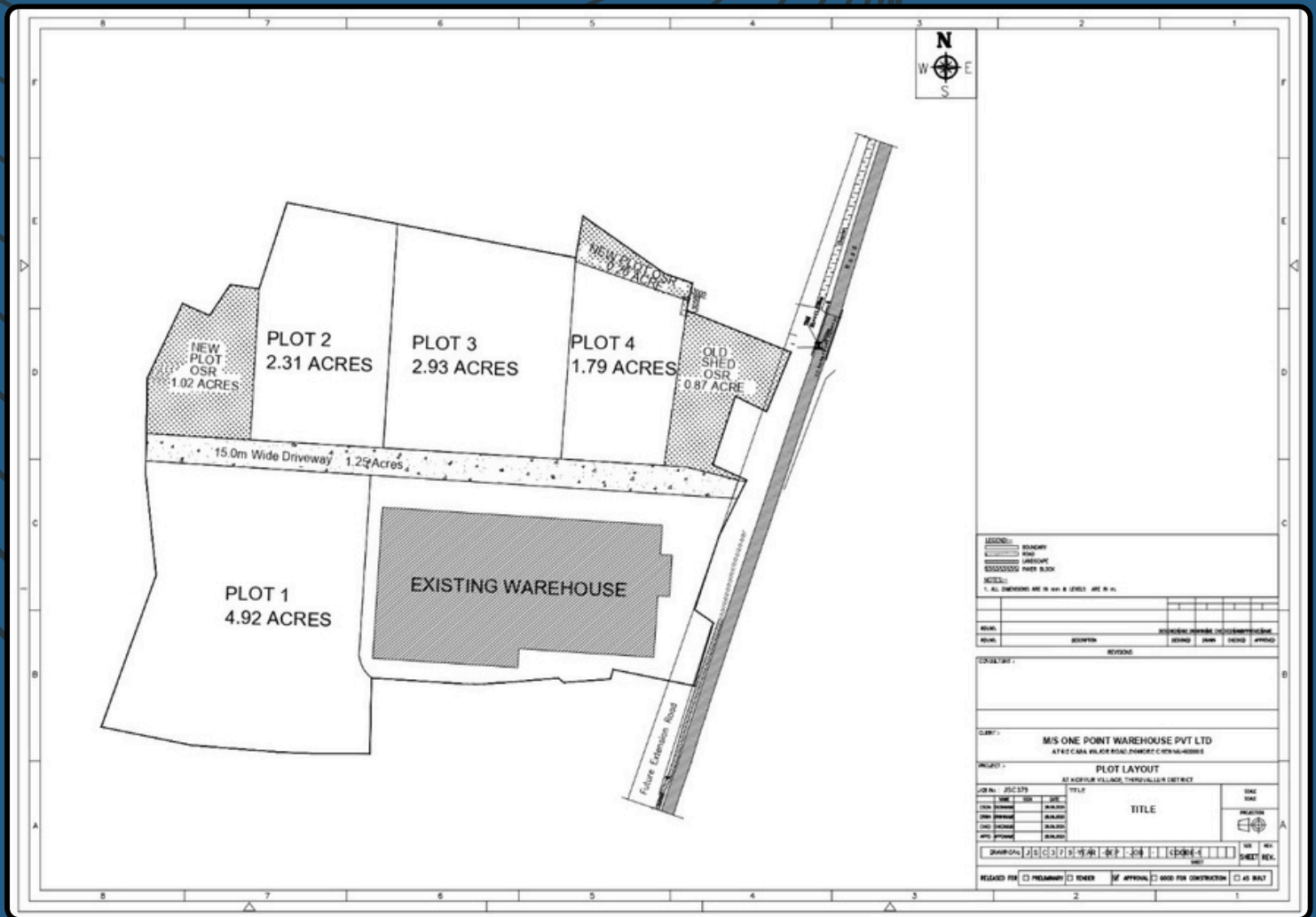
STRATEGIC LOCATION

Location Pin: <https://maps.app.goo.gl/gR7ME8PXmhjJUV6x5>

PRIME SPOT BETWEEN KEY HUBS

The site is located
between Tiruvallur &
Sriperumbudur and
Mannur,
Paparambakkam &
Koppur



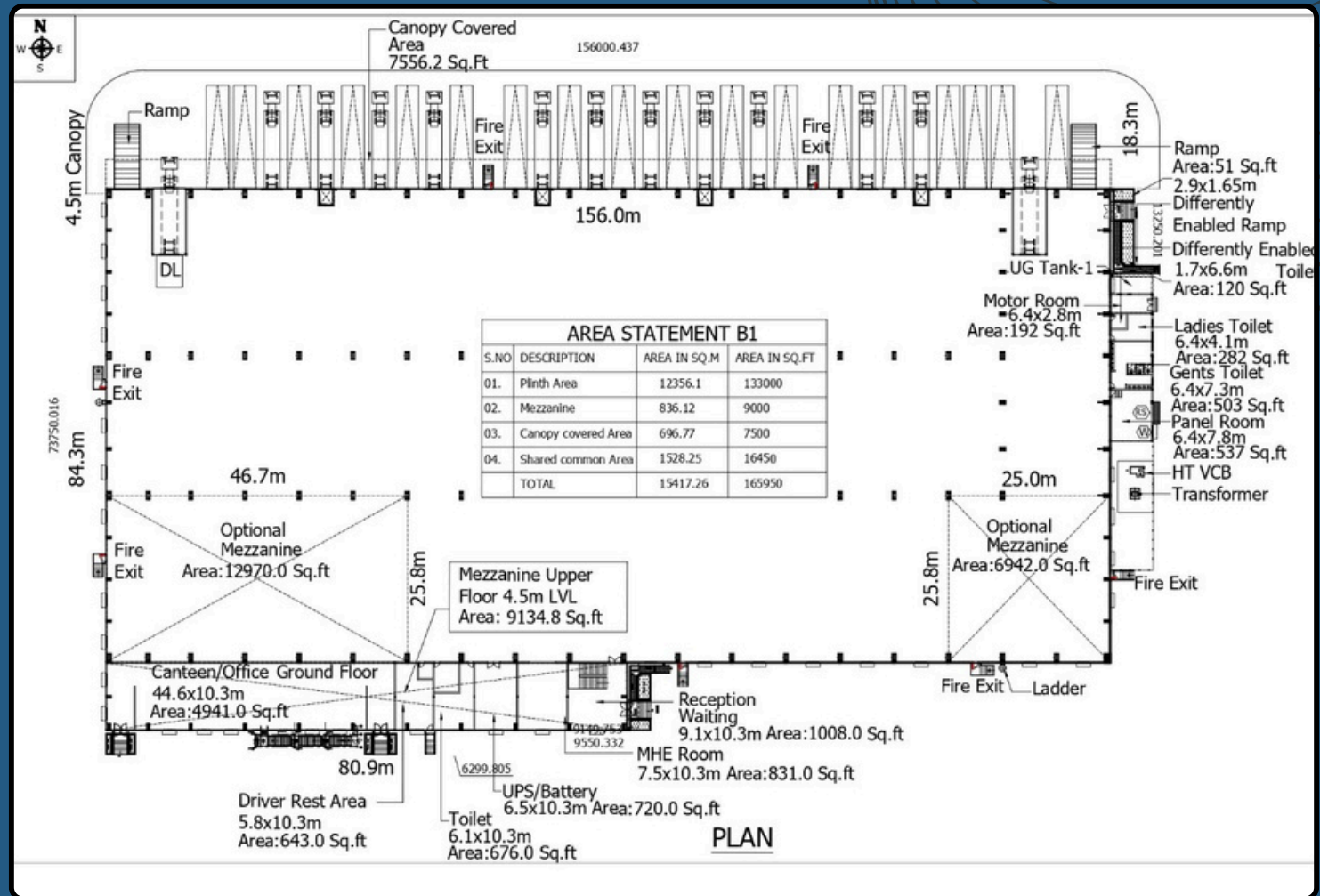


OPTIMIZED PLANNING

Existing shed of 1,66,000 sft built on 5 acres. The common area shares is extra 2 acres (road & osr)

EFFICIENT FLOOR PLAN GLOBALLY TRUSTED

Detailed floor plan of the existing shed. Leased out to a MNC

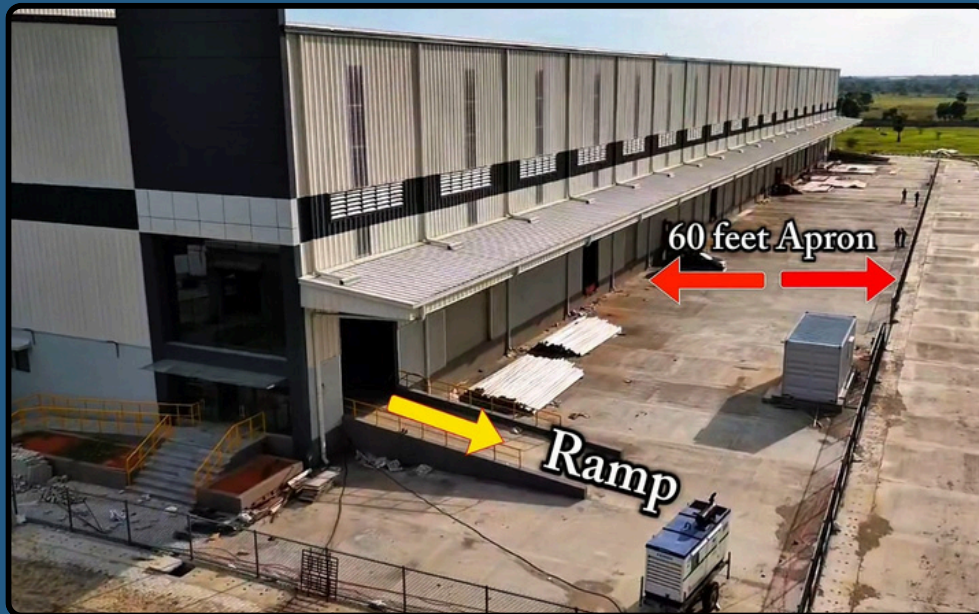


DETAILS OF EXISTING SHED

1.66 LAKH SQ.FT BUILTUP AREA



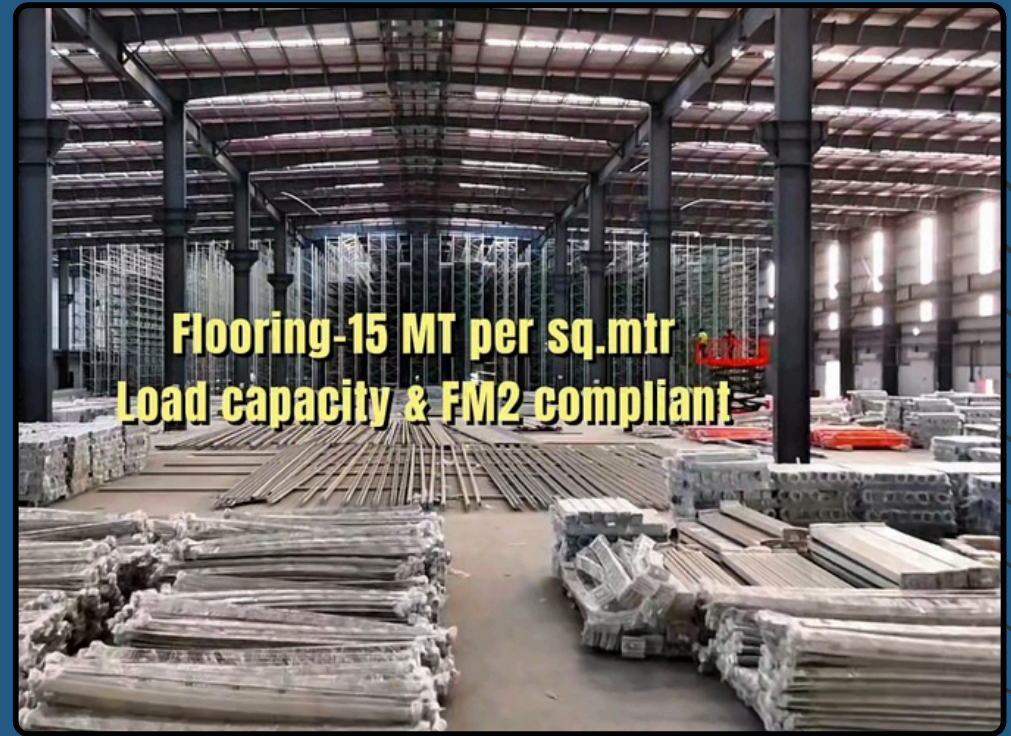
MODERN SHED FACADE



EXTERNAL PICTURES OF THE SHED



STATE -OF -THE -ART SPECIFICATION



INTERNAL PICTURES OF THE SHED



COMPARISON TABLE

FEATURES	NORMAL INDUSTRIAL SHED	ONE ADC
FLOOR LOAD CAPACITY	5 MT /SQ.MT	12 MT /SQ.MT
CLEAR HEIGHT	32 - 36 FEET	44 FEET
EOT PROVISION	5 - 10 TON	30 TON ON ALL BAYS
NO.OF DOCKS	1 FOR EVERY 20000 SQ.FT	1 FOR EVERY 10000 SQ.FT
FIRE SAFETY	HYDRANTS	SPRINKLERS - K160 (BEYOND EXTRAORDINARY)
ROOF INSULATION	9 MM	13 MM
INTERNAL ROAD	30 FEET	50 FEET
CANOPY	NOT APPROVED	14 FEET DEPTH APPROVED
APRON DEPTH	40 FEET	60 FEET
VENTILATION	TURBO / RIDGE VENT	ROOF MONITOR WITH 16 AIR CHANGER EVERY HOUR

SPECIFICATION SHEET



SPECIFICATIONS BEYOND COMPARE

- ◆ **2 Ramps, 2 Pencil Docks**
- ◆ **Independent Shed within a Park**
- ◆ **Provision for Transverse EOT Crane**
- ◆ **250 KVA Power | Solar Panels | E-Vehicle Charging**
- ◆ **PEB by Kirby | Roof Monitor – 16 Air Changes/Hr for 1000°C Furnace**
- ◆ **Canteen (300-Seater) | Creche Facility | Truck Driver Accommodation**
- ◆ **Male/Female/Differently-Abled Restrooms (3 Sets incl. staff & drivers)**
- ◆ **Service Room for Picking Robots | Multiple Grid Lightning Arrestors**

PHASE 1

Total Investment	88.62 CRORES
Chargeable Area	1,66,130 sft
Rent (including CAM)	27(26+1) Rs Per sft
Monthly Rental	Rs 44,31,000
Rent Per Annum	Rs 5,32,00,000
Tenant Lock-in Period	9 Years
Start date of Rent(MNC tenant)	01-05-2025
End date of agreement	30-04-2040 (15 Yrs)
Book value of asset	35 Cr
Annual increment	4.50 % compounded
Security deposit	2.98 Cr
Transfer charges	NIL - SPV (Pvt Ltd) transfer

LEASE TERMS ← SHEET

Land share (common area) - 2 Acres

Mezzanine area of 9405 SQFT is rented
@ Rs 13/SQFT instead of Rs 26/SQ FT

Total land area for sale with shed - 5 Acres

RoI (entry yield) excl stamp duty 6% per annum

Independent building within an Industrial Park of
20 Acres

PHASE 2

Land Extent	13 Acres
Cost per Acre	Rs 3.5 Cr
Total Land Cost	Rs 45.5 Cr
Total Constructable Area	2,83,000 sft
Construction Cost (Turnkey)	Rs 1925 per sft
Total Construction Cost (all inclusive)	54.5 Cr
Total Project Cost	100 Cr
Chargeable Area	3,14,000 sft
Rent (per sft)	Rs 26.5
Monthly Rental	Rs 83,21,000
Rent Per Annum	10 Cr
Lease Start Date	1 year from commencement of construction
Security Deposit	7 months rental

YET TO BUILD PROPOSED TERMS ← SHEET

RoI 10% per annum 

Annual Increment 5% 

Power requirement can be discussed 

TOTAL PROJECT

	Phase I	Phase II	Total
Land Extent (in acres)	7	13	20
Total Chargeable Area	1,66,130 sft	2,83,000 sft	4,49,130 sft
Total Investment (in crores)	88.62	100	188.62
Monthly Rental (in lakhs)	44.3	83.3	127.6
Rent Per Annum (in lakhs)	531.7	1000	1531.7
Property Tax (Annual) in lakhs	6	10.3	16.3
Insurance (Annual) in lakhs	6	10.3	16.3
CAM Charges (Annual) in lakhs	8.4	0	8.4
Net Annual Rent in lakhs	511.3	979.4	1490.7
Net ROI (in %)	5.8	9.8	7.9

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