

DIGITAL ZONE -II

Karapakkam, Rajiv Gandhi Salai (OMR), Chennai – 97.



LOCATION

- **Located at Door No.79, Rajiv Gandhi Salai(OMR), Karapakkam, Chennai -97.**
- **Adjacent to the proposed metro station**
- **Just 7 kms from Tidel Park, Taramani & 5 kms from World Trade Centre (WTC) & Siruresi IT Park**
- **15 kms from Chennai International Airport.**
- **Other IT Corporates situated within 3 kms radius are Infosys, Accenture, Wipro, TCS and CTS.**

chennai arts college,
karapakkam

The Madras
Pharmaceuticals
திமெட்ராஸ்
பார்மசூட்டிகல்ஸ்

Standard Chartered
ஸ்டாண்டர்ட்
சார்டெரெட்
Recently viewed

Hotel O Jeyam Residency

Thirupathi
Thirumalai tours

River View Residency 2nd St

River View 1st Cross St

Indira Gandhi St

5th St

6th Riverview St

Rajiv Gandhi Salai

Ranganathan St

Ranganathan St


Kuppusamy St

Flowserve Sanmar

Kaali Amman Temple
காளி அம்மன்
கோயில்

Yeshwa Badmint
Academy
யஷ்வா
பேட்மிண்டன்...

Srinivasa Men's PG

 [click for the Location](#)

Details

Location
Karapakkam

Rajiv Gandhi Salai
(Old Mahabalipuram Road)



Particulars	Total Building
Land Area	1.86 Acres
Floors	Basement + G + 7
Built up area	2.17 Lacs sq.ft
Lease / Rent area	2.17 Lacs sq.ft

Floor Details

GROUND FLOOR

24,191.00 Leased Area (Sq. ft.)
9,233.00 UDS Area (Sq. ft.)

FIRST FLOOR

25,590.00 Leased Area (Sq. ft.)
9,767.00 UDS Area (Sq. ft.)

SECOND FLOOR

27,829.00 Leased Area (Sq. ft.)
10,621.00 UDS Area (Sq. ft.)

THIRD FLOOR

27,829.00 Leased Area (Sq. ft.)
10,061.00 UDS Area (Sq. ft.)

FORTH FLOOR

27,829.00 Leased Area (Sq. ft.)
10,061.00 UDS Area (Sq. ft.)

FIFTH FLOOR

27,829.00 Leased Area (Sq. ft.)
10,061.00 UDS Area (Sq. ft.)

SIXTH FLOOR

27,829.00 Leased Area (Sq. ft.)
10,061.00 UDS Area (Sq. ft.)

SEVENTH FLOOR

27,829.00 Leased Area (Sq. ft.)
10,621.00 UDS Area (Sq. ft.)

GRAND TOTAL

2,16,755.00 Leased Area (Sq. ft.)
80,486.00 UDS Area (Sq. ft.)

INFRASTRUCTURE OVERVIEW



Electrical System



Modular UPS

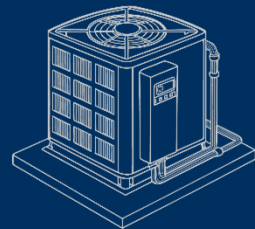
(Power backup for critical loads)



Building CCTV System



HVAC System



Plumbing System



**Fire-Protection
System**



**Facade Glazing
System**



**Elevators & Parking
Facilities**





STRUCTURE

- Structural – RCC framed structure with P.T. slab seismic zone 3 earth quake compliant design.
- Office Floor to floor height –3.65 meters (12 Feet)
- Car Park floor –2.4 meters height (7.8 Feet)
- Grid size –10 meters (32.8 Feet)



Electrical System



GRID POWER

- Incomer HT power of 11kv feeder
- RMG Panel with dual source -System Control
- Outdoor type 3VCB Panel – MEGAWIN
- Total Installed Power Capacity – 1500 KVA (Permitted Maximum Demand)
- Redundancy provided for transformers with 2 nos. of 1600 kva Oil type transformers.
- The MV Panel has built –in Redundancy for Critical Loads.
- Four rising mains along with Manual floor distribution change over panels provided for redundancy at floor level.



Electrical System



CAPTIVE POWER

- Power Backup with 1250 KVA Diesel Generators.
- Smart Chillers (YORK)
- SMART AHU'S
- AHU Condensate Water Recycling system

Plumbing System

- Underground sump of 4,00,000 liters of storage.
- Overhead tank of 20,000 liters of storage (backup)
- Sewage treatment by state of art bio reactor sewage treatment plant.
- Water recycling -Treated water used for flushing of EWC/urinals and gardening.
- Separate hydro pneumatic systems for flushing and Domestic Raw water supply.
- Efficient rain water harvesting system by recharge wells/trenches for ground water recharge.





Modular UPS



UPGRADED MODEL UPS

- Modular UPS (DELTA) 80KVA
Module -5nos
- With the Battery bank of 5nos
(12V,100aH-40Nos & 12V,
65aH-40Nos,12V,42aH-40Nos)
- Improved energy efficiency
Greater reliability
- Rack mounted installation method can
be placed together with IT equipment's



Fire Protection System

- Underground water sump of 2,00,000 liters storage capacity exclusively for fire fighting.
- Fire protection system as per NBC norms.
- Two main electrical driven pumps, jockey pump and diesel driven pump is provided.
- Yard hydrant and 3 nos of wet risers with hose reels in all the floors.
- Separate sprinkler riser and system in all floors
- Fire alarm(FAS) and smoke-detector system with **PA system** for the entire building.
- Fire emergency stair case Pressurized fan Integrated with BMS System

Building CCTV System

- All Camera's are connected through DVR's
- Total 85 no's cameras are fixed in All floor Main Entry and Exit door focused, Common area's like connect zone, workstation passage area's, outer area main entry and exit
- All cameras are analog type
- IR Based 2mega pixel Camera's
- Outer area covered PTZ camera's

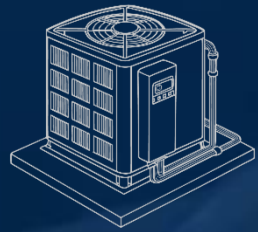




Facade Glazing System

- Curtain wall covers 25% of the facade area.
- Full glass facade – floor to floor glass curtain wall with semi-unitized system.
- High performance double glazing toughened glass used for energy efficiency.





HVAC System – Smart Chillers

- Centralized air-conditioning Chiller plant 300 Tr 1 no . x 275 Tr - 2 nos chillers capacity with Primary and Secondary Pumps.
- Treated fresh air units for thermal efficiency.
- Energy efficient Air-cooled chillers.
- Direct Digital Control AHUs for zone wise air conditioning.
- Air-conditioning in all areas such as common areas, lobby, etc.
- Centralized ventilation system for all Rest rooms





ELEVATORS

- All lifts provide smooth ride quality and are energy efficient.
- [Total -5 Lifts] Four - high speed 20 Passengers elevators,
- V3F Duplex control (1.75 Mps speed) & One - Service lift 13 Passengers capacity
- Aesthetically designed cars hairline finish.
- Automatic rescue device are Installed on all the lift
- All VFD (Variable frequent drive) lifts are upgraded model





BASEMENT PARKING

Total no. of car parks

Covered parking - 62 nos (Basement)

Open car parking- 128 nos (Ground floor)



BEST WORK ENVIRONMENTS



Standard Desk



Flexi Work Desk



Connecting Zones



Focus Pods



Collab area



Bar height touch down



Informal Meeting Setup



Meeting & Board rooms





Flexi-Work Setting



Focus Pod



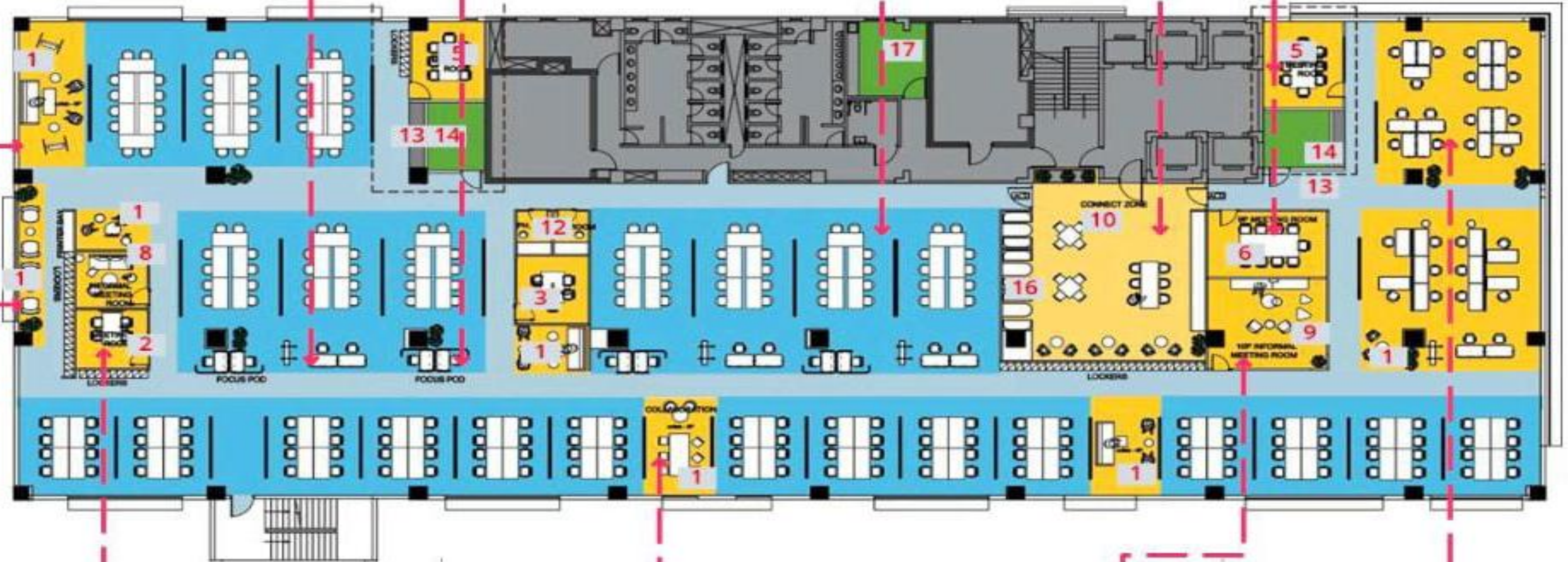
Standard Work Setting



Communal Hub



Meeting Room Setup




Smaller Mtng Rm Setup

Bar Ht. Touch Down

Informal Meeting Setup

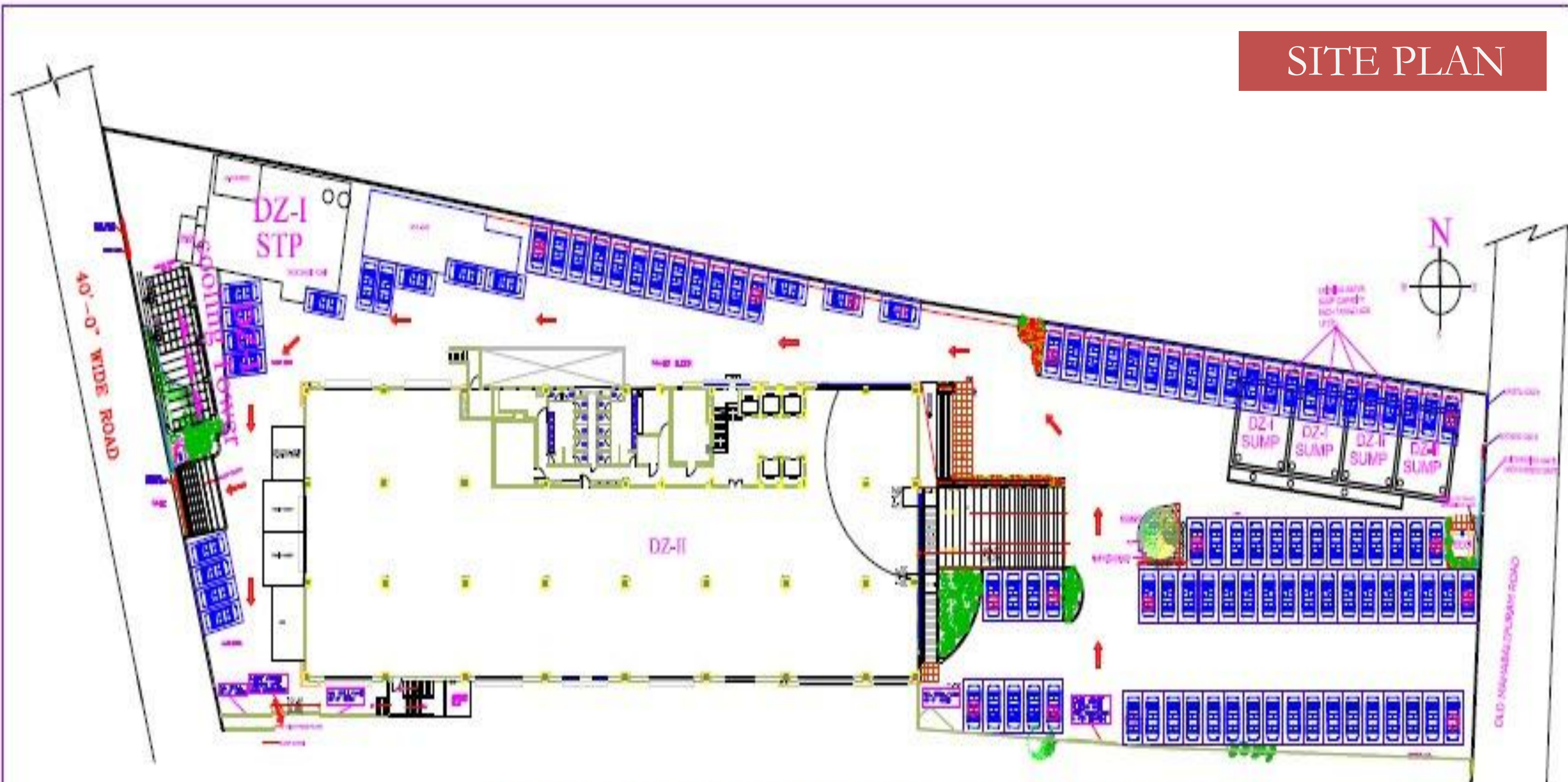
Flexible Work Setting



FLOOR PLANS

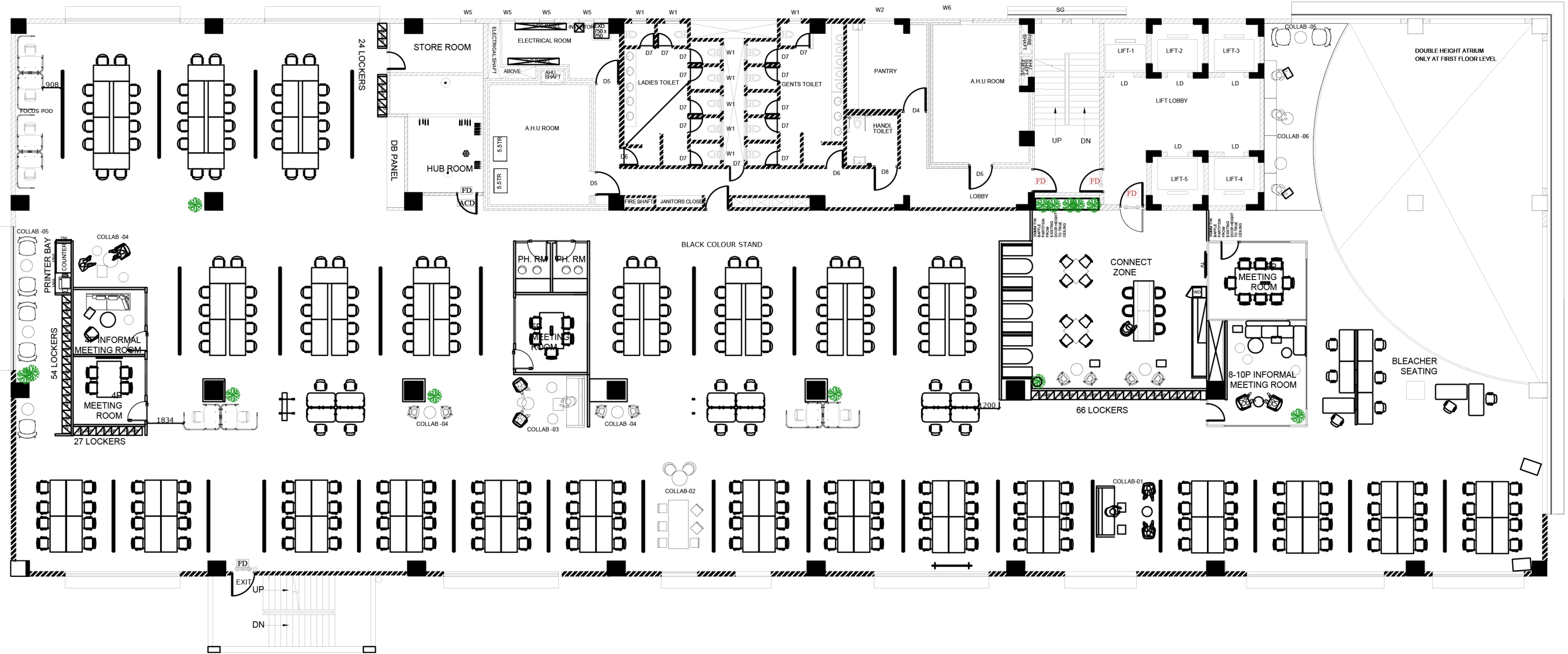
The image features a detailed architectural floor plan of a house, serving as a background. The plan includes rooms such as the Kitchen, Dining Room, Family Room, Living Room, Powder room, Hall, and a Porch. It is filled with technical specifications, including dimensions (e.g., 16'-6", 25'-0", 14'-2"), material callouts (e.g., 5/8" PLYWOOD NAILED & GLUED, 2x8 @ 16" OC), and structural notes (e.g., POST ABOVE, GAS PROOF). A large, stylized title 'FLOOR PLANS' is centered over the plan. The word 'FLOOR' is in black, while 'PLANS' is in a bold, black, sans-serif font. The letters 'L' and 'S' in 'PLANS' are enclosed in blue L-shaped brackets. A yellow compass icon is positioned over the letter 'A' in 'PLANS'. The overall aesthetic is clean and professional, typical of architectural or construction-related branding.

SITE PLAN

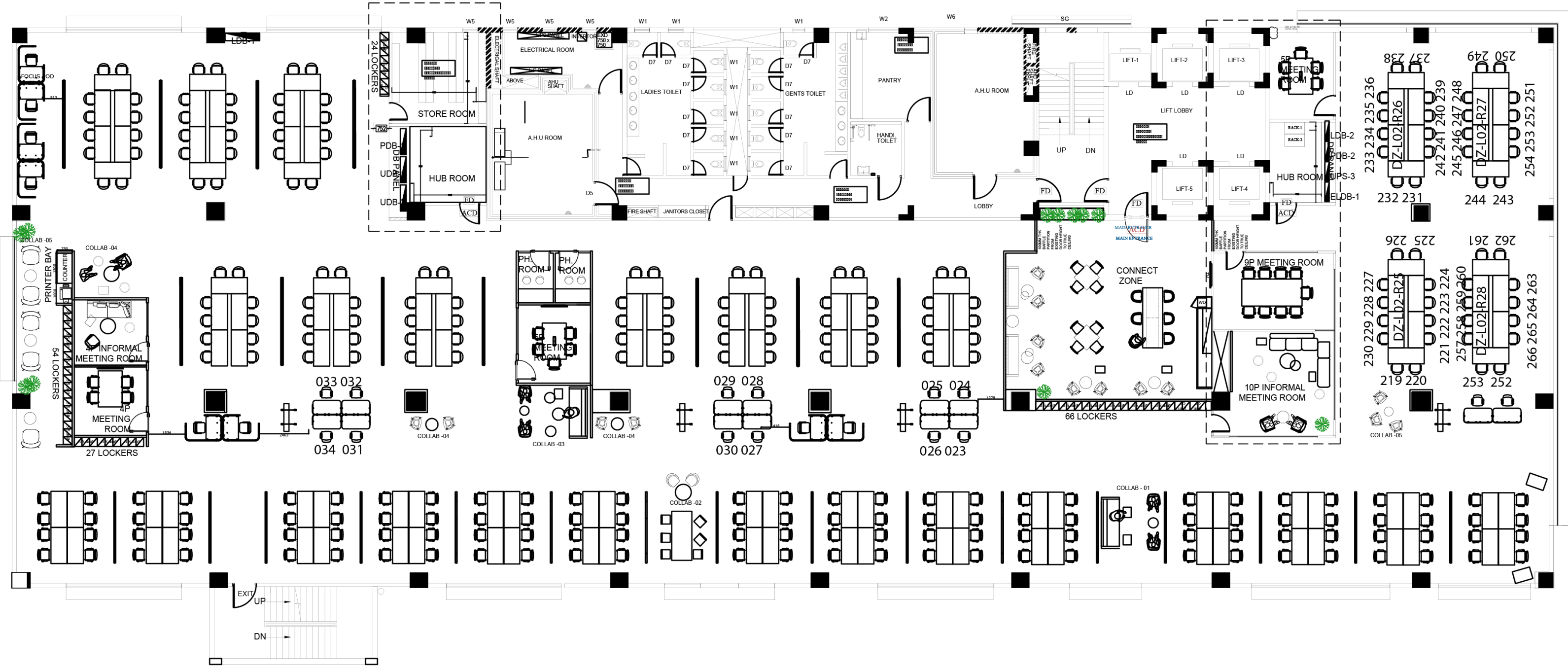


SITE PLAN DIGITAL ZONE-II

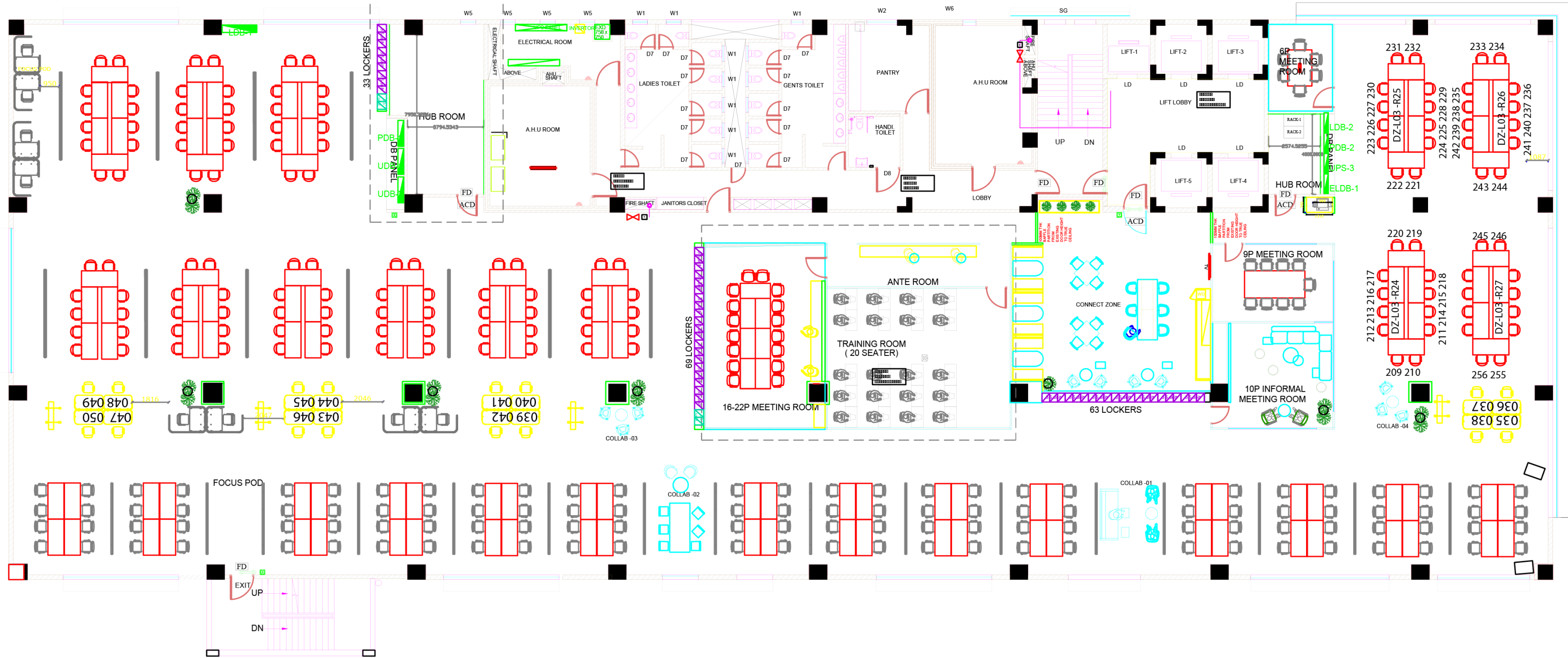
FIRST FLOOR PLAN



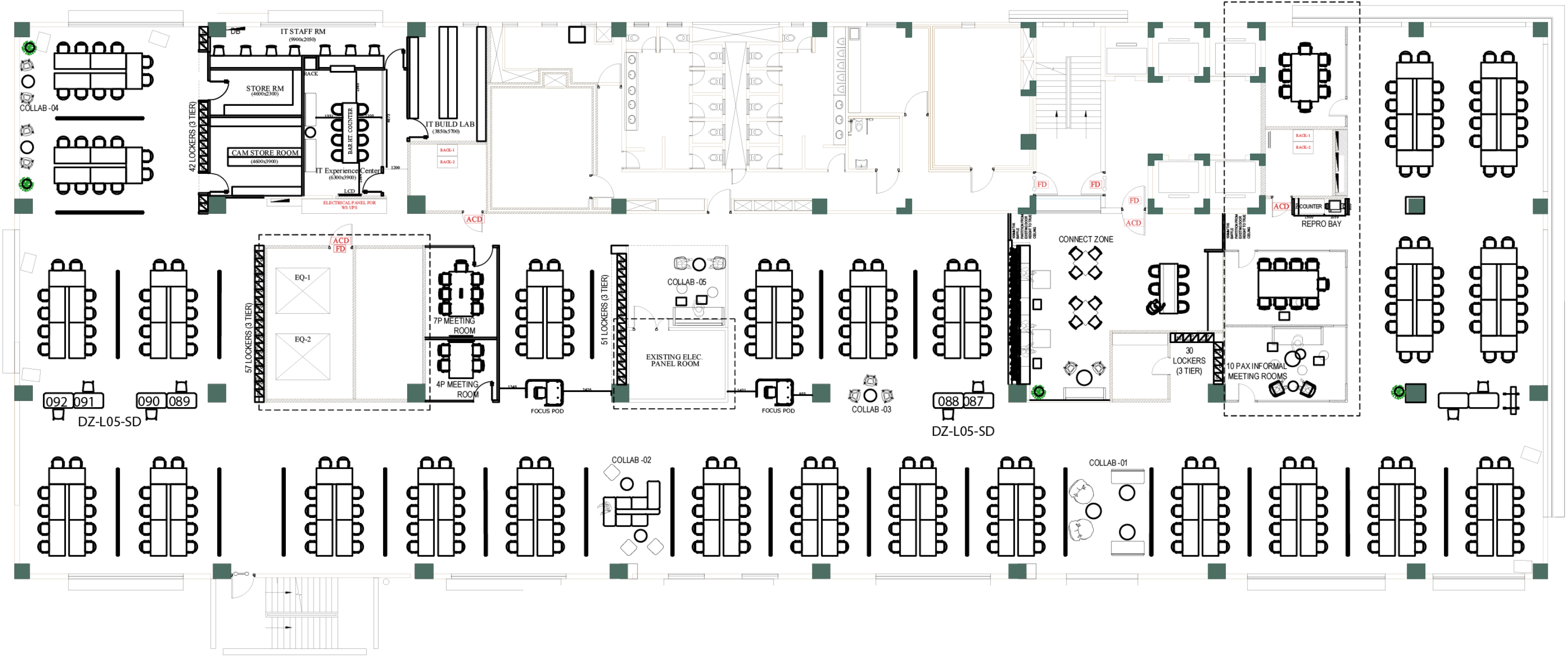
SECOND FLOOR PLAN



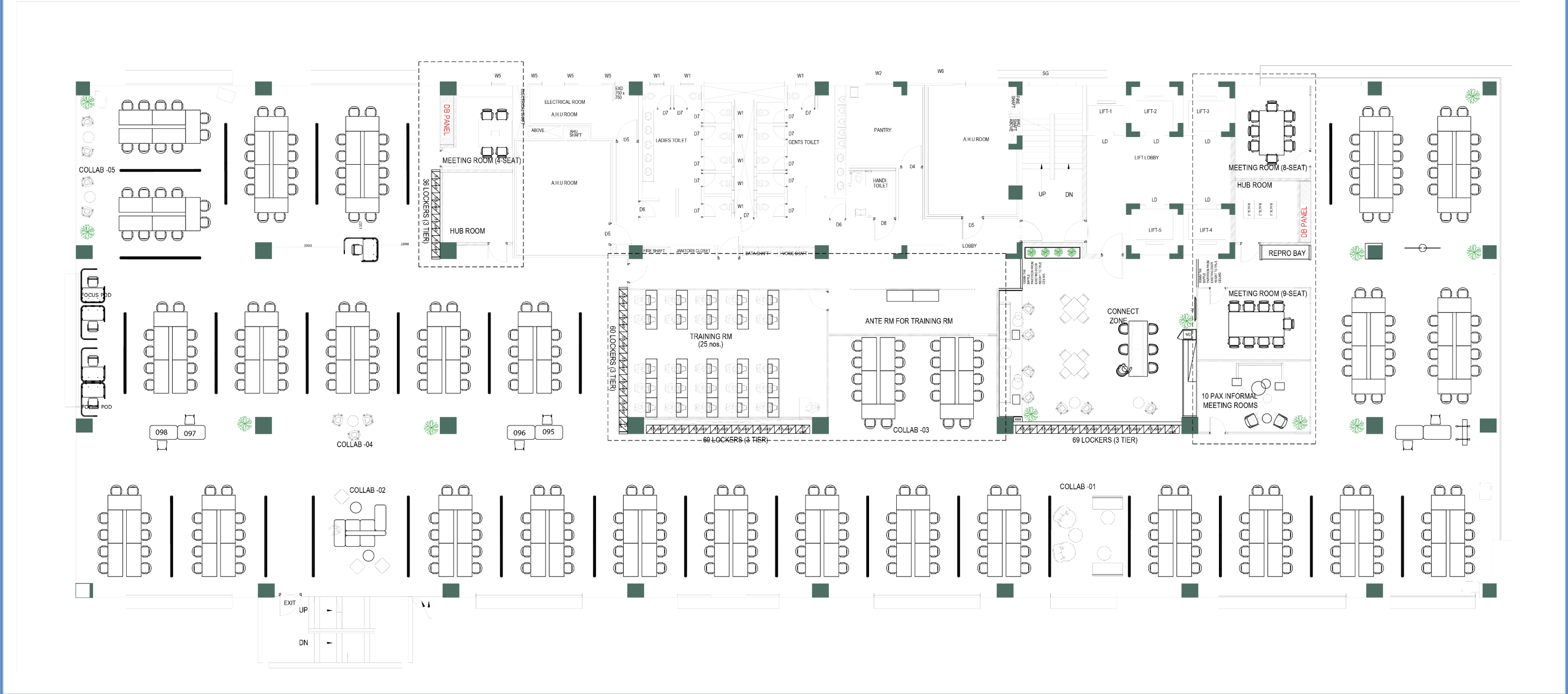
THIRD FLOOR PLAN



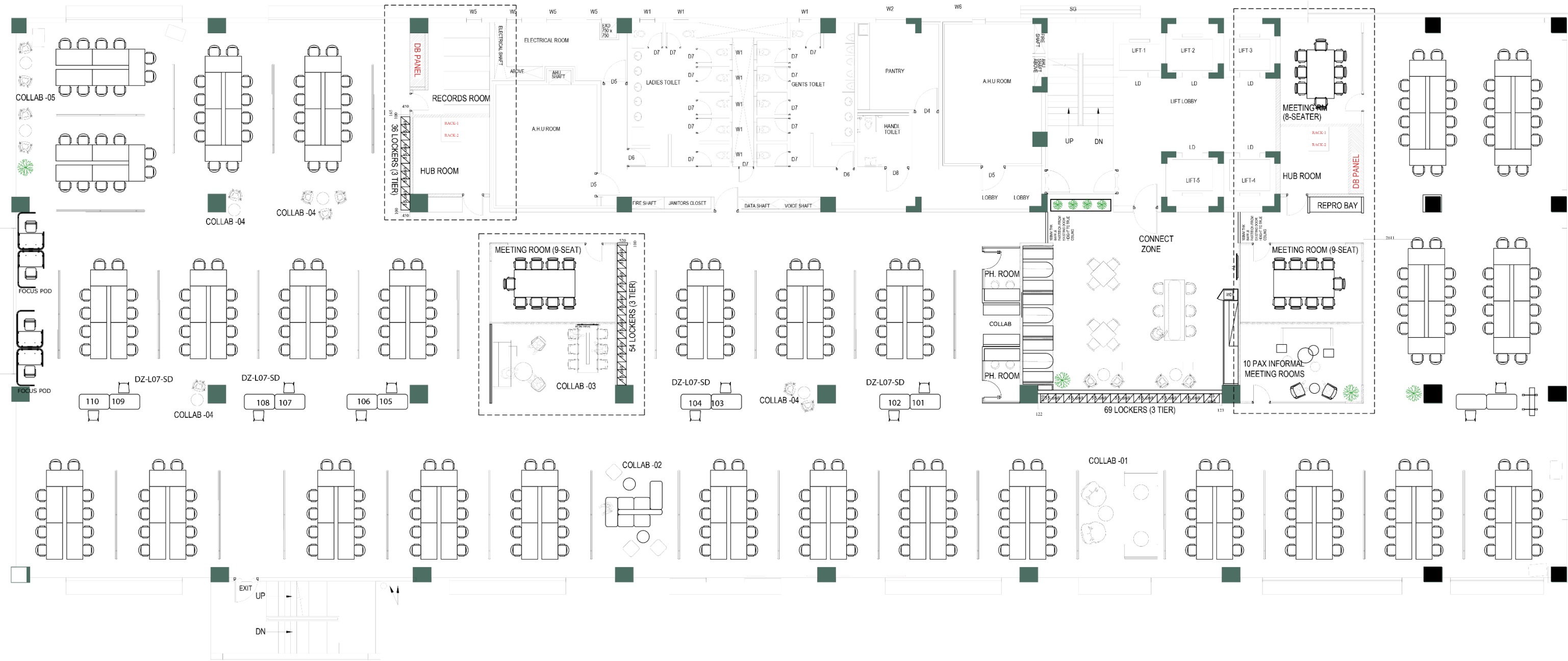
FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



BASEMENT CAR PARKING PLAN



10 Reasons to Choose

Karapakkam, OMR for Your Corporate Office

- **IT Corridor Advantage** : Located in the heart of OMR, Chennai's leading IT hub with global MNCs and tech giants.
- **Prestigious Business Address** : A corporate office in Karapakkam enhances brand image and credibility.
- **Seamless Connectivity** : Well connected to Sholinganallur, Thoraipakkam, ECR, and central Chennai; upcoming metro adds future value (**Bang Opposite to the Proposed Karapakkam Metro station**).
- **Access to Skilled Workforce** : Surrounded by IT parks, BPOs, and educational institutions, ensuring abundant talent availability.
- **Modern Grade-A Spaces** : Availability of premium commercial buildings with state-of-the-art infrastructure with **2 Side Entry & Exit Access**.

10 Reasons to Choose

Karapakkam, OMR for Your Corporate Office

- **Employee-Friendly Ecosystem:** Proximity to residential hubs, schools, malls, hospitals, and recreational spaces for work-life balance.
- **Cost Advantage :** More affordable compared to central business districts, yet offering world-class facilities.
- **High Growth Zone :** Continuous development of OMR ensures rising commercial value and long-term appreciation.
- **Supportive Ecosystem :** Surrounded by startups, coworking hubs, and corporates, encouraging collaborations and networking.
- **Future-Ready Location :** Excellent infrastructure, smart city initiatives, and tech-driven growth make Karapakkam a sustainable corporate choice.

THANK
YOU



[click for the Location](#)



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