



Driving Efficiency, Delivering Value

Ample Parks MWC: Where Exclusivity Meets Excellence

Mahindra World City,
Chennai



www.ampleparks.com



Creating **premium, ecologically
conscious** real estate solutions for
Industrial and R&D sector



OUR LINEAGE

Ample Parks is a JV platform of Actis and Mahindra Lifespaces for developing sustainable Grade A industrial and R&D parks in India

actis

\$27 Billion Capital Raised Since Inception

7 Mn+ Sqm developed / repositioned

70+ years heritage, **17** global offices

53 Portfolio Companies



GENERAL
ATLANTIC

Company, \$95 Billion AUM together

Mahindra
LIFESPACES

INR 76 Billion Market Cap

20 Mn+ Sqm Industrial Development

25+ Years Legacy

238 Industrial Clients

OUR SOLUTIONS

Ready-to-move in
Industrial spaces



Multi-level
Processing
Spaces



Industrial Plots
with Support
Infrastructure



Industrial
Housing



Built-to-suit
solutions



In-City Logistics
Centres



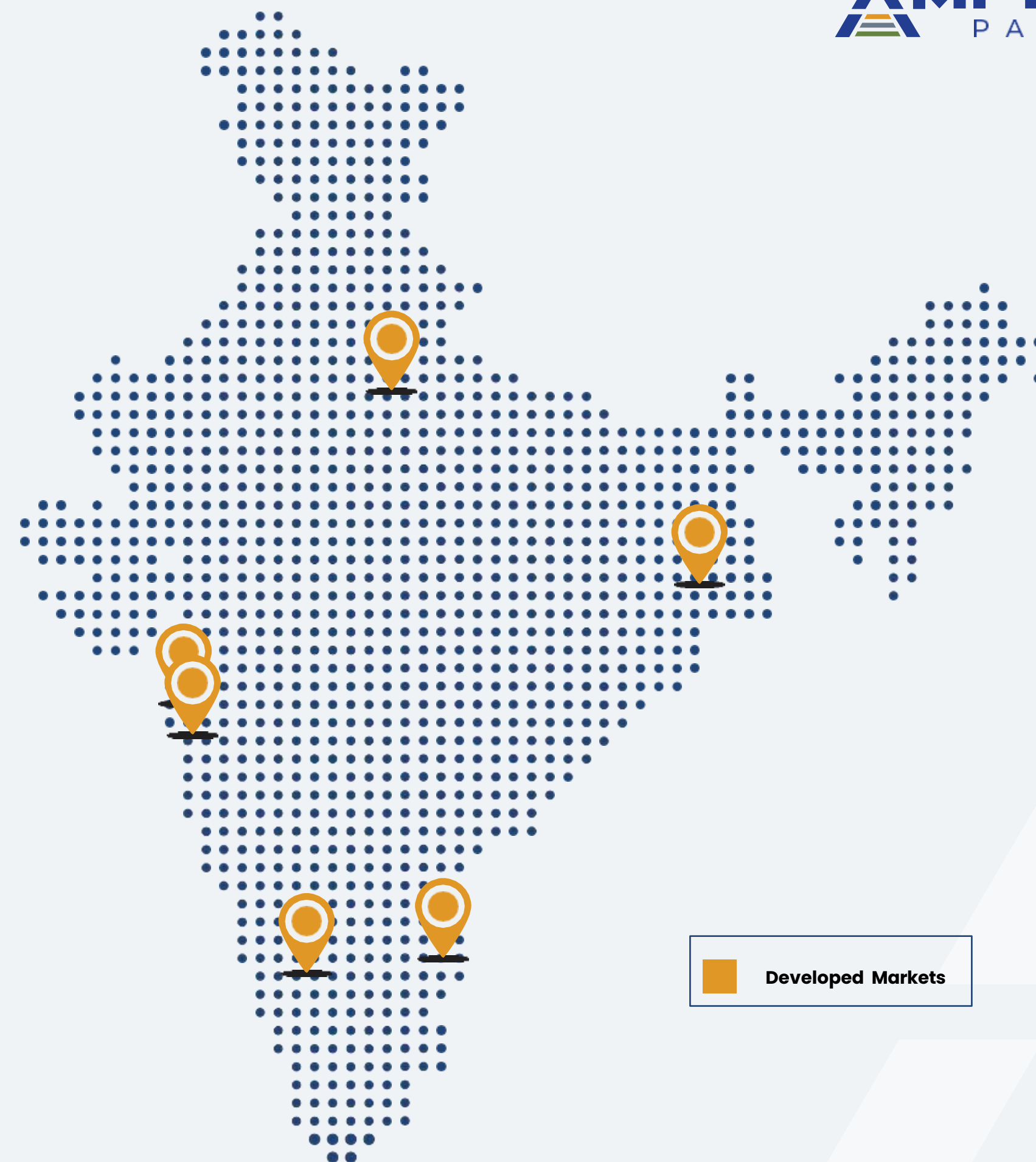
OUR TARGET MARKETS

Our focus is to be in the key industrial micro-markets like



Developed Markets:

Mumbai, NCR, Kolkata, Chennai, Bangalore, Pune



TAMIL NADU – THE INDUSTRIAL POWERHOUSE OF INDIA

Tamil Nadu

2nd Largest Contributor
to India's GDP

3rd Rank
In ease of doing business

3rd Largest Contributor
to India's Exports

INR 10,14,368 Cr
Investment Commitments

**Highest Concentration of
Factories & Operational SEZs**
In India

2,00,000 +
Engineering Graduates Yearly

1900+ Colleges
including Leading Institutions like IIT, NIFT



CHENNAI, INDIA'S MANUFACTURING CAPITAL

Chennai

4th Most Productive city
with GDP of ~ \$86
Billion

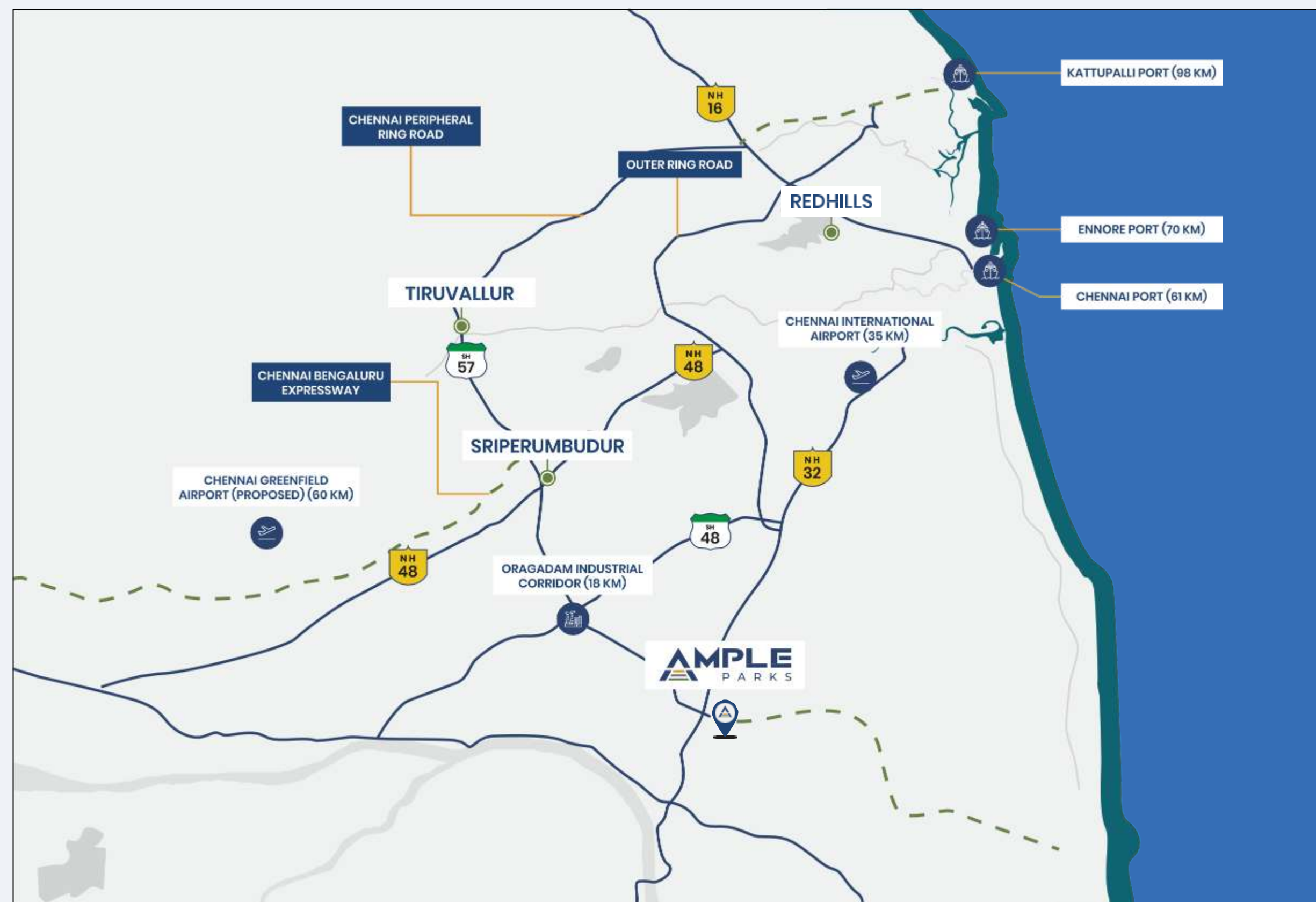
2nd Largest exporter of
IT and BPO services

Industrial Demand
*Gross Absorption of ~ 2 Mn sft in Q1
2025*

Ranked the 2nd Best Metro in India
*in Ease of Living Index by Govt. of
India*

Literacy rate of over 80%

Vicinity to 3 ports



Introducing Ample Parks MWC

Where Exclusivity Meets Excellence



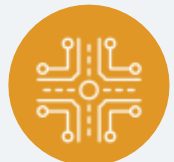
AMPLE PARKS MWC ADVANTAGES



Nestled among 4,00,000 trees



Mahindra World City Infra



Road network, ranging from
45 meter to 24 meters width.



230 kv & 110 kv Substation.



2 MGD Sewage Treatment Plant (STP)



24*7 ERT with Fire Brigade



2 MGD Water availability from Kolavai lake



AMPLE PARKS MWC

ADVANTAGES

Thriving Industrial & Social Ecosystems

-  Home to 65+ manufacturers & GCC
-  Access to Social & Residential Zone
-  Business scalability, customisation, flexibility
-  Reliable Infrastructure



IN THE MIDDLE OF THRIVING MANUFACTURING AND IT ECO-SYSTEM



Accudyne
INDUSTRIES



ATCS
Advanced Technology Consulting Service



B|BRAUN
SHARING EXPERTISE



FACKELMANN



FUJITEC

HEAT AND CONTROL

HUSKY

Infosys



nagarro
ENTERPRISE AGILE



nexteer
AUTOMOTIVE

NISSEI



PEGATRON

Perto
Technology for
Banks and Retail



LINCOLN
ELECTRIC

SIGMA
ELECTRIC MANUFACTURING CORP.

Sundaram - Clayton Limited



TIMKEN

PROPOSED DEVELOPMENT

Integrated Grade A Park with Industrial and Office clusters with dedicated entry & exit

Industrial and R&D Cluster

Total Land Parcel

~71 acres



Readily available office solutions

Total Leasable Area

~2.1 Mn sqft

PROPOSED **DEVELOPMENT**

Solutions from 50K to 1.5M Sqft.



PHASE 1 DEVELOPMENT

PHASE 1 DEVELOPMENT
9,74,755 SQ.FT.

UPCOMING DEVELOPMENT
A500 & A700 | 2,48,851 SQ.FT

Environment clearance
and Building permissions
in place



READY AVAILABLE OFFICE



OFFICE BUILDING-1 (C1)

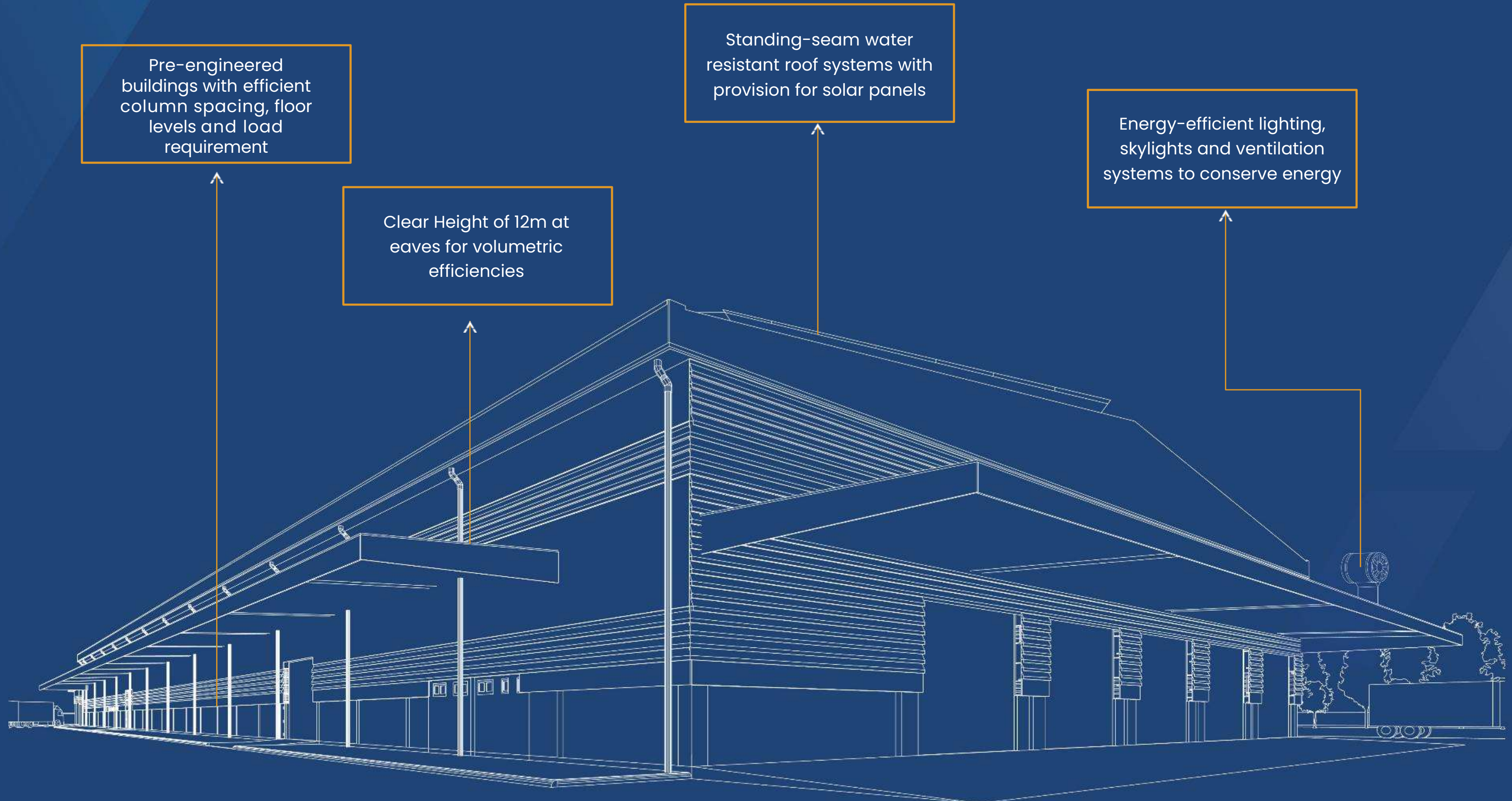
- Grade A office building
- G+3 structure with Built Up Area **2,04,000 sq ft**
- Provision for Kitchen and Cafeteria



OFFICE BUILDING-2 (C2)

- Warm Shell building Built Up Area **2,04,000 sq ft**
- Can be customized for multiple use cases, offices, and R&D centers

EFFICIENT BUILDING DESIGN



PRODUCT OVERVIEW

Grade A, building designed for world class manufacturing



FM2 Floor with 5T/Sqm Uniformly Distributed Load



16 M wide dock apron with Dock doors, Dock Levelers & Drive in Doors



Provision for Office Mezzanine



Customization for Crane requirements



Fire Fighting System along with Sprinklers & FAS FDS system



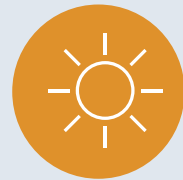
Natural Lighting & Passive/Active Ventilation

PRODUCT OVERVIEW

Grade A, building designed for world class manufacturing



Access control and secured boundary for the park



Roof-top solar provisions



Storm water management system



Centralized infrastructure for Fire Fighting system with Hydrant line



Support facilities for Drivers and other staff

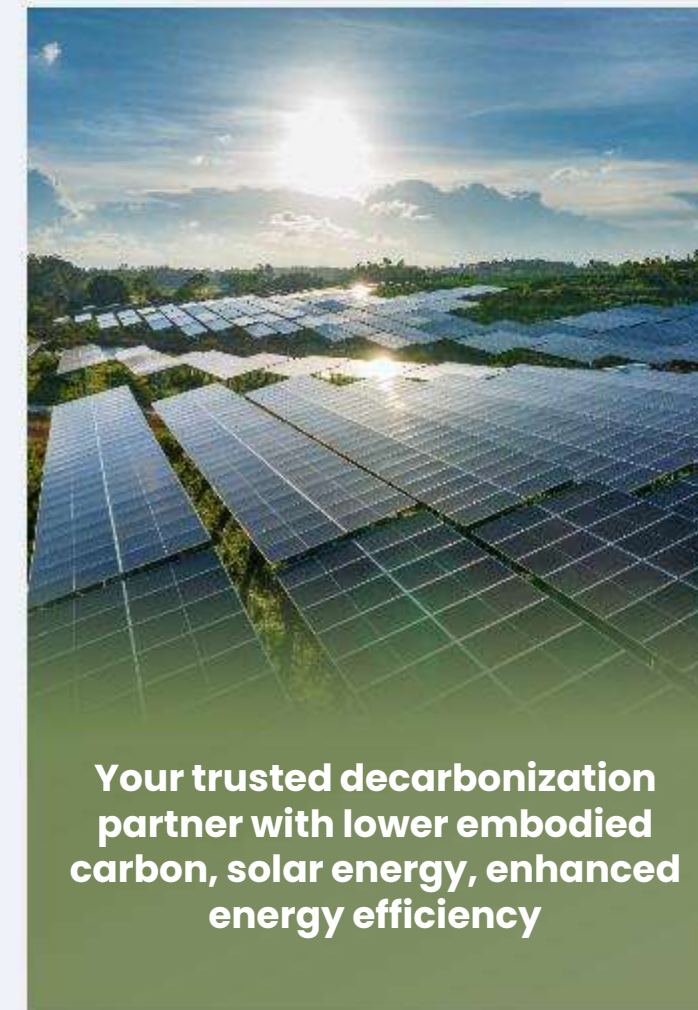
SUSTAINABLE DEVELOPMENT



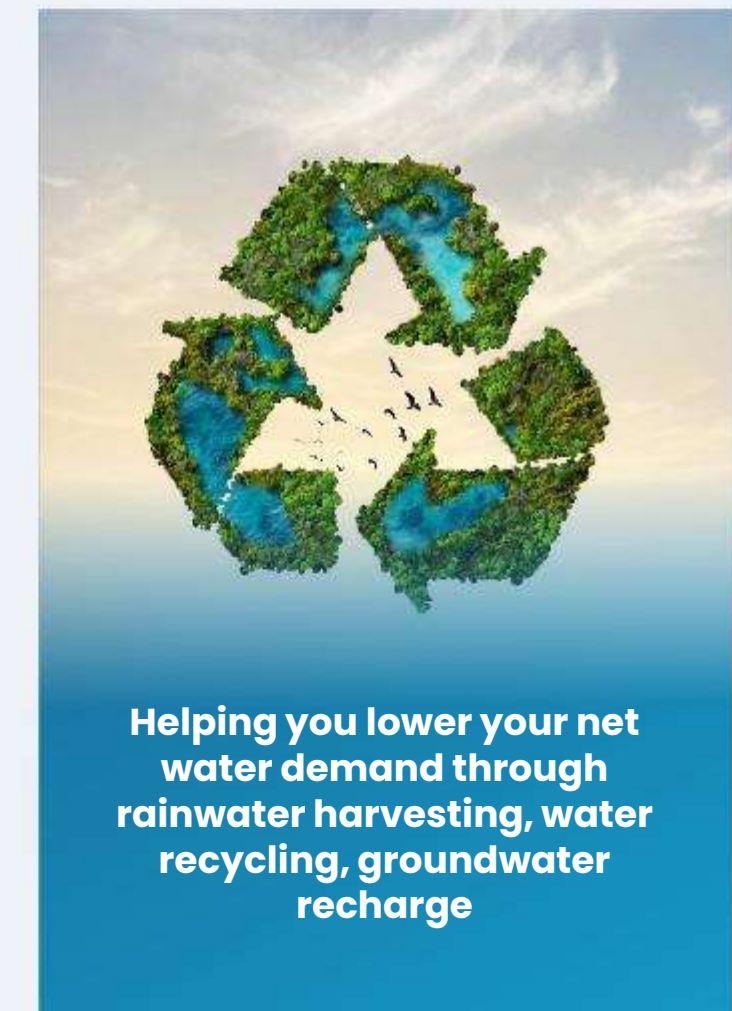
**Certified green buildings
with sustainable design to
reduce environmental
footprint**



**441,000 sqft of green
area with 8000+ trees**



**Your trusted decarbonization
partner with lower embodied
carbon, solar energy, enhanced
energy efficiency**



**Helping you lower your net
water demand through
rainwater harvesting, water
recycling, groundwater
recharge**

The background features a large, light blue, stylized letter 'A' in the center. To the left of the 'A', there are several overlapping, semi-transparent geometric shapes, including triangles and parallelograms, in shades of light blue and white. The entire composition is enclosed within a thin, light brown rectangular border.

THANK YOU