



SKCL

. we build your ideas .

SKCL Summit

Gandhi Mandapam Rd Kotturpuram



Delivering

dreamscapes

Sri Kausalya Constructions Ltd (SKCL) was founded in 2003, when Meera Reddy decided to turn his focus to real estate. Since then SKCL has delivered close to a million sft of IT Infrastructure in Chennai.

SKCL was the first company to successfully complete the first Fast Track Built-to-suit 1,50,000 sq.ft. IT Park in Chennai. The project was completed in a record time of 6 months from ground breaking to a fully fitted out property and the entire project was funded by M/s. HDFC Limited, a premier housing finance institution in the country. HDFC eventually purchased the entire project, making it the first institutional investment in the Chennai.

SKCL once again showed their visionary side by acquiring some excellent land parcels on the IT highway and in Oragadam - an Industrial hub promoted by Govt of Tamil Nadu.

The acquisition of a 7-acre land parcel in OMR has opened up the opportunity of developing an additional 10 lac square feet of premium office space. The company is concentrating on pure-play commercial real estate development, and has recently signed another 3.5 lac square feet of commercial space in Guindy, T.Nagar and Kotturpuram.

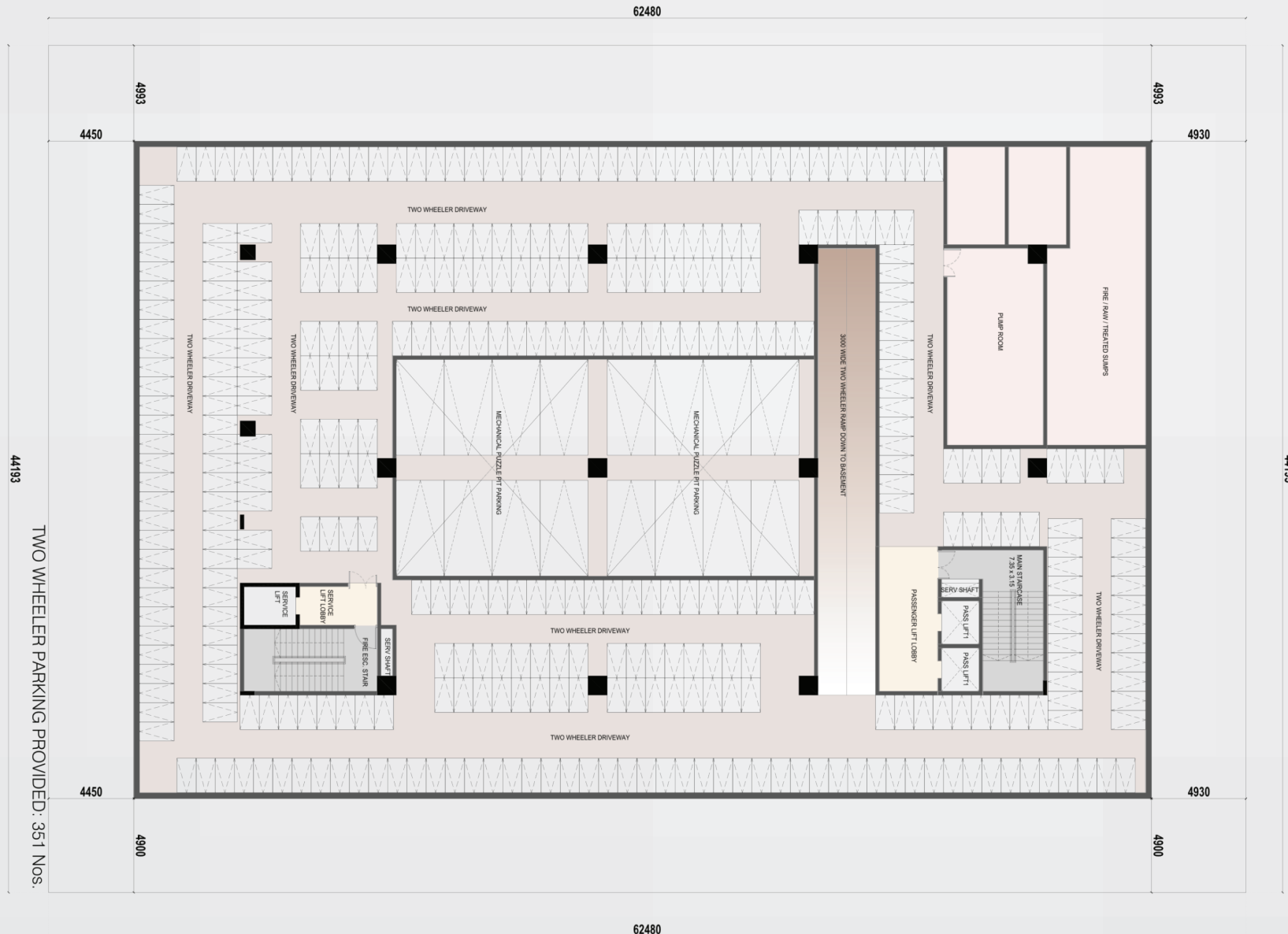
SKCL, made a successful foray into the Warehousing and Logistics domain and has recently made a profitable exit from the business in favour of their JV partners- Real Term of US and Everstone Capital of Singapore.

SKCL's first Fast Track Built-to-suit 1,50,000 sq ft IT Park in Chennai was purchased by HDFC, making it the first institutional investment in the Chennai real estate market.



Proposed
**SKCL
SUMMIT**
Gandhi Mandapam Rd
Kotturpuram

Baement Floor Plan



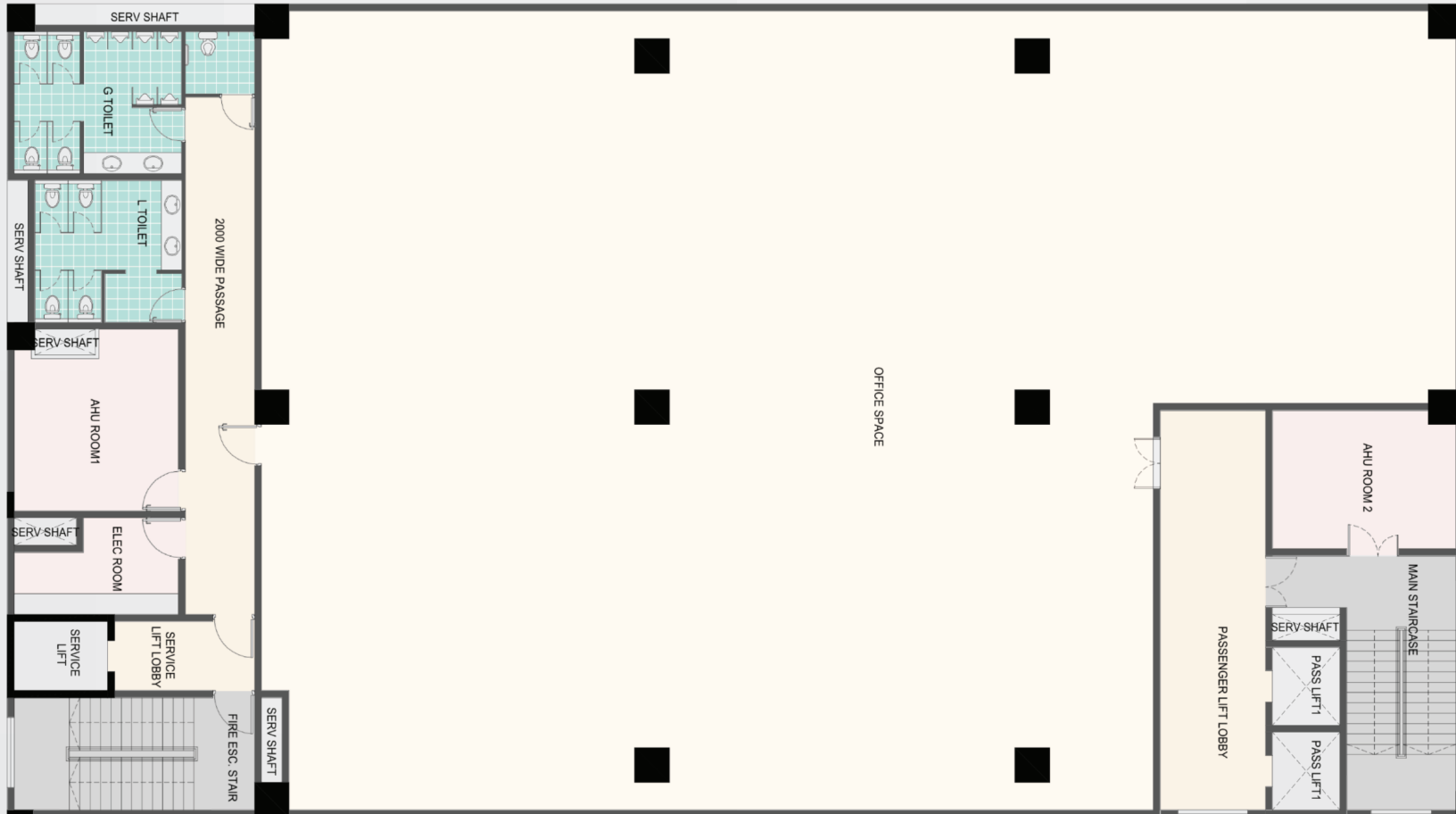
Site With Ground Floor Plan



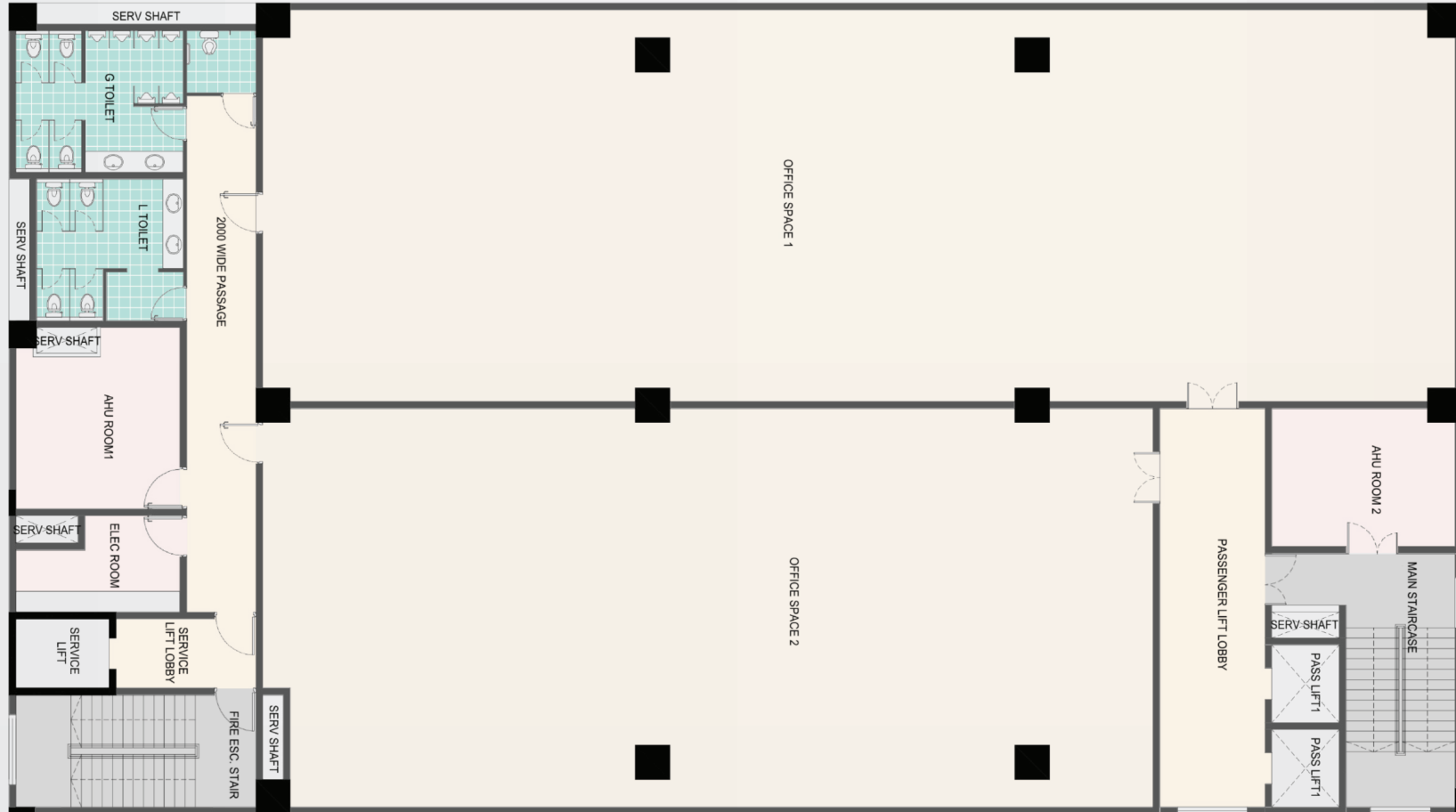
MECHANICAL CAR PARKING PROVIDED: 68 NOS.
SURFACE/OPEN CAR PARKING PROVIDED: 57 NOS.
TOTAL CAR PARKING ACHIEVED: 125 NOS.
TOTAL TWO WHEELER PARKING ACHIEVED: 351 NOS.



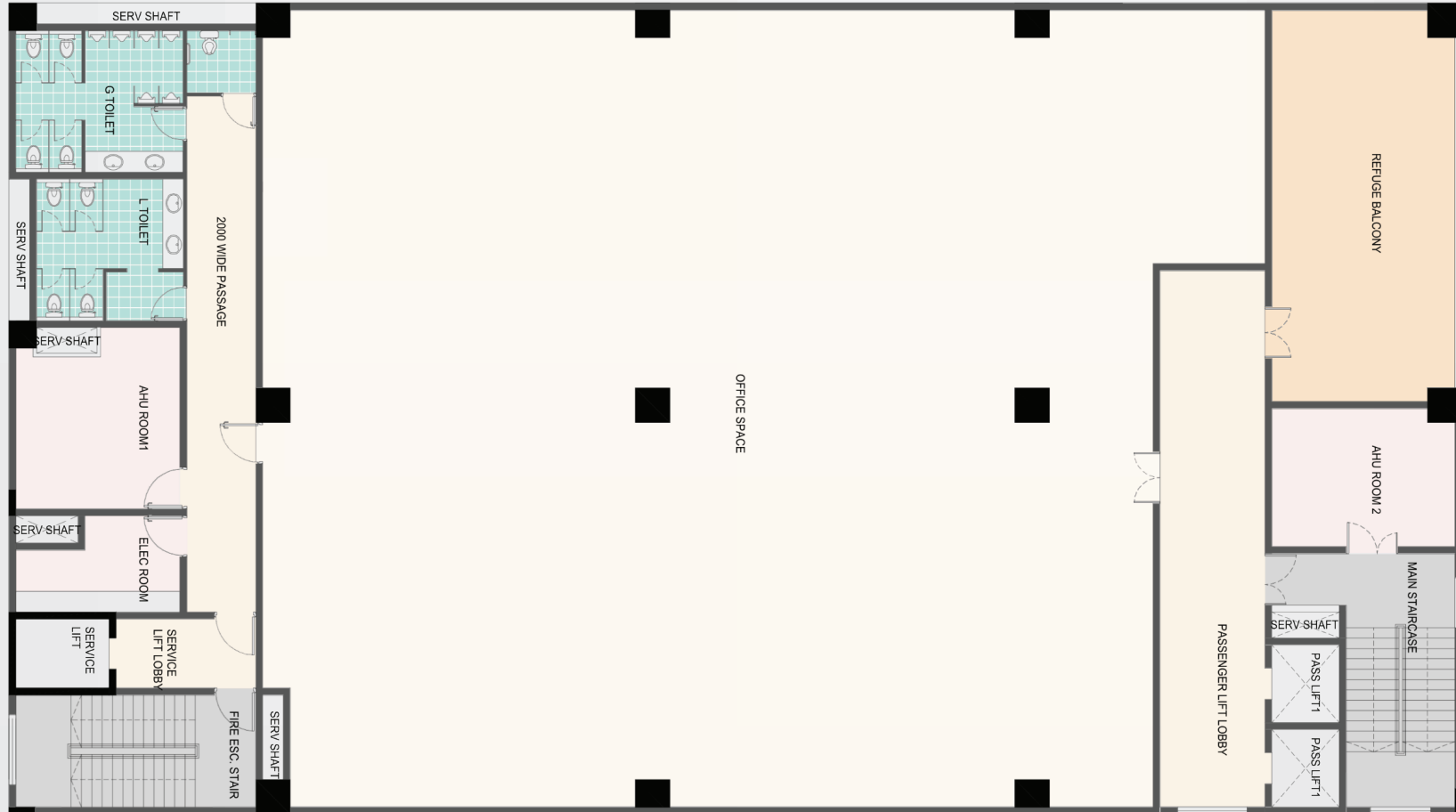
Typical Floor Plan (Single Office Space Option)



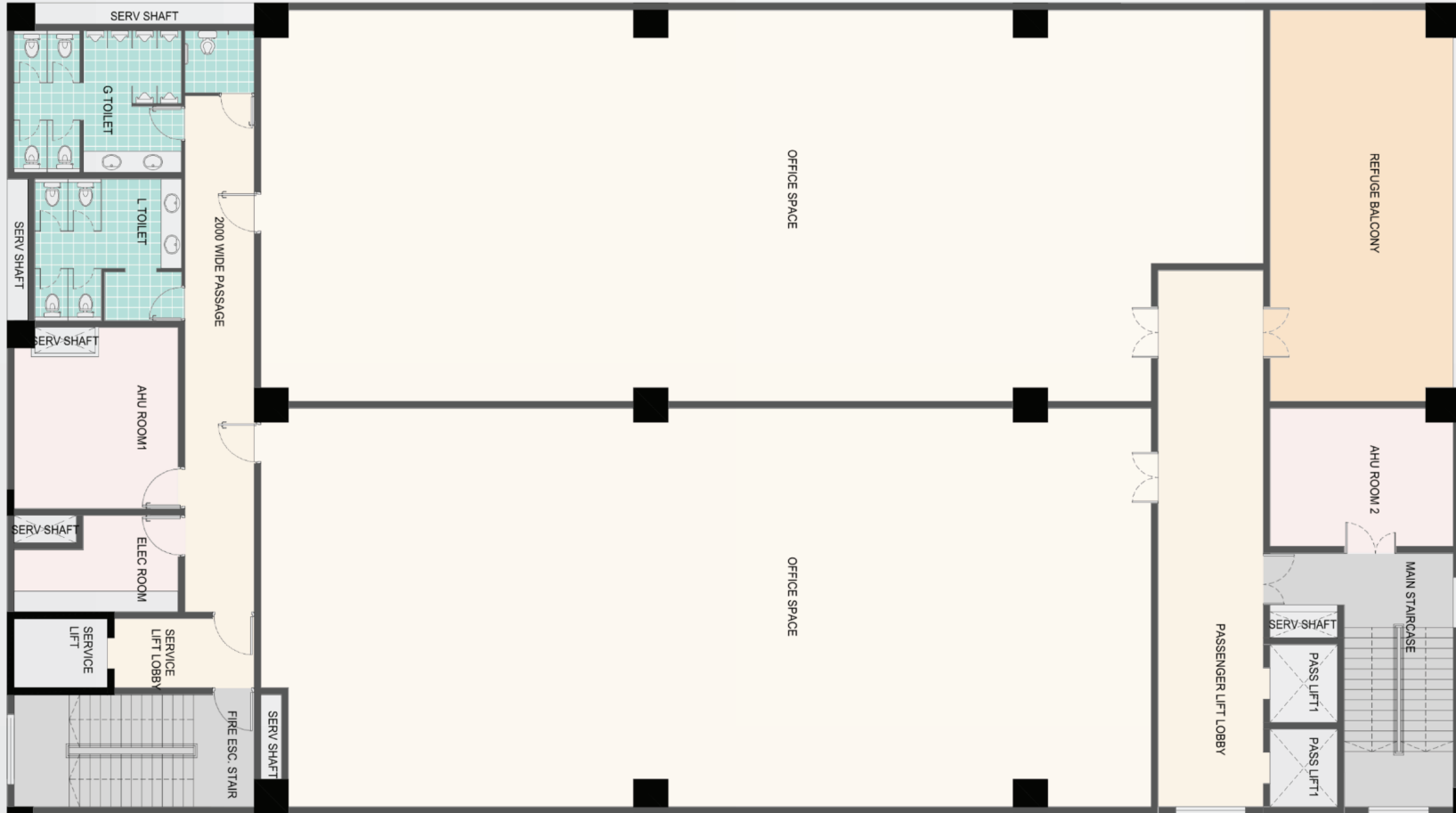
Typical Floor Plan (Two Office Space Option)



Refuge Floor Plan (Single Office Space Option)



Refuge Floor Plan (Two Office Space Option)



Section (With Premium FSI)



Area Statement (With Premium FSI)

	AREA IN SQ.M	AREA IN SQ.FT			
Land Area	2761.51	29724.89			
FSI @ 3.25	8974.91	96605.90			
FSI Achieved	11107.18	119557.69			
Premium FSI	2132.27	22951.78			
Premium Value		615.11	lacs @6700 per sft		
	FSI AREA	SHARE OF COMMON AREA	TOTAL IN SQ.M	TOTAL IN SQ.FT	Rounded Off
First Floor	864.52	193.47	1057.99	11388.20	11388.00
Second Floor	864.52	193.47	1057.99	11388.20	11388.00
Third Floor	864.52	193.47	1057.99	11388.20	11388.00
Fourth Floor	864.52	193.47	1057.99	11388.20	11388.00
Fifth Floor	864.52	193.47	1057.99	11388.20	11388.00
Sixth Floor	788.04	176.35	964.39	10380.74	10381.00
Seventh Floor	864.52	193.47	1057.99	11388.20	11388.00
Eighth Floor	864.52	193.47	1057.99	11388.20	11388.00
Ninth Floor	864.52	193.47	1057.99	11388.20	11388.00
Tenth Floor	788.04	176.35	964.39	10380.74	10381.00
Eleventh Floor	864.52	193.47	1057.99	11388.20	11388.00
Total	9356.76	2093.93	11450.69	123255.23	123255.00

Area Statement (With Premium FSI)

COMMON AREA	IN SQ.M	IN SQ.FT			
Basement Floor	171.96	1850.98			
Ground Floor	350.39	3771.60			
First Floor	118.56	1276.18			
Second Floor	118.56	1276.18			
Third Floor	118.56	1276.18			
Fourth Floor	118.56	1276.18			
Fifth Floor	118.56	1276.18			
Sixth Floor	195.04	2099.41			
Seventh Floor	118.56	1276.18			
Eighth Floor	118.56	1276.18			
Ninth Floor	118.56	1276.18			
Tenth Floor	195.04	2099.41			
Eleventh Floor	118.56	1276.18			
Terrace Floor	114.46	1232.05			
Total	2093.93	22539.06	22.3788%		
No. of cars required	91.63				
No. of TW's required	366.54				
No. of cars provided	125.	Including 68 Puzzle Parking			
No. of TW's provided	370.00				
Floor to floor height	3.80				
Land owners share	66315.00	53.80%			
Developers share	56940.00	46.20%			
Total	123255.00	100.00%			

Powerful Partnerships

SKCL has an impressive roster of clients that span various industries. Some of these great brands include:

- ABB India
- Agility Logistics
- BS&B Technologies
- Canon
- CISCO Systems
- Clariant Chemicals
- Colliers International
- Congruent Solutions
- Cooper Standard
- Cnim Martin Pvt Ltd
- DMI Innovations
- Emergaya wind Turbines
- Fleet Management
- Harting
- Hindustan Coco Cola Beverages
- Hitachi
- IMS Health
- Ingram Micro
- Innov8
- International Flavours & Fragrances
- Incandescent Technologies
- India Ratings Research
- IQVIA Consulting
- Keyence
- Linxon
- LTIDPL Indvit Services
- Mallidi Drugs & Pharmaceuticals
- Metso
- ME Engineers
- NewAge Software Solutions
- Nucleus Software
- NTT India Digital Business Solutions P Ltd
- Pharmaspectra
- PRA (Pharmaceutical Research Associates)
- Red Grape Business Service
- Roche Diagnostics
- Savills Property Services
- Siemens
- SKF
- Sulzer Pumps
- Valmet Technologies
- Veritas Finance
- VM Ware
- Yokogawa India
- Zupersoft Solutions





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