

The Centre of GROWTH

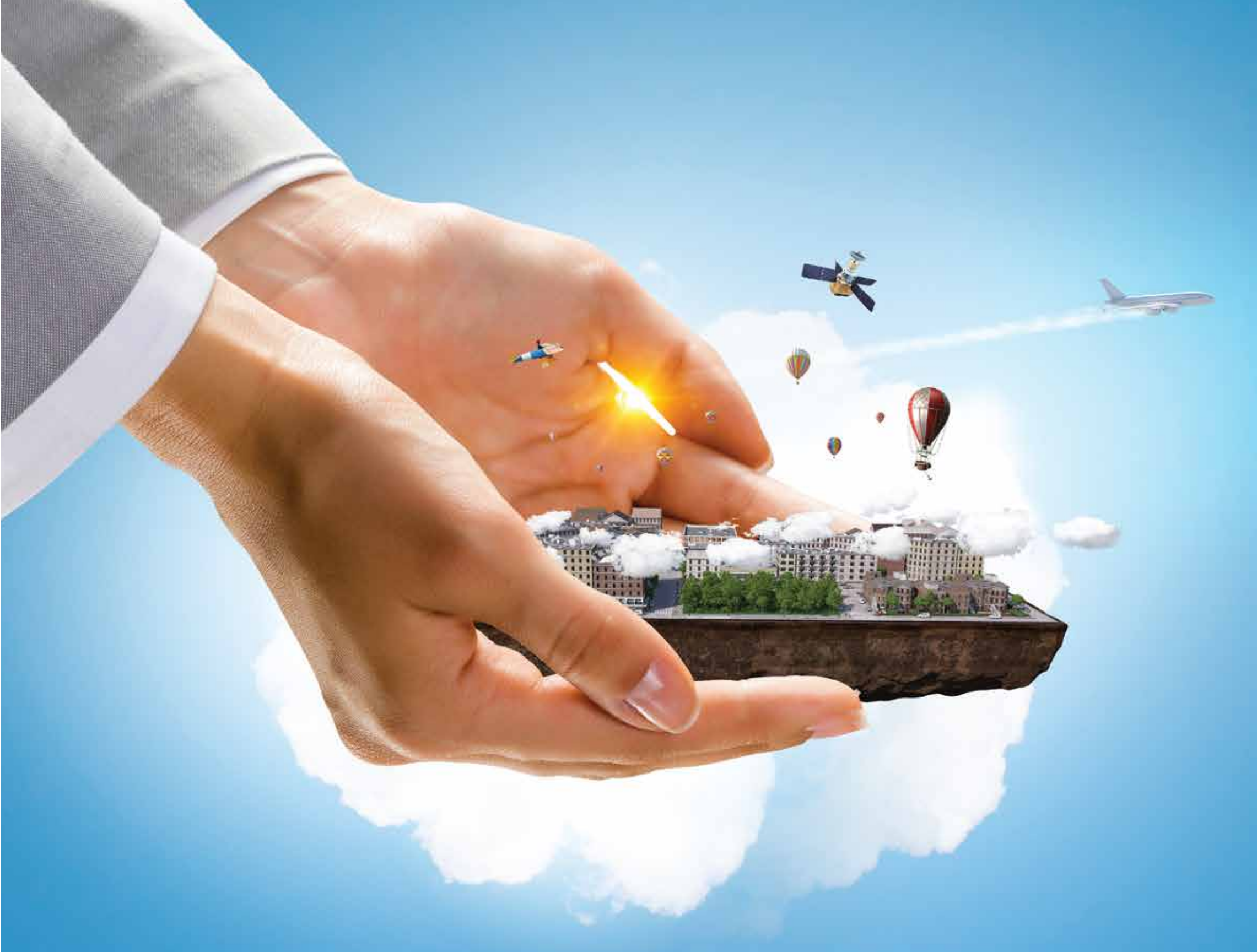


SQUARE
GROUP
YOUR PLOT. YOUR HOME. YOUR WAY.



G SQUARE
INDUSTRIAL
ESTATE
— **ARAKKONAM** —

AN AFFORDABLE INDUSTRIAL PARK



About us



G Square Industrial Estate is the industrial real estate arm of G Square - Tamil Nadu's No.1 real estate developer and South India's largest land aggregator



15 years of experience in industrial land aggregation



2000 acres of land bank available



1000 acres of land delivered



Delivered lands to prestigious clientele like CEAT, JK Tyres, ELGI, Murugappa, Ascendas, CGI, etc.



Spread across Chennai, Coimbatore, Trichy, Hosur & Bengaluru



Why Tamil Nadu?

The Government of Tamil Nadu is actively promoting the use of private land for industrial use through the development of integrated industrial parks in the State



Contributing 8.95% to India's net exports



2nd largest contributor to India's GDP with a share of 8.4%



1st in industrial performance with a share of 11%



1st in number of persons employed in India



1st in number of factories in India



2nd largest electronics manufacturing hub in India



1st in annual turnout of skilled manpower in India



2nd in NITI Aayog's SDG index 2020-21



2nd in economic development index 2017 as per Frost and Sullivan report March 2018



India's most urbanised state with 48.5% of its population living in urban areas



4th largest urban area in India with a population of 11 million



Why Tamil Nadu is a best for setting up an industry in india?



Relaxation in Planning Norms

- Restrictions on **plot coverage ratio** have been removed
- Setting up of industries along **transit corridors** is encouraged
- **25% parking space relaxation** will be provided for industries set up within 3 km of railway stations



Excellent Connectivity

- **5,324 km** of National Highways
- **11,830 km** of State Highways
- **46,496 km** of District Roads
- **1,49,446 km** of Rural Roads
- Proposed Chennai Peripheral Ring Road connecting a stretch of **133.38 km** between Ennore and Kattupalli Ports
- Proposed new Greenfield Airport which would handle **40 million** passengers annually



Support in Power supply

- **TANGEDCO** has issued a Policy for **24x7** power to industries/developers
- With a demand of **10 MVA** or with an investment of **₹100 Cr** or more
- Eligible for companies with an **MoU** with the Government of Tamil Nadu

Tamil Nadu has the most efficient Single window clearance system



The Arakkonam Advantage

■ Highly skilled workforce in proximity to Chennai

Human resources are the biggest asset to any industry. The impact of skilled labour to any industry is immeasurable. By setting up your industry at G Square Industrial Estate Arakkonam, you will have easy access to great labour resources as Arakkonam has the highest labour pool who travel from Arakkonam to Thiruvallur, Sriperumbudur and Chennai daily. Being in proximity to Chennai which is just 50 minutes away by train, any industry can source skilled labour for employment with utmost ease.

Arakkonam has been a favourite with many industrial giants owing to its proximity to Chennai and Bangalore and excellent transport and connectivity.

Arakkonam is the hotspot for industries near Chennai



One of the busiest railway junctions in South India



Closer to Chennai and can be accessed by rail, road and air



Presence of big industries like Ramco, MRF Tyres, TVS, L & T



Excellent labour pool from Thiruvallur, Tiruttani & Tirupati



Frequent suburban train facility to Chennai



Affordable industrial park











G Square Industrial Estate

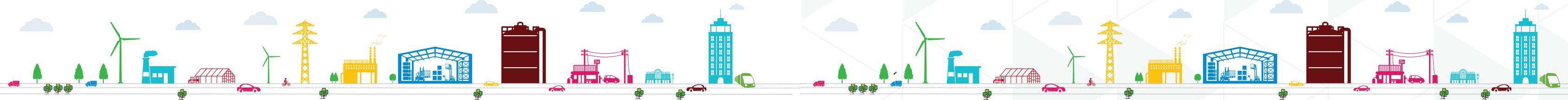
■ An Affordable Industrial Park at Arakkonam

If you want your business or industry to reach unseen levels of growth, being in the right place that has the perfect framework of physical infrastructure, connectivity, modern technology and human resources matters.

G Square Industrial Estate is the answer. This is the industrial park that's going to make a difference and be the engine of high-speed growth. Located in Tamil Nadu's industrial hotspot Arakkonam, G Square Industrial Estate is where great businesses prosper!

Salient features

-  The only affordable industrial park close to Chennai
-  Railway siding track available within the park
-  Just 4 mins Arakkonam railway junction
-  Single land parcel in a 400-acre expanse
-  Can be tailor made for industry specific needs
-  230 KVA and 110 KVA substation available
-  Excellent water source
-  Situated among established industries like FL Smidth, KCP Cements, MRF Tyres, L&T Cements and Ramco Cements
-  Suitable for logistics, steel, cements, battery industries and many more
-  Dedicated helipad for the park



G Square Industrial Estate is well-connected by all means of transport



Rail

- G Square Industrial Estate - Arakkonam is located in just 4 minutes from Arakkonam Railway Junction (3.7 km)
- It is just 2 minutes from Puliamangalam Railway Station (2.2 km)



Road

- G Square Industrial Estate - Arakkonam is bang on Chennai - Arakkonam Highway
- It is 40 minutes from Bangalore Highway (25 km) at Vellankadu Kancheepuram
- It can be reached within 10 minutes from the upcoming "Nice road" which connects to Bangalore ● Highway in just 7 km
- It is 1 hour from Outer Ring Road at Pattabiram
- It can be reached by 40 minutes from the upcoming peripheral ring road at Vengathur, which connects Ennore and Mahabalipuram



Air

- G Square Industrial Estate - Arakkonam enjoys the proximity to the 2000-acre INS Rajali located of just 10 minutes
- Arakkonam Navy Air Station is just (5 km). The Industrial Estate is 1 hour 40 minutes from Chennai International Airport via Outer Ring Road (73.5 km)



Sea

- G Square Industrial Estate is 2 hours (91 kms) from Ennore Port

Dedicated Helipad

The project comes with a 24x7 operational helipad to enable ease of travel and connectivity. It is highly useful and convenient in case the employees or top management want to make a quick site visit in case of any emergencies.



G Square Industrial Estate - Engineered for growth

There are many great reasons why you should set up your industry in G Square Industrial Estate - Arakkonam. We list out few of the most important ones here.

Railway Siding:

There is a dedicated railway siding line which runs into the Industrial Park, suitable for cements, steel, iron, logistics and battery industries

Power Stations

Power stations are the backbone of any industry and we have not one, but two power stations present right next to our site

Power Station 1

110 KV Substation

Power Station 2

220 KV Substation

Water Availability

Sustenance of any industry is based on the availability of water. In G Square Industrial Estate - Arakkonam we have excellent ground water available to a maximum of 200 feet

Groundwater - 50 to 200 feet

Approved supply of 50,000 litre per day from TWAD which can be extended up to a lakh per day

Telecom

Excellent and seamless connection available in the Industrial Park from all major service providers



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