



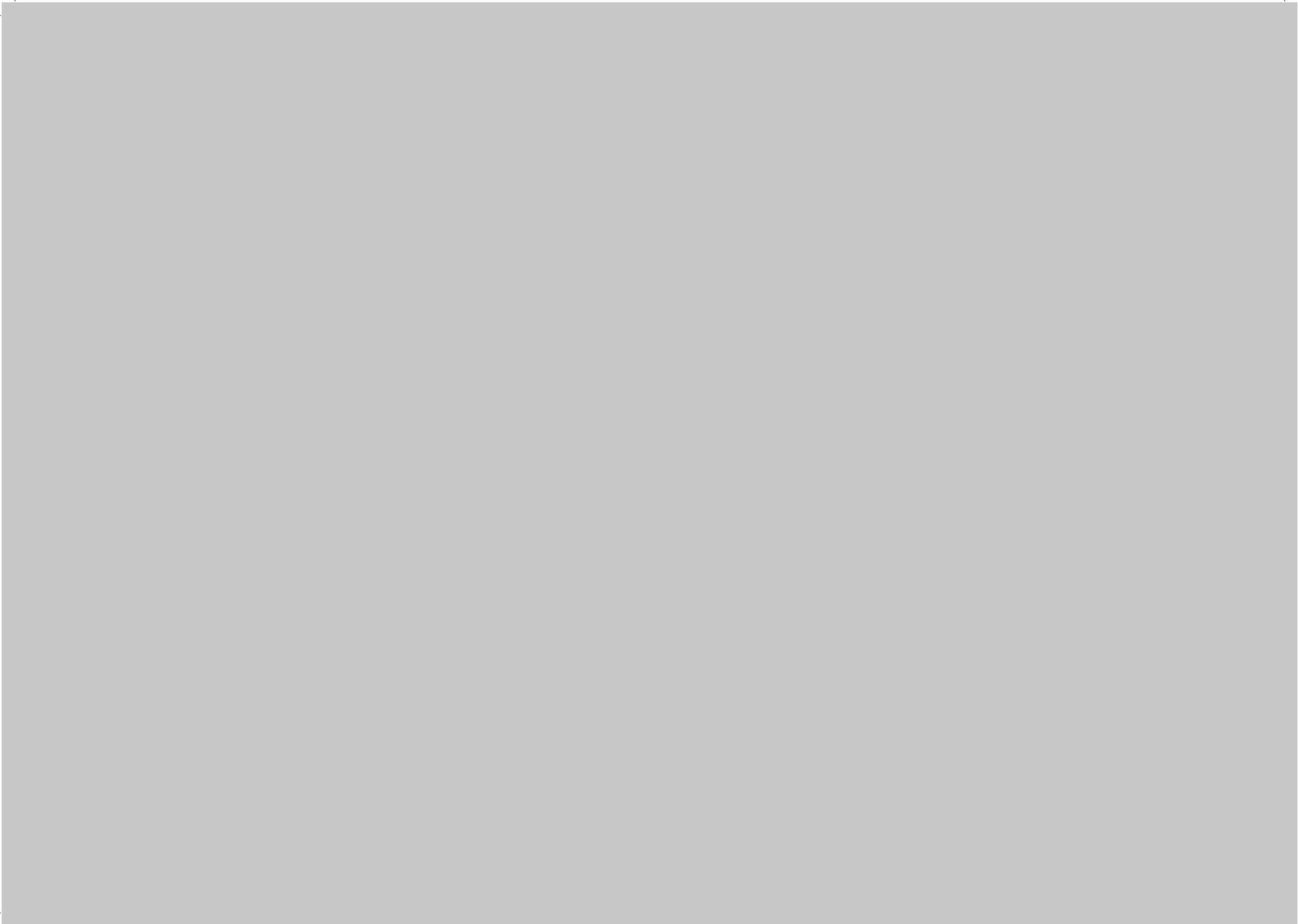
## 4 Destinations, 1 Objective: Make In India

Leading Integrated Industrial Ecosystem: Manufacturing • Services • Skill Development



BMW Plant @ MWC Chennai

JCB Plant @ MWC Jaipur





## ABOUT THE MAHINDRA GROUP

The Mahindra Group is a USD 19.4 billion federation of companies that enables people to rise through innovative mobility solutions, driving rural prosperity, enhancing urban living, nurturing new businesses and fostering communities. It enjoys a leadership position in utility vehicles, information technology, financial services and vacation ownership in India and is the world's largest tractor company by volume.

It also enjoys a strong presence in renewable energy, agribusiness, logistics and real estate development. Headquartered in India, Mahindra employs over 2,56,000 people across 100 countries.

Mahindra Group has been a recipient of the Financial Times 'Boldness in Business' award in the 'Emerging Markets' category in 2013.

Mahindra Group also featured on the Forbes Global 2000, a comprehensive listing of the world's largest, most powerful public companies, as measured by revenue, profit, assets and market value in 2014.



FARM EQUIPMENT



HOLIDAYS



FINANCE



TWO WHEELERS



AEROSPACE



AUTOMOBILES



DEFENCE



INFORMATION  
TECHNOLOGY



REAL ESTATE



AGRI-BUSINESS



# MAHINDRA LIFESPACE DEVELOPERS LTD.

Aquality at Mahindra World City, Chennai

Mahindra Lifespace Developers Ltd. is the real estate and infrastructure development arm of the Mahindra Group. It is the leader in sustainable urban development, with over 25.3 million sq. ft. (2.3 million sq. m.) of completed, ongoing and forthcoming residential projects across seven Indian cities.

The company is committed to transforming India's urban landscape through its residential developments under the 'Mahindra Lifespaces' and 'Happinest' brands; and through its integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra World City' brands.

It is the first Indian real estate company to have released its triple bottom-line focused sustainability report based on the GRI (Global Reporting Initiative) framework.

Mahindra Lifespaces has been ranked 28th amongst the 'Top 100 Companies in Asia' in the 2016 Channel News Asia Sustainability ranking.

Recently, Mahindra Lifespaces has been awarded "One of India's Top Builders in 2018" in the Construction World Architect & Builder Awards 2018.

**Mahindra**  
LIFESPACES  
JOYFUL HOMECOMINGS

**Mahindra**  
HAPPINEST

**Mahindra**  
WORLD CITY

**ORIGINS**  
by **Mahindra** WORLD CITY  
Where Business Comes To Life

# WORLD-CLASS BUSINESS DESTINATIONS

**Mahindra** WORLD CITY

## INTEGRATED CITIES

Planned as a single point destination for both domestic and global companies, the Mahindra World City developments comprise of co-located Zones including Special Economic Zone, Domestic Tariff Area and Residential & Social Infrastructure. The Social Infrastructure Zone, located alongside the Business Zone, offers residences, schools, hospitals, retail outlets, business hotels, recreation and leisure facilities complimented by wide green spaces, to enable balanced living, at one with the natural environment.

The environment replete with culture, sports, music and festivals also ensures a fulfilling lifestyle.

The Mahindra World Cities in Chennai and Jaipur are already the preferred destination of choice of over 160 companies, providing direct employment to more than 52,876 people and generated cumulative exports of more than ₹101,375 Cr. as on March 2020.

## ORIGINS

by **Mahindra** WORLD CITY

Where Business Comes To Life

## INDUSTRIAL CLUSTERS

ORIGINS by Mahindra World City is a robust industrial ecosystem, created to empower businesses to achieve transformative and accelerated growth. By offering thriving industrial clusters of international standards, it has everything you need to take your business to the next level. Leveraging more than a decade's experience in building India's leading integrated cities, Origins by Mahindra World City is born out of a vision to facilitate and accelerate strong economic growth in the country.

ORIGINS by Mahindra World City encompasses a well-planned and future-ready ecosystem, based on time-tested principles of sustainability, keeping your business needs in mind at each stage of evolution. Current projects are at Chennai, Tamil Nadu and Ahmedabad, Gujarat

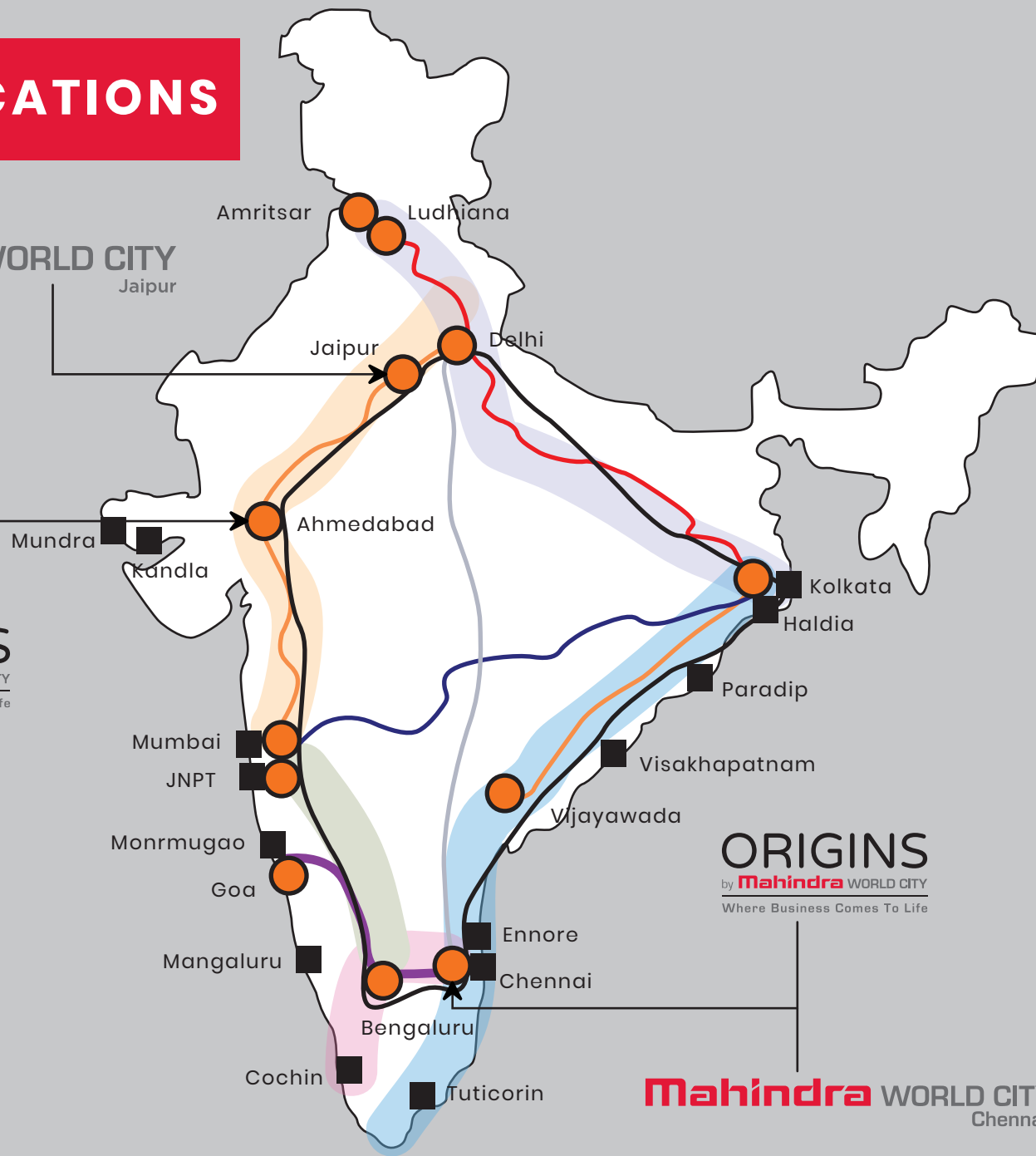
# OUR LOCATIONS

**Mahindra** WORLD CITY  
Jaipur

**ORIGINS**  
by **Mahindra** WORLD CITY  
Where Business Comes To Life

**ORIGINS**  
by **Mahindra** WORLD CITY  
Where Business Comes To Life

**Mahindra** WORLD CITY  
Chennai



- Eastern DFC
- Western DFC
- North-South DFC
- East-West DFC
- East-Coast DFC
- South West DFC
- Golden Quadrilateral
- Delhi Mumbai Industrial Corridor
- Amritsar Delhi Kolkata Industrial Corridor
- Chennai Bengaluru Industrial Corridor
- Mumbai Bengaluru Industrial Corridor
- East Coast Economic Corridor
- Major Nodes
- Salient Ports



# BEST-IN-CLASS INFRASTRUCTURE AND SERVICES

Evolve – The GnNxt IT Park, Multi-Product SEZ, Mahindra World City, Jaipur



**Dedicated  
Power Substations**



**Assured Water Supply  
with Dedicated Lines for  
Fresh and Recycled Water**



**Modern Waste  
Management Networks**



**33% Green Spaces**



**Professional Operations  
and Maintenance Services**



**Road and Pedestrian  
Networks**



**24x7 Security  
for Common Areas**



**OFC Backbone for Data  
and Telecom Connectivity**



**Dedicated CRM Cell to  
Handle Customer Queries**



**Smart & Sustainable  
Development**

# MAHINDRA WORLD CITY, CHENNAI

Established in 2002, Mahindra World City Chennai is India's first integrated business city and corporate India's first operational SEZ and is promoted by the Mahindra Group in partnership with Tamil Nadu Industrial Development Corporation (TIDCO), spanning over 1,500 acres and comprising of Multi Sector Special Economic Zone (SEZ) and a Domestic Tariff Area (DTA).

It houses more than 67 blue chip companies including BMW, B. Braun, Capgemini, Infosys, BASF, Lincoln Electric, Parker Hannifin, Renault-Nissan, Tesa SE, Federal Mogul, Fujitec, NTN Corporation, Timken, TVS Group of Companies, AAM and many more. The ethos of Mahindra World City has been the creation of a holistic ecosystem which not only nourishes business but also makes quality living inside the city a reality.

Being India's first IGBC Gold (Stage 1) certified Green Township, the master plan envisages development of social and commercial infrastructure to integrate work and living. The current developments at Mahindra World City, Chennai include multi-format housing, railway station, school, multi-specialty hospital, business hotel, hostel for single working professionals, commercial centre, MWC club – sports and leisure club and post office amongst others. Mahindra World City, Chennai has generated cumulative exports of more than ₹ 91000 crores and direct employment for 40,000 people since its establishment.

## KEY FEATURES

₹91,000 Cr.\*  
Cumulative Exports



40,000\*  
Direct Employment

India's 4th  
Best City#

5 Multi-format  
Residential Projects



2364\*  
Homes Handed Over

2500+  
Families Already  
Residing



India's 1<sup>st</sup>  
Food-waste Free City  
Biogas Plant Of 10 Ton Capacity



33%  
Green Coverage



1<sup>st</sup> Off-Grid  
Roof Top Solar Photo-Voltaic  
Power Plant In Tamil Nadu

Smart LED  
Street Lighting  
With Auto Control Systems



On-site  
Railway Station



Hospital



MWC Club



Shopping  
Arcade



Business  
Hotel



Mahindra World  
School

Upcoming multiplex and many more.

\*Data as on March 2020

#Liveability Quotient Report by JLL.



# MAHINDRA WORLD CITY, JAIPUR

Established in 2006, Mahindra World City, Jaipur is a 74:26 joint venture between Mahindra Lifespace Developers Ltd. and the Rajasthan State Industrial Development and Investment Corporation Ltd. (RIICO), an agency of the Government of Rajasthan.

Spread over an area of 3,000 acres, MWCJ consists of a Multi-Product Special Economic Zone (SEZ), a Domestic Tariff Area (DTA) and Social & Residential Infrastructure Zone. Perfectly located off the Delhi-Mumbai Highway and within the influence zone of Delhi-Mumbai Industrial Corridor (DMIC), MWCJ provides corporates a world-class platform to establish and expand their businesses in a hassle-free environment to compete globally.

In the industrial space, MWCJ is home to North India's largest Multi-Service SEZ which is open to diverse industries across Auto, Auto Components, Engineering, Furniture Manufacturing, Food processing, IT/ITeS, Toy manufacturing, Warehousing and many more. It also has a Domestic Tariff Area (DTA) for catering to companies serving the domestic market.

Currently, MWCJ has signed up 90+ world class companies which include names like JCB, Perto, Ball corporation, Fackelman, Sigma Electric, Aro Granite, Infosys, Metlife, Deutsche Bank, BSDU, Flipkart, Amazon, Delhivery etc. amongst others.

## KEY FEATURES

₹10,500 Cr.\*  
Cumulative Exports



13,000\*  
Direct Employment



93\*  
Total Customers Signed

**CLIMATE+**  
Climate Positive  
Development Program

1<sup>st</sup> In Asia To Be Certified As  
**C40 Climate Positive Development  
Program Stage 2**

Largest Project Globally And The Only Project From Emerging Economies



~450 acres Social,  
Residential and Retail  
Infrastructure being launched



Rooftop Solar PV

**Smart LED**  
Street Lighting  
With Auto Control Systems

\*Data as on March 2020

# ORIGINS BY MAHINDRA WORLD CITY, CHENNAI (NH 16)

ORIGINS by Mahindra World City Chennai is Tamil Nadu's first IGBC Platinum Pre-certified Industrial Cluster and is a joint venture between Mahindra World City, Chennai and Sumitomo Corporation, Japan.

The Industrial Cluster will be spread over a total area of ~600 acres when completed, and the first phase of development spans over ~300 acres. The multisector industrial cluster focuses on attracting large and medium global companies across engineering, automotive, logistics, medical devices and aerospace & defence among other sectors.

Located on NH 16 (formerly NH 5) on the Chennai-Kolkata Highway, ORIGINS is part of Chennai-Bengaluru Industrial Corridor. It is well connected by air, rail, and road and is in close proximity to 3 seaports. It offers plug and play infrastructure with professional operations and maintenance with other supporting infrastructure, including commercial and social spaces.



**LOCATED ON NH 16,  
THE NORTH CHENNAI  
INDUSTRIAL CORRIDOR**



**IN PROXIMITY TO  
PONNERI TOWN**



**TRADITIONAL INDUSTRIAL  
CORRIDOR OF TAMIL NADU**



**CHENNAI PORT (38 KM)  
ENNORE PORT (25 KM)  
KATTUPALLI PORT (23 KM)**



**CHENNAI CITY (36 KM)  
CHENNAI AIRPORT (55 KM)**



**KAVARAIPETTAI STATION (5 KM)  
PONNERI STATION (6 KM)**



**CHENNAI, THE CAPITAL CITY OF  
TAMIL NADU, IS ONE OF INDIA'S  
FASTEST GROWING COMMERCIAL  
& INDUSTRIAL CENTRES**



**LOCATED ON  
CHENNAI-BENGALURU  
CHENNAI-VIZAG  
INDUSTRIAL CORRIDOR**



**CHENNAI RANKED  
AS ONE OF THE  
TOP BUSINESS  
DESTINATIONS IN INDIA**

# ORIGINS BY MAHINDRA WORLD CITY, AHMEDABAD (NH 47)

Origins by Mahindra World City, Ahmedabad has been launched in strategic partnership with International Finance Corporation (IFC), a member of the World Bank Group.

Spread across 340 acres, it will focus on attracting large and medium corporates across automotive, engineering, food processing, Logistic & Warehousing, medical equipment, manufacturing, pharmaceutical, plastics, textile and amongst other sectors.

Located on NH 47 on the Ahmedabad–Rajkot Highway, it is well-connected by air, rail, road and sea.



**LOCATED AT  
AHMEDABAD–RAJKOT  
NH-47 (DMIC INFLUENCE ZONE)**



**ACCESS TO MAJOR  
PORTS IN  
WESTERN INDIA**



**IN CLOSE VICINITY  
TO THE UPCOMING  
AUTO HUB IN BECHRAJI**



**LARGE CONSUMER MARKET  
AND GROWING  
MANUFACTURING BASE**



**PREFERRED LOCATION  
FOR WAREHOUSING  
SECTOR**



**ROBUST ECO-SYSTEM  
OF VALUE ADDED  
SERVICE PARTNERS**



**RICH POOL OF SKILLED/SEMI-SKILLED  
LABOUR IN VICINITY**



**IGBC GOLD PRE-CERTIFIED  
SUSTAINABLE INDUSTRIAL PARK**



## OUR VALUE PROPOSITION

Infosys at Mahindra World City, Chennai

- **Rich & vast experience:** Proven expertise in developing and managing Integrated Cities and Industrial Clusters.
- **Plug 'n' play infrastructure:** High quality robust infrastructure at your doorstep that significantly reduces your go-to-market time.
- **Business support services:** Access to banks, food court, hotels, etc.

- **Smart and sustainable:** Well-maintained and efficient park operations, built and operated on principles of sustainability.
- **Good neighbourhood:** Ecosystem of world-class companies.
- **Preferred workplace:** Co-located commercial and residential developments to build a catchment area. Skill development centres to meet existing/potential employee's needs, thereby adding to the availability of skilled workforce.

# OUR APPROACH TO SUSTAINABILITY

Mahindra World City is planned to be sustainable at its core, and future-ready and flexible for its citizens. Sustainability is practiced across all key aspects like:

- **ECONOMIC**
- **ENVIRONMENTAL STEWARDSHIP**
- **SOCIAL EQUITY**

We strive to adopt sustainability at every stage, ensuring a highly efficient and productive industrial ecosystem.



**EFFICIENT LAND USE FOR PEDESTRIANS**



**EFFICIENT WATER USE**



**SOLID WASTE MANAGEMENT**



**ENERGY EFFICIENCY BY USE OF LED LIGHTING**



**URBAN HEAT MITIGATION BY PROVIDING COOL PAVEMENTS**



**PLANNED PUBLIC GREEN AND OPEN SPACES**

# EXISTING ECOSYSTEM OF 160+ MARQUEE CUSTOMERS FROM 20+ COUNTRIES AND GROWING...

Mahindra World City, Jaipur



## Mahindra World City, Chennai

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## Origins, Chennai

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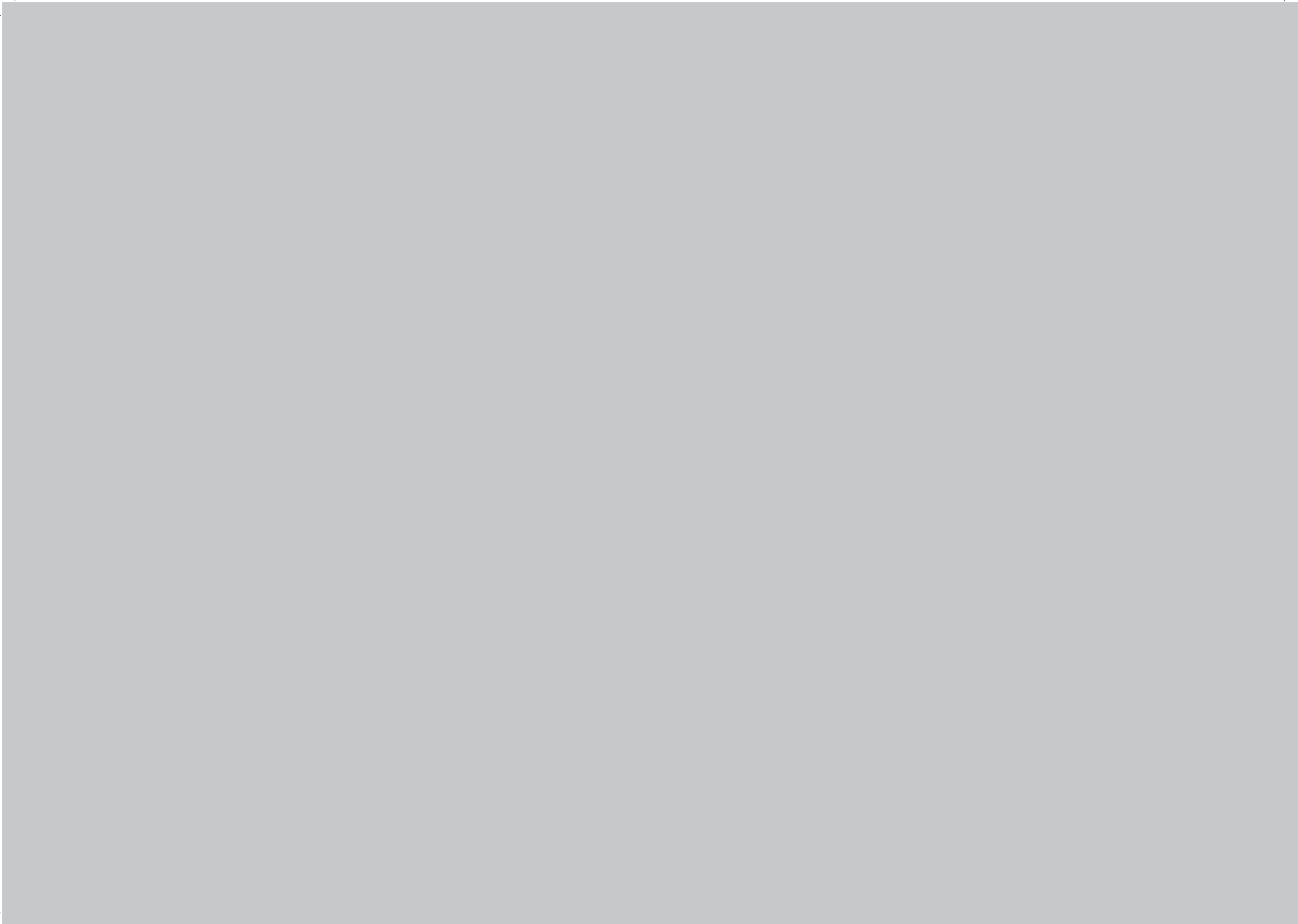












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