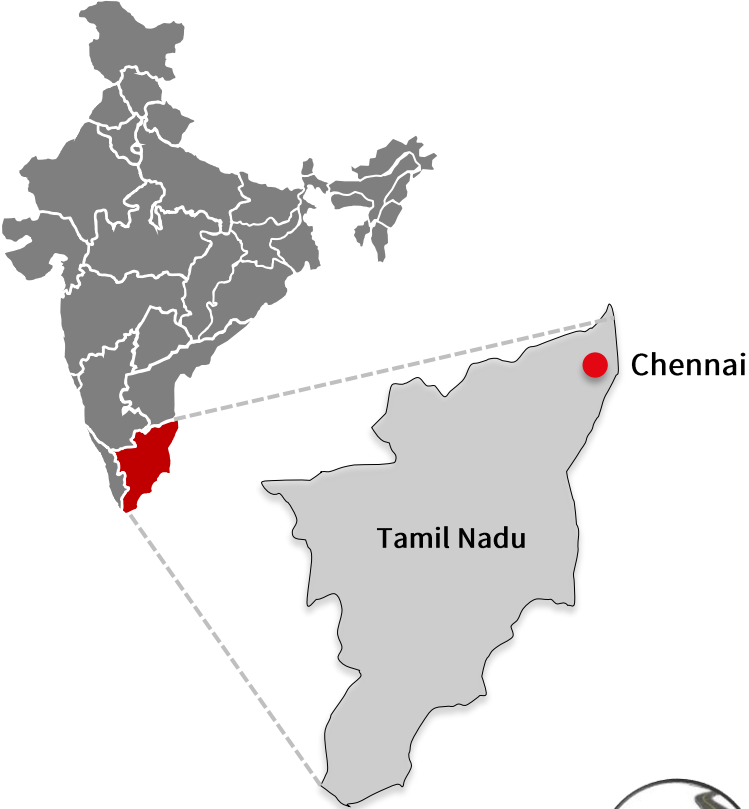


Chennai Industrial Market Overview

2023



Tamil Nadu Economic Overview



Demographics



Area
130,058 Sq.km
(4% of India's geographical area)



Population
72 Million (census 2011)
(50% Female population)



Literacy Rate
80.33% (census 2011)
(58 Million Literates)

Connectivity



6 Intl. Airports
28.14 Mn
passengers
(FY 19-20)



3 Major Ports
15 Minor Ports



532 Rly. Stations
6,700 KMs
track length



Total Road Network of 261,100 Kilometers

Advantage Tamil Nadu



High Economic Growth

- The state's GSDP increased at a CAGR of **11.27%** between 2015-16 and 2022-23, reaching ~Rs. 24.85 trillion (US\$ 320.27 billion) in 2022-23.
- Total merchandise exports from the state stood at **US\$ 35.17 billion** in FY22.
- According to the Good Governance Index 2021, Tamil Nadu ranked first in terms of judiciary & public safety.



Rich Talent Pool

- The state has a highly qualified, skilled, disciplined, productivity oriented & English-speaking **human resource pool**.
- Tamil Nadu produces nearly four lakh engineering & polytechnic students every year, the highest in the country.
- During September 2017 – October 2019, **50,606 formal jobs were created** in Tamil Nadu



Infrastructure

- Excellent road and rail network, **3 major ports, 15 minor ports** and **6 airports** provide excellent connectivity.
- It is one of the first states in India to have 100% metalled road connectivity.
- Installed power generation capacity of **32.62 Gigawatt (GW)** as on March 2020



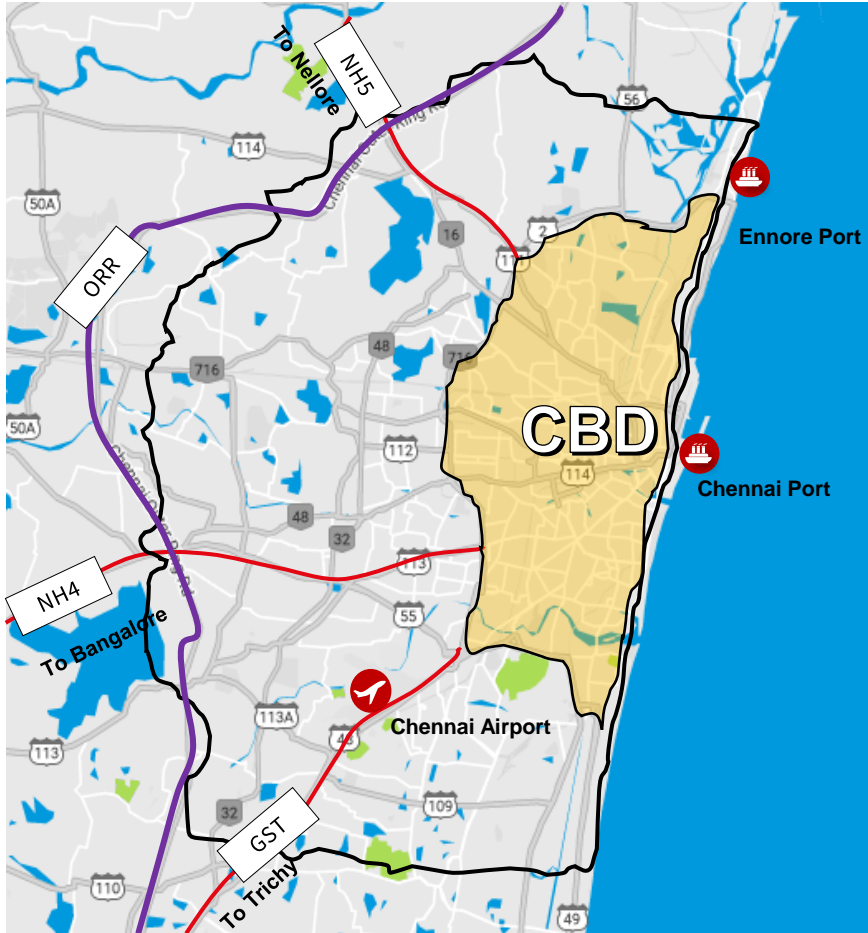
Massive Industrial Eco-system

- Home to **6.89 lakh (15.07%) registered MSMEs** with a total investment of over INR 32,000 Crores
- **Ranked #1** among in terms of the number of factories & industrial workers.
- TN accounts for
 - **1/3rd of automobiles** and auto parts exports from India
 - **16%** of India's electronics output

Chennai Market Overview



Chennai Economic Profile



Demographics

Population*		31.9%	26,553
2001	2011	Decadal Growth Rate (2001-2011)	Population Density (Persons/sq.km)
6.56 million	8.65 million		

Economic Profile

39.0%	130,197
Work Participation Rate	Per Capita Income (INR) of Tamil Nadu (2013-14)

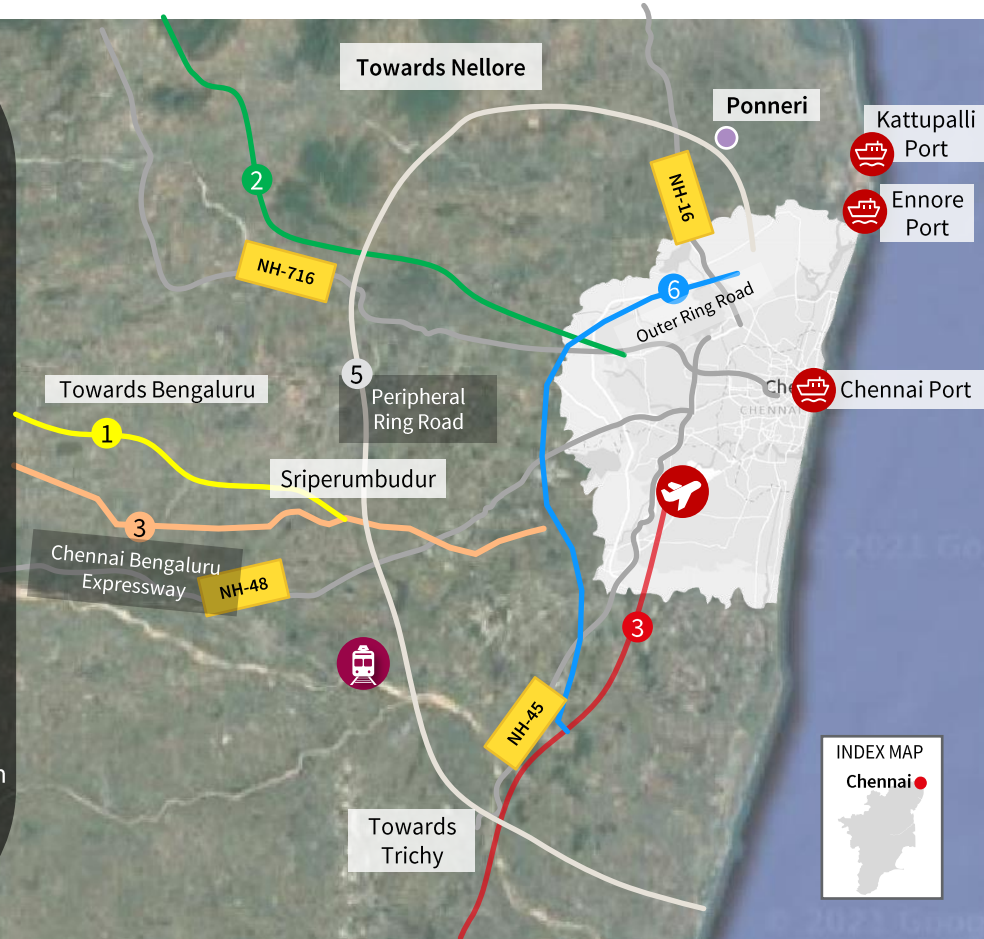
Regional Connectivity

Road	Delhi (2,200Kms), Hyderabad (626 Kms), Mumbai (1,338Kms), Cochin (700km) Bangalore (348km)
Rail	One of the major hub having direct connectivity to Delhi, Howrah, Mumbai & Bangalore
Sea Ports	Chennai port(4km) Ennore Port (28km)
Airports	Chennai Airport (21km) Bangalore Airport(340km)

Chennai Regional Infrastructure

Key	Major Infrastructure	Status
1	Chennai Bengaluru Industrial Corridor (CBIC)	Comprehensive Master Plan completed
2	Chennai Kurnool Economic Corridor	Proposed under Bharatmala
3	Chennai Madurai Economic Corridor	Proposed under Bharatmala
4	Chennai Bengaluru Expressway	Tender floated
5	Chennai Peripheral Ring Road	Operational
6	Outer Ring Road	Operational
	Kattupalli Port Expansion – Adani Port and L&T	Proposed
	Railway Auto Hub	Under Construction
	International Airport	Seaport
	Metro system length – (Phase 1) 45.05 km; (Phase 2-proposed) 118.9 Km	
	Distance to Major Locations (in km.) Bengaluru – 348 Hyderabad – 626 Kochi -700 Mumbai – 1338	

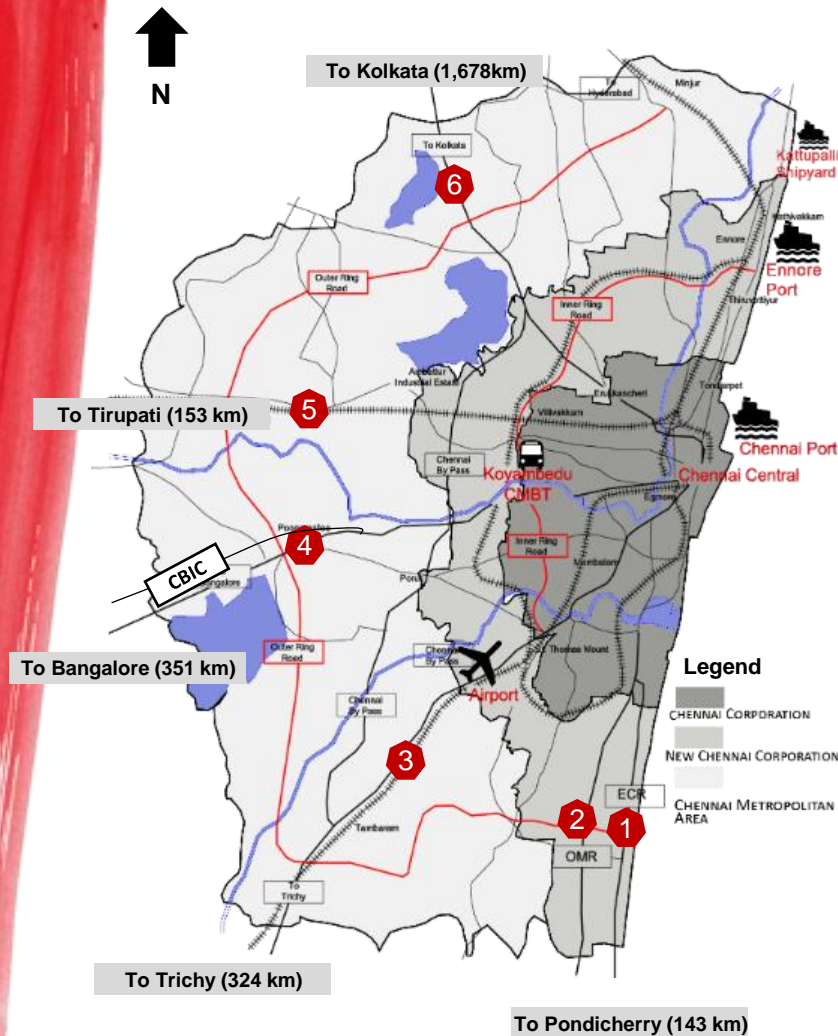
The alignment of Infrastructure projects are tentative and not to scale. JLL has not verified exact locations on the subject corridor and are subject to change on site



INDEX MAP
Chennai

The subject site is not aligned to any growth corridors but is in proximity to central part of Chennai

Chennai: Growth Corridors

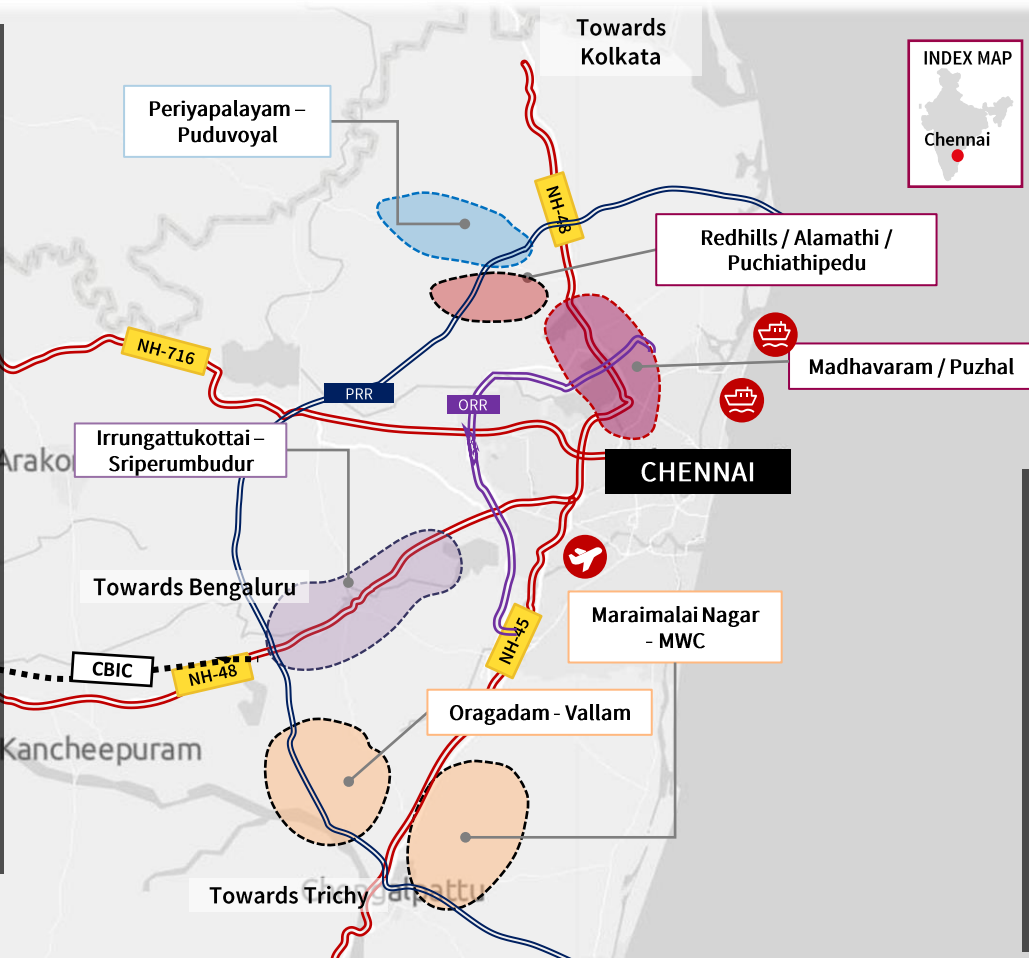


Sl. No.	Corridor Name	Known as
1	ECR (East Coast Corridor)	Leisure and Entertainment Corridor
2	OMR (Old Mahabalipuram Road) / SH 49-A	IT/ITeS Corridor
3	GST Road/NH-32 (Grand Southern Trunk Road)	SEZ Corridor
4	Chennai Bangalore Highway/ NH-48	Industrial Corridor (Auto and Manufacturing)
5	CTH Road (Chennai Thiruvallur Highway)/NH 716	Industrial Corridor (Manufacturing)
6	GNT Road (Grand Northern Trunk Road)/NH-16	Industrial Corridor (Logistics and Warehousing)

Chennai Market Demand Drivers / Nature of the corridors

West Chennai

- Manufacturing & allied-activity-oriented market.
- OEMs, Auto components, electronics, engineering, renewable energy are dominant players
- Many Private Equity funded developers providing grade A plug & play solutions to manufacturing companies.
- Good Infrastructure, connectivity
- Newly proposed Chennai Airport is expected to be built in Parandur.
- Chennai Bangalore Industrial Corridor is a key national level infrastructure project connecting Chennai



North Chennai

- Logistics & warehouse market
- Closer to ports and end user markets
- Demand Drivers are 3PL, E-commerce, FMCG, white goods
- Redhills /Cholavaram / Orakkadu / Vengal / Periyapalayam prominent pockets pre-toll.
- Government Industrial parks like Gumudipundi, Thervoy Kandigai

South Chennai

- End user market for manufacturers in auto & auto components, electronics
- MWC and Maraimalai Nagar are two key industrial markets mostly saturated
- Well connected with other parts of TN
- Presence of educational institutions
- International Airport

Industrial & Warehousing Market



33.88

Mn Sq.ft

Total Stock (A&B)
2022

5.61

Mn Sq.ft

Total Absorption
2022

4.27

Mn Sq.ft

Total Absorption
2021

~8.99%

Average Vacancy
2022

Sub-Market Wise Absorption 2022:

Corridor	Key Micro Markets	Absorption (Mn sq.ft.)
NH4	Poonamallee / Maduravoyal / Noombal / Kolapancheri	0.13
	Mappedu / Mannur / Polivakkam / Gudapakkam	0.33
	Chettipedu / Kuthambakkam / Thirumalisai / Irungattukottai / Sriperumbudur	1.52
	Oragadam / Vallam	1.71
NH5	Redhills / Puchithipedu / Alamathi / Ponneri / Kanigaipaer / Periyapalayam / Cholavaram	1.61
GST	Maraimalai Nagar/Chrompet	0.22
Total		5.61 Mn

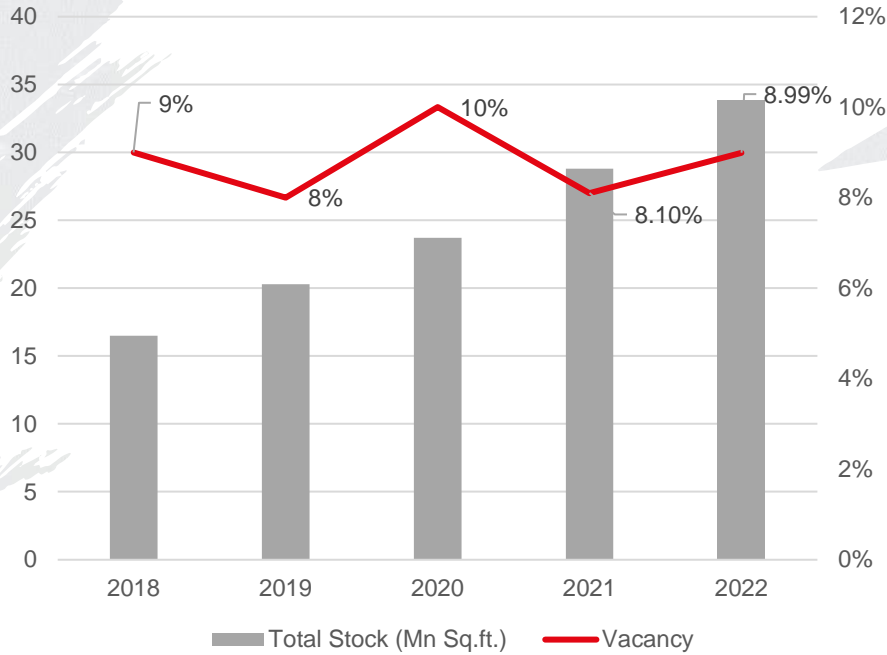
Sub-Market Wise Absorption 2021:

Corridor	Key Micro Markets	Absorption (Mn sq.ft.)
NH4	Sriperumbudur / Sunguvarchatram / Singadivakkam	0.12
	Mappedu / Mannur / Polivakkam	0.285
	Chettipedu / Kuthambakkam / Thirumalisai / Irungattukottai	0.915
	Oragadam / Vallam	1.386
NH5	Redhills / Puchithipedu / Alamathi / Ponneri / Kanigaipaer / Periyapalayam / Cholavaram	1.297
GST	Maraimalai Nagar / MWC / Guduvanchery / Chrompet	0.28
Total		4.27 Mn

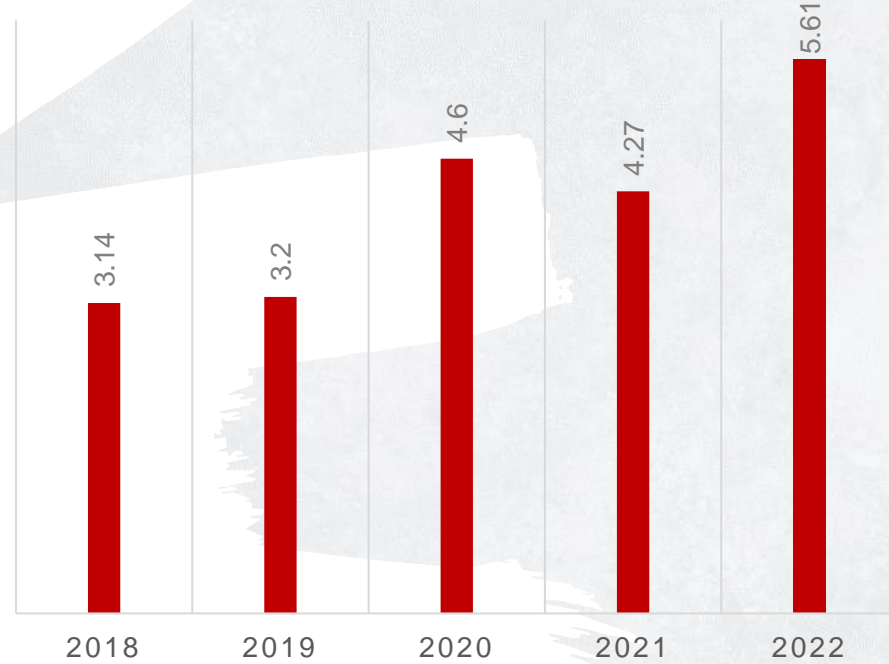
Demand & Supply Outlook



STOCK & VACANCY% TREND



ABSORPTION TREND (MN. SQ.FT.)



Key Past Transactions



Logistics & Warehousing

Client	Corridor	Area (in sq. ft.)	Year
Parekh Logistics	NH5	100,000	2022
Zebronics	NH5	90,000	2022
Kuehne Nagel	NH5	324,000	2022
CWC Import	NH5	110,000	2022
Polkart Logistics	NH5	289,905	2022
DHL	NH4	170,000	2022
Pro-connect	NH5	90,000	2022
Siemens Gamesa	NH4	53,000	2022
Expeditors	NH4	50,000	2022

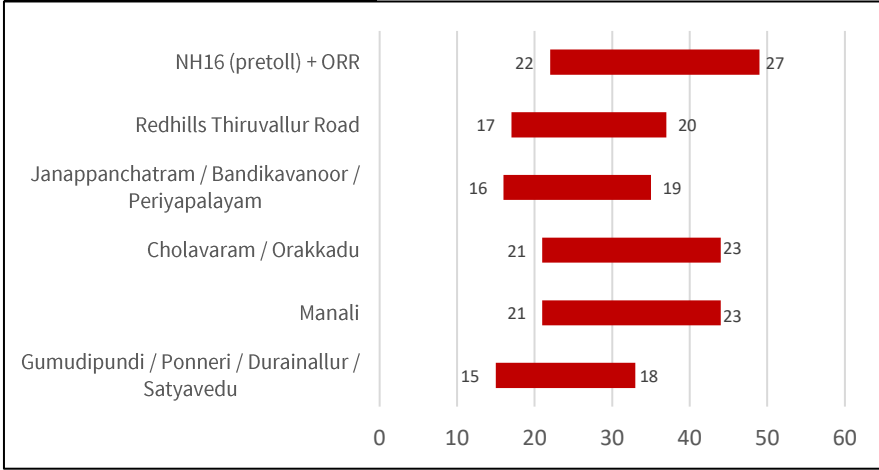
Manufacturing

Client	Corridor	Area (in sq. ft.)	Year
Vignesh Polymers	NH4	71,000	2022
Cooper Turner	NH4	85,000	2022
ZF Rane	NH4	50,000	2022
Rikun	NH4	250,000	2022
HTL Furniture	NH4	124,000	2022
Celestial Mobility (Murugappa Group)	NH4	60000	2022
Webasto	NH4	100,000	2022
Schwing Stetter	NH4	90,000 + 40,000	2022
Borgwarner	NH4	110,000	2022

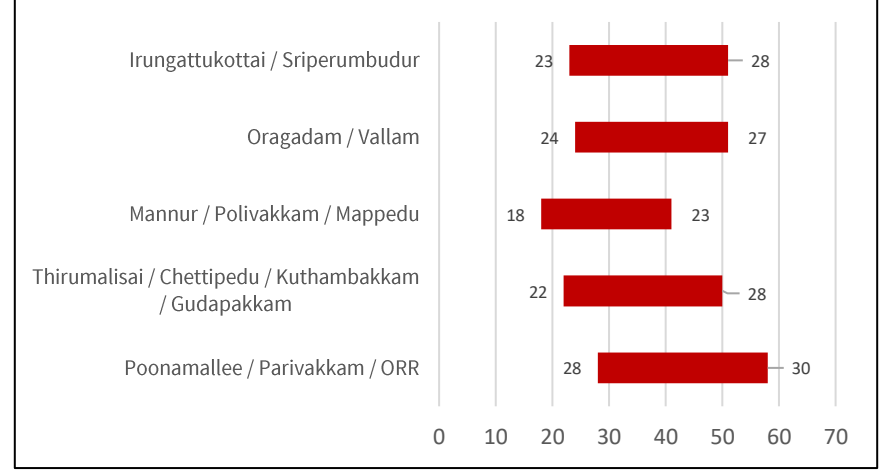
Chennai: Average Rental Range (Grade A & B)



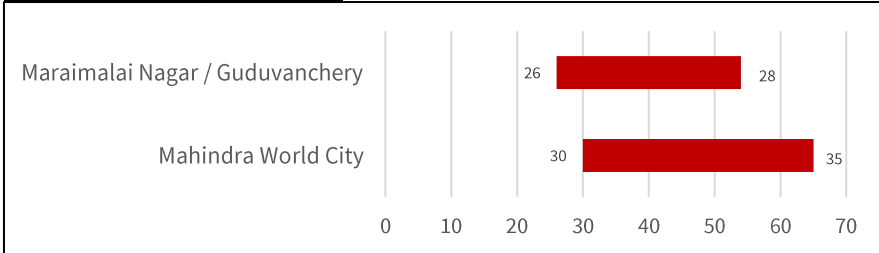
Chennai Kolkata Highway (NH16)



Chennai Bangalore Highway (NH48)



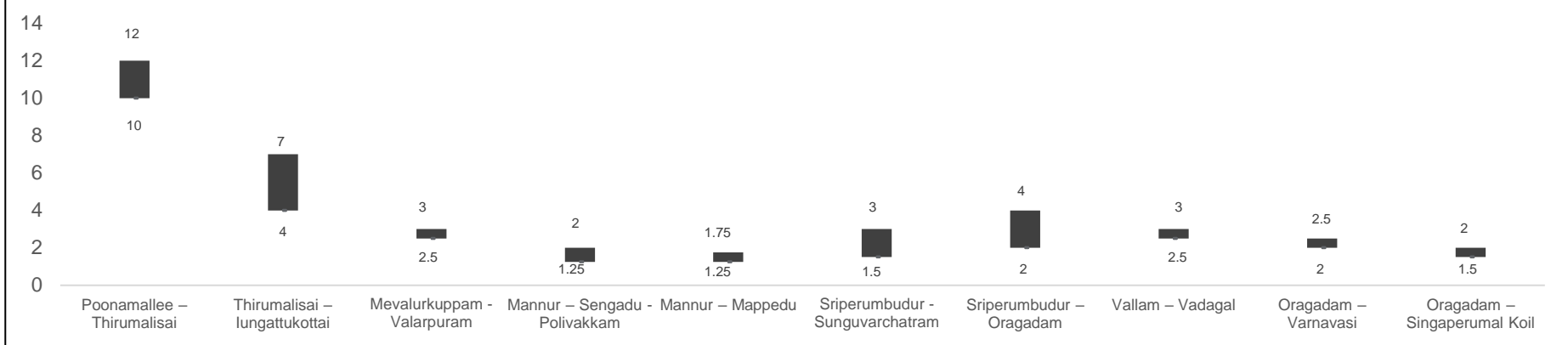
Chennai Trichy Highway (GST)



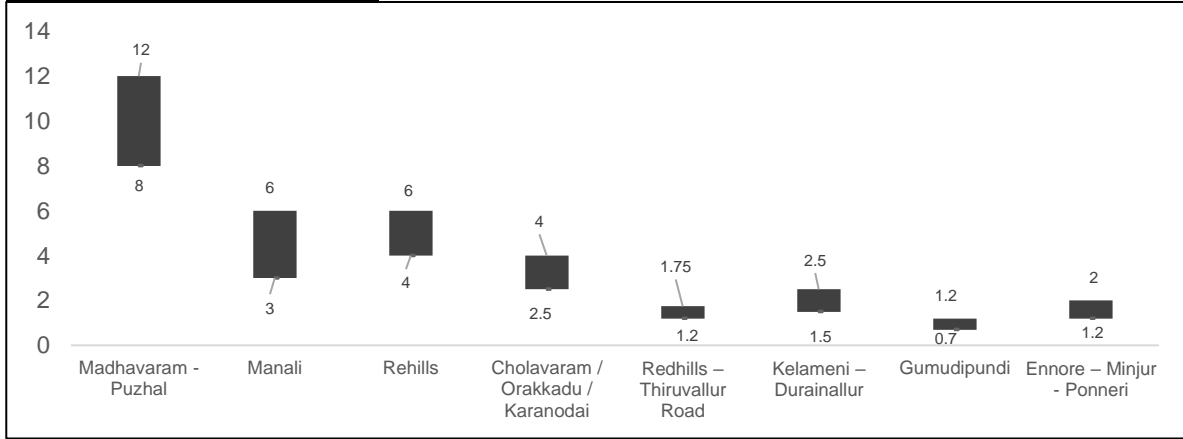
Chennai: Capital Value Summary (INR Crore per Acre)



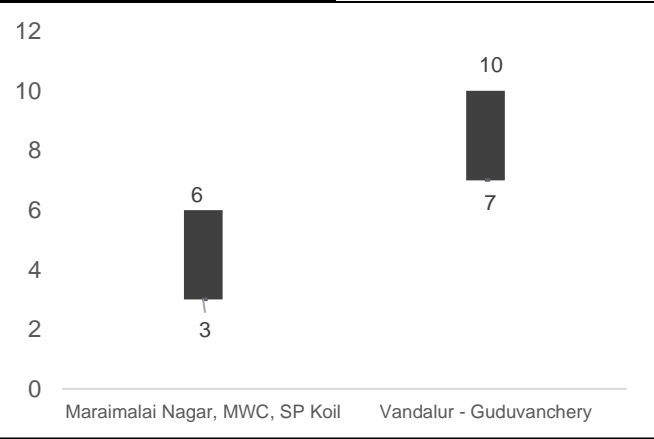
Chennai Bangalore Highway (NH48)



Chennai Kolkata Highway (NH16)



Chennai Trichy Highway (GST)



Industrial Parks Mapping in Chennai (Govt. & Pvt.) & Sri City (AP)

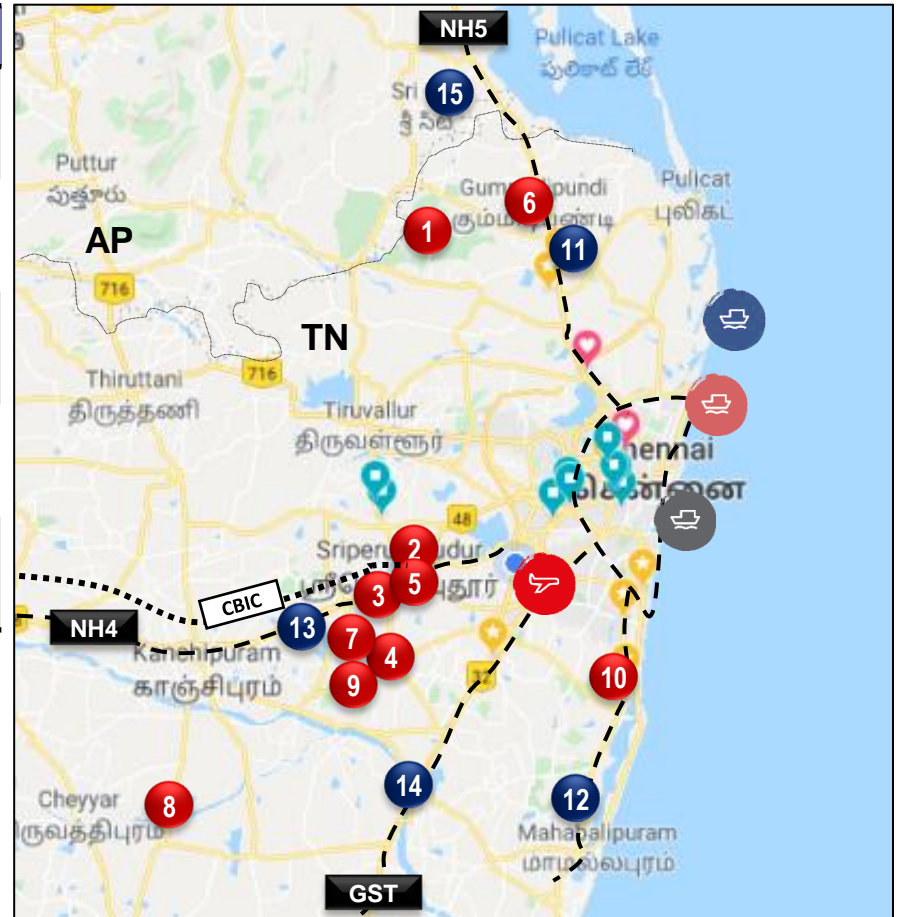
Government (SIPCOTs)		Private Industrial Parks	
1	SIPCOT Thervoykandigai	11	Origins by MWC
2	SIPCOT Irungattukotai	12	Ascendas One Hub
3	SIPCOT Sriperumbudur	13	Sojitz Motherson
4	SIPCOT Oragadam	14	MWC Chengelpattu
5	SIPCOT Pillaipakkam	15	Sricity (Andhra Pradesh)
6	SIPCOT Gummudipoondi		
7	SIPCOT Vallam Vadakkal		
8	SIPCOT Cheyyar		
9	Aerospace Park		
10	SIPCOT Siruseri		

 **Chennai Intl Airport**

 **Ennore Port**

 **Chennai Port Trust**

 **Adani Kattupalli Port**



Private Industrial Parks



S. No.	Name of the Park	Land Extent (Approx.)	Land Price (INR per acre)	Status	Recent Transactions
1	Mahindra World City (Chengelpattu)	1,550 acres	4 – 4.5 Cr	100% full.	Pegatron – 390,000 sq.ft.
2	Ascendas One Hub	1450 acres	2.1 Cr	Phase 1 – 90% full Phase 2 – open for allotment	Hitachi – 25 acres / Takasago – 5 acres / Ajinomoto – 3 acres / Yamaha – 25 acres
3	Sojitz Motherson Industrial Development	280 acres	3.5 – 3.8 Cr	Open for allotment	ZF Rane – 50,000 sq.ft. / Motherson – 120,000 sq.ft.
4	MWC Origins	600 Acres	3 Cr	Phase 1 – 90% full Phase 2 – open for allotment	USI Susira – 10 Acres / Yanmar – 30 Acres Missi Electricals – 10 Acres / Track Design, Aashirvad Pipes

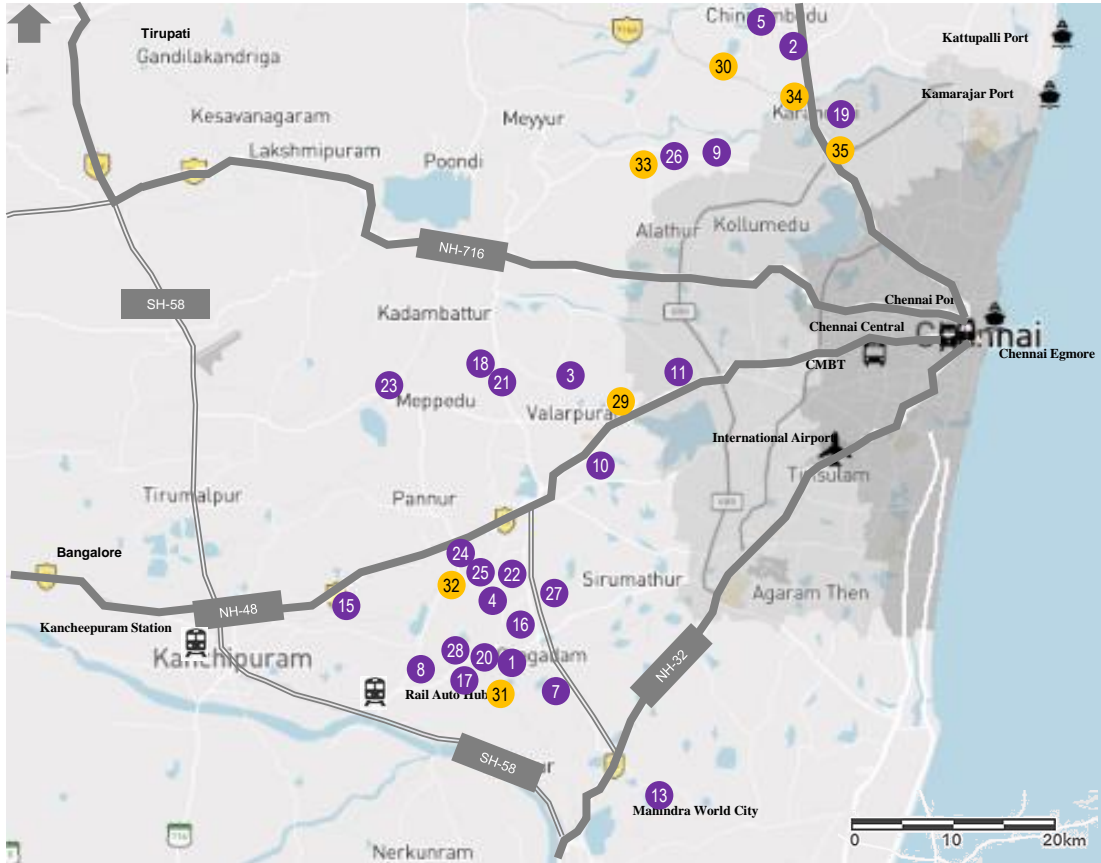
Sri City falls inside Andhra Pradesh. Due to its location it is considered as an extended alternative to Industrial Parks in Chennai

S. No.	Name of the Park	Land Extent (Approx.)	Current Land Price (INR per acre)	Status	Recent Transactions
1	Sri City	More than 7,000 acres	1 – 1.4 Cr.	Availability as per client requirement	Panasonic : 40 Acres Pepsi: 100 Acres Kelloggs: 50 Acres Isuzu: 80 Acres

1 acre = 4046.86 sqm

Note: Above mentioned industrial land parcels are generally given on 99 years Lease

Private Industrial / Warehousing Parks Mapping

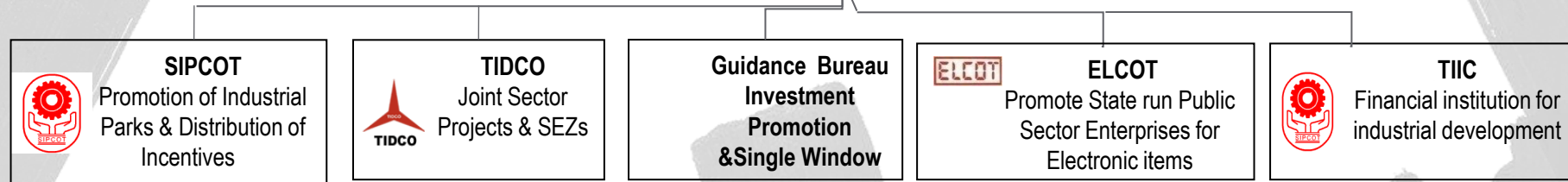


S. No	Project Location	Developer	Status	Land Extent
1	Oragadam 1	Indospace	Operational	73
2	Puduvoyal	Indospace	Operational	13
3	Mevalurkuppam	Indospace	Operational	15.6
4	Koodapakkam	Indospace	Operational	26
5	Periyapalayam	Ascendas	Operational	120
6	Mappedu	Logos	Operational	85
7	Oragadam	Hiranandani	Operational	117
8	Kattivakkam	ASV	Operational	80
9	Puchiathipedu	NDR	Operational	80
10	Irungattukottai	NDR	Operational	40
11	Thirumazhisai	Olympia	Operational	0
12	Vallam	India Land	Operational	18
13	Mahindra World City	CasaGrand (Logos)	Operational	30
14	Magaral	TVS Infrastructure	Operational	50
15	Singadivakkam	TVS Infrastructure	Operational	10
16	Oragadam	NDR	Under-Construction	17
17	San Media	San Media	Operational	16.5
18	Pollivakkam	CCI	Operational	120
19	Orakkadu	Polytrusions	Operational	12
20	Oragadam 2	Indospace	Operational	55
21	Pollivakkam	Indospace	Operational	40
22	Vallam	Indospace	Operational	35
23	Vallam	Ascendas	Operational	140
24	Sriperumbudur	TAPP Semiconductor	Operational	45
25	Vallam	India Land	Operational	18
26	Magaral	TVS Infrastructure	Operational	50
27	Oragadam	TVS Infrastructure	Operational	10
28	Oragadam	ESR	Operational	30
29	Vallam 2	Indospace	Upcoming	50
30	Vishnuvakkam	Indospace	Upcoming	62
31	Oragadam 3 (Ullavur)	Indospace	Upcoming	129
32	Kunnam	Indospace	Upcoming	20.7
33	Tamaraipakkam	NDR	Upcoming	50
34	Janapanchatram	House of Hiranandani	Upcoming	37
35	Anngadu	NDR	Upcoming	20.16
Total				1714 Acres

Government Bodies and Agencies



Government of Tamil Nadu



Government Aids

- Single window facilitation to complete project documentation
- Prompt allotment of land with supporting infrastructure in industrial parks
- Back-ended industrial park infrastructure grant of 2Cr or 25% of investment
- Electricity tax emption, stamp duty exemption
- Dedicated affluent treatment plants and hazardous waste treatment plants and storage
- 100% exemption from entry tax

Single Window Clearance

Single window clearance from various boards/statutory authorities like:

- Department of Town and Country Planning (DTCP)
- Public Health Dept.
- Fire Service Dept.
- Labor Dept.
- TN Pollution Control Board
- TNEB
- Local Body

Fortune 500 Companies in Chennai

Automobile OEMs



Composite and Others



Electronics Manufacturers



Ancillary Companies



Thank you

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