

KRISP IT PARK



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INTRODUCTION

Krishnan Sivagami Private Trust, a Registered private Trust under the Indian Trusts Act promoted by Murugadass Krishnan and Shanthi Murugadass. Krishnan Sivagami Private Trust (KSPT) has developed a state of the art Information Technology (IT) Park near Vandalur on the peripheral of Chennai metropolis. The IT Park has been developed over a land parcel of 2.45 acres. Our property is located straight on the main road with clear frontage of 85 Meters which is located on the state highway SH 121 connecting Kelambakkam on the east and Vandalur (GST Road – NH 45) on the west. The park has facility to accommodate 800 employees with all facility furnished. Presently two floors of office space have been occupied by Kaavian Systems, Post Digital Dreams, STi Technologies and VIT Chennai Chapter. We are working closely with the realtors of Chennai for leasing the balance two floors of office space.

THE IT PARK

The IT Park consists of three buildings, Main Office Building, Service Building, Amenity Building and other utilities Building. The details are as given below

Description	Plinth Area		Remarks
	Area in Sq. M	Area in Sq. Ft	
MAIN BUILDING			
Lower Basement	1,809.94	19,443.74	
Upper Basement	1,809.94	19,443.74	
Ground Floor	1,736.88	18,658.87	
First Floor	1,665.31	17,890.01	
Second Floor	1,655.67	17,786.4	
Third Floor	1,646.02	17,682.79	
Fourth Floor	581.05	6,242.08	
Sub Total (a)	10,904.81	117,147.63	

Description	Plinth Area		Remarks
	Area in Sq. M	Area in Sq. Ft	
UTILITIES			
EB Room	33.61	361.06	
Security Room	17.50	188.00	
Pump House	95.56	1,026.58	
Water Reservoir	140.32	1,507.42	
STP Collection Chamber	60.96	654.88	
Sub Total (b)	347.95	3,737.94	
Amenity Building (c)	1,443.48	15,506.95	
Service Building (d)	750.73	8,064.91	
Total Building Area (a+b+c+d)	13,446.97	144,457.42	
Say	13,450	144,460	

The park has been provided all necessary infrastructure facilities. The details of which are given below

DESCRIPTION	
POWER	
Total Connected Load	Supply Voltage with connected maximum demand of 800 KVA
Transformer Capacity	Two numbers of transformers each with a capacity of 1000 KVA
Diesel Generator Capacity	One number 1010 KVA DG Set installed and functioning normally. Another 40 KVA DG Set is installed to cater to the minimum load during off days. Another civil foundation is made available. The DG set building is completely acoustic controlled
Air Conditioners	Centralised Air conditioning facility with a capacity of 300 TR (Two units of One each with 150 TR) is provided. Each floor has been provided with two Air handling units one each for eastern and western wing. Certain essential services like UPS room Server Rooms have been provided with independent air conditioners

DESCRIPTION	
ELEVATORS	
Passenger Lift	Two Lifts with a carrying capacity 15 persons has been provided near the main entrance / lobby has been provided from the basement to third floor of the building.
Service Lift	A Service lift with a carrying capacity of 8 persons at the rear end of the building near break out area. This lift operates from basement to terrace
WATER	
Source	Ground water is the source of water supply. Two bore wells have been sunk
Sum Capacity	360,000 Litres. Tank partition has been made to store water as Fire Hydrant.
Overhead Tank Capacity	60,000 Litres
Service Water	Softened water has been provided for the use in the entire IT Park except for drinking water purposes.
Drinking Water	Reverse Osmosis plant has been installed for supplying potable water
Sewage system	A comprehensive sewage water treatment plant has been installed. Treated water from the sewage system is used for irrigating lawn and gardens
COMMUNICATION	
Data/ Voice Service Providers	Leading service providers BSNL, TCL, TTSL, Reliance have provided their Optical fiber cables through Vandalur Kelambakkam road. All the services providers are ready to offer any type of Land line /Wireless/ Data Circuit services.
	Within the building an Ericsson telephone exchange has been provided to serve as intercom facility
PARKING	
	Both the basements have been reserved for parking of two/ four wheeler parking. Adequate space is available to provide 40 cars per basement. A combination of two/four wheeler parking is implemented

DESCRIPTION	
INTERIOR	
Building Flooring	Granite / Vitrified Tiles / Vinyl Flooring
Ceiling Height	Between top of floor to bottom of ceiling 3.8 M False ceiling Clearance 3.1 M
Specification for Toilets	Dadoing up to 7 ft height, Isolated Exhaust, Hand wash with sensor facility, Toilets provided with Wash basin and urinals and western closet. Separate toilet facility physically handicapped one each for women and men in each floor
FURNITURE	
Work station	Each work station has been provided with ergonomically designed modular furniture, with one pedestal unit (with three drawers) and one CPU trolley. Each work station has been provided with a chair
Cabins	Project Manager and manager cabins haven provided with table of uniform design and necessary chairs. The Project manager cabin has been provided with a discussion table Adequate storage facility has been provide in these rooms
Conference Hall	Both the eastern and western wings are joined by a conference call with a seating capacity of 14. The room is wired for data/voice/video call facility
FLOOR LAY OUT	
	Each floor has two wings. Each wing has a capacity to accommodate 89 work station, 9 team lead work stations, 2 manager cabins and one Project manager cabin. In total 101 persons can be accommodated in a wing and 202 per floor
	Each work station has been provided with one data and one voice point. Two 5 amps plug points with ups power supply are also provided
EXTERIOR	
Exterior Finishing	Combination of double glazing, Aluminum Composite Panel (ACP)and weather proof painting
Windows	Glass windows are double walled with vacuum in between for better temperature and acoustic control

The Vandalur Kelambakkam is being given due importance by the Government of Tamil Nadu as well as by the private promoters. Some of important projects are listed below

Vellore Institute of Technology – Chennai Chapter is coming up next to our complex on an area of 100 acres.

Government has allocated land for IIT Chennai near our IT Park, the development activities are likely to be started in couple of months.

The existing four lane road connecting Kelambakkam to Vandalur is likely to widened as a six lane road connecting the ECR road to Grand Trunk (a road connecting Vijayawada and further north)

Government have already started operating the Tamil Nadu Police Academy as well the National Security Guard from this road.

Prominent Realtors have started constructing commercial complexes and Housing Project in and around our IT Park area.

