



Corporate Headquarters - India
Pacifica House, 4/5 Sigma -1,
Behind Rajpath Club, Near Mann Party Plot,
Bodakdev, Ahmedabad - 380059
Landline: +91 79 40027785
Fax: +91 79 40027786

Site Address
Pacifica Tech Park, No. 23,
Rajiv Gandhi Salai (OMR), Navalur,
Chennai - 603 103.
Landline : +91 44 43328333, 43328384

SMS : PACIFICA to 53636 | www.pacificacompanies.co.in | info@pacificacompanies.com

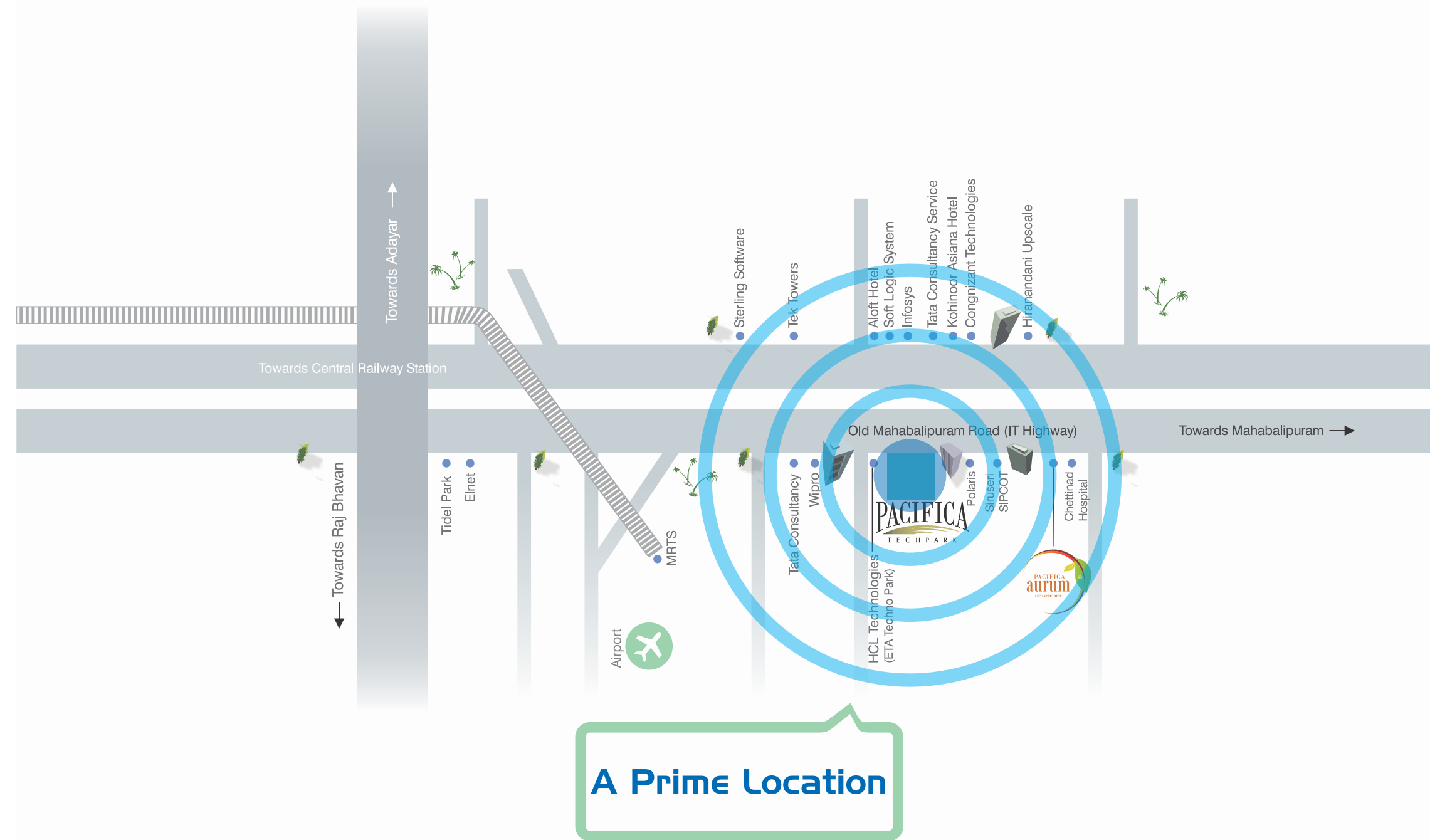
Residential | Senior Living | Townships | Hotels | IT Parks | Business Parks | Commercial
Offices : Ahmedabad- Chennai - Vadodara - Hyderabad - Bengaluru - NCR

Follow us on



The PLACE Where **IT** matters



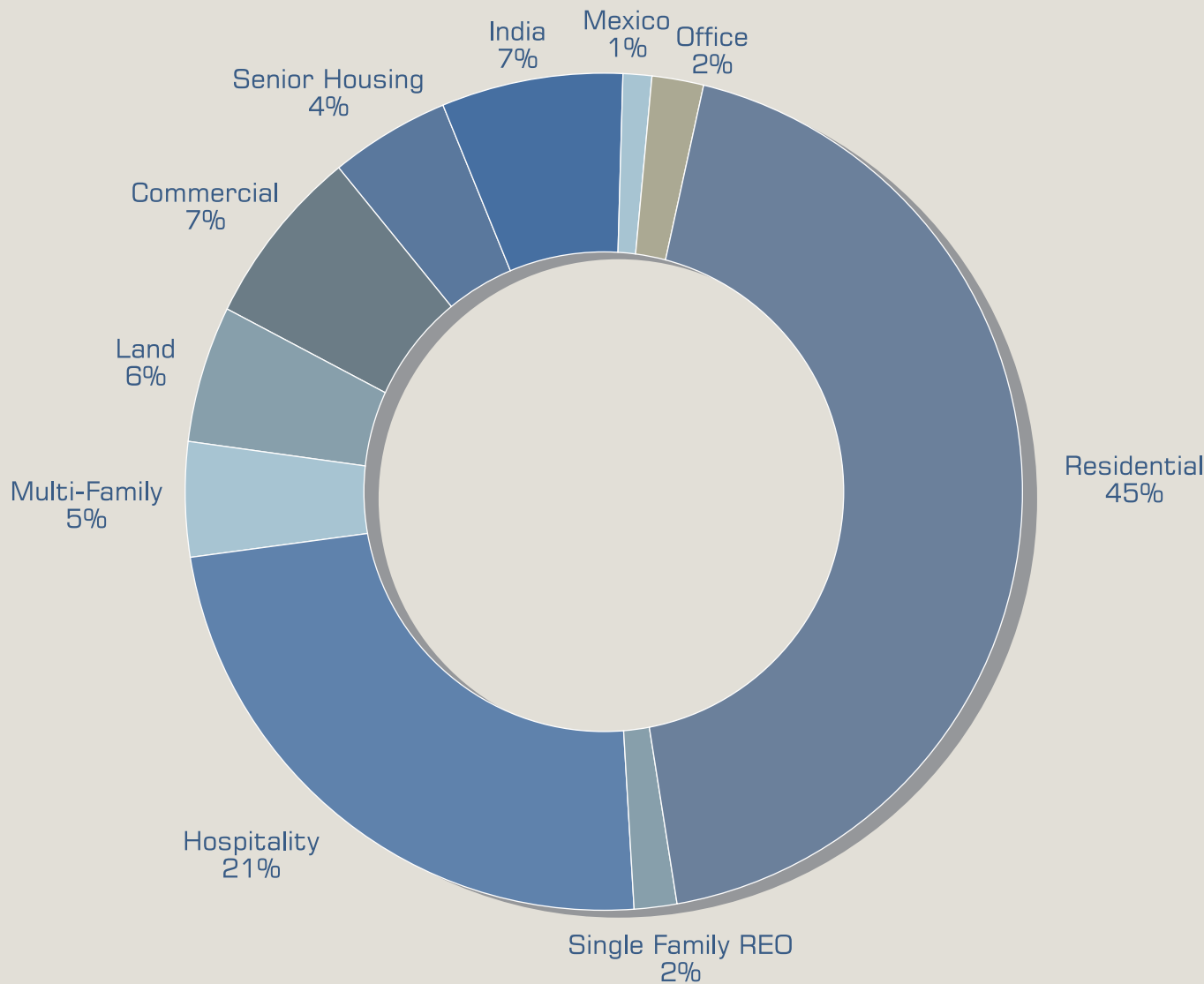


A Prime location:

Chennai one of the major metros of India, is well known for its rich cultural heritage imbibed in Fine arts, Music, Food and its People. The city of Chennai, a centre of major activities is a place where different sects of people come to work and settle. It is also one of the largest exporters of software, Information technology (IT) and Information technology enabled services (ITES) across the world.

Rajiv Gandhi Salai, also known as OMR (Old Mahabalipuram road) is considered as the IT highway Of Chennai and stretches over 45 kms. Some of the major BPO's and IT companies are situated on this stretch. Besides this, SIPCOT (State Industries Promotion Corporation of Tamil Nadu Ltd) has developed an IT Park which is spread over 1000 acres at Siruseri making this a prime location.

Pacifica, A Global Real Estate Conglomerate
with Diverse Asset Classes



Northbridge, CA

Pacifica Companies is a USD 2.6 Billion multi-talented Real Estate Conglomerate. Pacifica has been laid on the virtues of Trust, Quality and Ethics. It is this essence of trust and fulfillment of promises that forms the core of our business and our enthusiasm to do the extra bit which gets reflected in all our operations across the globe.



Bakersfield, CA



La Valencia Hotel, CA



Modesto, CA



Crowne Plaza, Houston

Our vast real-estate portfolio includes Residential Communities, Senior Living, Townships, Hotels, IT Parks, Office Buildings, Industrial Buildings, Retail Shopping Centers, Mixed-use developments and Land Development Projects in India, US and Mexico.



Courtyard Marriot, Simi Valley, CA

Pacifica's 7 Billion Dollar Track Record Spans The Real Estate Spectrum.



Virginia Beach



Bridge Water



Seaside Villas

Founded in 1978, Pacifica has always been a signature statement of global life spaces. Pacifica is an inspiration powered by fresh ideas to reposition real estate, shape new boundaries of realty and innovate continually. It is due to this unequalled expertise in developing great ideas into signature life spaces that has gained global recognition.



Days Inn



Crowne Plaza

Pacifica has over 1000 acres of land in various developments

Various mixed use development projects include more than 2 million Sq.Ft. of office and retail development

Pacifica has a long history in the office arena. The company has owned several million sq ft of various offices across US and India. It has also completed the ground up development of more than 6 million Sq.Ft. of office, industrial and retail spaces.

Pacifica has over \$1 billion value projects in various stages of implementation and planning in India

In 1990 Pacifica was a \$250 million asset company and today it is \$2.6 billion asset company with over \$1.2 billion in equity

Indian Operations



The Meadows, Ahmedabad

Pacifica started its Indian Operations in 2004-2005, with head office in Ahmedabad & Regional offices in Vadodara, Chennai, Bengaluru, Hyderabad and NCR.

Pacifica has created a team of professionals with an depth understanding of the global realty market and a "dare to be different" approach while working on the simple management philosophy of localizing global expertise and establishing best practices in real estate. We have successfully developed and diversified our assets including Hospitality, Senior Living, Residential, Multi Family, Land Acquisition, Plotted Development, Debt acquisition and REO across 22 states in the US.



Aurum (Happiness Towers), Chennai



La-Habitat, Ahmedabad



Green Acres, Ahmedabad



Aurum Villas, Chennai

We at Pacifica, share the vision of a borderless global market place enabled by its convergence with other media and plan to realize our vision by consolidating our reputation as a dependable developer and supplier of promised deliverables to our clientele...time and again, each time.....



Courtyard Marriot, Ahmedabad



Courtyard Marriot, Ahmedabad



Reflections, Ahmedabad



Madrid County, Vadodara

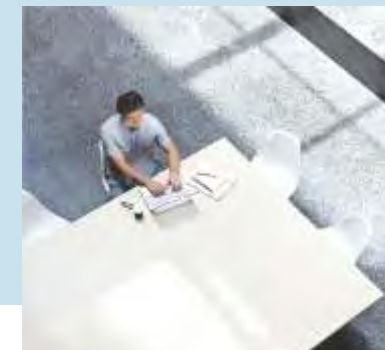


Pacifica Tech Park, Chennai

Pacifica Tech Park is a **1.1 million Sq.Ft.** State-of-the-art Integrated Technology Park developed on free hold land in the fastest growing corridor of Chennai "**Rajiv Gandhi Salai (OMR).**" It offers a dynamic work environment and unmatched flexibility, futuristic technology together with tailored office space solutions, catering to the specific needs of the Information Technology and Business Process Outsourcing (BPO) segments.

Right next to HCL's Campus and within the vicinity of TCS, Cognizant, IBM and Polaris, the project is in close proximity and easily accessible to the key residential catchment areas and the Chennai International airport. Pacifica Tech Park offers full range of business support services with 24/7 security and ample visitor and on-site parking. Offices get access to technical support that can be customized to address individual business needs.

From connectivity to communication, **Pacifica Tech Park** has everything the **IT** sector needs.



Beyond Infrastructure



Project Scope
Integrated Information Technology Park, on approximately 7.29 acres of land.

Project Size
1.1 Million Sq.Ft. of IT Space.



Clear Land Title & Single Ownership
The land has a single owner & the due diligence for the same has been done.

Approvals in Place
All approvals are in place to ensure disruption free movement for tenants.

Property Managers
Professionally managed spaces as CB. Richard Ellis are the Property Managers and are responsible for the day-to-day maintenance of the IT Park.



Technically Strong



All approvals in Place

Building permits received; Completion Certificate, Environmental Clearance received from MOEF.

Incoming Power Supply

Already connected load of 33KV High Tension (HT) power supply from Tamil Nadu Electricity Board (TNEB).

Floor Plate

Pacifica Tech park offers a floor plate size of 120,000 Sq.Ft (approx.).

DG Set

150% Power back up already available.

Surge Protection Systems

Advanced lightning systems and surge suppressors are used in this project to protect the structure and critical equipments.

Water Supply

24 X 7 water supply is available.

Sewage Treatment Plant

3,50,000 liters capacity Sewage Treatment Plant (STP) installed to treat the sewage water.

Rain Water Harvesting

The storm water collected from the terraces of the buildings shall be used to recharge the ground water by providing a network of rainwater recharge pits.





Fire fighting system

Pacifica Tech Park has been facilitated with suitable and efficient fire fighting system.

External Structure

Double glazing for energy efficiency and granite cladding has been designed into the external structure.

Wind load

Since the structure is located at Chennai, wind load corresponding to a basic wind speed of 50 m/s is considered as per IS 875 (part 3) –1987.

Seismic Protection

As the structure is located at Chennai, which falls on Zone III of seismic zone. of India map, structure is analyzed for seismic load corresponding to zone III with zone factor 0.16 and importance factor 1 as per IS 1893 – 2002.

Energy Savings

A reduction of 3-5% in energy consumption due to double glazing on the exterior. Chillers are based upon Treated Fresh Air (TFA) units thus giving maximum energy saving.

Maintenance

Round-the-clock maintenance services have been provided to ensure top quality standards for tenants to operate uninterrupted.





PACIFICA
TECH PARK

Site Plan



Leaseable / Saleable area details (area in sq. ft.)

BLOCK I

Basement	:	Car Parking
Lower Stilt Floor	:	Car Parking + Amenities
		63,368.00
First Floor	:	110,094.73
Second Floor	:	119,868.48
Third Floor	:	119,868.48
Fourth Floor	:	119,868.48
Fifth Floor	:	119,868.48
Sixth Floor	:	119,868.48
Total	:	772,805.16

Car Parking not considered under saleable area.

Car Parking Ratio : 1:1000

Efficiency

The Typical floor plate of Pacifica Tech Park is planned for efficiency and convenience. The entire service facilities are located centrally in a service core, which is completely concealed from the office areas.

Block I : Basement + 2 Stilt + 6 Floor



Block I Typical Floor Plan = (1st to 6th Floors)





Project Highlights

- | Flat slab technology with ceiling height of 3.8 mtrs.
- | Modern infrastructure and specifications
- | Facade with double glazing
- | Large and efficient floor plates
- | Customized scalability option
- | Building Management System
- | Central air-conditioning system with air-cooled screw chiller packages
- | Separate passenger lifts and service lifts for each block



Amenities

- Building Management System (BMS)
- CCTV
- Security
- Centralized Air Conditioning



- Food Court (25,000 sq.ft)
- Bank ATM
- GYM



Clients of Pacifica Tech Park, Navalur

- Global Analytics
- Bank of America
- Aviva Life Insurance Company Limited
- Sistema Shyam Teleservices Limited
- Nokia Siemens Network Pvt. Ltd.
- TATA Telesrevices Limited
- Bharti Airtel Limited
- Sungard Availability Services
- Florida Services Management Pvt. Ltd.



Bank of America



SUNGARD
Availability Services

