

Table of Content

- **Mahindra Group**
 - Footprint
 - Key Industries
 - Core Values
- **Mahindra Lifespace**
 - About Us
 - Footprint
 - Crafting Life
 - Our Businesses
- **Mahindra World City & Origins**
 - MWC & Origins Concept
 - Evolution
 - Best in Class Facilities
 - Creating Impact
 - Customer Voice
 - Value Proposition at IC
- **Competitive Advantages**
 - Auto & Auto Component
 - Food Processing
 - Pharmaceuticals
- **Advantage Tamil Nadu**
- **Origins By Mahindra**

Mahindra Group

MANY COMPANIES
ONE PURPOSE



250,000+
EMPLOYEES

11
SECTORS

100+
COUNTRIES

22
INDUSTRIES

Mahindra
Rise.

SHAPING INDUSTRIES TRANSFORMING LIVES

World's Largest Tractor
Company by Volume



No.1 Hospitality Company
outside of the USA



India's No .1 Multi-Brand
Certified Used-Car Company



Pioneers in the Real Estate &
Infrastructure business



Only Indian OEM in Formula E
All-Electric Car Racing Championship



We're
**spearheading
and paving
new paths**

We are...



Among India's
Top 5 IT Service Providers



Amongst India's Largest
Solar EPC Companies



India's biggest Large
Commercial Vehicle Maker



Among India's Largest Third-Party
Logistics Service Providers



World's 1st All-Electric
Hyper car - Pininfarina Battista

Core Values

Good Corporate Citizenship



Customer First



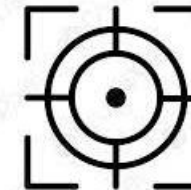
Dignity of the Individual



Professionalism



Quality Focus



Mahindra Lifespaces (MLDL)

Mahindra Lifespaces A Leading Real Estate Player

Part of the diversified Mahindra Group

Pan-India presence
Over 25 years of proven track record projects in 7 city clusters across the country

26.9 million sq. ft. of completed, ongoing and forthcoming residential commercial real estate development

Over 5,000 acres** of ongoing and forthcoming projects under at its integrated developments / industrial clusters

Footprint

25+

years of Legacy

43

Residential Projects

11000+

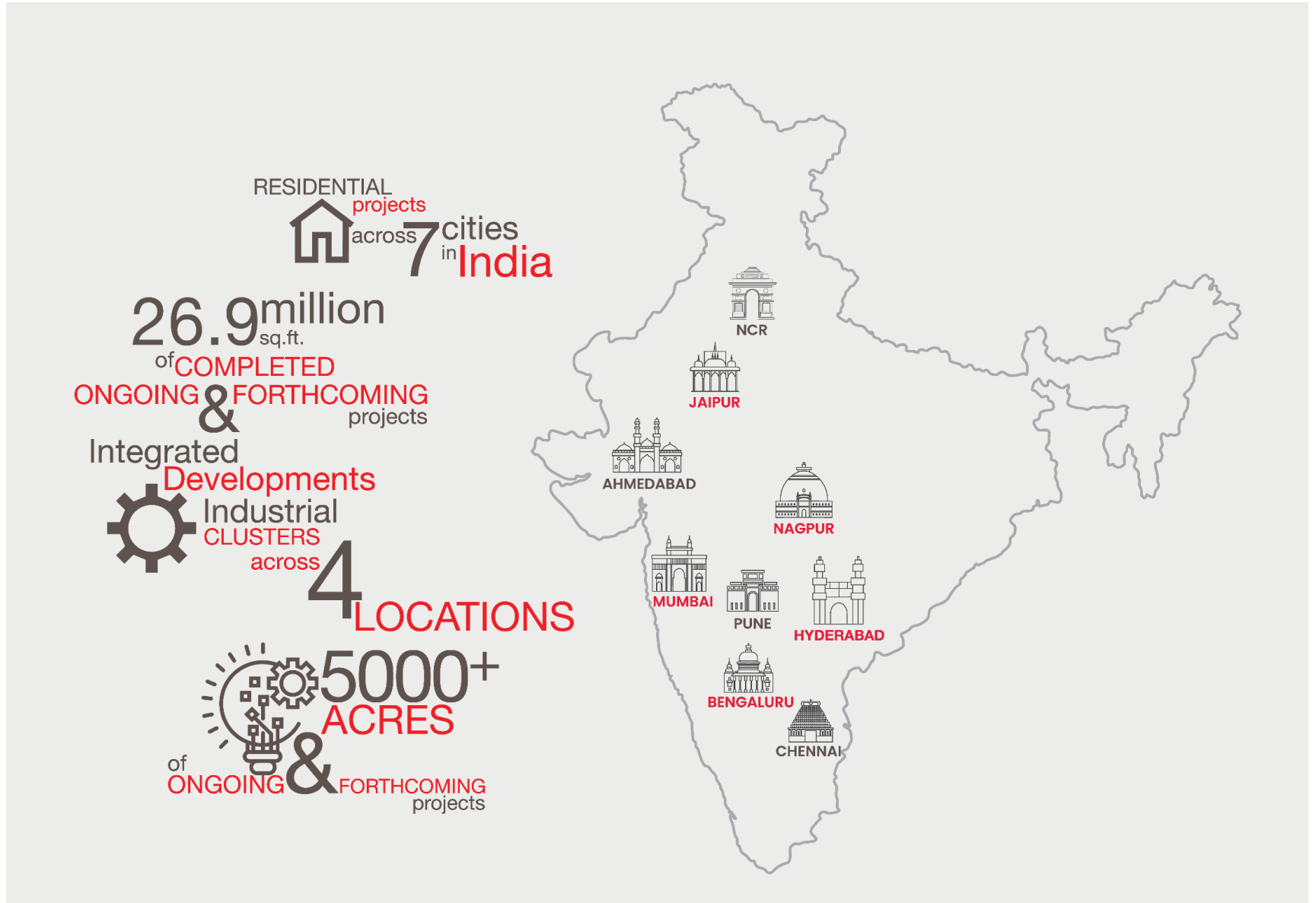
Happy Customers

20 mn. Sq. mtrs. +

Industrial Development

100%

Green Portfolio



Our Businesses

Residential

Mahindra Lifespaces®



Premium Residential

Mahindra® Happinest



Value Housing

Integrated Cities & Industrial Clusters

Mahindra WORLD CITY



Integrated Cities

Origins by Mahindra



Industrial Clusters

Our Brand Promise: CRAFTING LIFE

Crafting Life



Crafting Livelihood

Creating jobs, driving economic growth, generating exports, attracting investments



Crafting Balance

Integrated business ecosystem encompassing manufacturing, services & skill development, healthy ecosystem with spacing & green cover; endurance during pandemic & natural disasters



Crafting EoDB

Hassle-free transactions, professional operations & maintenance services, doorstep custom clearance, dedicated CRM cell, common service offerings, common security, plug-n-play infrastructure



Crafting Excellence

Master planned by world renowned consultants, best-in-class Infrastructure, business support services



Crafting Communities

2500+ families, buzzing social & residential infrastructure, walk to work, International club house, hospital, hotel, superb amenities for families, exciting community spaces, neighborhood convenience; work, school and commercial complex.



Crafting Sustainability

Member C40, IGBC, urban green cover, transport impact initiatives, water impact initiatives, energy impact initiatives, efficient use of energy buildings, use of energy efficient street lighting, efficient waste management networks

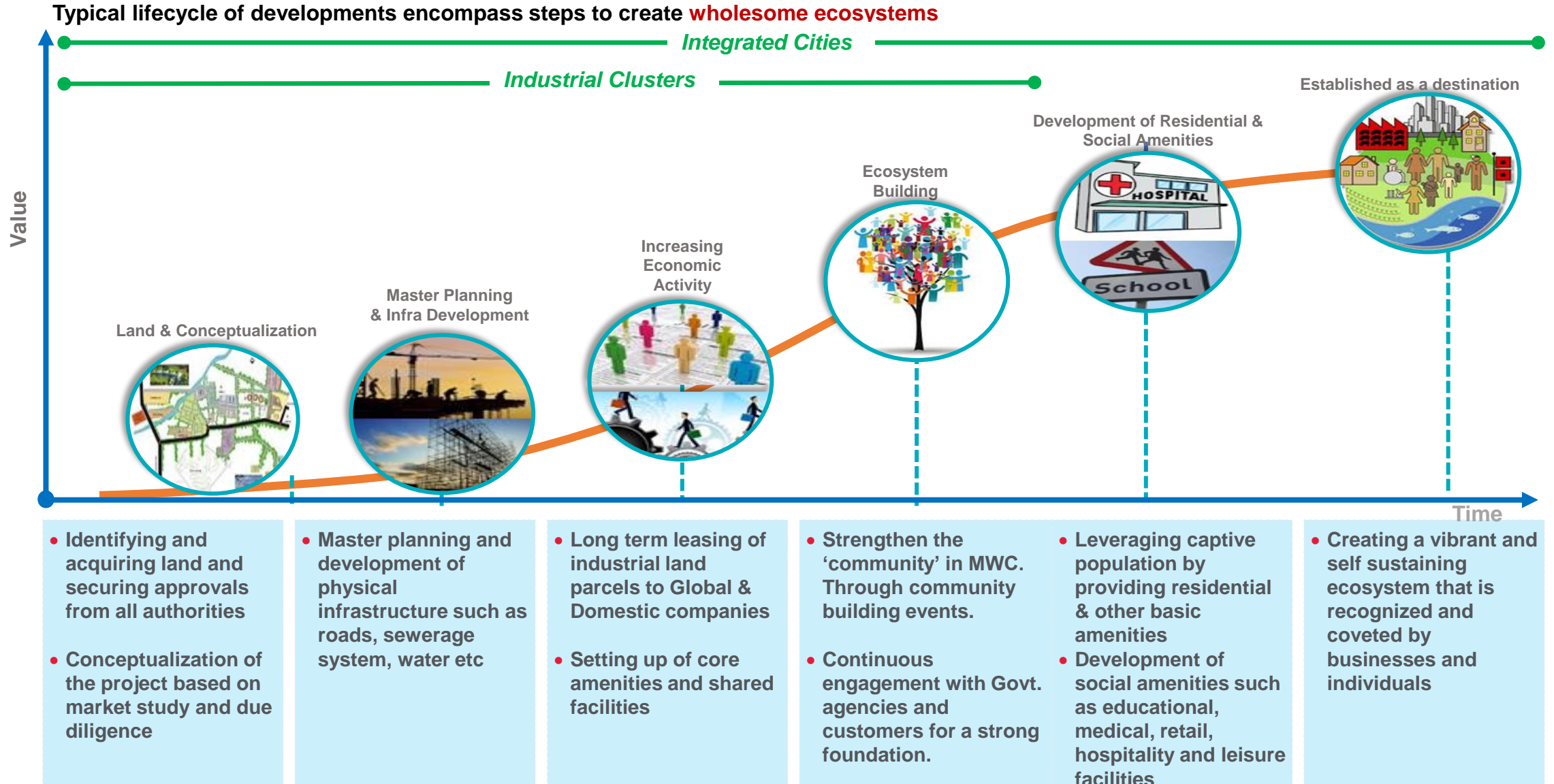


Crafting Trust

Over **175+** companies from **20+** countries chose MWC & Origins as a destination of choice

Mahindra World City (MWC) & Origins

Mahindra World City & Origins: Concept



IC & IC Evolution

2002

Inauguration of 1st MWC – Mahindra World City, Chennai

2006-07

Launch of 2nd MWC - Mahindra World City, Jaipur

2012

JCB India signs at MWC Jaipur

MWC Chennai completes 10 years

MWC expands customer base to 100+ clients at the World Cities

2016-18

Launch of DTA Phase – II and Fackelmann signed as anchor client at MWC Jaipur

BSDU University (India's first & unique Indo-Swiss JV dedicated Skills university), signs up at MWC Jaipur

Launched Industrial Clusters brand – 'ORIGINS'



2002



2004-05



2006-07



2008



2012



2014-15



2016-18



2018-20

2004-05

Anchor Customer Infosys signs at MWC Chennai

Srinivasa Fashions-First Customer to start operating

2008

Launch of Mahindra World School at MWC Chennai

MWC Jaipur becomes operational with Infosys & Deutsche Bank as anchor customers

2014-15

MWC Jaipur becomes world's largest & first project in Asia to receive C40 CPDPStage 2 Certification

JV with Sumitomo Corp. for establishing industrial park in North Chennai.

2018-20

Mahindra World City, Jaipur becomes India's Premier Multi-Product SEZ

Inaugurated ORIGINS park in North Chennai with 2 anchor customers & development commences at Origins Ahmedabad

MWC Chennai Certified as India's 1st integrated city to be 'Zero Waste to Landfill' by Intertek

Achieved milestone of 100+ clients in MWC Jaipur

Key Customers



Best-In-Class Facilities



Industrial Infrastructure



Social Infrastructure





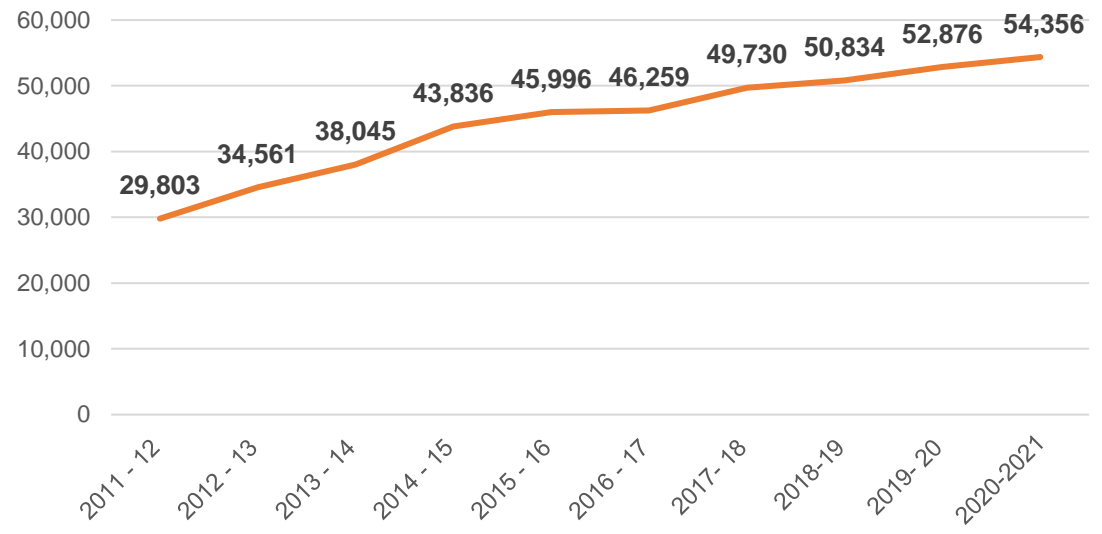
Business Support Services

Destination of Choice for Global Companies

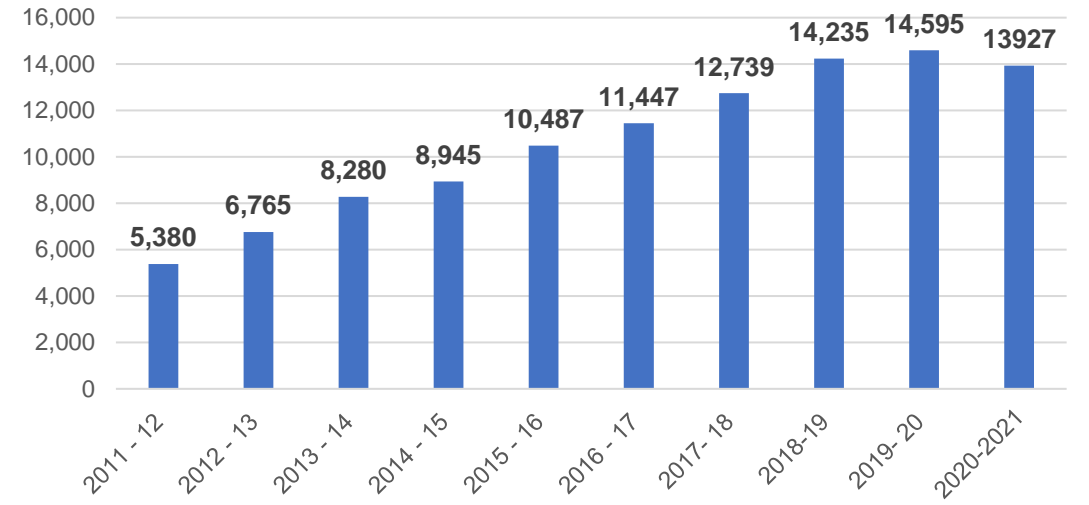


Integrated Cities & Industrial Clusters: Creating Impact

Employment Direct



Yearly Exports (in Cr)



Destination of Choice for
175+ companies from **20+**
 Countries and **25+** sectors



Cumulative Investment
~11, 500 crores



~190, 000 employed
 (Direct + Indirect)

What our Customers Say



True to their vision of creating an ecosystem that enables Livelihood, Living & Life Mahindra World City is a magnificent example of a fully planned & integrated city that offers a blend of world class infrastructure along with new age business and lifestyle facilities.

N R Narayanamurthy,
Founder & Chairman Emeritus , Infosys Ltd



At Mahindra World City, Jaipur, they anticipate our future requirements. This ensures that our business gets the right infrastructure and services support at each stage of business growth.

Mr. Rajiv Bhatnagar
Director
Gaston Energy India Pvt. Ltd



We chose ORIGINS Chennai, because of good location of the park, convenient transportation and opportunity to be amongst more internationally renowned companies.

Chen
Chairman, INTJR Precision
Technology India Pvt Ltd.



We chose Mahindra World City Jaipur as it offered integrated facilities for our business. In addition, proximity to the National Highway, availability of manpower and being on the proposed Delhi-Mumbai Industrial Corridor helped us make the decision.

Mr. Subir Chowdhury
Erstwhile Managing Director, JCB India Ltd.



ORIGINS Chennai is having a good infrastructure which meets our demand to start a new project. They have been extending their good service and support throughout the project.

K. Selavmani
Director- Operations, USUI Susira

Competitive Advantages

Value Proposition

Clear Land Title

Assured clean land title with back-up title available

Brand Mahindra

Trust, customer service, ~20 years of expertise in delivering value for industrial clients

Ease of Doing Business

Hassle free transactions by ensuring requisite state government support, faster approvals, single window clearances.

Best-In-Class Infrastructure

High quality industrial infrastructure, SEZ & DTA and co-located social infrastructure

Committed to Sustainability

Reduced business risk through carbon neutrality, water security, zero waste to landfill & safe & inclusive workplaces & communities

Accessible Locations

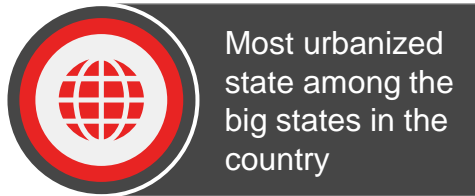
Located on high growth corridors, proximity to national highways, international airports & major ports



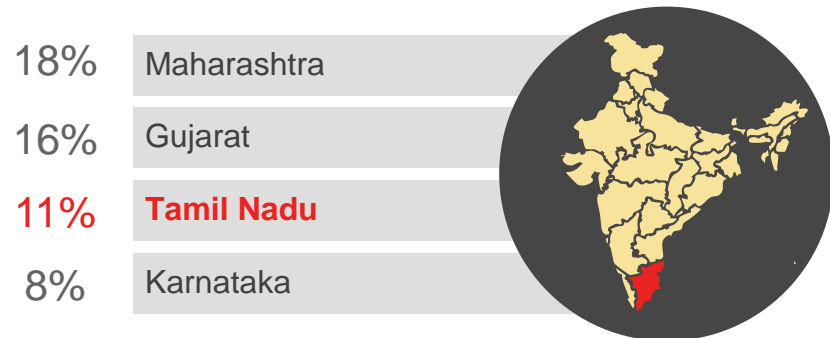
Advantage Tamil Nadu

Tamil Nadu Outlook

Tamil Nadu is the top investment destination in India due to the state's advanced infrastructure and network capacity and locational advantages that cater to its well-established manufacturing ecosystem and facilitate exports.



Contribution to National Manufacturing



Strong Industrial Base

- Home to 37900+ Industries accounting for 16% of India's factories (1st among the states)

Skilled Manpower

- Annual addition of over 1 million graduates to the workforce (workforce - 42.5% of total population)

Power Surplus

- 32.6 GW Installed capacity
- 24x7 reliable and quality power across the state

Road

Road density

- 286 Km / Lakh of Population (Highest in India)
- 137 Km / 100 Sq.km (Highest in India)

Tamil Nadu – India's Economic Powerhouse

GSDP growth

8.2% Compared to 6.1% growth at national level

Internet Connectivity

Highest available bandwidth of 14.8 TBps amongst Indian States

Air and Sea Connectivity

3 Major Ports & 22 Non-Major Ports connecting all major trade hubs handling 15% of India's Cargoes

4 International & 2 Domestic Airports

Industrial Infrastructure

20,000+ acres of land available

Tamil Nadu is the bedrock of Indian Economy



Industrialisation

Highest number of factories in India and home to **75** of the Fortune **500** companies



GDP

USD 265 Billion*
at the end of 2019-20
(equivalent to the 46th largest economy in the world)



Population

70 million,
6% share of India's population



Industrial Output

Contribution to GSDP is **32%**



Manufacturing & Services

Contributes to **21%** and **47%** of state's GSDP



Exports

Among top states for exports pegged at **USD 30 billion**



Urbanization

Over **50%** of the state is urbanized, highest in the country

Tamil Nadu – the Social and Cultural Melting Pot



Carnatic music



Kodaikanal Golf Club



1 Chennai and Coimbatore is **vibrant global metropolis** and home to many expat community in India.

2 Tamil Nadu ranks **Number 1** in India's national **Good Governance Index**

3 Chennai was ranked the **Second-best metro** in India in the **Ease of Living Index** by Government of India

4 Tamil Nadu has the **best educational system** with several reputed international schools and reputed universities

5 Tamil Nadu is the most preferred medical tourism destination due to its state-of-the-art health care facilities

6 The state is very **well connected to major recreational centers** covering beaches, hill stations, cultural, heritage circuits, golf courses etc.



Ooty Hill Station



Mahabalipuram Shore Temple



Chennai Marina Beach

Origins Chennai

ORIGINS Chennai

A Business Ready Ecosystem

- Located on the Key Industrial Corridor of Tamilnadu; NH16: Chennai Kolkata Highway
- MoU Project of TN's Global Investor Meet
- Strategic Location with proximity to Port
 - Kamarajar Port and Kattupalli Port are in 25 Km radius
- Quality Design & Infrastructure
 - Jointly developed by Mahindra Group and Sumitomo Corporation; Experience and expertise in developing High Quality Industrial Park
- Offers Plug & Play Infrastructure offering faster turn around time for starting production
 - Sustainable development for efficient operations
- Proximity to City with easy connect to Social Infrastructure
- Part of Chennai Bangalore Industrial corridor (CBIC) and Vizag Chennai Industrial corridor (VCIC)
- Availability of quality & skilled labour pool

Location & Connectivity



Located in North Chennai on the established NH16 corridor



Located on Chennai - Bengaluru Chennai - Vizag Industrial Corridor



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)

Product Offerings

CORE PRODUCT OFFERING

- **Power Supply**
 - Substation Capacity – 110 KV
 - Uninterrupted power supply to the park has been assured by TN government
- **Water Supply**
 - Treated Supply of Water
 - Water Treatment Plant and Storage Reservoirs
 - Demand upto 2.5 MLD
 - 1 MGD Water source approval issued by TN government.
- **Sewerage Treatment Plant & Solid Waste Management**
 - STP Capacity of 1.2 MLD
 - SWM Capacity of 3MT
- **Optical Fibre Connectivity**
 - Tie up with American Tower Corporation
- **Wide Roads**
 - With Storm Water Drains, Street lights & signages

CORE SERVICE OFFERING

- **Park Operations & Maintenance**
 - Landscaping for common areas,
 - Traffic Management
 - Surveillance of common areas
 - Management of Supply and Utilities
- **Sustainable Development**
 - Green Certification from IGBC
 - New Technologies
 - Last longer; reduces operational cost
 - Smart Elements for efficient operations & management
- **Industrial Waste Management Association Site – 10 KMS from our Project**

Our Competitive Advantage

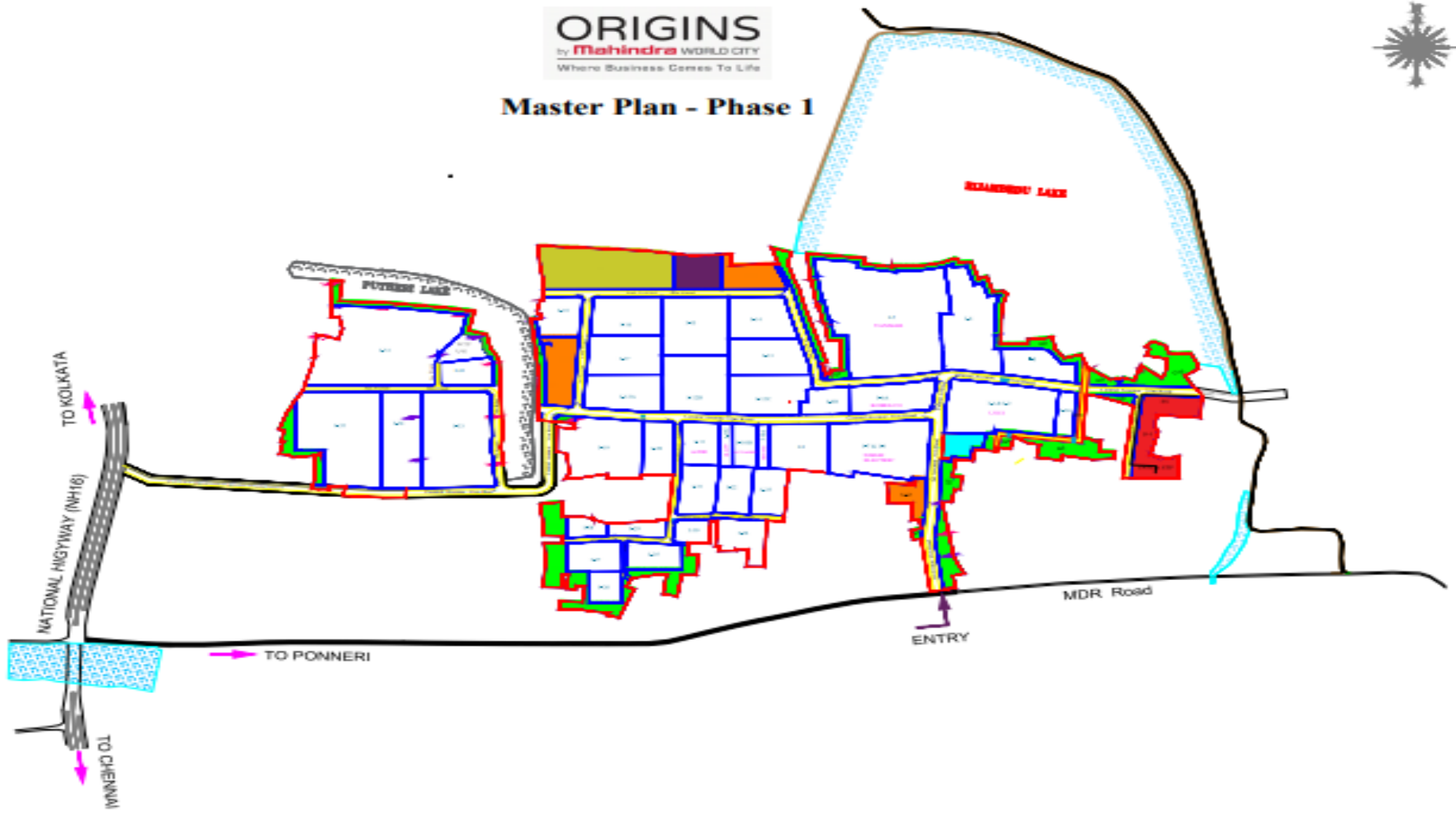


Master Plan

ORIGINS

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

Master Plan - Phase 1



Color	Description
Blue	Water Body
Green	Green Space
Yellow	Open Space
Orange	Commercial Zone
Red	Residential Zone
Purple	Public Facility
Grey	Infrastructure
White	Plot Area

Plot No.	Area (Sq. M)	Use
1	1000	Commercial
2	1000	Commercial
3	1000	Commercial
4	1000	Commercial
5	1000	Commercial
6	1000	Commercial
7	1000	Commercial
8	1000	Commercial
9	1000	Commercial
10	1000	Commercial
11	1000	Commercial
12	1000	Commercial
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239	1000	Commercial
240	1000	Commercial

TENTATIVE LAYOUT

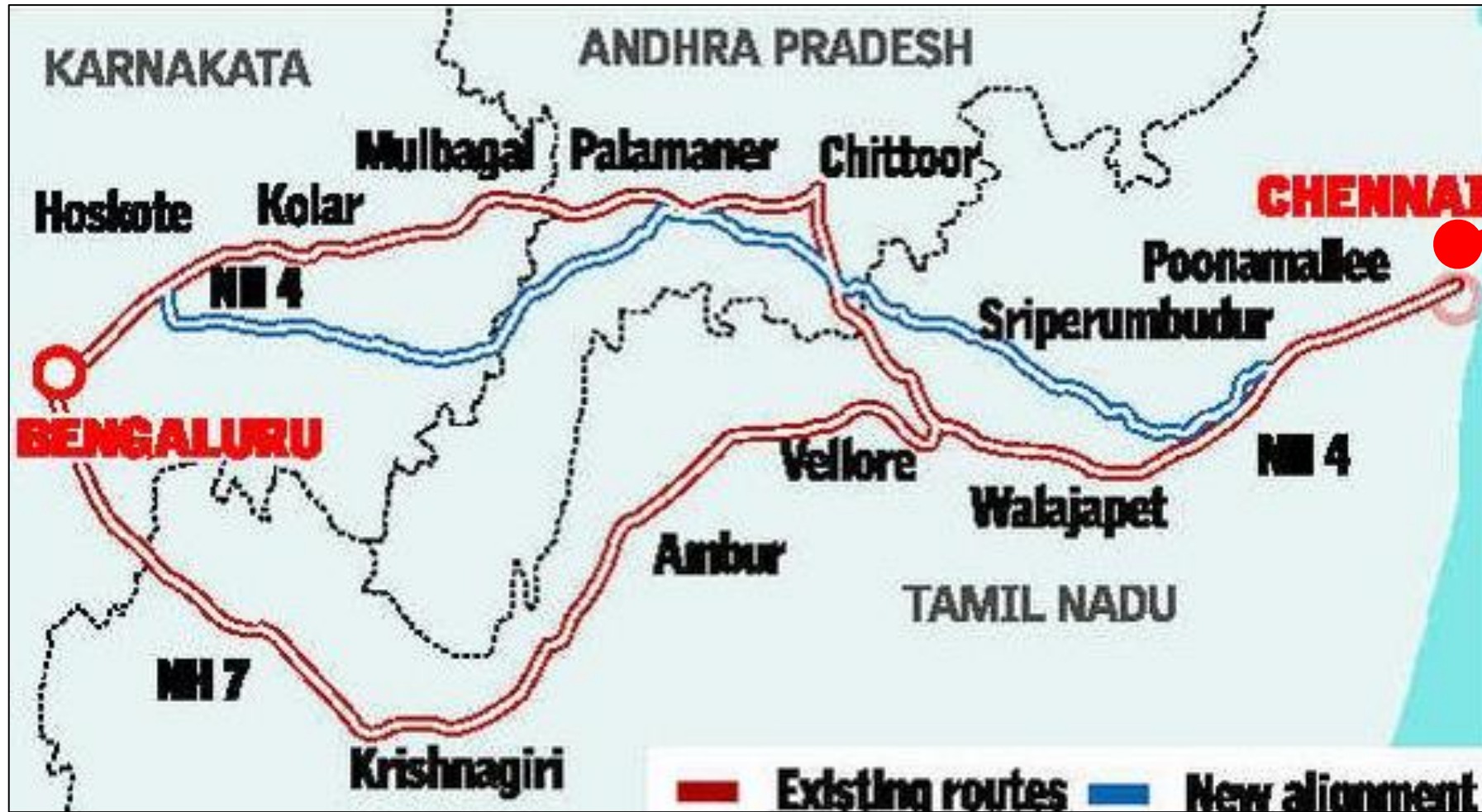
Plot No.	Area (Sq. M)	Use
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247	1000	Commercial
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290	1000	Commercial

Disclaimer:
The master plan layout is a tentative layout plan and can be modified at the sole discretion of the Developer or as required by applicable laws.



CBIC Nodal Point

Part of Ponneri Smart City Development



Origins
by Mahindra

Site Pictures



Project Office



Street Lighting



110/33-11 KV Sub Station



Road Network

Customer Facilities



Yanmar



USUI Susira



Nissei Electric

Our Clients



Japan



Taiwan

and growing...

Other Facilities



WTP Electro-mechanical System



WTP - GLSR Tank



WTP - ELSR Tank



STP UG Sump
Non-potable Pump House



STP Electro-mechanical



WTP Electro-mechanical System

Origins Chennai Inauguration Ceremony



Sustainability



- **100% Rainwater Harvesting** management system through Rainwater tanks at 3 locations connected to lake and at every 100 meters recharging pits provided in the storm water networks.
- 100% Wastewater treatment.
- 100% grey water for landscaping purposes.
- Energy Efficiency- 100% street network with LED street lighting.
- Urban Heat Island Effect- more than 75% of the roads and pathways have been covered with Tree shade and cool pavements.
- Public Greens - 15% of the developable area as public greens and open spaces with node at 400m or 5-minute walk.
- Walkability - 100% designated pedestrian pathways are planned for the entire road network of the city to encourage comfortable walking experience.
- 1 Electric Vehicle charging point at Parking area.
- Urban forest – 15,000 saplings planted.



Thank You!