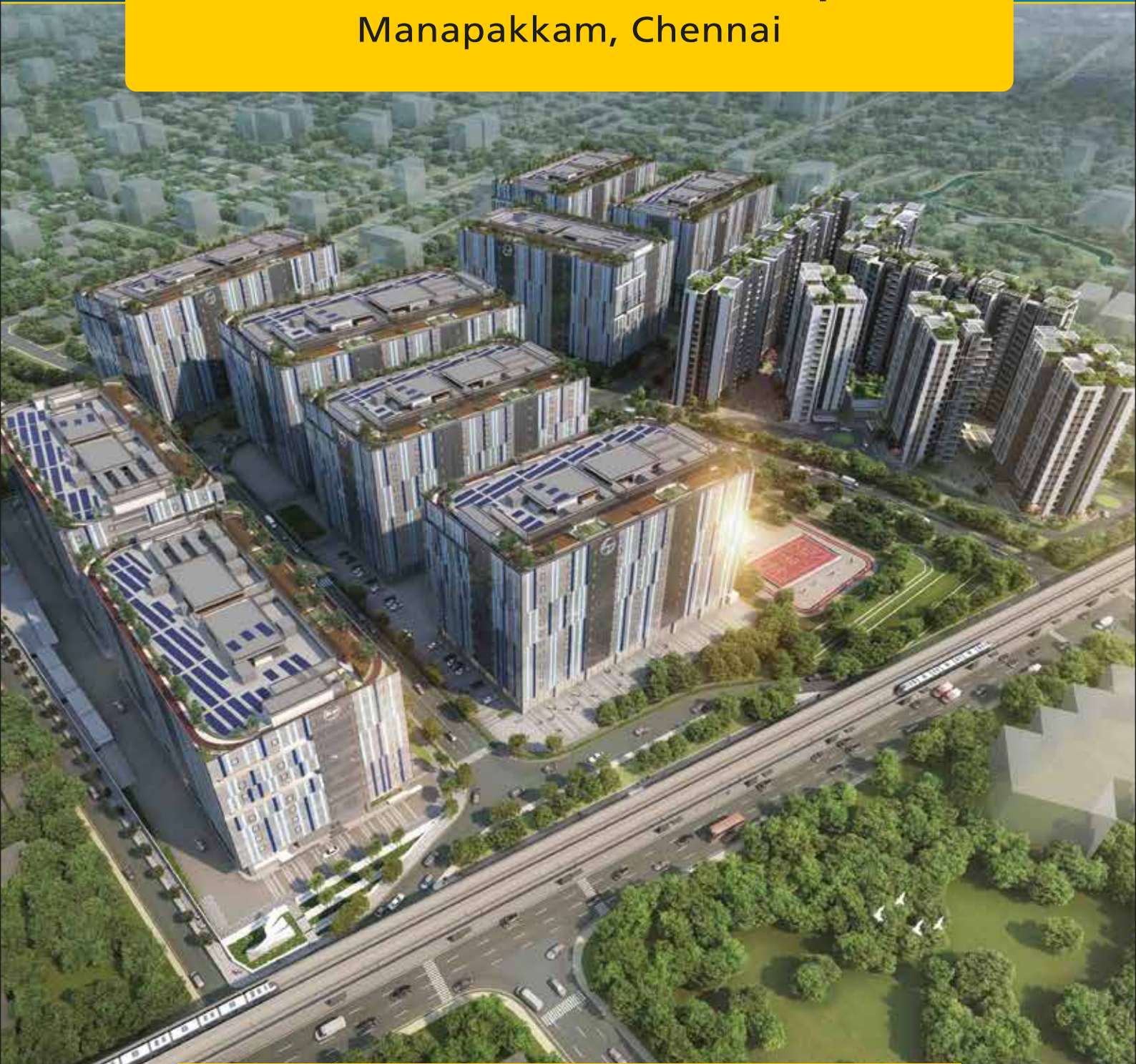


L&T Innovation Campus

Manapakkam, Chennai



LIVE • WORK • PLAY











Best-in-class Campus Smart & Vibrant Spaces

L&T Innovation Campus, Chennai brings together world-class IT / ITeS office spaces, contemporary residences, the best of amenities and a lush central parkland, right in the heart of the city's emergent growth corridor.

Designed to be future-ready, wellness-centered and sustainable, with plenty of green open spaces to spur innovation and growth, it's where you unravel the future!

Innovation @ Work

 40 acres with 10 Towers 6 million+ sq.ft. multi-use development	 Building Configuration 3B+G+10F Floor Plates – 52,000 sq.ft.	 Building Efficiency 81%	 Digitally advanced, smart & future-ready
 Plug & play, built to suit features on demand	 250-seats incubation space	 High-end amenities & walk-to-work convenience	 Green certification LEED gold-rated building

Integrated Campus Amenities



Food Court & Cafe



Central Parkland



Gymnasium



Sports Arena



Meeting Rooms



Breakout Zones



Meditation & Yoga Deck



Crèche

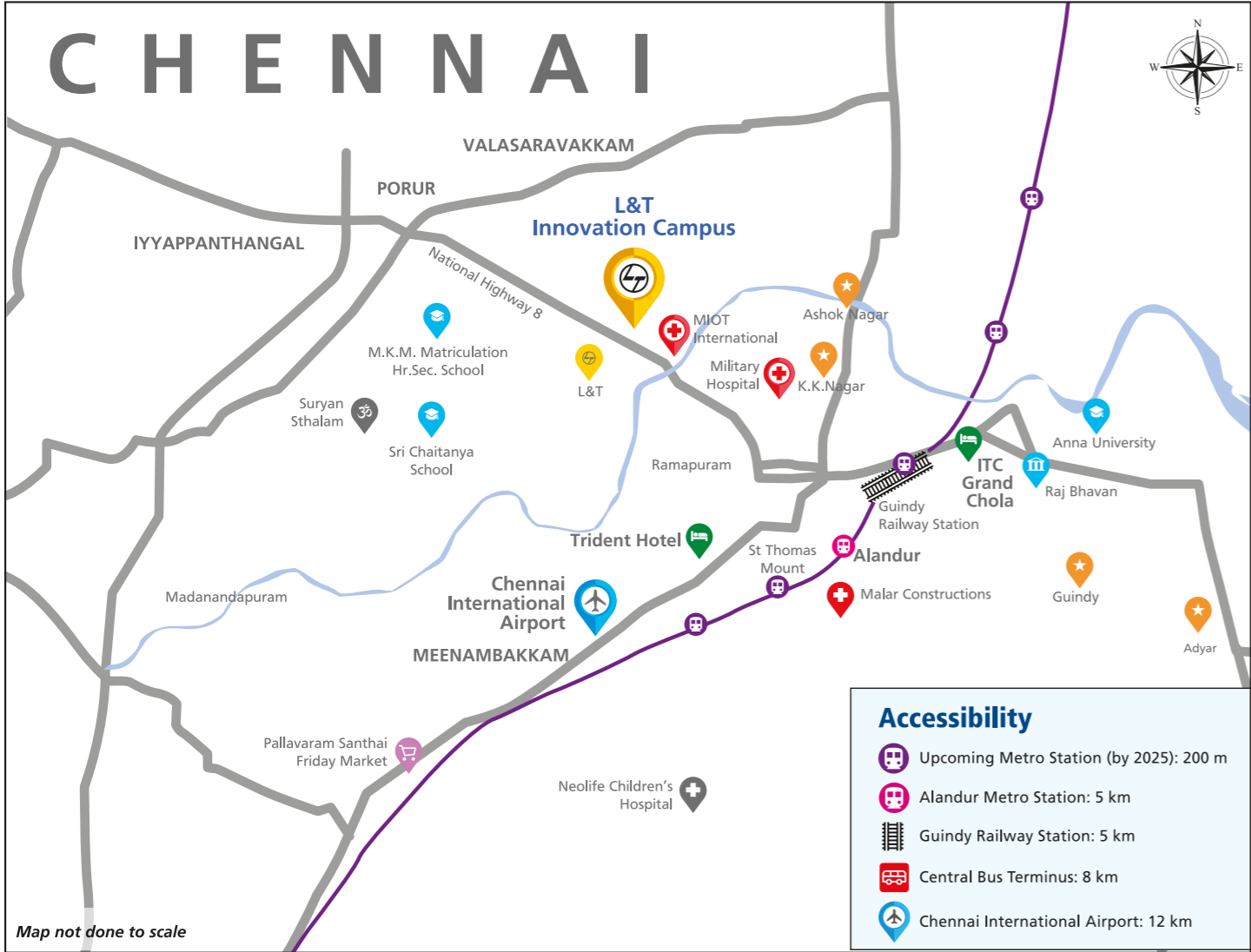
Sustainability & Wellness Benefits

 Optimum natural day light & ventilation	 Treated water for landscaping & flushing	 High performance double-glazed facade	 Environment-friendly HVAC equipment
 Rainwater harvesting Use of green power (solar & wind energy)	 Low VOC material for better indoor air quality	 Space optimization & energy efficient	 Health & safety of building occupants

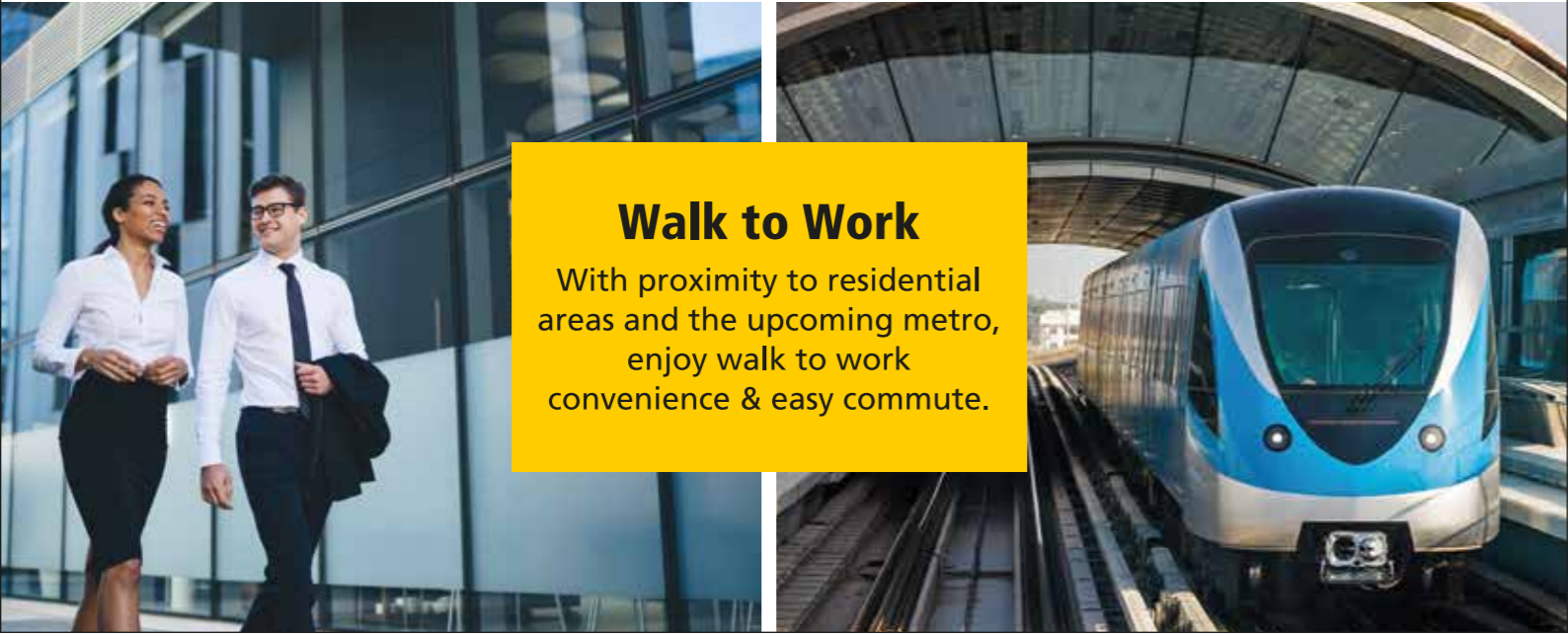
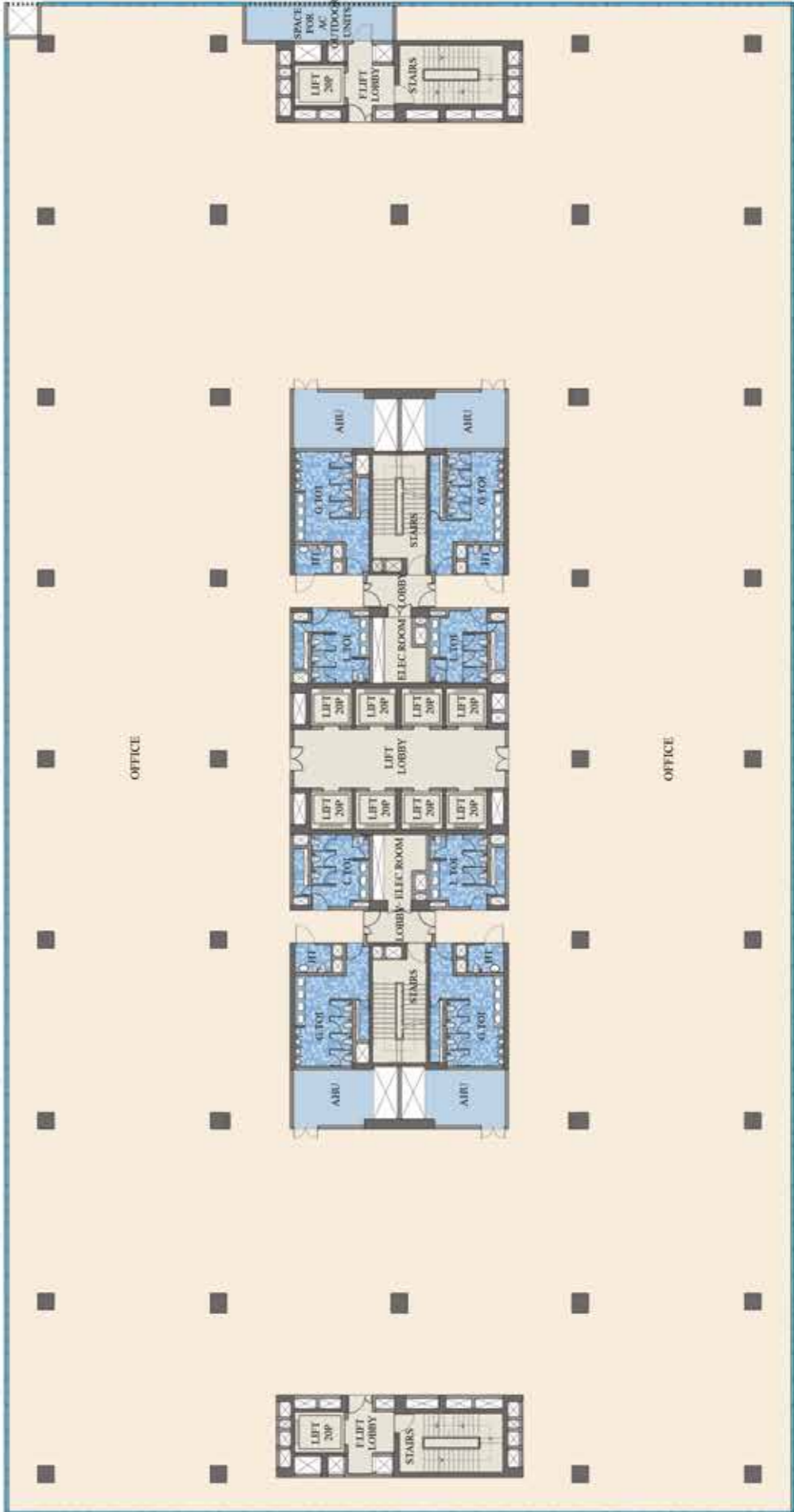
Well-connected Destination

L&T Innovation Campus, Chennai is ideally located in Mount Poonamallee Road, Manapakkam - the city's fastest-growing, in-demand locality today owing to its proximity to IT / ITes hubs & SEZs, industrial parks and good residential projects.

With excellent connectivity, ease of public transportation and within a 10-minute radius of social infrastructure like hotels, hospitals, schools, shopping malls, etc, you will also have access to a rich talent pool.



Tower 1 - Typical Floor Plan



Walk to Work
 With proximity to residential areas and the upcoming metro, enjoy walk to work convenience & easy commute.

Smart Technology - 24x7 Operations



Touch-less Access /
IoT (Built To Suit)



Smart Parking &
Air Quality Control



High-speed
Elevators



Multi-tier Security
& Surveillance



100% Power
Backup



Facility Management
& BMS



Intelligent Lighting
Control



Campus Visitor
Management

L&T Realty - Creating Landmarks

L&T Realty is one of the most trusted real estate companies in India with a diverse portfolio across Commercial, Retail and Residential developments. With focus on customer-centricity and world-class quality, L&T Realty has developed offices of choice in key metro cities at strategic locations.



L&T Business Park, Mathura Road, Delhi



Seawoods Grand Central, Navi Mumbai



L&T Tech Park, Hebbal, Bengaluru



L&T Business Tower, Powai, Mumbai



L&T Innovation Campus

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