



Intellion

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RAMANUJAN INTELLION PARK: REDEFINING THE GCC ECOSYSTEM IN CHENNAI

Ramanujan Intellion Park, developed by Tata Realty & Infrastructure Limited, stands as a landmark IT/ITeS Special Economic Zone (SEZ) in Chennai's Taramani district. Spanning over 25 acres, the park is a beacon of innovation and sustainability, hosting global enterprises and offering a vibrant ecosystem for business growth. Its strategic location in the city's IT corridor, coupled with world-class infrastructure, has positioned it as a preferred destination for leading Global Capability Centres (GCCs), making it a pivotal hub in South India's technology landscape.

KEY FEATURES & INNOVATIONS

Ramanujan Intellion Park is distinguished by its pioneering green initiatives and smart infrastructure. It is India's first campus to achieve both the IFC EDGE Zero Carbon and WELL Platinum Core certifications, underscoring its commitment to sustainability and

occupant well-being. The campus features advanced energy and water efficiency systems, achieving over 42% energy savings and significant reductions in carbon emissions. Amenities include the Taj Wellington Mews—an all-women managed luxury serviced apartment hotel and a 800-seater convention centre—alongside landscaped podiums, multi-cuisine food courts, wellness zones, and seamless metro connectivity, all designed to foster productivity and community.

A THRIVING ECOSYSTEM FOR GCCs

Strategically located along Old Mahabalipuram Road, Ramanujan Intellion Park offers unparalleled access to Chennai's rich talent pool and robust transport links, including proximity to the metro and airport. The park's Grade A infrastructure, with flexible floor plates and a robust IT backbone, supports high-performance operations for global enterprises. Employee experience is prioritized through wellness amenities, green spaces,

recreational facilities, and a dynamic 120-day event calendar, enhancing satisfaction and productivity. Notably, GCCs account for approximately ~80% of the park's occupancy, with Chennai leading Tata Realty's portfolio in GCC absorption. The park's scalable design enables seamless expansion, supporting long-term growth for its tenants. As an SEZ, Ramanujan Intellion Park offers significant government incentives, including tax benefits and regulatory support, making it especially attractive for global organizations seeking ease of doing business and operational efficiency.

FUTURE OUTLOOK

With its continued focus on sustainability, innovation, and tenant-centric growth, Ramanujan Intellion Park is poised to remain at the forefront of India's commercial real estate landscape, inspiring a new wave of green, future-ready business hubs.