



**OneAlpha**

[www.OneAlphaVentures.com](http://www.OneAlphaVentures.com)



**SREE KAILAS  
GROUP**

ONWARD ALWAYS





We specialise in creating **industrial parks and custom infrastructure solutions.**

With the legacy of the **Sree Kailas Group**, we combine decades of expertise with innovation.

**We don't just build industrial spaces, we create ecosystems where businesses thrive.**

# What We Offer



## Speed

Rapid project execution and fast-track regulatory approvals



## Flexibility

Custom-built infrastructure tailored to your needs



## Sustainability

Eco-conscious design with renewable energy integration



## End-to-End Solutions

From land acquisition to leasing and ongoing support





## Modes of Engagement



### **Industrial Park Development**

BTS, EPC, and warehousing solutions



### **Leasing & Property Management**

Long-term leasing and asset maintenance



### **Regulatory & Compliance Support**

Seamless government approvals



### **Sustainable Infrastructure Development**

Renewable energy and green design



## **Our Flagship Project**

**Building the Future of  
Industrial Infrastructure**

## **Oragadam I & Oragadam II**

Two world-class industrial parks strategically positioned  
in Tamil Nadu's premier automotive and electronics corridor

# ORAGADAM I

## Devariyaambakkam

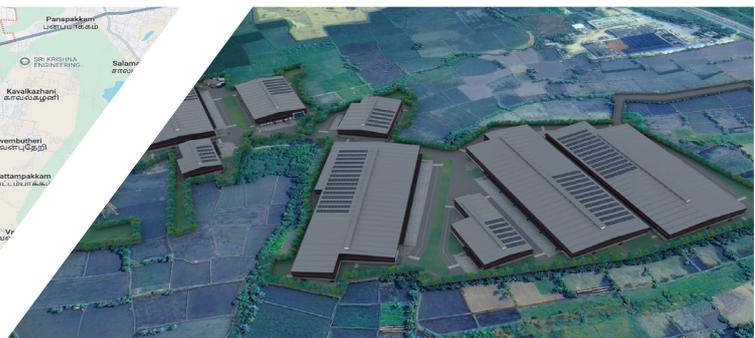
**Total Development:**  
1.2m sq.ft

**Phase 1:**  
6,00000 sq.ft  
Status: Under Construction  
Completion: March 2026

**Phase 2:**  
6,00000 sq.ft  
Commencement: March 2026  
Completion: Q1 2027

**Location:**  
Devariyaambakkam Village, Oragadam  
8.2 kms from Oragadam Junction

**Strategic Position:**  
Heart of Tamil Nadu's Auto OEM and Electronics Belt



# ORAGADAM II

## Palur

**Total Development:**  
1m sq.ft

**Phase 1:**

7,00000 sq.ft

Status: Construction starts Feb/March 2026

Completion: Dec 2026

**Phase 2:**

3,00000 sq.ft

Commencement: Q3 2026

**Location:**

Palur Village, Oragadam  
9 kms from Oragadam Junction

**Strategic Advantage:**

Emerging industrial cluster near GST Road  
and Oragadam market



# STRATEGIC CONNECTIVITY

## Perfectly Positioned for Growth

### Seamless Access to:

- ☞ Chennai Port & Ennore Port
- ☞ NH-4, SH-48, SH-57
- ☞ Major automotive & electronics clusters

### Timeline Overview:

- ☞ Oragadam I Phase 1: Delivery March 2026
- ☞ Oragadam I Phase 2: Starts March 2026
- ☞ Oragadam II: Phase 1 Starts Feb/March 2026

### Thriving Industrial Ecosystem

Home to Renault, Daimler, Royal Enfield, Apollo Tyres and many more

### Scalable Solutions

Built for growth - with custom infrastructure options

## Grade A standard Specifications

- ☞ Structure: PEB building
- ☞ Clear height: 12m
- ☞ Flooring: FM2
- ☞ Floor load bearing capacity: 7MT/sqm
- ☞ Insulation: Rockwool Insulation on Roof and on sides.
- ☞ Docks: For every 12k sqft
- ☞ Mezzanine- 2.5% of carpet area
- ☞ Fire Fighting System: Fire sprinklers and hydrants.
- ☞ Industrial dormitory within the park



Ready to scale your business  
with world-class industrial solutions?  
**Let's talk.**



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