
DLF DOWNTOWN
CHENNAI



Artistic Impression

Global ambition finds its biggest stage!

DLF brings 79 years of legacy in building world-class destinations across India. Within this legacy, DLF Offices comprises a portfolio spanning 46.8 million sq. ft. of Grade A commercial spaces, trusted by Fortune 500 companies and global enterprises.

DLF Downtown Chennai builds on this legacy at the heart of the city's IT corridor in Taramani, bringing scale, design, and performance together in one of India's fastest-growing business hubs.

Phase I has been successfully delivered, with Tower 1 & 2 fully leased and operational. Tower 3 is also leased with OC received, marking 3.4 million sq. ft. of completed development.

Phase II is now underway marking 3.6 million sq. ft., with two office blocks under development, further expanding the campus to meet the evolving needs of GCCs, technology firms, and large-scale enterprises.



Artistic Impression

Designed as a landmark. Experienced as a workplace.

The architectural vision of DLF Downtown Chennai is rooted in creating a workplace that is efficient, flexible, and future-ready.

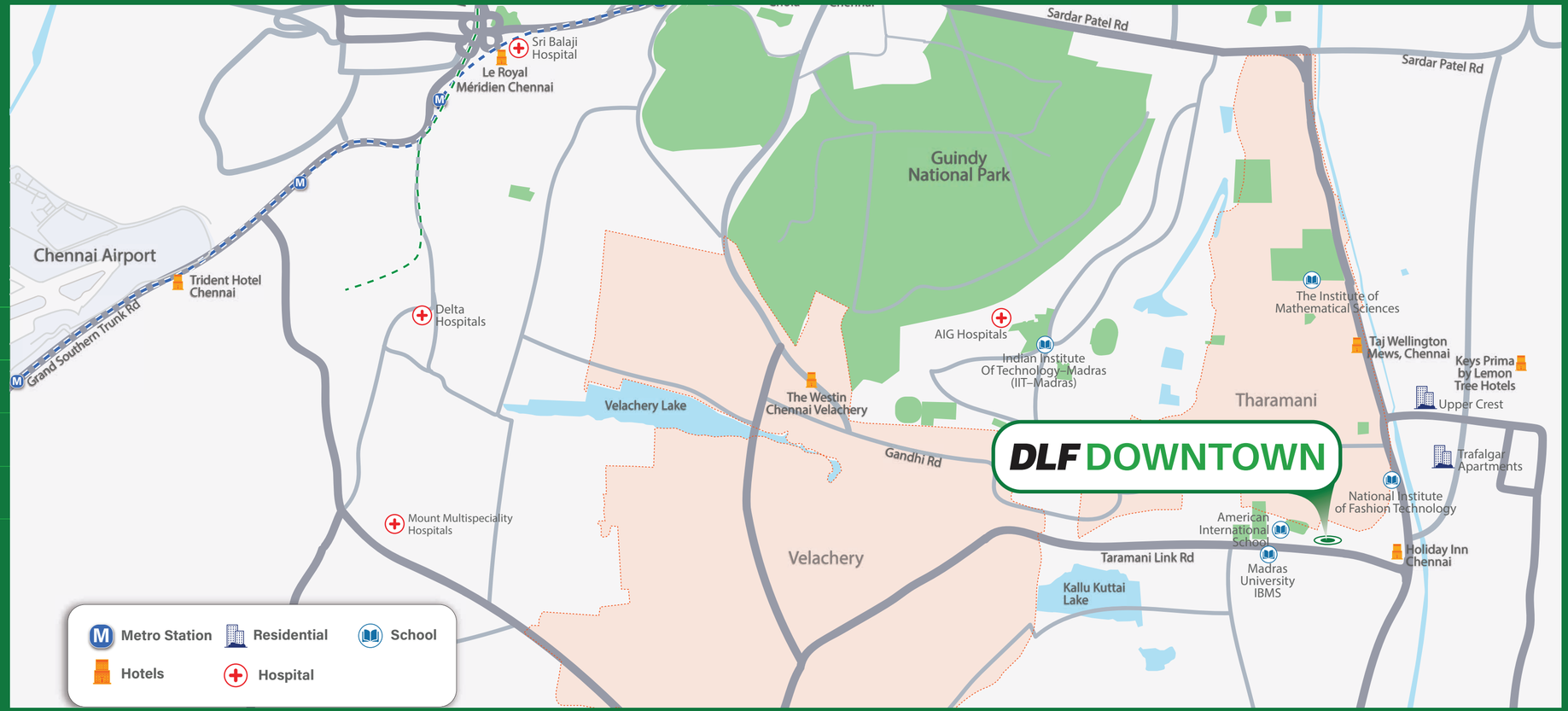
- **Creates a central shared plaza across all Downtown towers**
- **Optimal openness and privacy from neighbouring developments**
- **Designed to maximise natural daylight across workspaces**
- **Offers an expansive view of the sea from higher floors**
- **Flexible lease area sub-division**
- **Layouts optimised for operational efficiency and seamless movement**



At the heart of Chennai's evolving business landscape.

Strategically located in Taramani along the OMR IT corridor, DLF Downtown Chennai sits at the intersection of the city's key growth drivers, bringing together the IT corridor, city core, and established residential catchments.

- **Between Taramani & Thiruvanmiyur MRTS stations**
- **Upcoming Metro line connecting North & South Chennai**
- **Strong road connectivity via OMR & Taramani Link Road**
- **Seamless access to IT hubs, CBD, and southern suburbs**
- **Surrounded by global corporates and IT parks**
- **Close to premium residences, leading hospitals, and 5-star hotels**



Connectivity

Airport
15 km | 35 min

Upcoming Metro Station
290 m walk | Phase 2 line

CBD / T. Nagar
8 km | 15 min

OMR (Rajiv Gandhi Salai)
Direct access

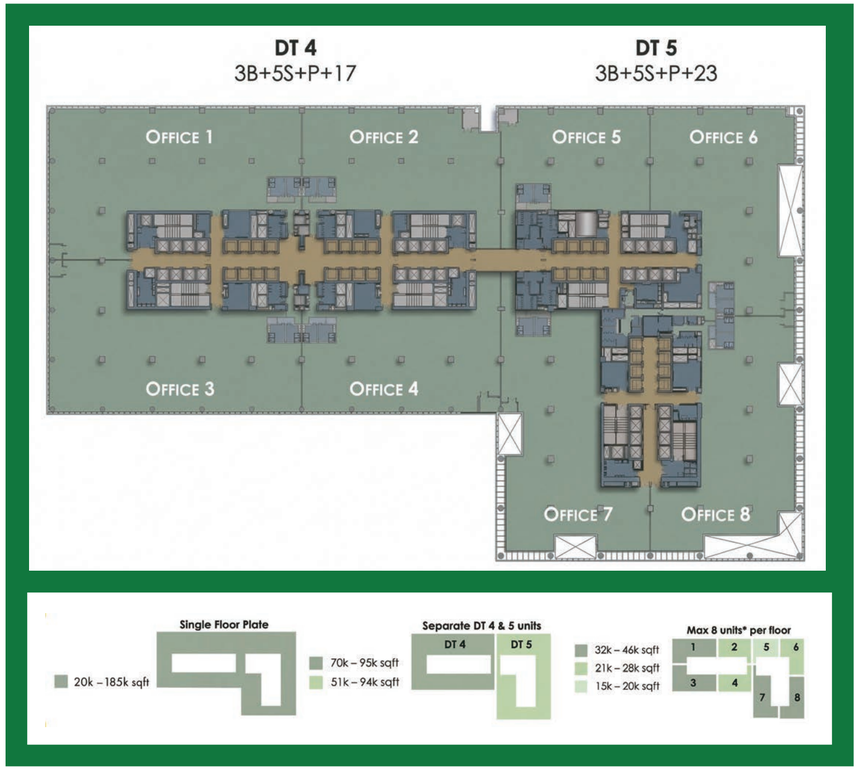
Distance from DLF Cyber City
14 km | 35 min

MRTS Taramani Station
Adjacent | Beach–Velachery line

Flexible spaces for evolving needs.

DLF Downtown Chennai offers flexible floor plans that scale with your business - vertically and horizontally - without disrupting functionality. With divisible, independently operable spaces, you can start right and expand seamlessly within the same ecosystem.

- **Single Floor Plate:** Expansive layouts ranging from 20,000 to 185,000 sq. ft., designed for large-format operations and unified teams
- **Independent Building Options:** Dedicated configurations within DT 4 (75,000 – 95,000 sq. ft.) and DT 5 (51,000 – 94,000 sq. ft.)
- **Flexible Unit Sizes:** Up to 8 units per floor, with sizes ranging from:
  32,000 – 46,000 sq. ft.
  21,000 – 28,000 sq. ft.
  15,000 – 20,000 sq. ft.
- **Scalable by Design:** Seamless vertical and horizontal expansion within the campus
- **Independent Functionality:** Each unit designed to operate efficiently as a standalone workspace



Engineered beyond today's expectations.

DLF Downtown Chennai integrates advanced planning and engineering to support the needs of modern enterprises.

- **Large floor plates of up to 185,000 sq. ft. (combined – DT 4 & 5) and up to 95,000 sq. ft. per tower**
- **Comprises two office towers with a total development of 3.6 mn sq. ft.**
- **Double-glazed glass façade with open terraces every two floors**
- **Double-height grand atrium**
- **100% DG backup**
- **24x7 monitoring and support, centralized emergency management**
- **Floor-to-floor height of 4.2 m**
- **Efficient floor plates designed for flexible planning**
- **64 passenger elevators, 4 service lifts and 6 shuttle elevators**
- **Car parking for 3,000+ vehicles and 5,000+ two-wheelers**



Artistic Impression

A destination, within the destination.

At the core of DLF Downtown Chennai is the upcoming Downtown Plaza - an integrated amenities ecosystem spanning 2 lakh sq. ft., featuring 80,000 sq. ft. of retail and amenities, directly accessible from DLF Downtown Phase 2. Envisioned as a shared space for interaction, movement, and everyday experiences.

- Central performance stage with integrated F&B offerings
- Outdoor seating areas designed for informal interactions
- Dedicated retail and F&B zones creating a lively central hub
- Seamless inside–outside experience across the development
- Strategically connects DT 1 & 2 with DT 4 & 5, including proposed food courts



Artistic Impression

A grand arrival, thoughtfully designed.

The Arrival Plaza sets the tone for the entire campus experience - where movement, landscape, and design come together seamlessly.

- Direct lift and escalator access to the mega podium
- Terraced planters that introduce layered greens across levels
- A striking mirrored shading structure that blends form with function
- Vegetation-clad façade elements that soften the built environment
- A thoughtfully designed stilt façade enhancing openness and flow



Artistic Impression

A workplace experience shaped around your wellbeing.

DLF's signature platforms are designed to bring balance and engagement into the everyday work environment.

DLF Thrive

Spread across 45,000 sq. ft., DLF Thrive is an integrated wellness ecosystem designed to support physical health, mental well being, and active lifestyles - without stepping out of the campus.

- A fully equipped cardio and exercise zone
- Cricket simulator, bouldering box, and multi-sport playing courts
- Indoor running track for all-weather fitness
- Immersive and multipurpose studios for guided sessions
- Dedicated consultation rooms and support facilities
- Separate male and female locker rooms, along with staff lockers



Artistic Impression

DLF Guild

Spanning over 30,000 sq. ft., DLF Guild is a purpose-built space designed to support collaboration, engagement, and enterprise functionality at every level. From high-stakes meetings to large-format gatherings, every space is crafted to deliver seamless experiences.

- Multipurpose halls with theatre-style and conference-style seating
- Fully equipped meeting rooms and reception areas
- Pre-function and circulation spaces for seamless movement
- A refined fine dining area and private dining room for hosted engagements
- A dedicated customer experience centre
- Thoughtfully designed corridors and business centre access points







Artistic Impression



Artistic Impression

A distinguished office destination, trusted by the world's most respected corporations and GCCs.

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