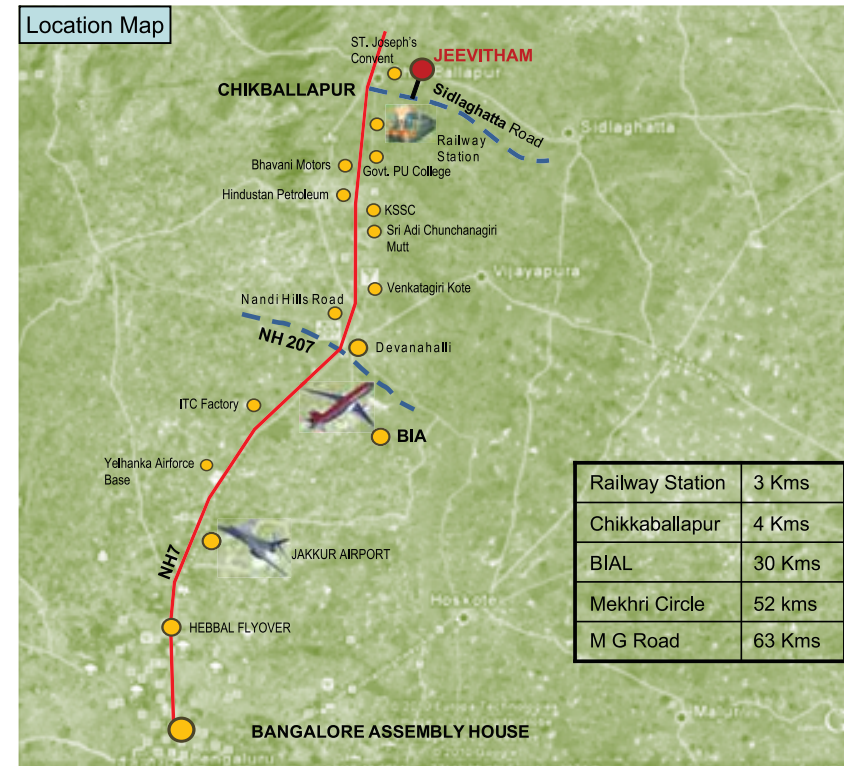


Integrated Pharma Cluster



We at Ozonegroup are committed to providing you a better quality of life and redefining your standard of living through innovative real estate products. We distinctively differentiate ourselves through our committed focus on 3 core values - Customer Centricity, Quality and Transparency. We have consistently stood at the forefront of design, each time raising the bar on functionality, infrastructure and eco-friendliness.

Our offerings range from residential condominiums, row houses, villas, serviced apartments, hotels, resorts and spas to business parks, integrated industrial clusters, integrated townships and even retail malls. Our projects are currently being implemented in Bangalore, Chennai and Goa.

Creating new landmarks:

- Ozonegroup has developed in-house expertise in the acquisition and development of large tracts of land and is thus capable of handling large acquisitions.
- Our work with world-renowned architects and consultants like CPG, HOK, RSP and Gruen Associates and the support of an exceptional in-house architectural and engineering team have made us competent to deliver good quality infrastructure with world class designs and excellent finish across projects.
- Our projects, whether successfully completed or ongoing, stand testimony to the Group's capability of effectively delivering large scale quality projects. Some of our landmark projects include OMTF, Residenza, Evergreens, The Metrozone, Ozone Urbana and Vanxim Island Resort.



Jeevitham
caring for life

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The information contained in this brochure is an illustrated representation of the proposed development. The brochure is not a legal offering and does not constitute a part of an offer or contract. The project is subject to approvals of relevant authorities and any changes or alterations thereof will be at the sole discretion of the developer.



Jeevitham is a state-of-the-art Integrated Pharma Cluster that is being developed near Bangalore, Karnataka. Spread over 330 sprawling acres, the development is situated amidst the lush green landscapes of north Bangalore, which has become an extremely attractive destination for industries owing to the infrastructure development initiatives undertaken by the Government of Karnataka. The development offers multiple land sizes to manufacturing as well as ancillary, warehousing and supporting units. Strategically located on NH-232, it enjoys close proximity to NH-7 and to the International Airport, thus offering excellent air, road and rail connectivity. Jeevitham is situated amidst a fully developed industrial zone with easy access to skilled labour and first-class infrastructure including power, water, telecom networks, effluent treatment and solid waste management facilities, and thus offers world class pharma and biotech cluster for industries to set up base and flourish in a hassle-free environment.

Integrated facilities and services:

- **Serviced Plots:** 1, 5, 10 & 20 acre serviced industrial plots to suit the varying needs of pharma and biotech industries.
- **Logistics and Warehousing:** 15,000 and 20,000 sq.ft. ready for fit-out, pre-engineered building modules with provisions for scalability, HVAC and storage racks.
- **Business Centre:** Meeting rooms with multiple seating capacities, plug-and-play office spaces, open air theatre and facilities to hold large conferences and events.
- **Serviced Apartments:** A 50-key serviced apartment for the convenience of pharma executives.
- **General Amenities:** Bank with ATM facility, C&F offices, shopping conveniences, restaurants, crèche services.
- **Truck Terminal:** Weighbridge and overnight parking facilities for trucks and large containers.
- **Residential Development:** Affordable and convenient 2, 3 & 4 BHK apartments with 800 houses for the staff, so they can just walk to work.
- **Ancillary Services:** Printing, packaging and other ancillary industries to facilitate operational efficiencies.



Phase 1 is coming up on 275 acres.



Project features:

- **Wide roads:** Tree-lined, four-lane access roads with dividers, high mast lighting at junctions and solar powered street lights. Roads have been designed for easy movement of 40 feet containers with separate lanes for pedestrians.
- **Water supply:** Supply of potable and treated water to unit holders, centralised water treatment and sewage treatment plant facilities and rainwater harvesting to recharge ground water.
- **Power supply:** Grid power supplied at 11KV to unit holders with backup power for all common facilities.
- **ETP:** Centralised effluent treatment plant with tertiary treatment facilities for industrial units.
- **Fire fighting:** Centrally provided fire fighting systems with pressurised fire hydrants at regular points.
- **Security:** Round-the-clock security with CCTV cameras and 2.4 meter high secured compound walls with watch towers at vantage locations.
- **Bus transport:** Regular bus shuttle services from Bangalore city to Jeevitham.
- **SWM:** Solid waste management facilities with preset parameters.
- **Parks and open spaces:** Landscaped and well-maintained, pollen free parks and open spaces.
- **Vaastu compliant.**
- **Park management:** International park management systems.