

www.ozonegroup.com



ozone
TECHN  PARK

Leasing Agent
CBRE

Where you touch new heights



Rising majestically among 7 acres of verdant landscape, **Ozone Techno Park** is conveniently located along Chennai's IT Expressway – Rajiv Gandhi Salai, also known as the Old Mahabalipuram Road. Embraced by IT parks, residential and retail complexes, commercial establishments and banks, the district is buzzing with business activities.

The location advantages include:

1. The most sought after IT Office destination – The IT Corridor
2. Proximity to SIPCOT IT Park with a concentration of 1.5 lakh employees in a 10 km radius
3. Conducive Eco-System with schools, hospitals and retail solutions
4. Bus stop right opposite the project

The latest amenities and Grade A infrastructure ensure that Ozone Techno Park will most certainly meet all the criteria for Blue Chip tenants, with the added advantages of scalability and sustainability.

Location Overview

LOCATION AND CONNECTIVITY

Bus Connectivity

- Around 30 routes including 8 air conditioned buses
- Frequency – 1 bus every 5 minutes
- Closest bus stop – Navalur (<500 meters)

Airport

- Drive time – 45 minutes
- Multiple exit to GST Road

Elevated Highway (Proposed)

- 17.7 km from Tidel Park to Siruseri
- Exit point available at Navalur

Railway

- 30 minutes from Taramani • 35 minutes from Tidal Park
- 40 minutes from Vandalur

SUPPORT INFRASTRUCTURE

Retail Outlets

- Over 20 Restaurants within 1 km
- Gem Inn - Convention Hall
- OMR Food Street - 30 outlets
- Vivira Mall - AGS Cinemas, McDonald's, KFC, Domino's, Baskin Robbins etc.

Hotels

- Aloft
- Novotel/ Ibis
- Kohinoor Asiana Hotel
- The Gateway
- Holiday Inn
- Citadine

Residential

- Many residential apartments available in the vicinity
- Walk to work

Schools

- BVM Global
- PSBB Millennium
- Vel's Vidhyashram
- Hiranadanani Upscale
- Gateway
- Elle Sharma Memorial
- HLC International

Colleges

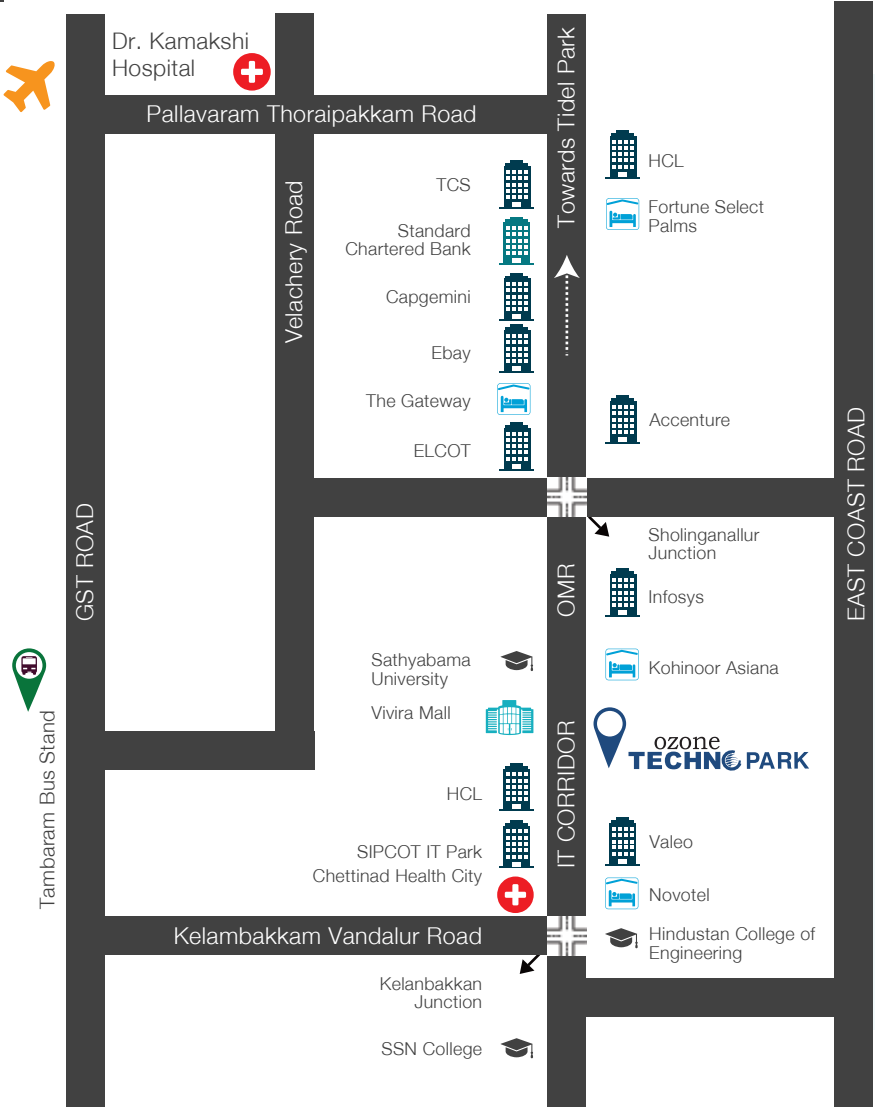
- St. Joseph's Engineering College
- Sathyabama University
- Agni College of Technology
- Hindustan University
- SSN College

Hospitals

- Chettinad Hospital
- Global Hospital
- Ragas Dental
- Swaram Hospital
- Sri Venkateswara Dental



Airport 



Plan not to scale

Leasing Agent

CBRE

Project Highlights



PROJECT TYPE

9.5 lakh sq.ft. IT / ITeS SEZ building spread across 7 acres



CIVIL

- Floor to ceiling height: 12 feet 2 inches
- Space for ODU in service balcony
- Screeding provided
- Post tension slab
- 2B + S + 10 Floors



AMENITIES

- 35,000 sq.ft. of food court area
- Proposed retail outlets, banks, ATM and creche



FLOOD PROOFING

- High & natural gradient from road level
- Seperate & covered utility block
- Raised & covered basement ramp
- Proximity to storm water drain



POWER BACKUP

- 100% power backup: Kohler make
- N + 1 Redundancy
- Day tank 5 x 990 ltr
2 x 25 KL - HSD



AIR CONDITIONING

- Air cooled chiller plant (N+1)
- BMS controlled operation
- 2 AHUs per quadrant
- BTU meters provided



REST ROOM

Furnished restrooms as per NBC Norms based on lessor's specification



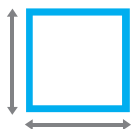
POWER SAVING

- Efficient power saving system (BMS)
- Double glazed office space
- Louver system on western side - Reduced heat intake



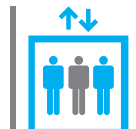
INCUBATION

Incubation space available as per client requirement



TYPICAL FLOOR SIZE

Large and efficient modular floor plates upto 96,000 sq.ft.



ELEVATORS

Passenger:
20 persons - 21 nos.
Service:
1500 kgs - 4 nos.
Make:
Mitsubishi



PARKING

- Parking at 1:1000 sq.ft. for the leased area
- Proposed - additional stack parking

Site Plan



Legend

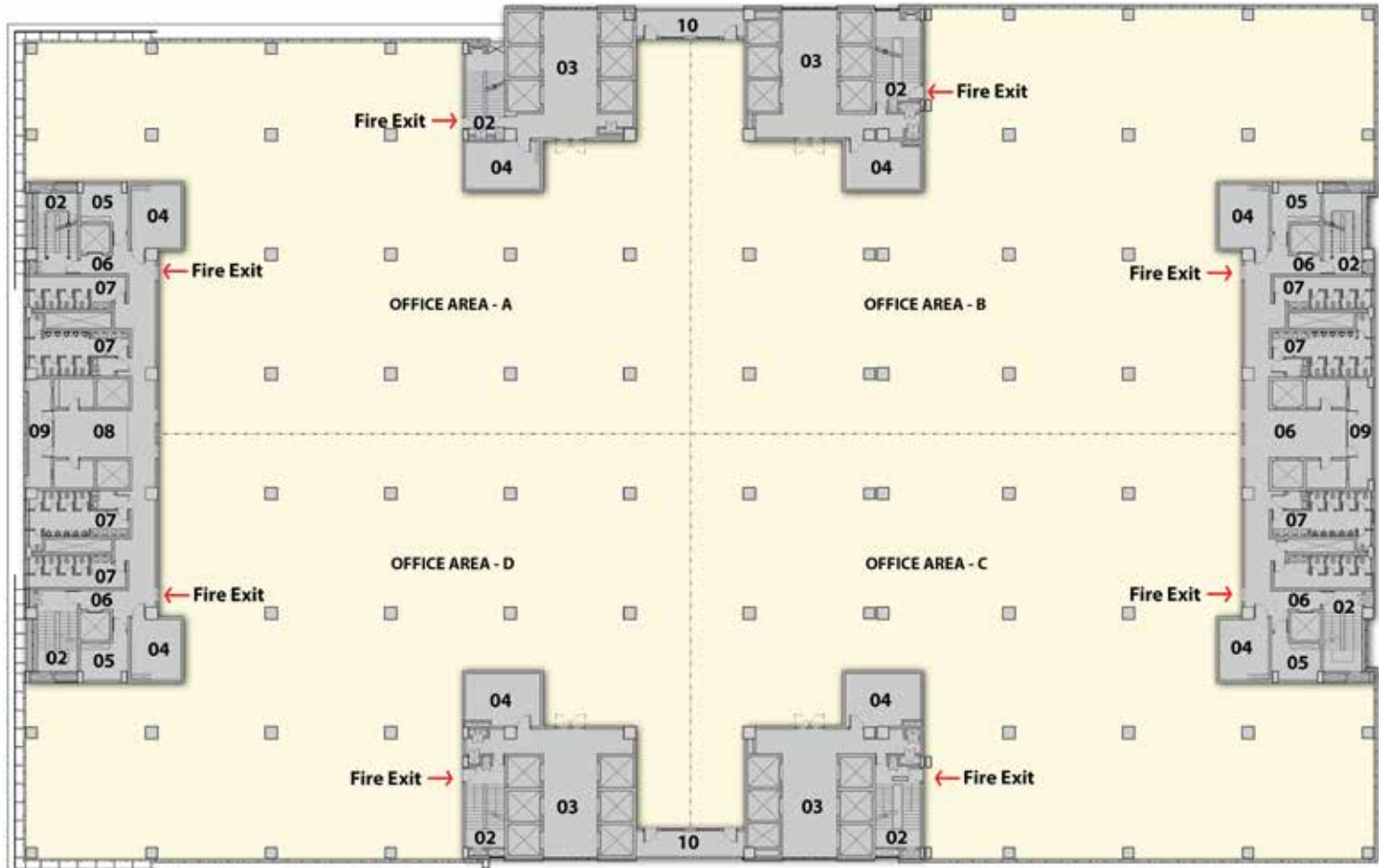
- | | | |
|-------------------------|--------------------------|-----------------------|
| 1. Entrance | 7. UG diesel tank | 13. Stilt floor exit |
| 2. Exit | 8. SEZ office | 14. Stilt floor entry |
| 3. Entrance portal | 9. Parking | 15. Plaza |
| 4. Signage wall | 10. Landscaped area | 16. Utility block |
| 5. Feature wall | 11. South lobby drop-off | 17. OWC |
| 6. North lobby drop-off | 12. Paved road | |

- Employee vehicle movement
- Service vehicle movement

Leasing Agent

CBRE

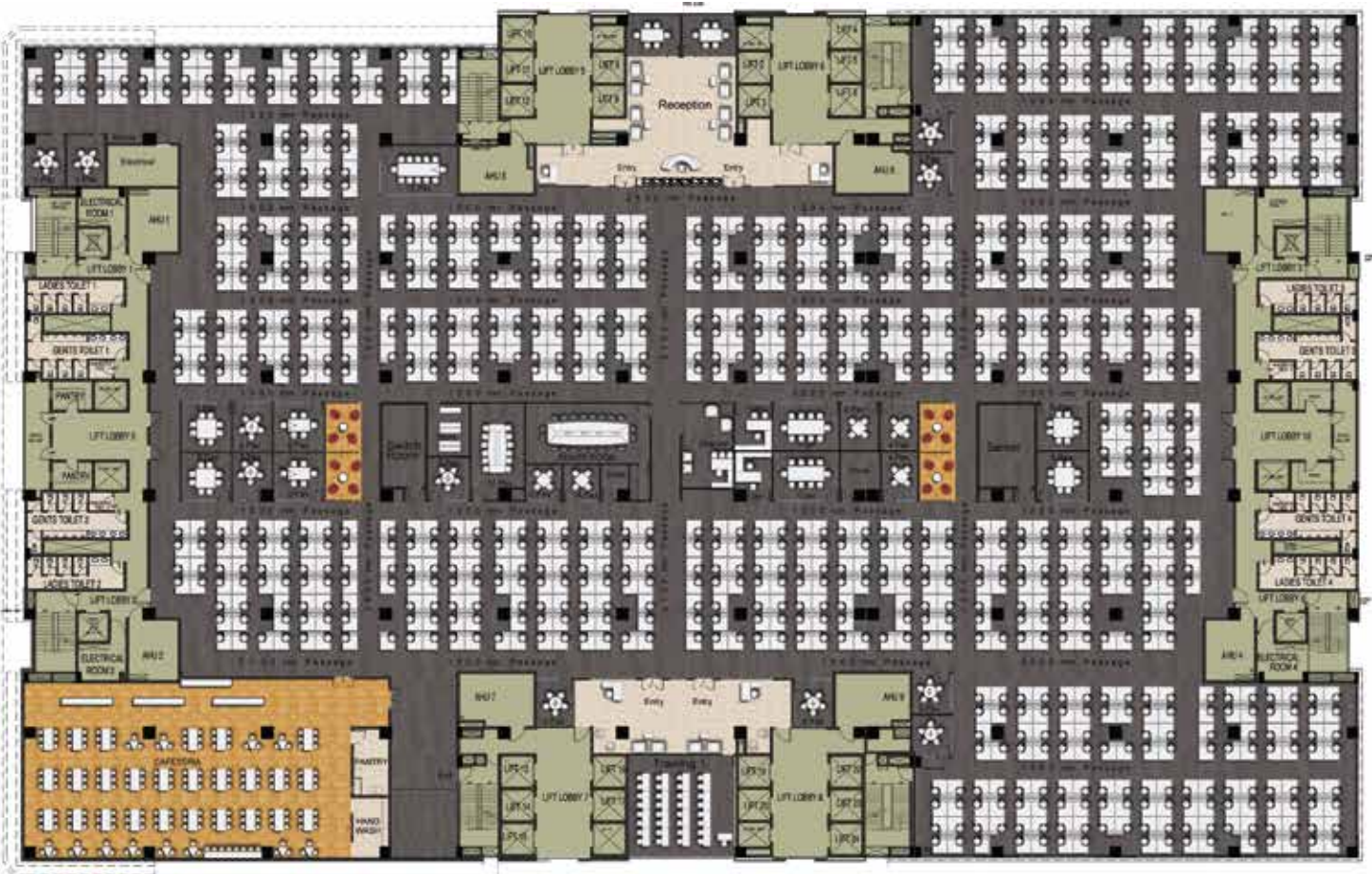
Typical Floor Plan



Legend

- | | | | | |
|-------------------|---------------|-----------------------|----------------------------|----------------------|
| 1. Office area | 3. Lift lobby | 5. Electrical room | 7. Toilet | 9. Service balcony |
| 2. Fire staircase | 4. AHU room | 6. Service lift lobby | 8. Service lobby/ corridor | 10. Fire refuge area |

Test Layout



Facility Chart		
Facility	Nos.	Capacity
12 Pax. Meeting Room	2 Nos	25 SQM
10 Pax. Meeting Room	2 Nos	21 SQM
8 Pax. Meeting Room	4 Nos	16 SQM
6 Pax. Meeting Room	4 Nos	16 SQM
5 Pax. Meeting Room	11 Nos	13 SQM

Facility Chart		
Facility	Nos.	Capacity
4 Pax. Meeting Room	5 Nos	12 SQM
Cabins	2 Nos	12 SQM
Board Room (20 Seats)	1 No	50 SQM
Training Room (32 Seats)	1 No	75 SQM
Cafeteria (204 Seats)	1 No	420 SQM

Head Count Chart	
Item	Proposed Nos.
Workstation 1500 X 600mm	1002
Cabins	3
Total	1005

Scale: 1:360



Ozone Group is committed to providing you with a higher quality of life and redefining the standard of living through innovative real estate products. We distinctively differentiate ourselves through our unvarying focus on 3 core values - Customer Centricity, Quality and Transparency. We have consistently stood at the forefront of design, raising the bar on aesthetics, functionality, infrastructure and eco-friendliness.

Our offerings range from residential condominiums, row houses and villas, to serviced apartments, hotels, resorts, spas, business parks, SEZs, integrated townships and retail malls. Our projects are currently being developed in Bangalore, Chennai and Mumbai. Our expertise in the Tech Park arena has resulted in the delivery of 5.5 lakh square feet of IT space in Bangalore - Ozone Maney Tech Park - housing industry majors Flipkart India, Siemens Technology & Services Pvt Ltd, Sapiens, Softtek India Pvt Ltd and Xiaomi Technology India Pvt Ltd, among others.

Ozone Group's key differentiator is the abundant infrastructure in all our projects. We address the most basic needs like Water, Power and Security, besides providing high-end conveniences and creature comforts with similar attention, which form the important essentials that drive our business objectives. Every project of Ozone Group has well-designed infrastructure such as wide internal roads, adequate car parks for residents and their visitors, large open green spaces with water features, and effective security systems, besides carefully chosen, high-quality building materials. We also invest significantly to make our projects environment friendly, through rain water harvesting, solar heating and lighting, waste management and other similar eco-friendly features.

We firmly believe that customer delight is our proudest outcome, not only in the environment we create around them, but also in the ready and committed service we provide.

CBRE

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm. The Company has more than 70,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 400 offices (excluding affiliates) worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.

CBRE was the first International Property Consultancy to set up an office in India in 1994. Since then the operations have grown to include more than 6,500 professionals across 10 offices, with a presence in over 80 cities in India. As a leading property consultancy, CBRE provides clients with a wide range of real estate solutions including Strategic Consulting, Valuations/ Appraisals, Capital Markets, Agency Services, Asset Services and Project Management.

The guiding principle at CBRE is to provide strategic solutions that make real estate holdings more productive and economically efficient for our clients across all service lines.

Ozone Group

Corporate Office: 38, Ulsoor Road, Bangalore 560 042

www.ozonegroup.com

Site Office: Ozone Techno Park

No.2/1, Abu Garden, OMR, Navalur, Chennai - 600 130

CBRE Contact Details:

Thapasya Anna Jose: 75502 23557 ✉ thapasya.jose@cbre.co.in

K.E. Eapen: 75502 23547 ✉ k.eapen@cbre.com

The information contained in this brochure is an illustrated representation of the kind of proposed development. The interiors and furnishings shown are not part of the standard offering and do not constitute a part of an offer or contract. The project plan is subject to approvals of relevant authorities and any changes or alterations of the plans, elevations, specifications and amenities will be at the sole discretion of the developer.