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commercial

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group



ozone CHAMBERS

Premium Commercial Spaces

The choice of location is what sets Ozone Group apart, be it commercial or high-end residential buildings. Ozone Chambers, a Grade A, Gold rated state-of-the-art development enjoys locational advantage of being situated near Silk Board in the ever-growing business district of Koramangala-HSR.

Embraced by residential, retail complexes, commercial establishments and banks, the micro-market is buzzing with business activities. The latest amenities and Grade A infrastructure ensure that Ozone Chambers will stand out and most certainly meet all the criteria for blue-chip tenants with the added advantages of scalability and sustainability. The spectacular biophilic design ensures that all floors get aesthetic, habitable and environmentally responsible spaces with a breath-taking view of the city. The modular design with total development size of about 1.6 million sqft. offers the perfect opportunity to create offices with better floor efficiency.



Artist's Impression

Location Map





- Localities
- Business Hubs
- Hospitals
- Schools & Colleges
- Hotels
- Malls

Location Advantages



Hospitals

St. John's Hospital
Sakra World Hospital
Manipal Hospital
Jayadeva Hospital
Columbia Asia Hospital
Campbell Hospital
Marvel Multi-speciality Hospital

Business hubs

Accenture
Tech Parks on Sarjapur-ORR
Embassy Golf Links
Wipro Corporate Campus
Intel
JP Morgan
Cisco
Electronic City
EMZ Ecospace Tech Park





Entertainment

Market Square 2 Mall
Koramangala Club
HSR Club
Forum Mall
Gopalan Innovation Mall

Hotels

Hotel Grand Mercure
Double Tree Suites by Hilton
Courtyard by Marriott
Treebo Kings Suites





Schools & Colleges

Bethany High School
Christ College
National Public School
New Horizon Eng. College
New Horizon School
Jyothi Nivas College

Biophilic Design



Biophilic Design is a concept used within the building industry to increase occupant connectivity to the natural environment through the use of direct nature, indirect nature along with space and place conditions. **Integrating outdoor experiences into the design** process gives occupant creativity a boost.

Exploring the concepts of **Biophilic**, making this a spectacular new generation building and minimizing the threat on ecological environment. These concepts have been developed to make use of the resources efficiently while producing **less waste**.

A building designed to be part of our environment, part of our context. A new generation office building away from the concept of fixed design with the ability to adopt to times in terms of technology. **Aesthetic, habitable, environmentally responsible and resilient spaces.**

NEWAGE DESIGN FEATURES POST-PANDEMIC
Integrate private outdoor spaces into building designs
Implement Biophilic design elements
Floor plans by de-densifying. Occupancy can be reduced from 1/8 sqm to 1/10 sqm or more during interior designs.
Segregating private & public spaces
Increased fresh air with more light & ventilation
Air filtration systems with MERV13 / HEPA
Enchanced Exhaust System
To adopt systems considering ionizers & filters for bacteria & pathogen removal
Isolation of HVAC systems from common areas to tenant areas
Negative & Positive pressures w.r.t common areas to tenant areas
Demand control ventilation system applications
Temperature scanners in case of high temperature alarm
Contactless entry to office for autorizied personnel

A building naturally sustainable and inherently resilient spaces. Application of **Heat Island Reduction** concept with high reflective materials and vegetation to cover about 95% of exposed roof area and covered parking. Promoting the use of **Eco-Friendly** refrigerants and materials that absorb Co2.



Ozone depleting substance free fire suppression systems used. Promoting local business by use of **locally available materials**. Natural building materials reused to eliminate the energy embodied in harvesting and manufacturing new products.

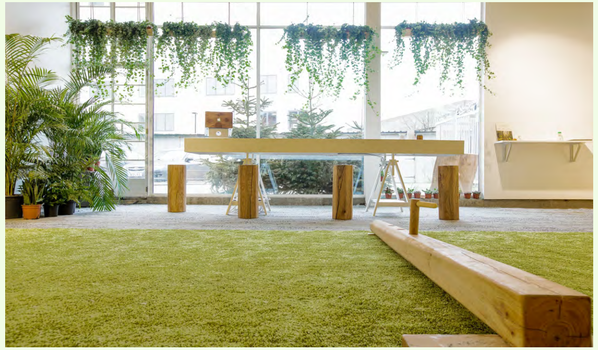
Green Building Certification (LEED)



The building will be targeted for Gold rating LEED certification with the following features:

- Solar panels to be installed on site for renewable energy
- Water efficient features to be installed
- HVAC equipment in line with LEED rating requirements
- Construction Activities followed as per LEED standards
- Interiors to be as per LEED standards
- Charging points for electric vehicles to be provided

- Insulation levels of roof and facade done to ensure minimum heat load inside the office
- Implementation of sensors to optimize electrical load
- Waste management efficiency
- Energy savings in the range of 20-30%
- Water savings in the range of 30-50%
- Excellent day lighting, health & well being of the occupants, safety benefits and conservation of scarce natural resources



Site Plan



N

Not To Scale

Basement Plan

Tower A



N

Not To Scale

Ground Floor Plan

Tower A



Not To Scale

N

Typical Floor Plan

Tower A

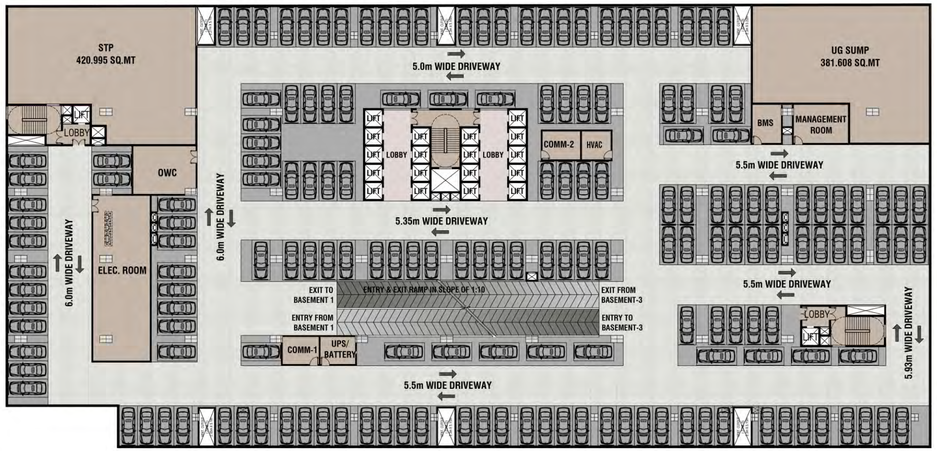


Not To Scale

N

Basement Plan

Tower B



N

Not To Scale

Proposed Tower

Typical Floor Plan

Tower B



N

Not To Scale

Proposed Tower

Technical Specifications

BUILDING SPECIFICATIONS

- Configuration - 3 basement + ground + 16 floors
- Building height - 73 m
- Car parking - 1 car park/900 Sq.Ft. Leasable area
- Floor to floor height - 4.2m
- Floor loading - 4KN/Sq.M
- Earthquake resistance - RCC framed structure as per NBC/IS specification
- Floor plate area - varies from 43,209 Sq.Ft. to 52,306 Sq.Ft.
- Efficiency - approx. 78% (+/- 2%)
- Façade with glazing /cladding /texture paint
- Grid size - 8.85m x 10.8m
- Finishes
  - Entrance lobby at ground floor - vitrified or any natural stone /texture paint
  - Upper floors lift lobby & common passages - vitrified/ natural stone/ texture paint & false ceiling
  - Toilets on all floors with ceramic /vitrified tiles along with false ceiling

IT & TELECOMMUNICATIONS

Facilities & OFC service provider & space provisions for dual entry paths for mucks at basement 1 level provided

ELECTRICAL

- Power Source - 11KV /415 V
- Total Power Load – 0.75 KVA for every 100 Sq.Ft. of floor area including air conditioning, utilities & all other common areas. Dedicated power of 0.45 KVA for 100 Sq.Ft. of floor area for tenants will be available
- Main LT Panel room & DG - Provided at basement, 1st floor level & DG in the setback area
- Power Back-up - 100% DG back-up
- Total Power Load – 6000 KVA
- Transformer Capacity - 3 no's of 2,000 KVA
- DG Capacity - 3 no's of 2,500KVA + 1 no. 2,500 KVA spare
- Diesel Storage Capacity - Day tank 4 no's of 990L
- HSD - 1 X 25KL approx

ELEVATORS

- Fully automatic lift with ARD system.
- CCTV cameras to be considered inside the lift car, lift lobbies & at strategic locations
- Main Lift: Passenger 16 pax X 10 with 2mps speed
- Service Lift: 2 x 1,000 Kgs

Technical Specifications

SECURITY

- External Security - External surveillance system provided
- Evacuation - Fire staircases provided for evacuation
- Assembly area - Sufficient area provided at the ground level
- Boom Barrier - Boom barrier at entry /exit
- CCTV - CCTV with PTZ cameras for main entrance & external surveillance at strategic locations with recording, storage and monitoring facility within the building

PLUMBING

- General Design Guidelines
  - Sources of water: bore well water, tanker water and municipal water
  - Water requirement: 45 LPD
  - UG sump storage: min 2.0 days requirement provided
- Sanitary Fixtures & CP fittings - Jaquar /Hindware /Parryware or Equivalent (Low flow fixtures & fittings)
- UG sump - 516 CUM
- WTP Capacity - 17 CUM /hr
- STP Capacity - 400 KLD, SBR technology (Below ground installation)
- Terrace Rainwater Harvesting - 235 CUM/day (treated & reused for domestic purposes)
- OHT Cap - Fire - 100 CUM/day. Domestic - 10 CUM/day
- Garbage Disposal - OWC provided for garbage disposal system

HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

- Total tonnage – 1,750TR
- High side - Chillers 3 X 585 TR working and 1 x 585 TR standby approx. water cooled chillers
- AHU with Double skin provided
- BTU meter for each tenant provided
- BMS systems - Provided for critical equipment

CODES

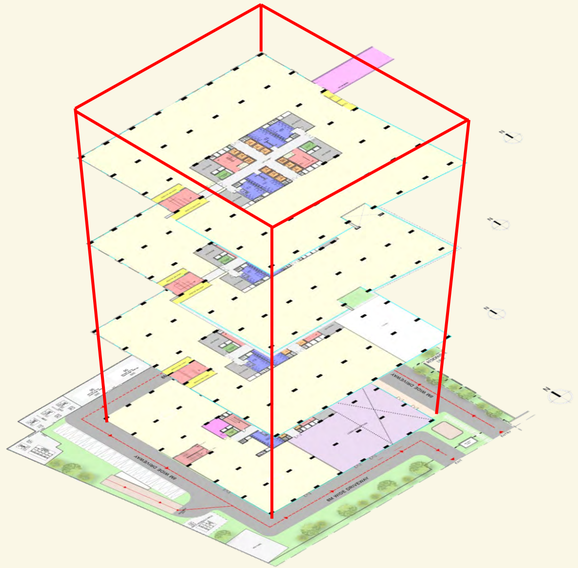
- National building code 2005
- Local bye laws for fire compliance

FIRE FIGHTING

- Automatic sprinklers & FAPA system Provided as per NBC 2005 and local byelaws
- Fire water sump capacity 500 CUM/day
- Fire exit has been planned for every 8.5 sqm/person

Area Statement (Tower A)

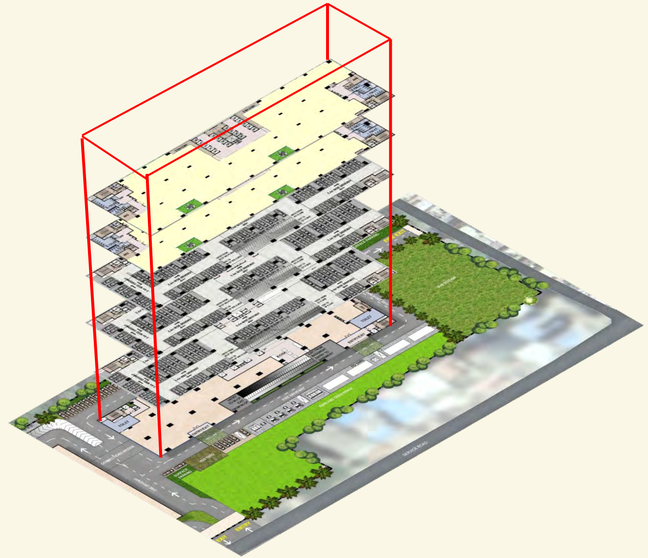
Usage	Floors	Leasable Area - (Sq.Ft.)
Retail	Ground Floor	46,394
Office	First Floor	46,394
	Second Floor	55,811
	Third Floor	55,429
	Fourth Floor	56,162
	Fifth Floor	51,404
	Sixth Floor	54,361
	Seventh Floor	54,137
	Eighth Floor	55,557
	Nineth Floor	55,403
	Tenth Floor	55,737
	Eleventh Floor	55,403
	Twelfth Floor	55,737
	Thirteenth Floor	55,403
	Fourteenth Floor	55,737
	Fifteenth Floor	55,403
	Sixteenth Floor	55,737
	TOTAL	9,20,211



Area Statement (Tower B)

Proposed Tower

Usage	Floors	Leasable Area - (Sq.Ft.)
Retail	Ground Floor	36,011
MLCP	First Floor	-
	Second Floor	-
	Third Floor	-
Office	Fourth Floor	49,252
	Fifth Floor	49,252
	Sixth Floor	47,991
	Seventh Floor	44,577
	Eighth Floor	47,991
	Nineth Floor	47,991
	Tenth Floor	45,765
	Eleventh Floor	47,991
	Twelfth Floor	49,210
	Thirteenth Floor	44,577
	Fourteenth Floor	49,210
	Fifteenth Floor	47,991
	Sixteenth Floor	45,765
	Seventeenth Floor	47,991
	Eighteenth Floor	49,214
	TOTAL	7,50,778



Pedigree of Ozone Group in Commercial Projects: (Developed and Sold)

Project	Built up Area (sqft)	Status	Asset composition
VR Mall	20,00,000	Fully operational and sold	High-end Retail, Mall, Service hotel, Co-working offices, recreational terrace area (2,60,000 sqft)
NAFL-NPS, Urbana	2,60,000	Fully operational and sold	School
Ozone Manay Tech Park	5,20,000	Fully operational	Grade A office space
Ozone Techno Park - 1	12,53,000	Fully operational	Grade A office space
Ozone Premia	84,300	Developed and strata sold	Grade A office space
Ozone Chambers	12,32,400	Under development & strata sold	Grade A office space
Star Hotel, Urbana – 174 keys	2,08,000	Under development	Hospitality
Total	**55,57,700**		



VR Mall



NAFL - NPS



Ozone Manay Tech Park



Ozone Premia



Ozone Techno Park



Ozone Chambers



Ozone Icon



Star Hotel at Ozone Urbana



Images shown are a combination of actual shots and renders.

ozone group

We, at Ozone Group, are committed to providing you a better quality of life and redefining the standard of living through innovative real estate products. We distinctively differentiate ourselves through our committed focus on three core values – Customer Centricity, Quality and Transparency. Fortified by our 5-pillar approach of strong infrastructure, varied product mix, choice of amenities, eco-friendliness development and culture and CSR, we are on a mission to build a safe and sustainable future. Our offerings range from residential condominiums, hotels, resorts to business parks, integrated townships and retail malls. Our projects are currently being developed in Bengaluru, Chennai, Mumbai and Goa.

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