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# OZONE MANAY TECH PARK



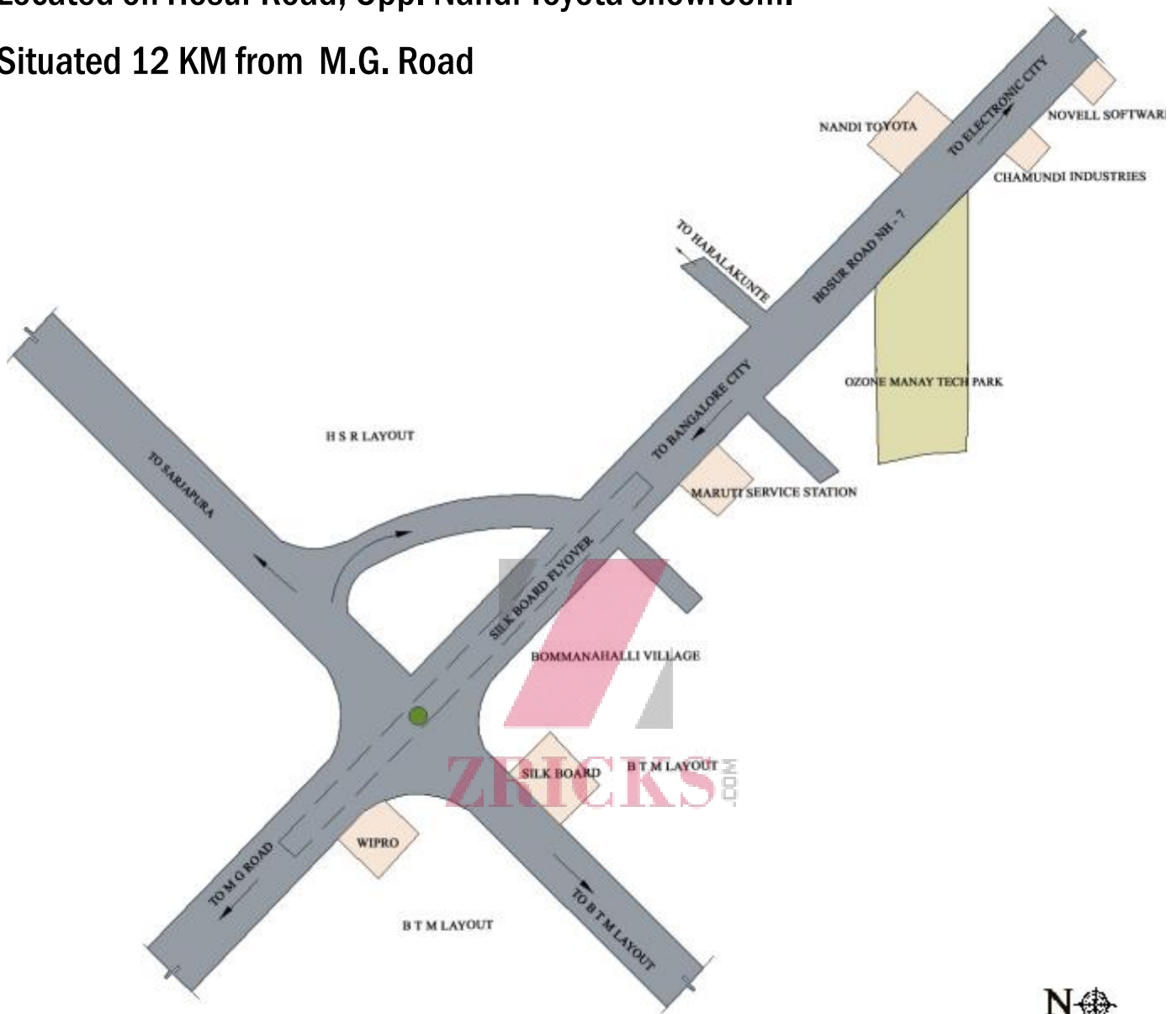
**Ozone Manay Tech Park is designed as a premier office space to cater to Software, ITES, BPO and BT activities. Great care has been taken to ensure long lasting aesthetics, adequate car parking facilities and vast central entrance podium for free circulation of people.**

**A large atrium in the rear tower brings in sunlight all the way to the ground floor. Ample recreational space and landscaping contribute towards making this building a preferred destination.**

# LOCATION MAP

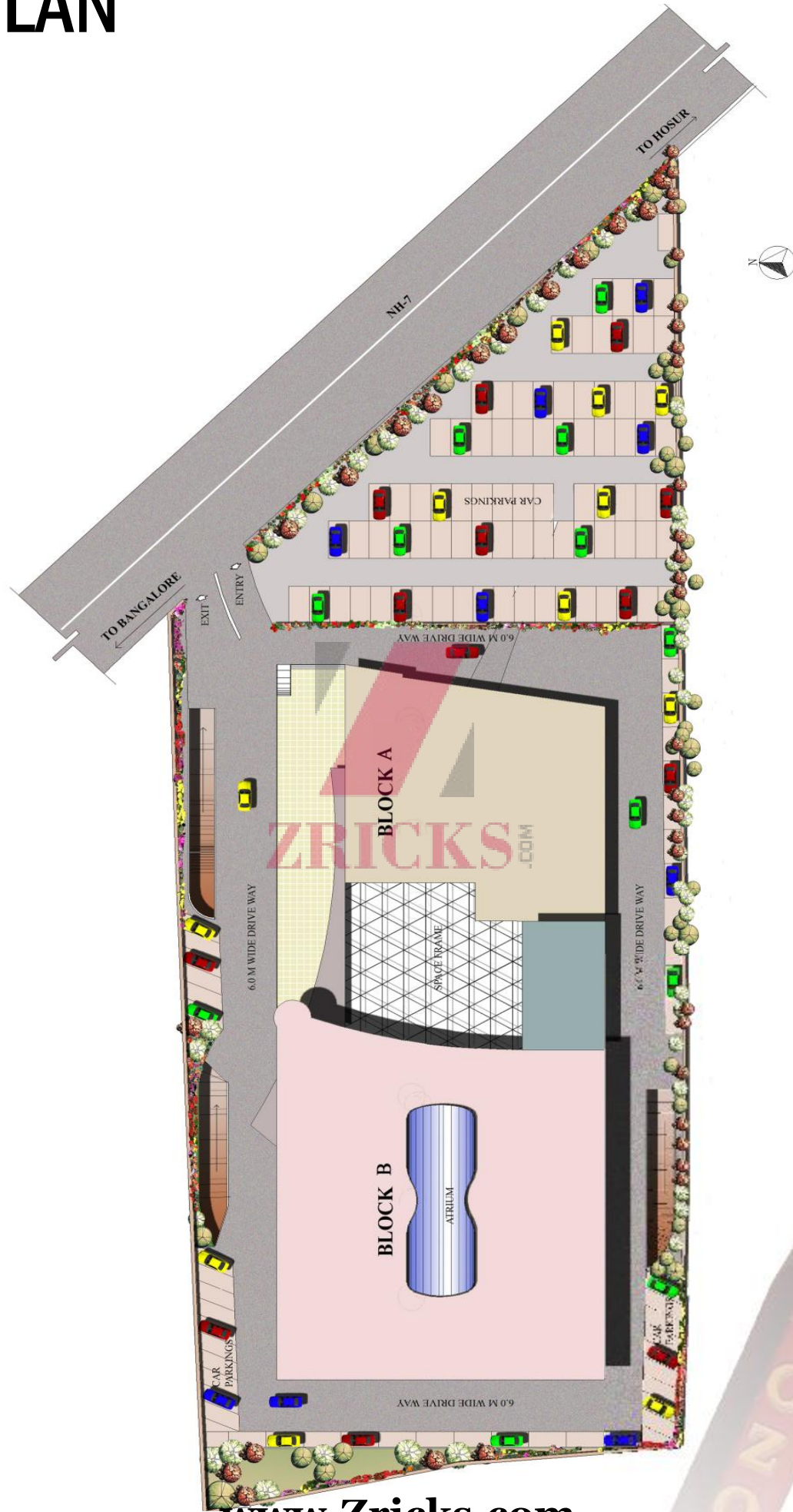
Located on Hosur Road, Opp. Nandi Toyota showroom.

Situated 12 KM from M.G. Road

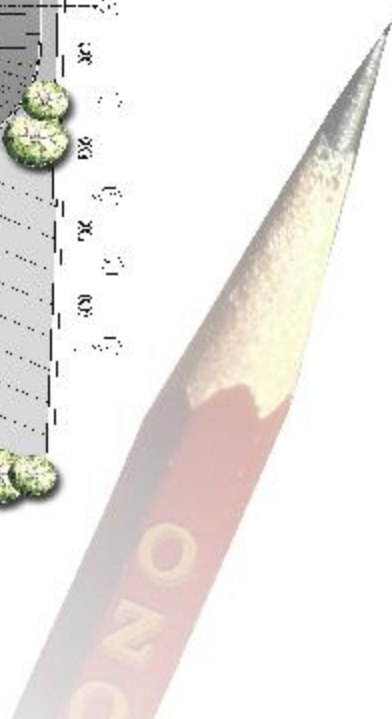


DISTANCE INDICATOR	
BANGALORE AIRPORT (BIAL)	- 45 KM
CITY RAILWAY STATION	- 16 KM
VIDHANA SOUDHA	- 13 KM

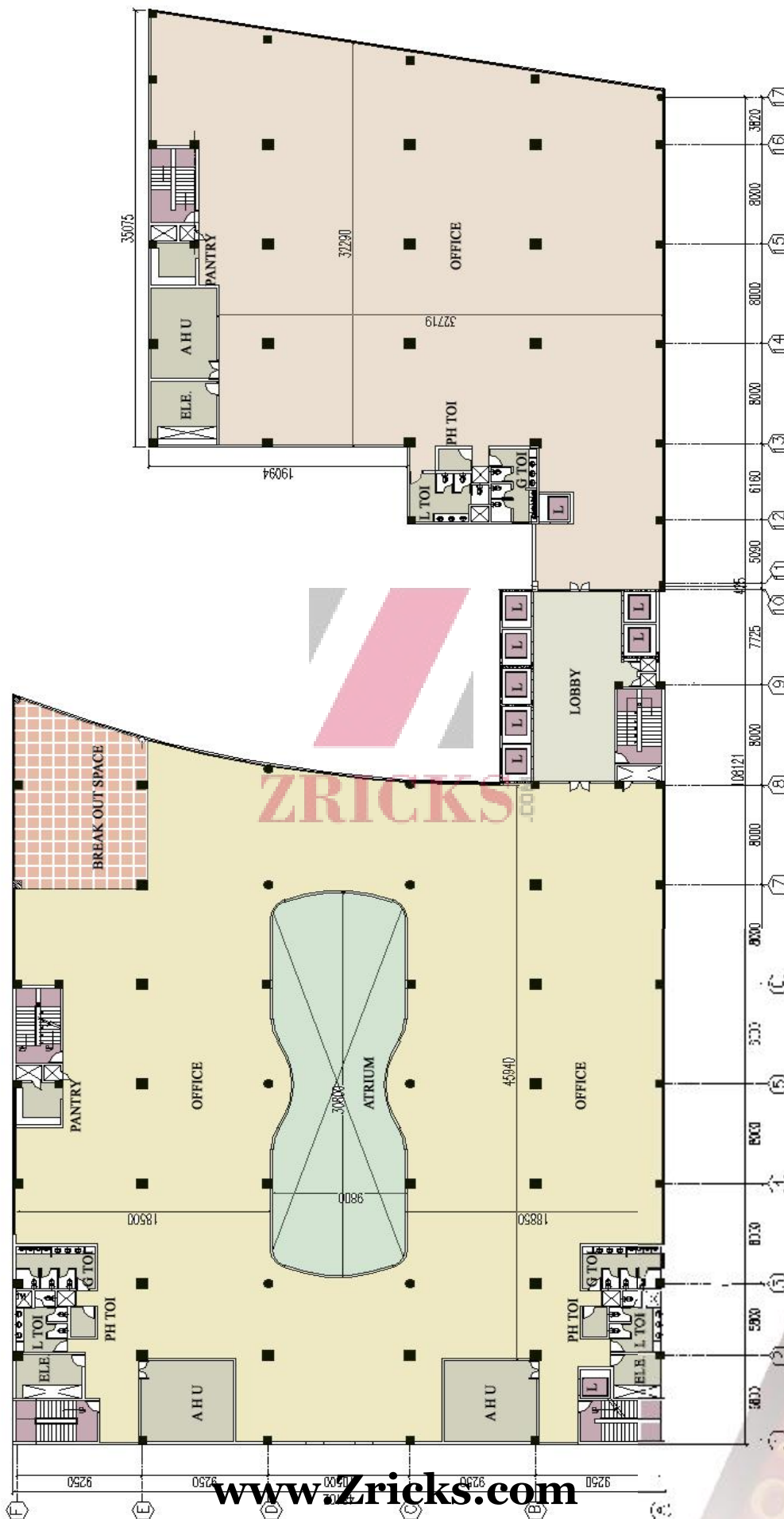
# SITE PLAN



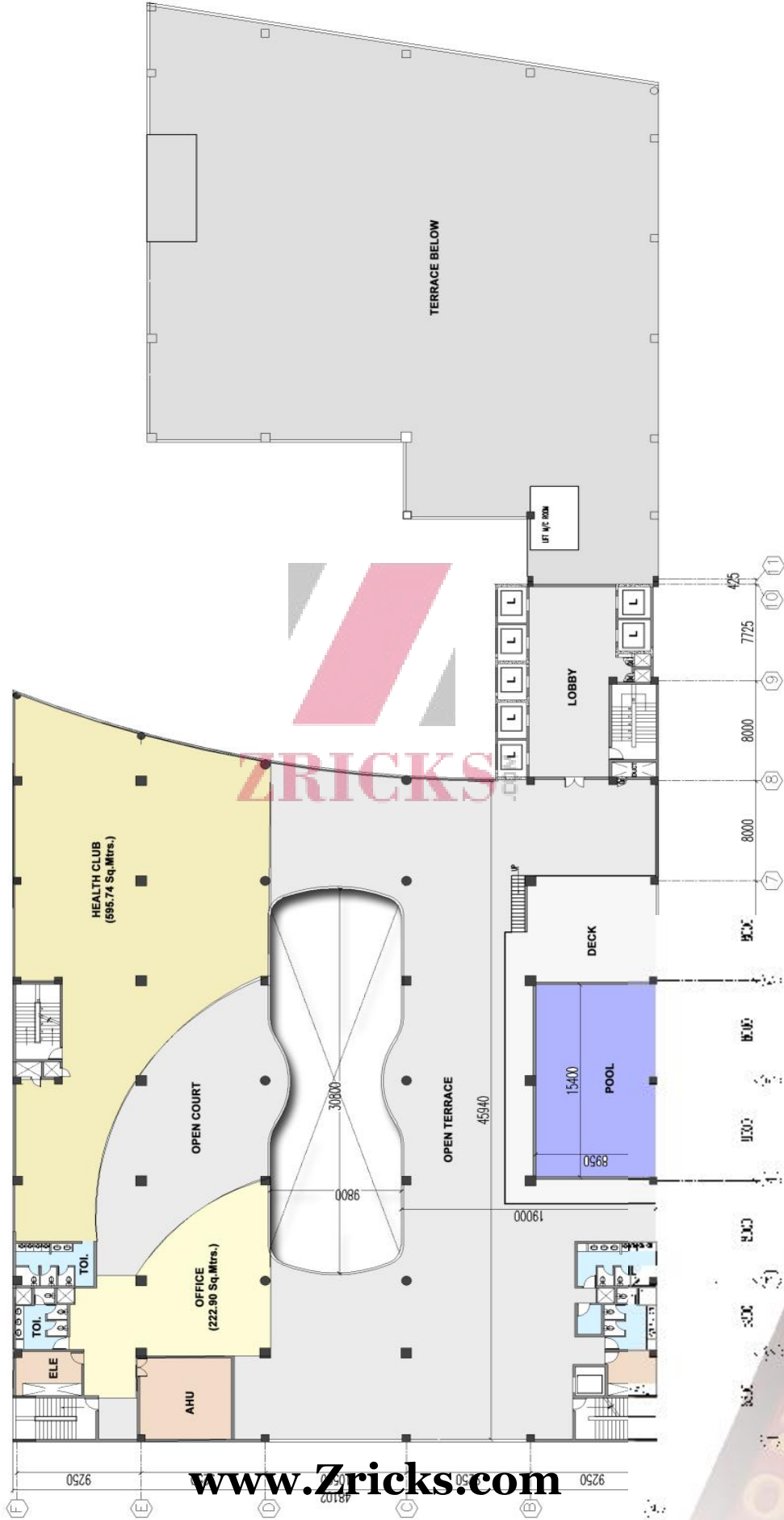
# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN



# TERRACE FLOOR PLAN



## PLOT

Plot Area / Size	1,39,320 sq.ft. / 3.25 Acres.
Shape of the Plot	Rectangle
Frontage of the Plot	330'0"

## BUILDING SPECIFICATIONS

No. of Blocks	2 blocks
No. of Floors	Block A - G + 6 floors Block B - G + 9 floors
Height of the building	Block A - 27.6 mtrs. Block B - 39 mtrs.
Total Super built up area of the building	3,95,341 sq.ft.
No. of basements	2
Total Area of Basement	1,51,330 sq.ft.
Usage of basement	Car parking and other services
Average floor plate size	Block A - 15,980 sq.ft. Block B - 30,630 sq.ft.

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## AREA SPECIFICATIONS

	Floor	Block A	Block B
Floor Area (Sq.ft. super built area)	Ground Floor	16565	32700
	First Floor	17200	29139
	Second Floor	17200	29139
	Third Floor	17200	29139
	Fourth Floor	17200	29139
	Fifth Floor	17200	27515
	Sixth floor	17200	29135
	Seventh Floor	-	29135
	Eighth Floor	-	29135
	Ninth Floor	-	9792
	Open Terrace	14210	18185



## FLOORING SPECIFICATION

Lobby	Granite
Staircase	Granite
Inside the office	Cement flooring

## AIR CONDITIONING

Type of AC	Centralized plant
AC capacity	1400 RT
Make of the AC plant	Voltas
Upgrading potential	Yes
Place where the AC units are installed	Terrace

## TOILET (PER FLOOR)

Male	16 closets + 25 urinals
Female	16 closets
Toilet floor finish	Anti skid ceramic tiles

## FIRE FIGHTING

No. of fire exits	5
Fire Hydrants	Fire safety systems in compliance with the requirements of Governmental authorities.
Fire alarms	Provided as per norms
Smoke detectors	Provided as per norms
Sprinklers	Provided as per norms
Fire sump capacity	5,00,000 litres.
Over head tank capacity	Fire - 80,000 litres

## TECHNICAL SPECIFICATIONS

Type of construction	RCC frame structure with post tensioned beam and slab with isolated / combined footing
Load bearing capacity Live Load	350 Kg. per sq.mtr
Dead Load	Self weight + 200 Kg. per sq.mtr. for finishes
Column to column measurement	8 mtrs X 9.5 mtrs
Ceiling height	11' 7" finished floor level to ceiling 9' 4" finished floor level to false ceiling
No.of lifts / capacity	
Passenger	7 nos. of 20 passenger capacity
Service	2 nos. of 1 ton capacity each
Make of the lift	Kone
Power connection	HT power connection from KPTCL up to 3 MVA
Total power available for the building	4000 KVA
No. of transformers	2 nos. of 2 MVA OLTC
Power allotted per floor	1 KVA for every 100 sq.ft.
Total back-up power available	100%power back-up
Back-up power for each floor	100%
Back-up power for AC	100%
DG set capacity	2Nos. of 1250 KVA + 2 No. of 1000 KVA
Make of the DG set	Cummins
Place where the DG set is kept	In the basement
Place where the fuel tank is kept	Near the DG set
Fuel tank capacity	990 litres
Where the back up power cable is connected	Main LT panel
The DG set is sound proof	Yes, with room acoustics.

## PARKING FACILITIES

No. of car parking slots	520
Covered	414
Open	106

## COMMUNICATION

Mass communication systems	DLC from BSNL / Bharti provided
Proposed location of server rooms	On each floor

## TERRACE

Space for installation of Communication dish / tower.	Provided in the terrace.
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## WATER (DOMESTIC)

Sump capacity (UGR)	2,00,000 Ltrs. (through Hydro pneumatic system)
Overhead tank capacity	20,000 Ltrs.
Water treatment plant	Provided
Sewage treatment plant (STP)	200KLD

## FACILITIES OFFERED

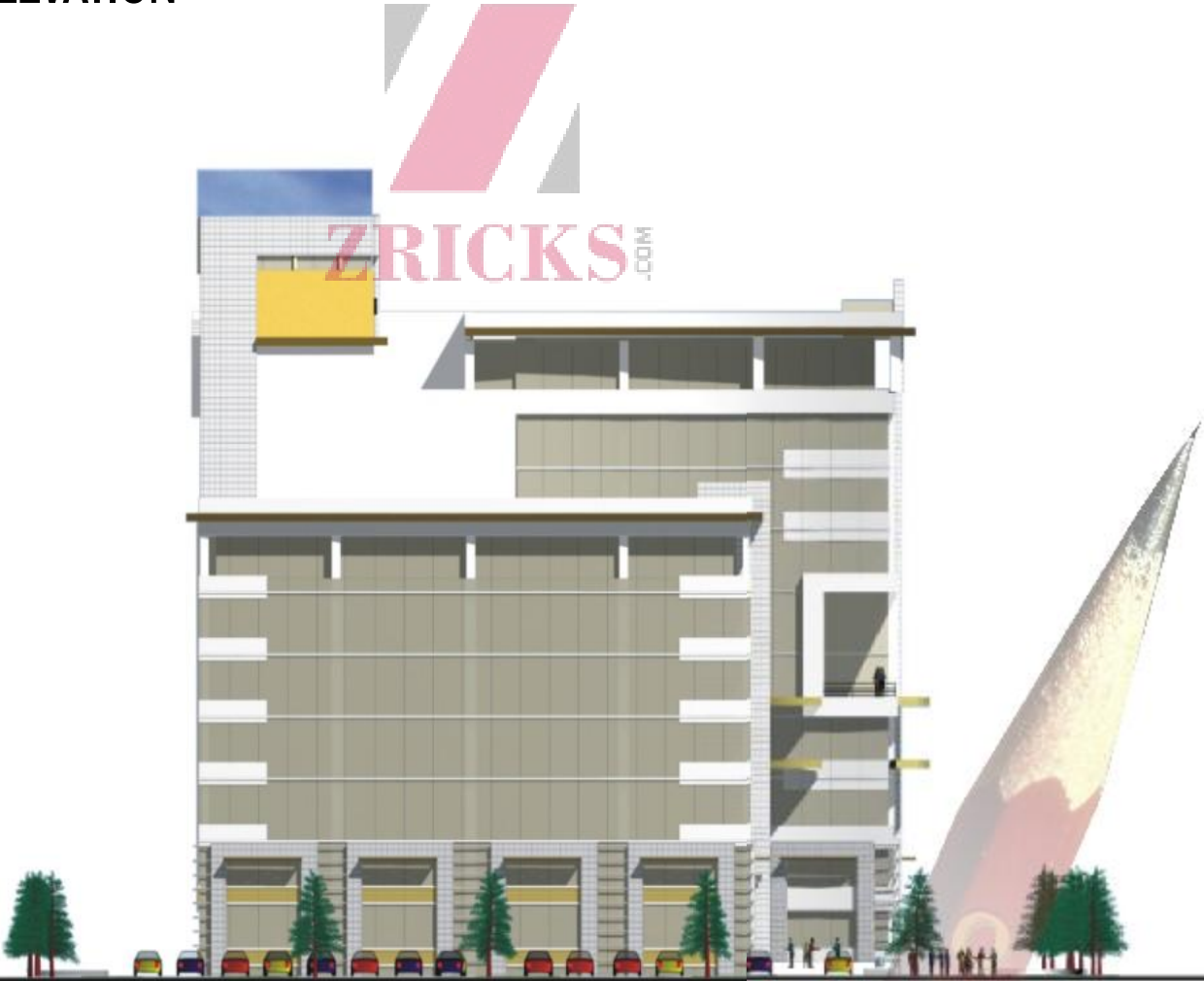
Cafeteria
Health Club
Swimming Pool
ATM

"The information contained in this brochure is indicative of the development that is proposed. Subject to the approval of authorities or in the interest of continuing development, the developers reserve the rights to change plans, specifications or feature without prior notice or obligation"

# ELEVATION DRAWINGS



**NORTH ELEVATION**



**EAST ELEVATION**



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