



Artist's Impression

ozone **URBANA**  
IT'S ALL HERE.

## Urbana Avenue

2, 2.5, 3 B/R Apartments,  
Duplexes & Penthouses

[www.Zricks.com](http://www.Zricks.com)

# Ozone Urbana. It's all here.

At Ozone Urbana we promise you a lifestyle that's unmatched by any other development in its league. Spread over 150 acres, this picturesque township is located right next to the KIAL flyover on NH-7 and offers a fabulous living environment.

Complete with social infrastructure such as a school, hospital, hotel, offices, restaurants, retail village and homes for the senior living community, Ozone Urbana is undeniably Bangalore's largest integrated township.

Planned to integrate the needs of the modern day home owner, the township encompasses amenities such as multiple clubhouses, 80% open space, an internal road network of 9 kms, a 2.4 kms long dedicated bicycle track, multiple sports facilities... it's all here!

Precisely why Ozone Urbana is the preferred choice for those who are looking to buy a modern home for a progressive lifestyle.

Here's what Ozone Urbana township has to offer:

- Main access from 8 lane superfast NH-7
- Multiple access for easy entry / exit
- Urbana Aqua – 2, 3 and 4 B/R Apartments
- Urbana Meadows – Serviced Residential Plots
- Urbana Belvedere – 3 B/R Premium Apartments
- Urbana Avenue – 2, 2.5, 3 B/R Apartments, Duplexes & Penthouses
- Urbana Pavilion – 2, 2.5 and 3 B/R Apartments
- Urbana Aura – 3 and 4 B/R Luxury Residences
- Urbana Alcove – 2, 3 and 4 B/R Boutique Residences
- Urbana Serene – Senior Living Community
- Urbana Irene – Senior Living Community
- National Public School
- Star Hotel
- 250 bed BR Life Hospital
- Commercial Office Space / IT Park
- Retail Village
- Modern Amenities

# Urbana Avenue

Nestled within the integrated township is Urbana Avenue, apartments, duplexes and penthouses that have been specifically designed to let you live in the convenience of a home. Surrounded by lush greenery and water bodies, these units are located in closed proximity to all the amenities the township has to offer.

## Urbana Avenue - Features:

- Basement + ground + 11 floors
- Ample car parking for residents and visitors
- Large landscaped areas with parks and open spaces
- 2 lifts - 1 passenger lift and 1 stretcher lift provided per tower
- 2 metre wide corridors
- Basement/ Stilt Parking



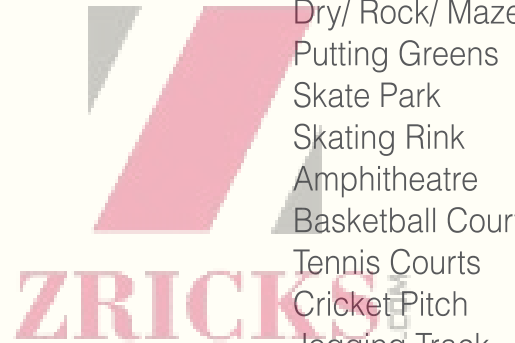
# Amenities

## Common Clubhouse

Gym  
Health Club - Steam, Sauna and Jacuzzi  
Yoga/ Meditation/ Aerobics  
Salon - Men and Women  
Indoor Badminton Courts  
Squash Courts  
Table Tennis  
Pool/ Billiards  
Bowling Alley  
Kids Gaming Zone  
Library/ Reading Room  
25 Seater Mini-Theatre  
Creche/ Day Care Centre  
Café  
Lounge Bar  
Alfresco Dining  
Multi-purpose Hall  
Business Centre  
Laundromat  
ATM  
Pharmacy  
Departmental/ Convenience Store  
Office Space for Association

## Outdoor Amenities

Swimming Pool/ Toddlers' Pool  
Yoga and Meditation Area  
Children's Play Area and Sand Pit  
Snakes and Ladders  
Dry/ Rock/ Maze Garden  
Putting Greens  
Skate Park  
Skating Rink  
Amphitheatre  
Basketball Court  
Tennis Courts  
Cricket Pitch  
Jogging Track  
Climbing Wall  
Palm Plaza  
Fountain Plaza  
Large Landscaped Areas  
Senior Citizens' Area



# Master Plan



## Legend

1. Main Entrance
2. Retail Village
3. Star Hotel
4. Business Hub
5. BR Life Hospital
6. National Public School
7. Residential Apartment
8. Clubhouse
9. Residential Apartment
10. Residential Apartment
11. Residential Apartment
12. Irene – Senior Living
13. Serene – Senior Living
14. Future Residential Development
15. Alcove - 2, 3 & 4 B/R Boutique Residences
16. Meadows – Serviced Residential Plot
17. Aura – 3 & 4 B/R Luxury Residences
18. Aqua – 2, 3 & 4 B/R Apartment
19. Belvedere – 3 B/R Luxury Apartment
20. Pavilion – 2, 2.5 & 3 B/R Premium Apartment
21. Avenue – 2, 2.5, 3 B/R Apartments, Duplexes & Penthouses



Plan not to scale

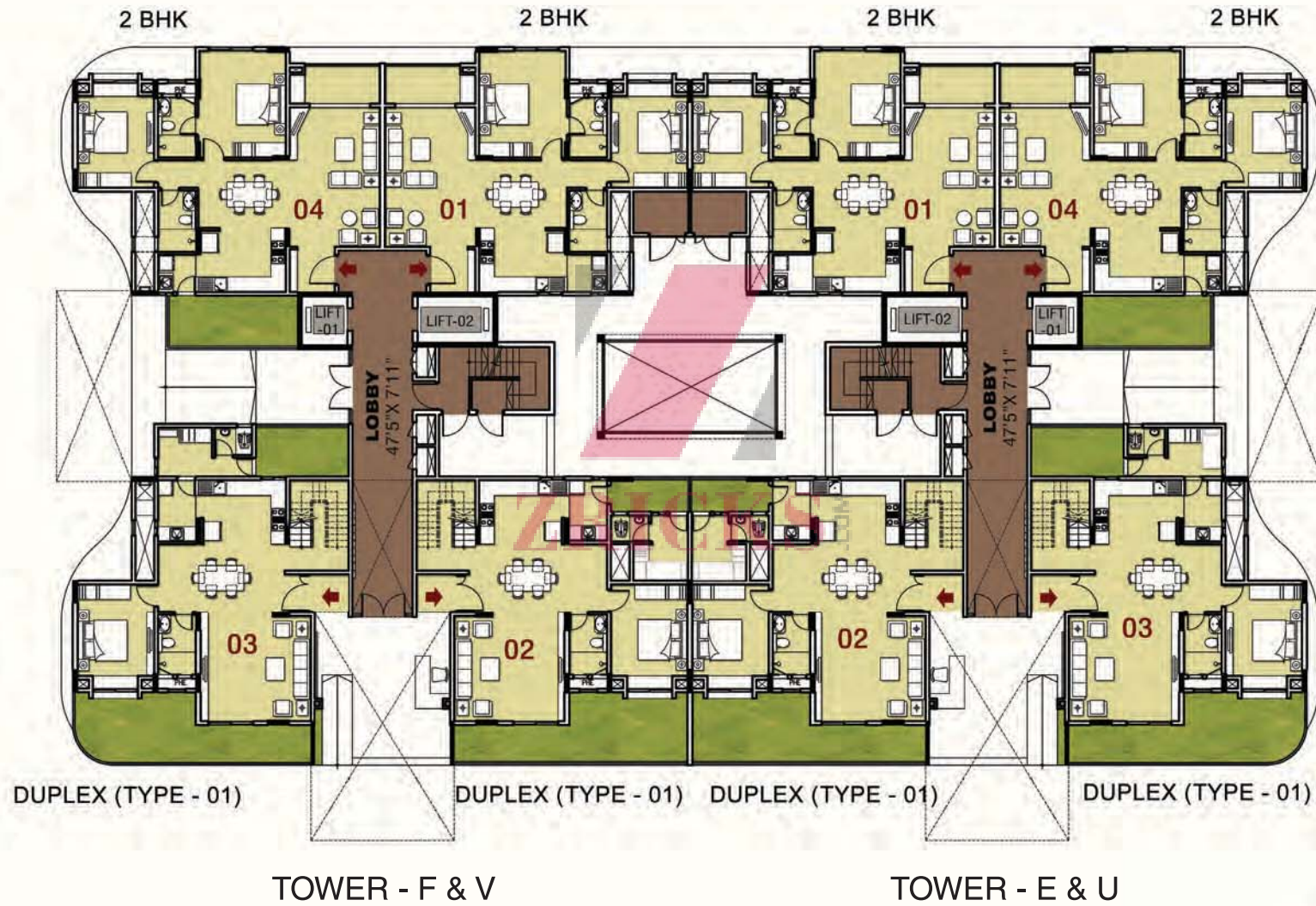
# Site Plan



# Cluster Plan: Typical Towers - E, F, U & V Ground Floor Plan



KEY PLAN (NTS)

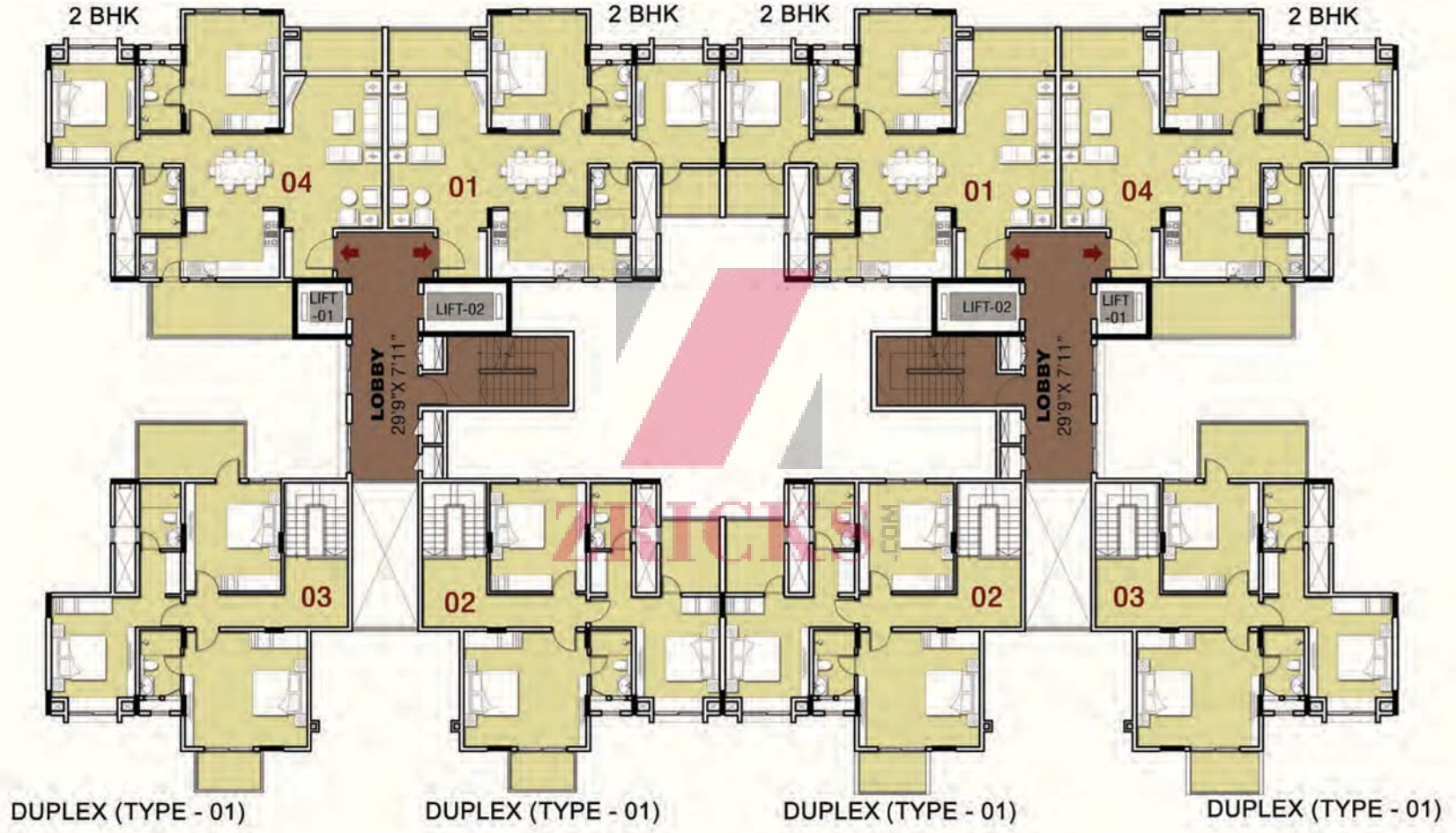




Cluster Plan: Typical Towers - E, F, U & V  
1st Floor Plan



KEY PLAN (NTS)



TOWER - F & V

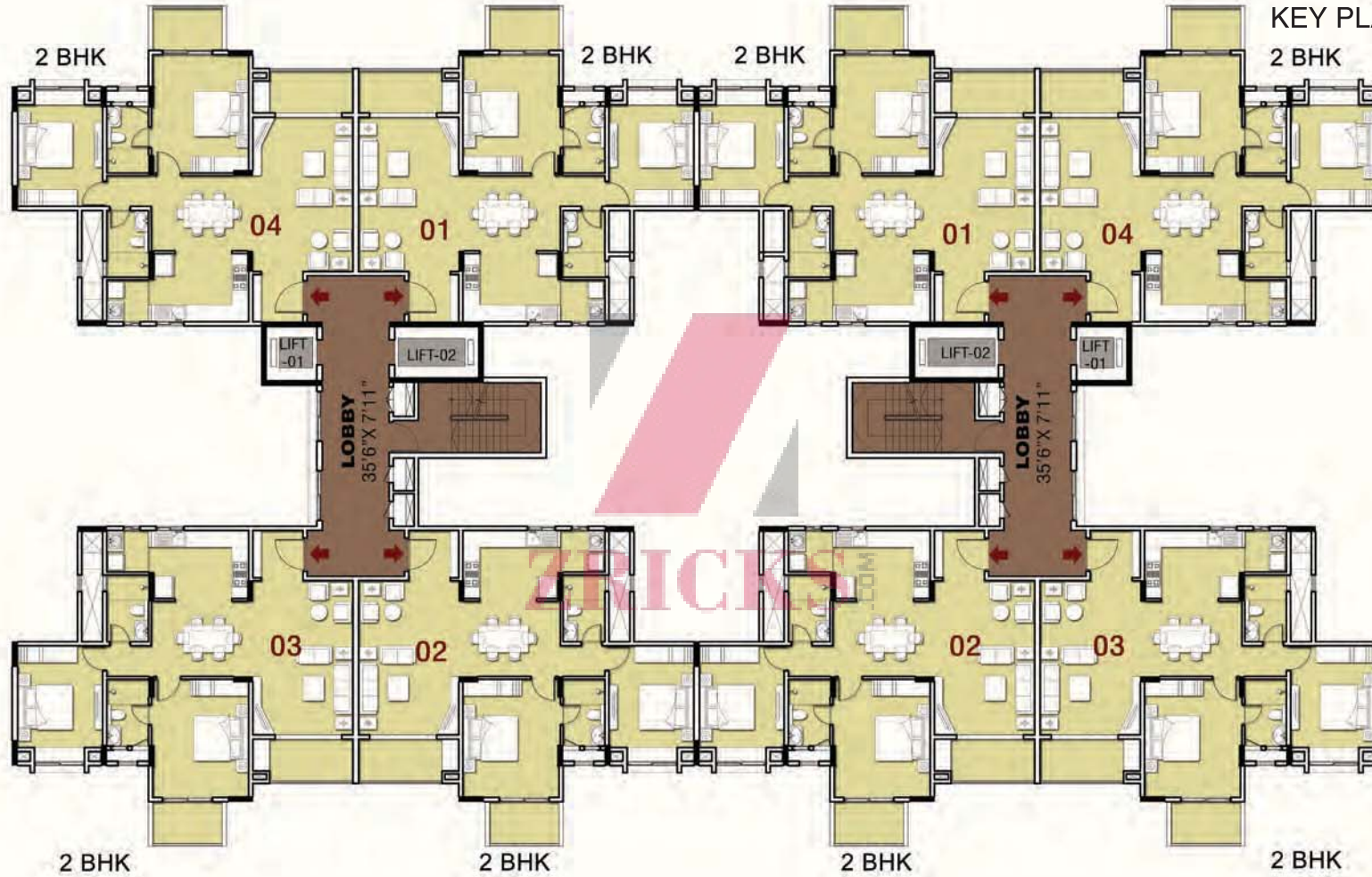
TOWER - E & U



Cluster Plan: Typical Towers - E, F, U & V  
Typical 2nd, 4th, 5th, 7th, 8th & 10th Floor Plan



KEY PLAN (NTS)

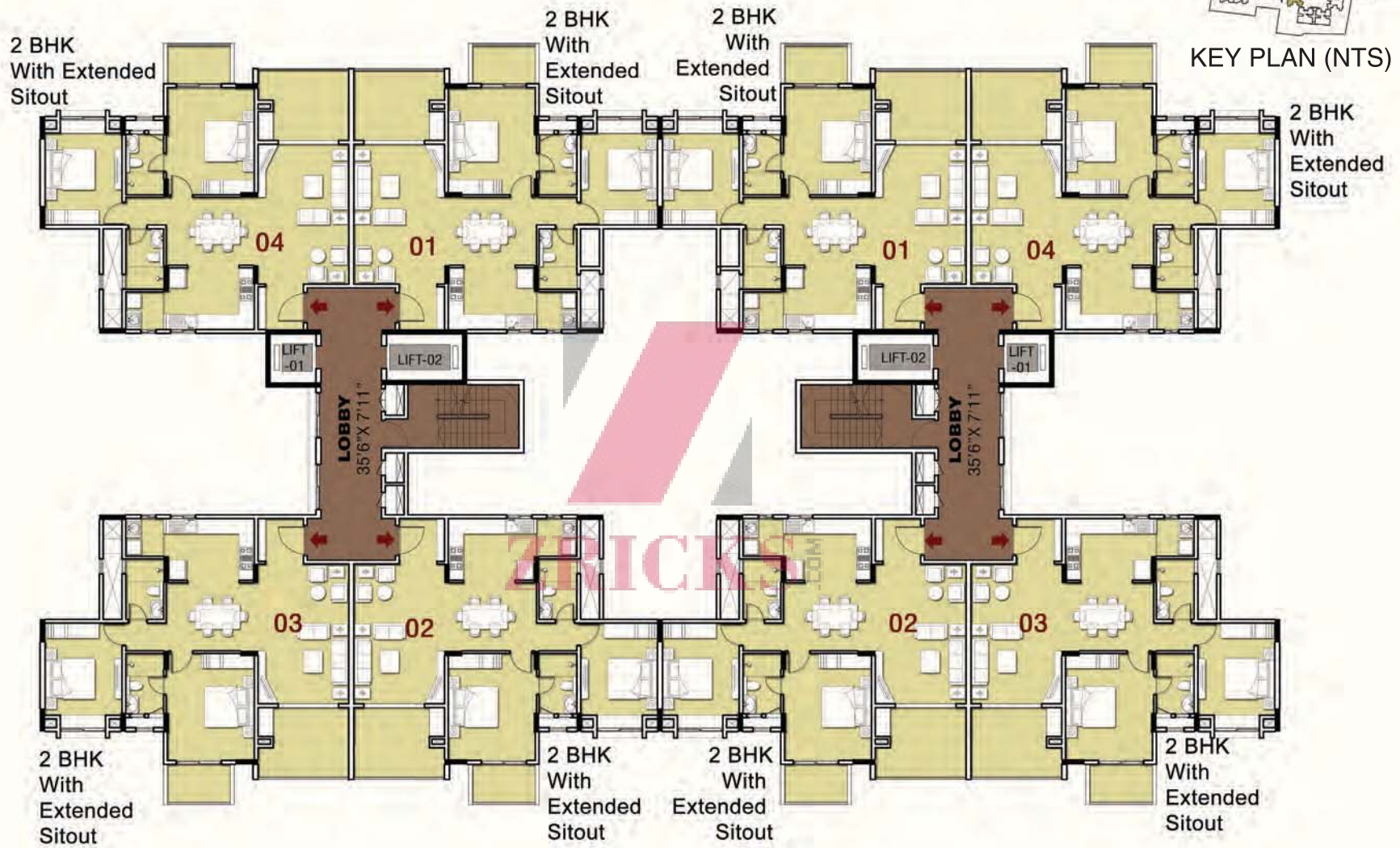


TOWER - F & V

TOWER - E & U



Cluster Plan: Typical Towers - E, F, U & V  
 Typical 3rd, 6th & 9th Floor Plan



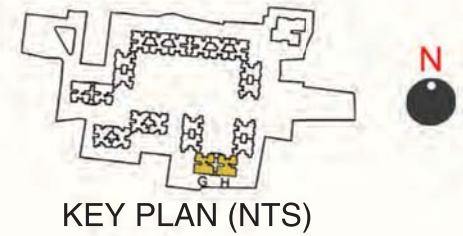
TOWER - F & V

TOWER - E & U



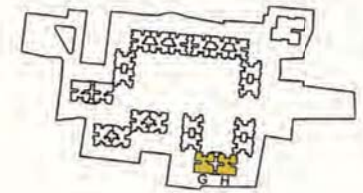
# Cluster Plan: Typical Towers - G & H

## Ground Floor Plan



# Cluster Plan: Typical Towers - G & H

## 1st Floor Plan



KEY PLAN (NTS)



TOWER - H

TOWER - G

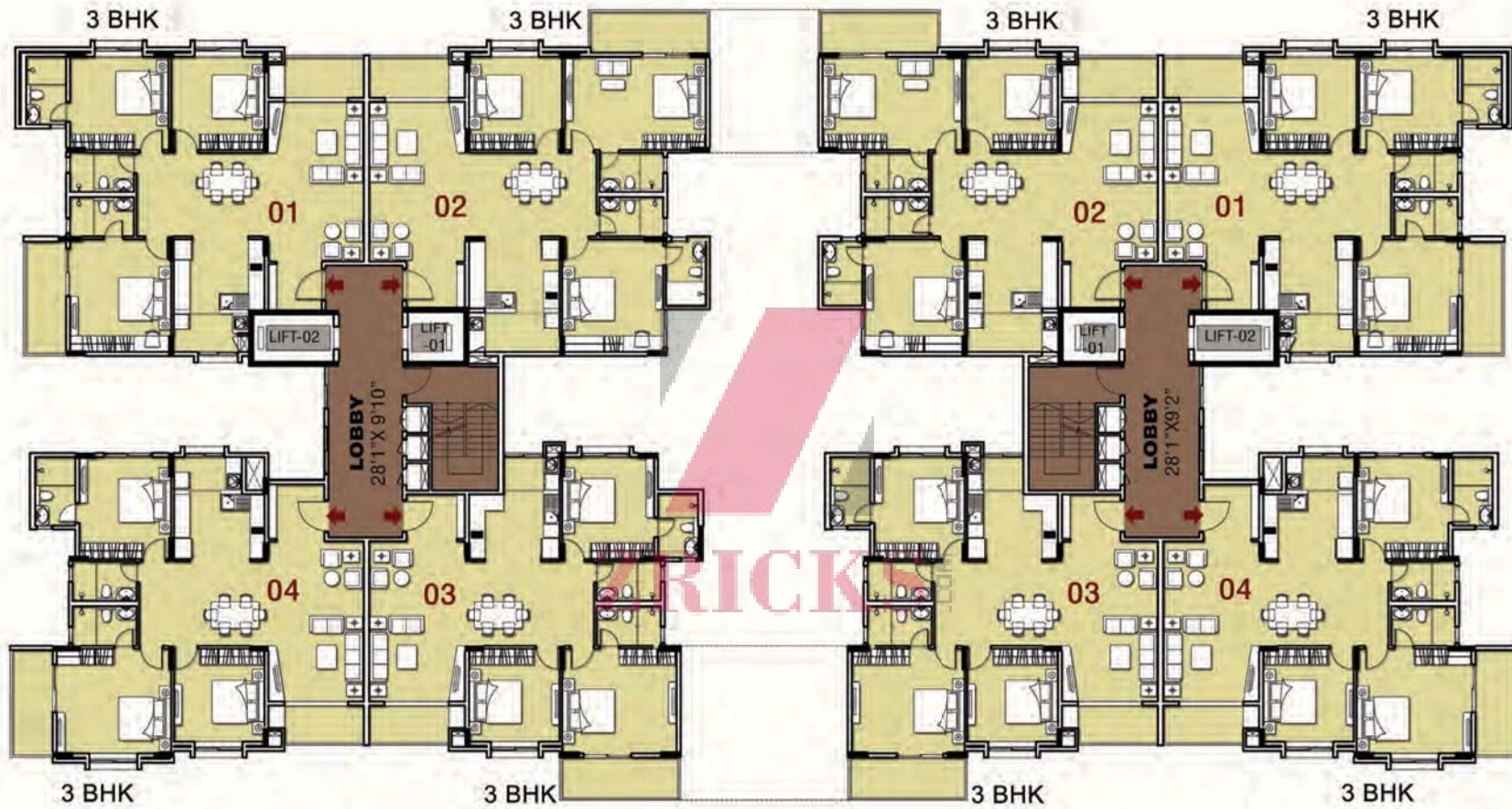


# Cluster Plan: Typical Towers - G & H

Typical 2nd, 4th, 5th, 7th, 8th, 10th & 11th Floor Plan



KEY PLAN (NTS)



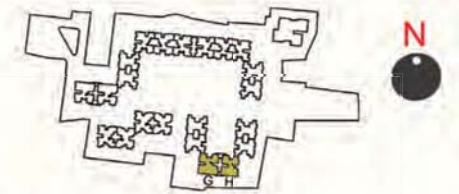
TOWER - H

TOWER - G

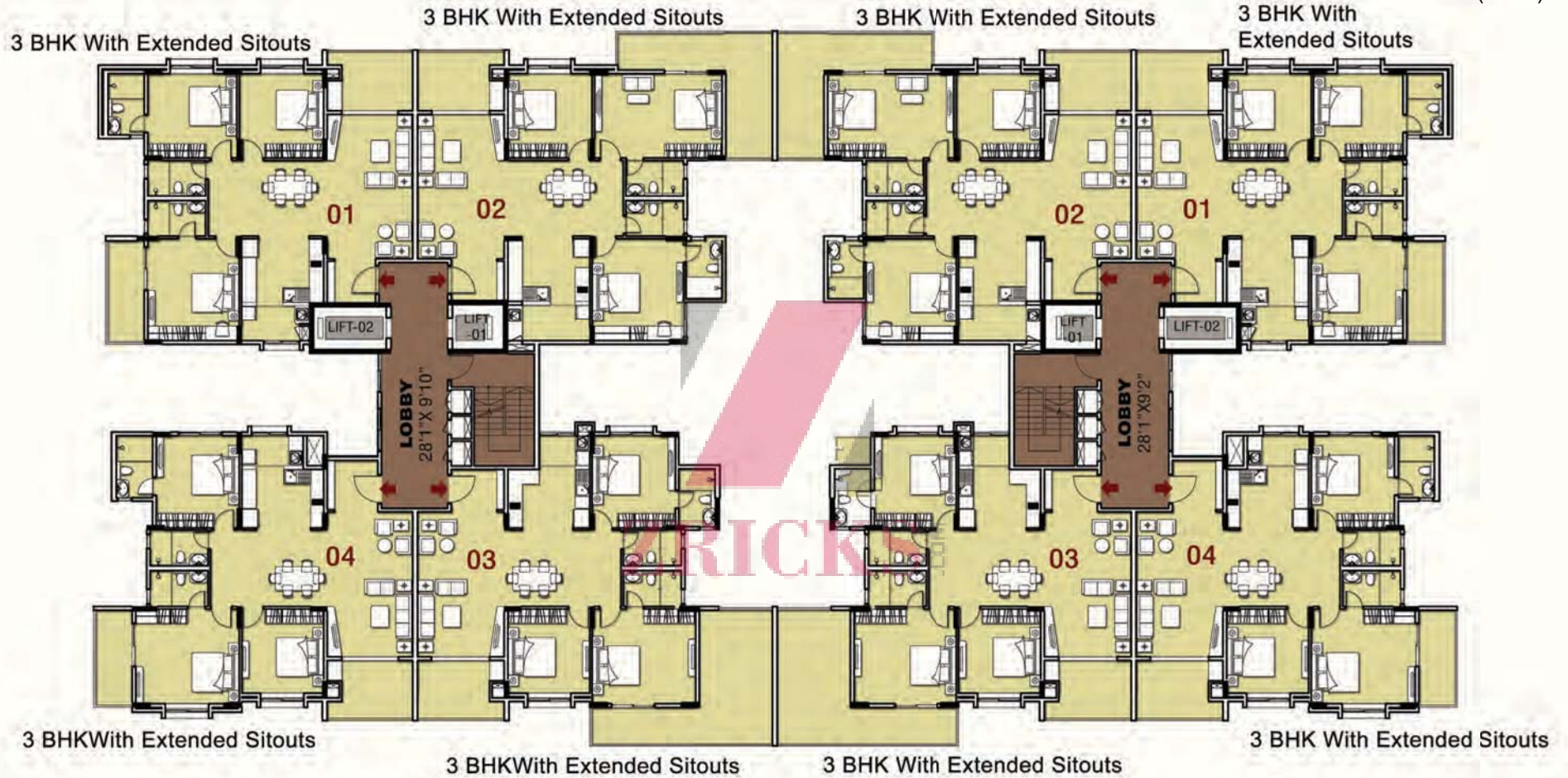


# Cluster Plan: Typical Towers - G & H

## Typical 3rd, 6th & 9th Floor Plan



KEY PLAN (NTS)



TOWER - H

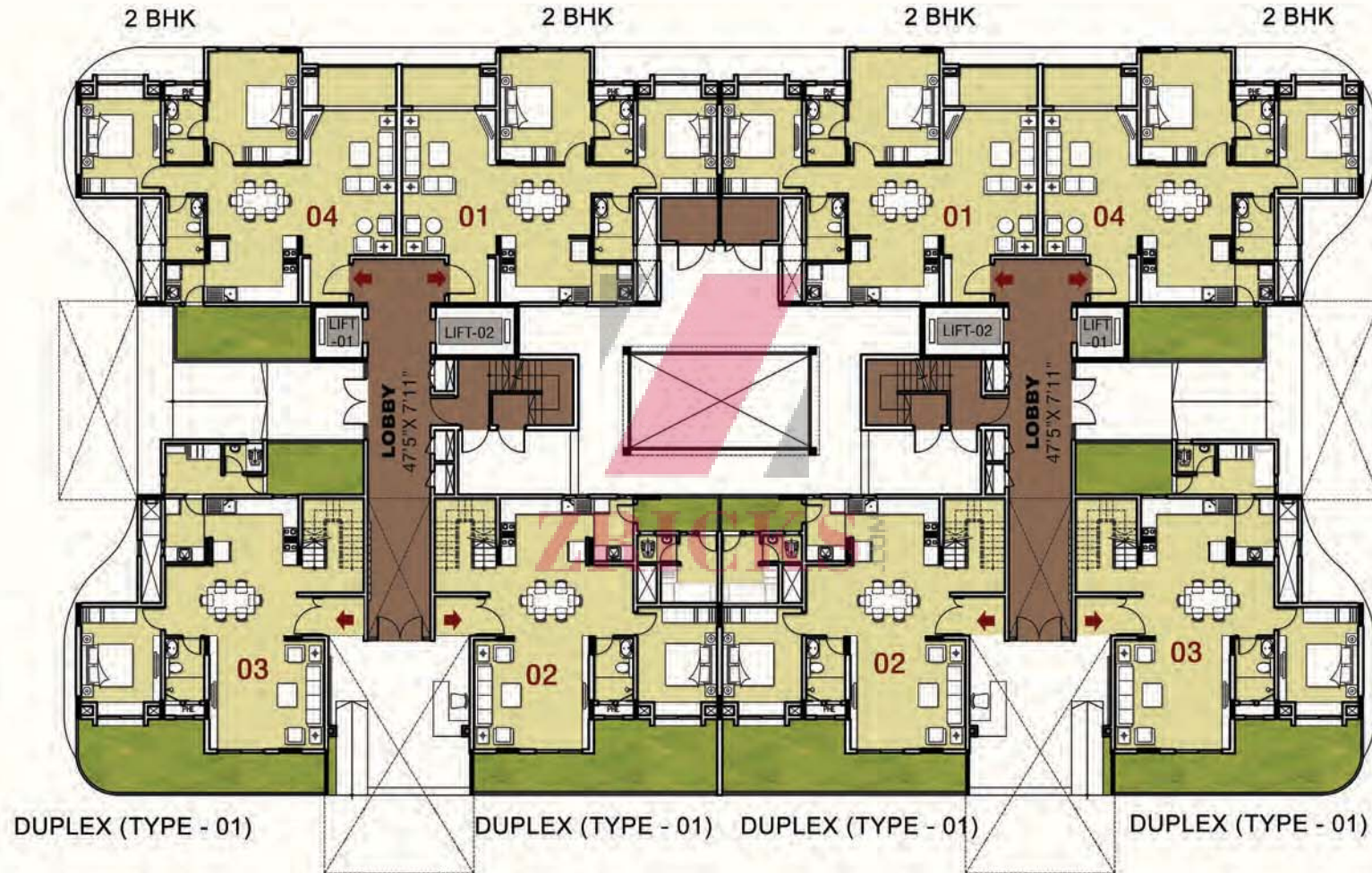
TOWER - G

# Cluster Plan: Typical Towers - J, K, L & M

## Ground Floor Plan



KEY PLAN (NTS)



TOWER - K & M

TOWER - J & L



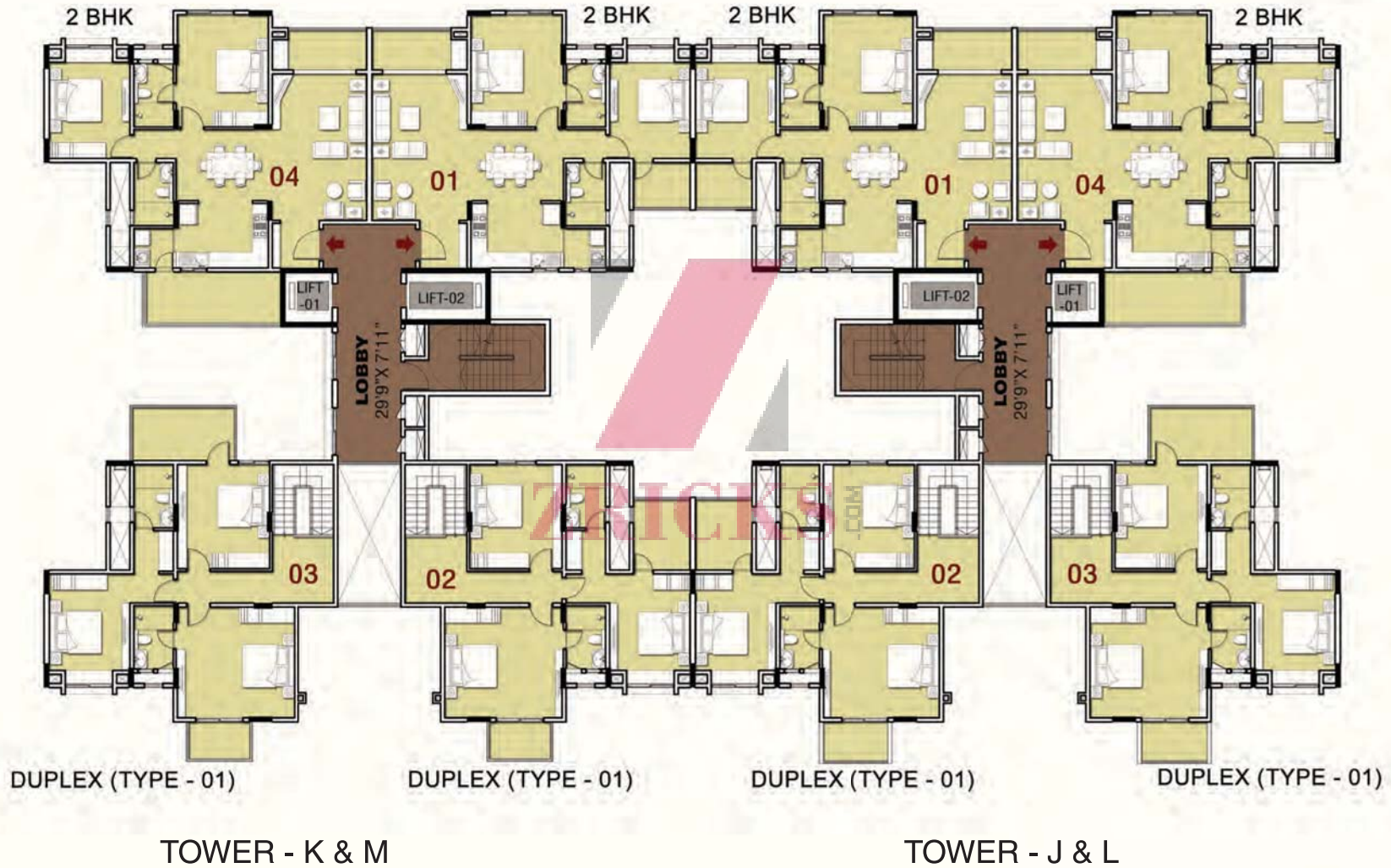


# Cluster Plan: Typical Towers - J, K, L & M

## 1st Floor Plan



KEY PLAN (NTS)

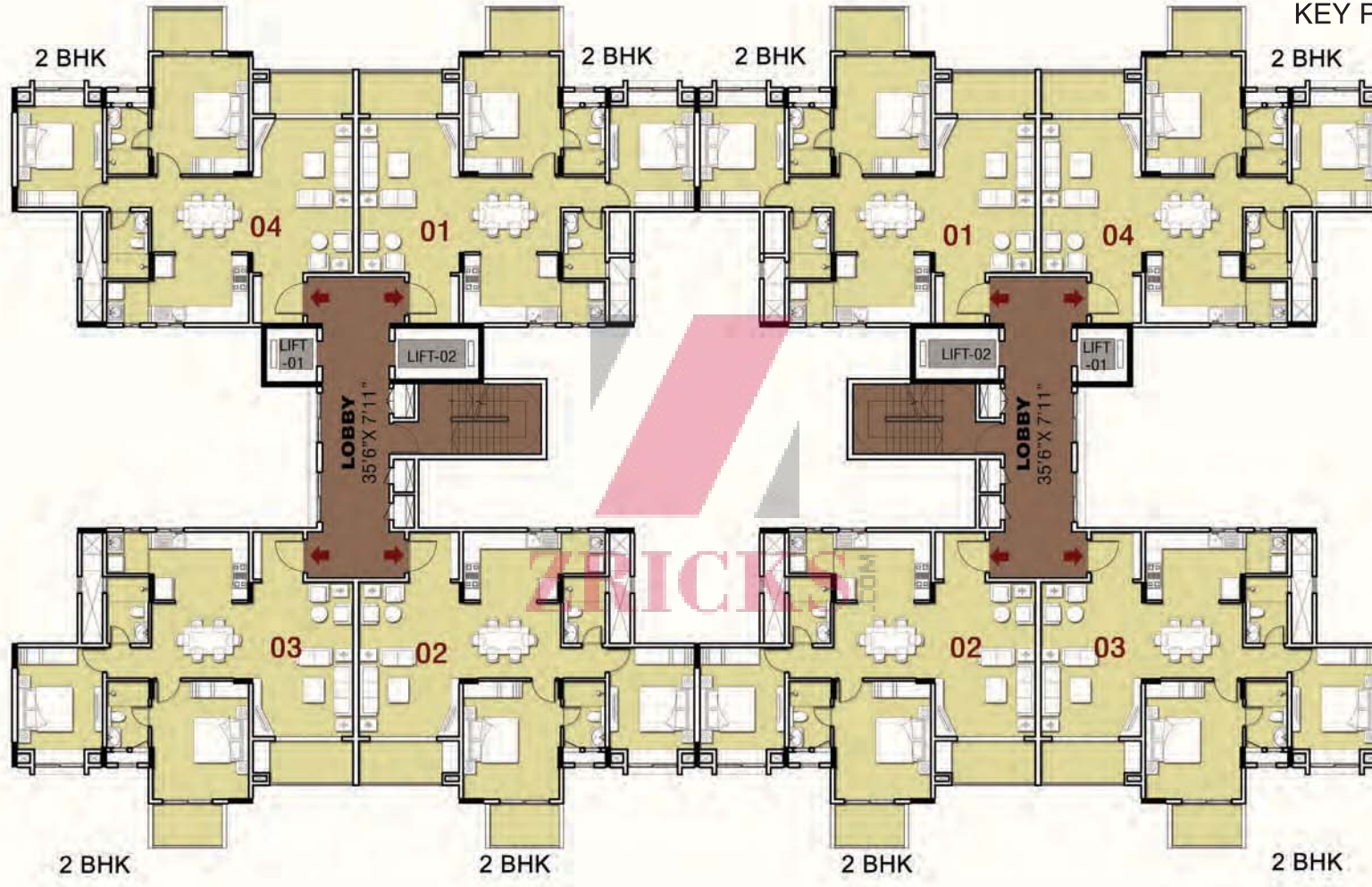


# Cluster Plan: Typical Towers - J, K, L & M

2nd, 4th, 5th, 7th, 8th & 10th Floor Plan



KEY PLAN (NTS)



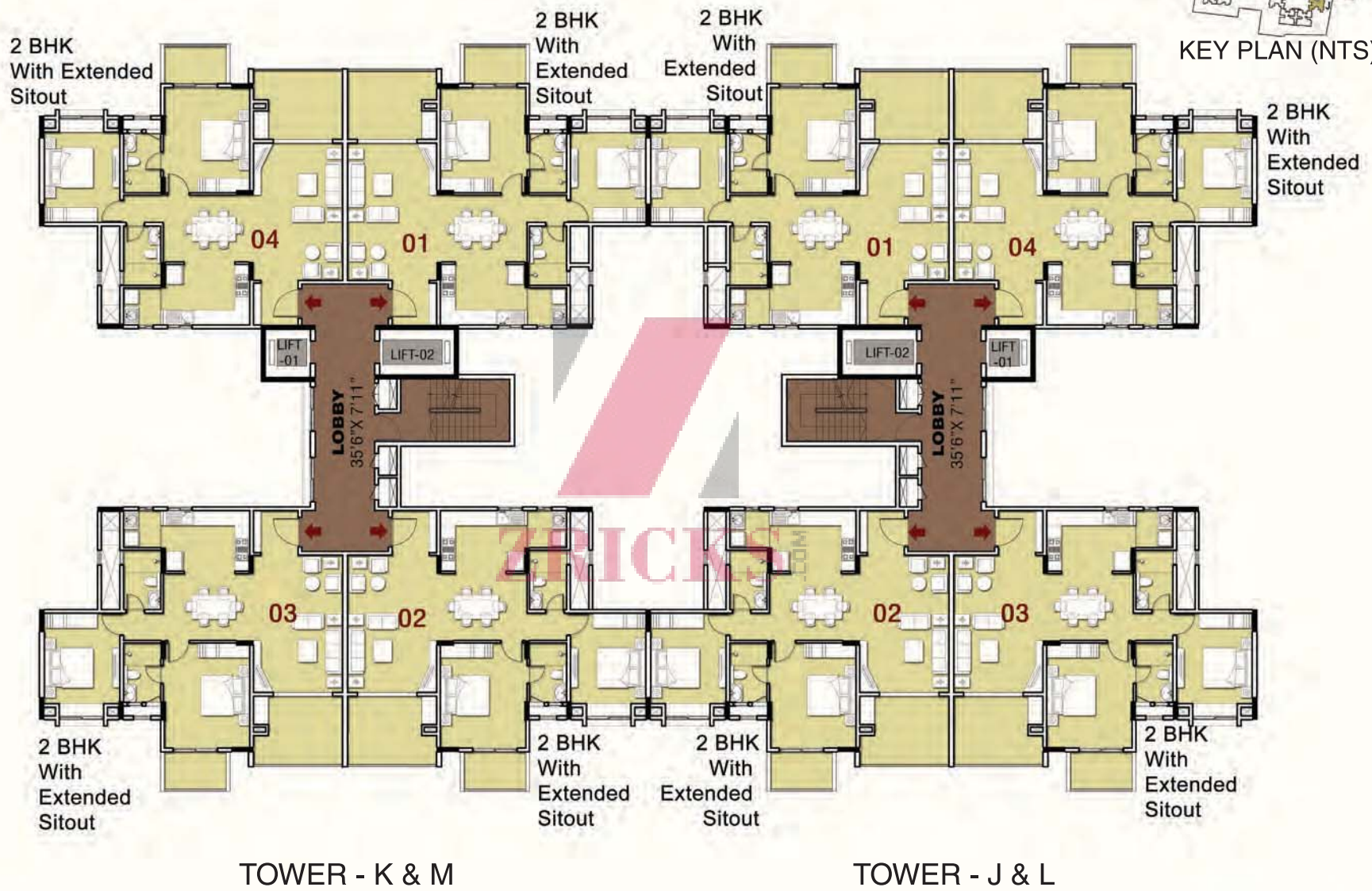
TOWER - K & M

TOWER - J & L

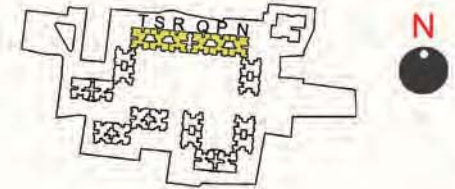


# Cluster Plan: Typical Towers - J, K, L & M

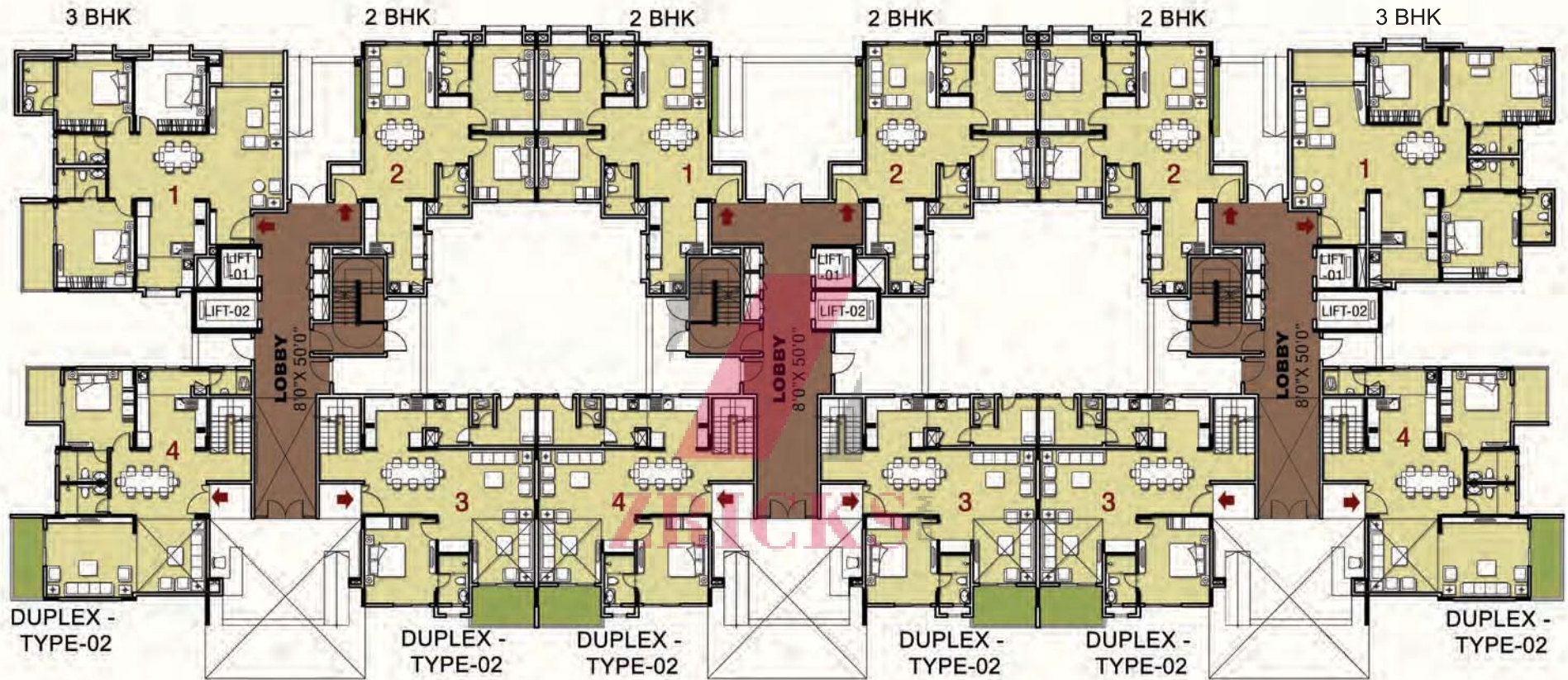
## 3rd, 6th & 9th Floor Plan



# Cluster Plan: Typical Towers - N, P, Q, R, S & T Ground Floor Plan



KEY PLAN (NTS)



TOWER - T & N

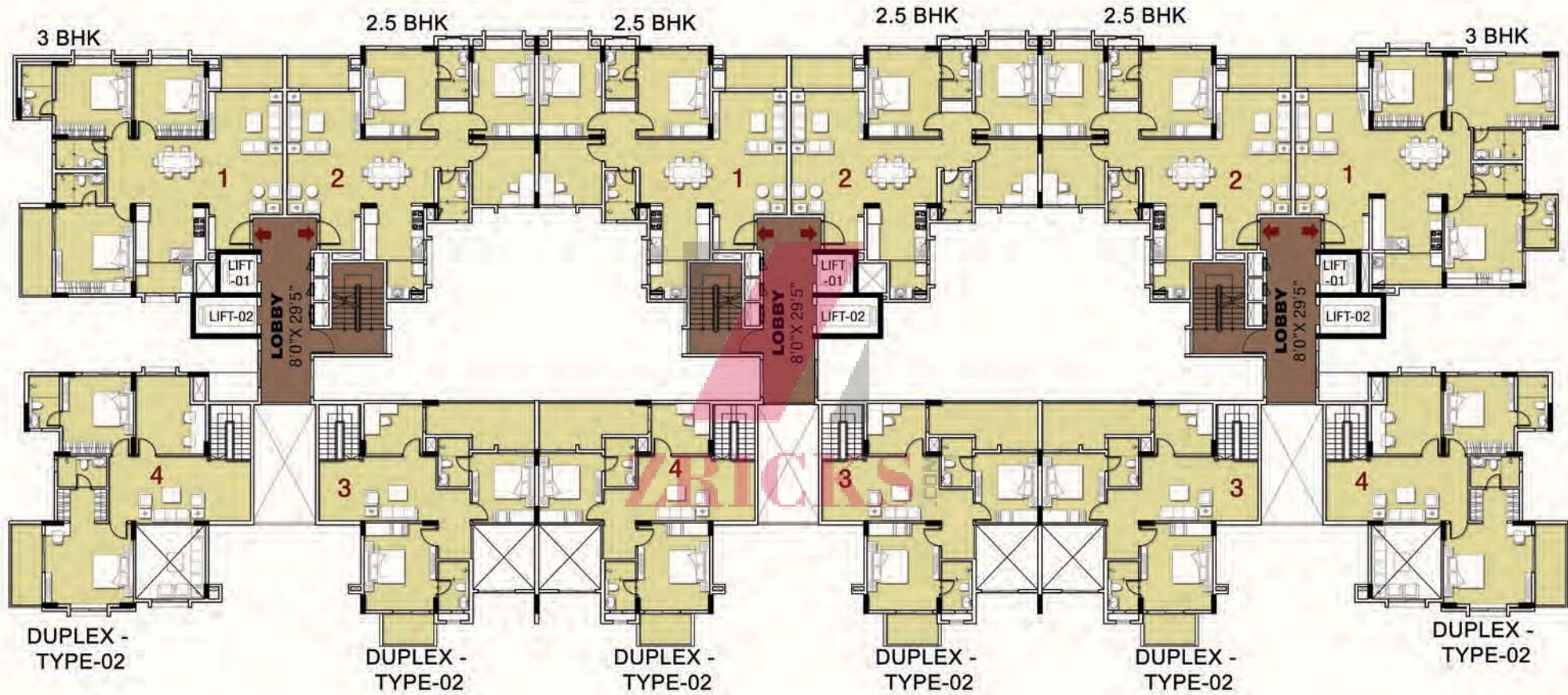
TOWER - S & P

TOWER - R & Q

Cluster Plan: Typical Towers - N, P, Q, R, S & T  
1st Floor Plan



KEY PLAN (NTS)



TOWER - T & N

TOWER - S & P

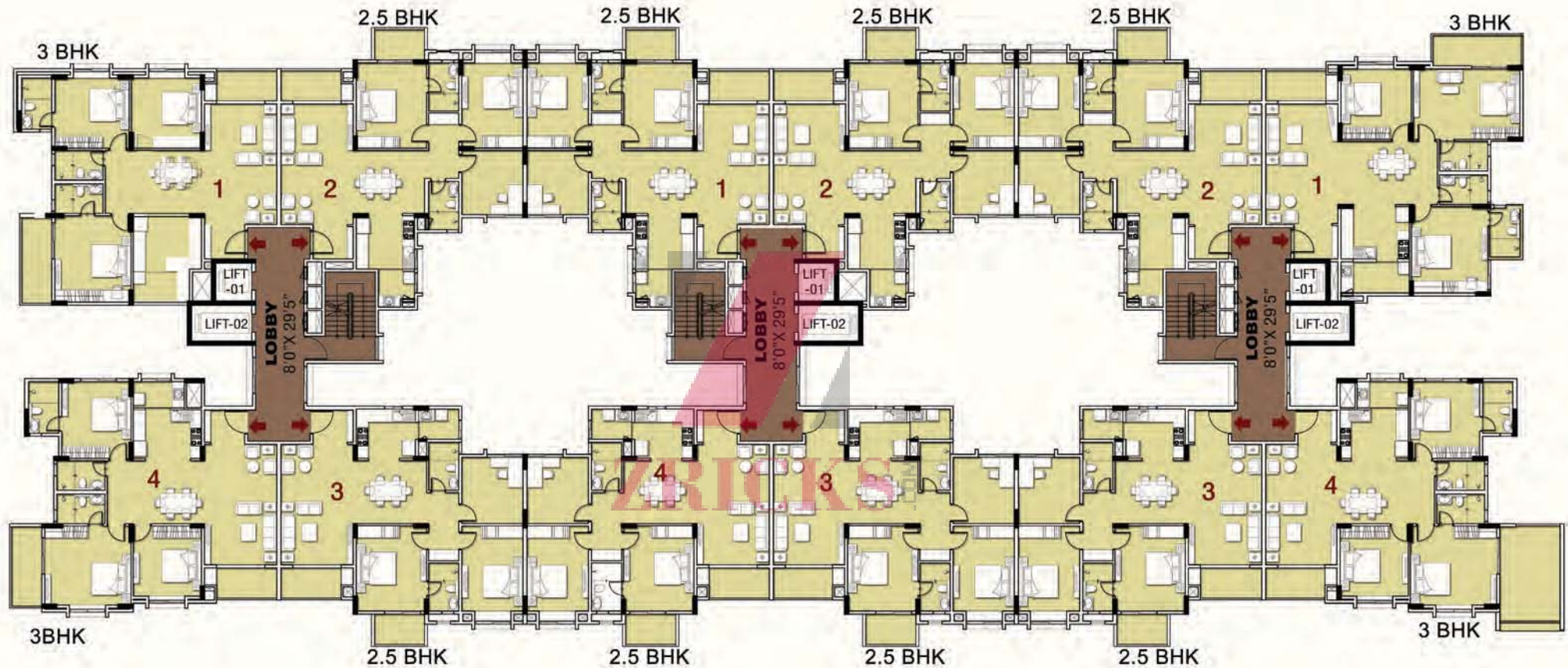
TOWER - R & Q

# Cluster Plan: Typical Towers - N, P, Q, R, S & T

## 2nd, 4th & 8th Floor Plan



KEY PLAN (NTS)



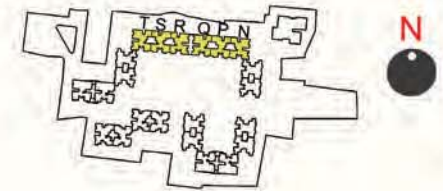
TOWER - T & N

TOWER - S & P

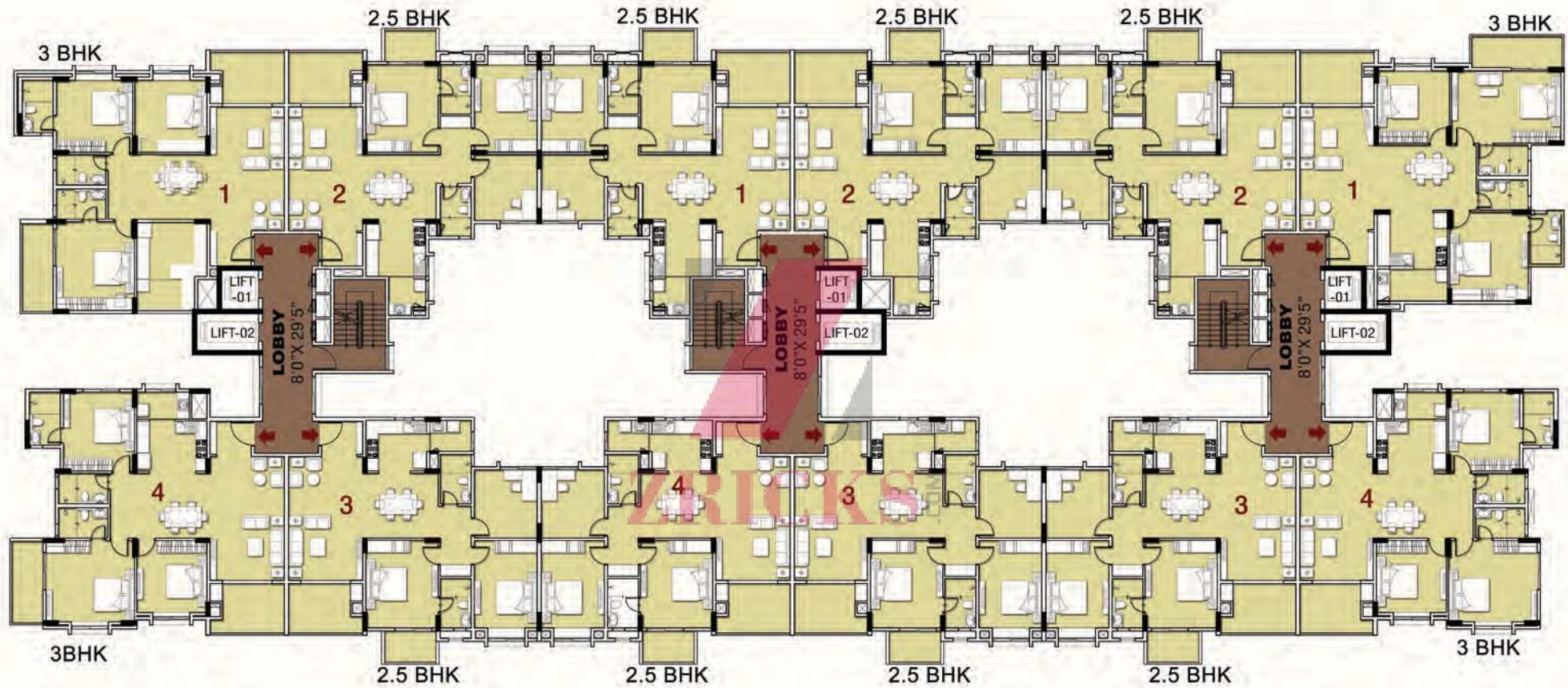
TOWER - R & Q

# Cluster Plan: Typical Towers - N, P, Q, R, S & T

## 3rd Floor Plan



KEY PLAN (NTS)



TOWER - T & N

TOWER - S & P

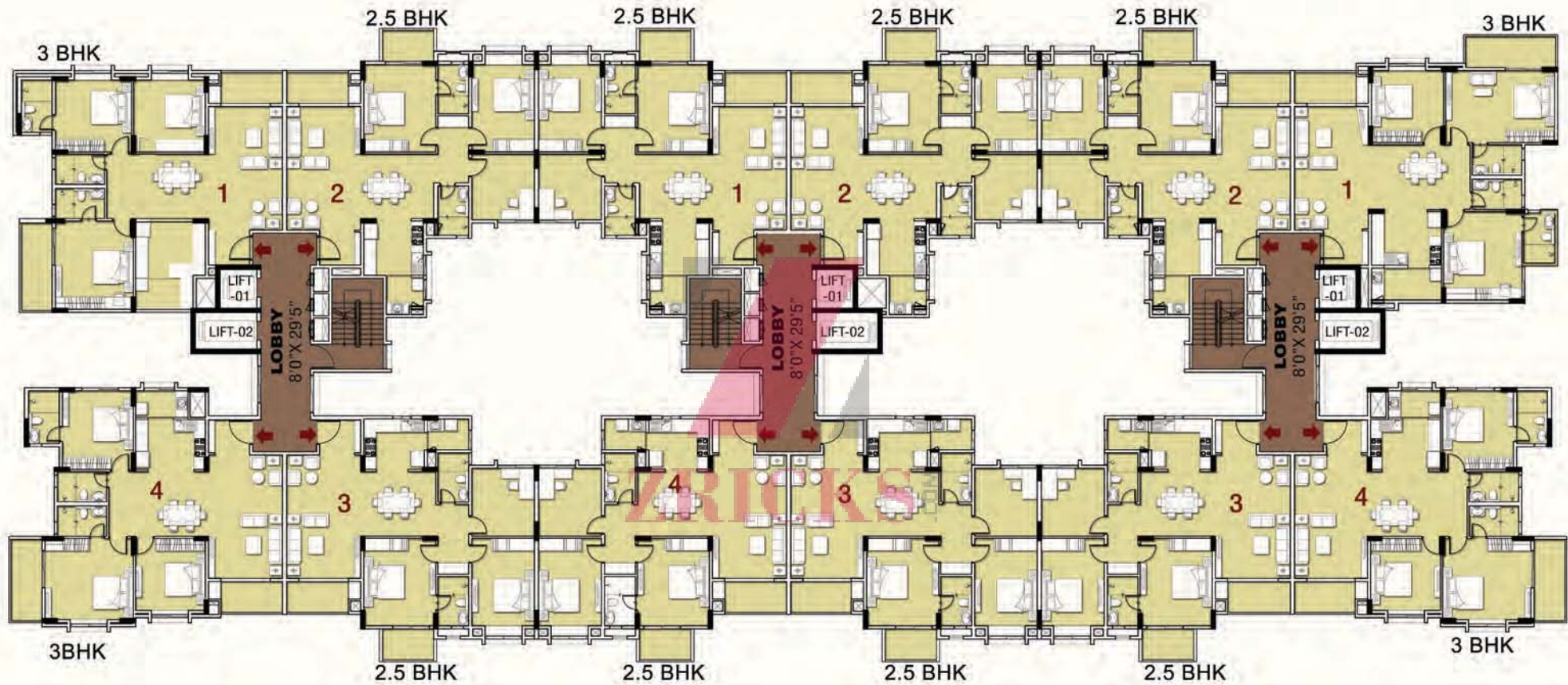
TOWER - R & Q

# Cluster Plan: Typical Towers - N, P, Q, R, S & T

## 5th & 10th Floor Plan



KEY PLAN (NTS)



TOWER - T & N

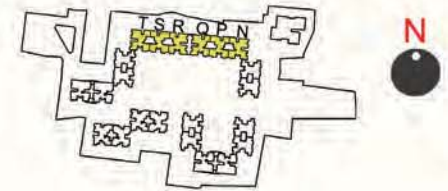
TOWER - S & P

TOWER - R & Q

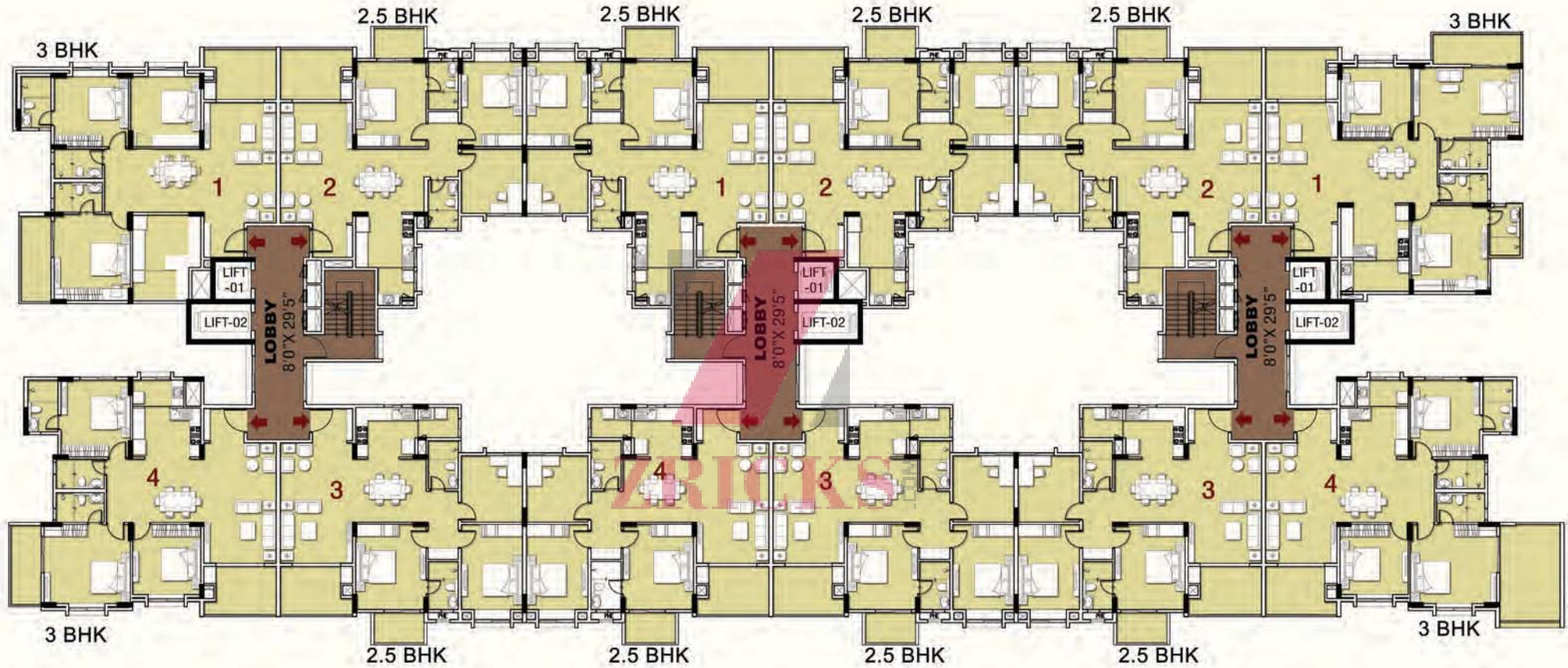


# Cluster Plan: Typical Towers - N, P, Q, R, S & T

## 6th Floor Plan



KEY PLAN (NTS)



TOWER - T & N

TOWER - S & P

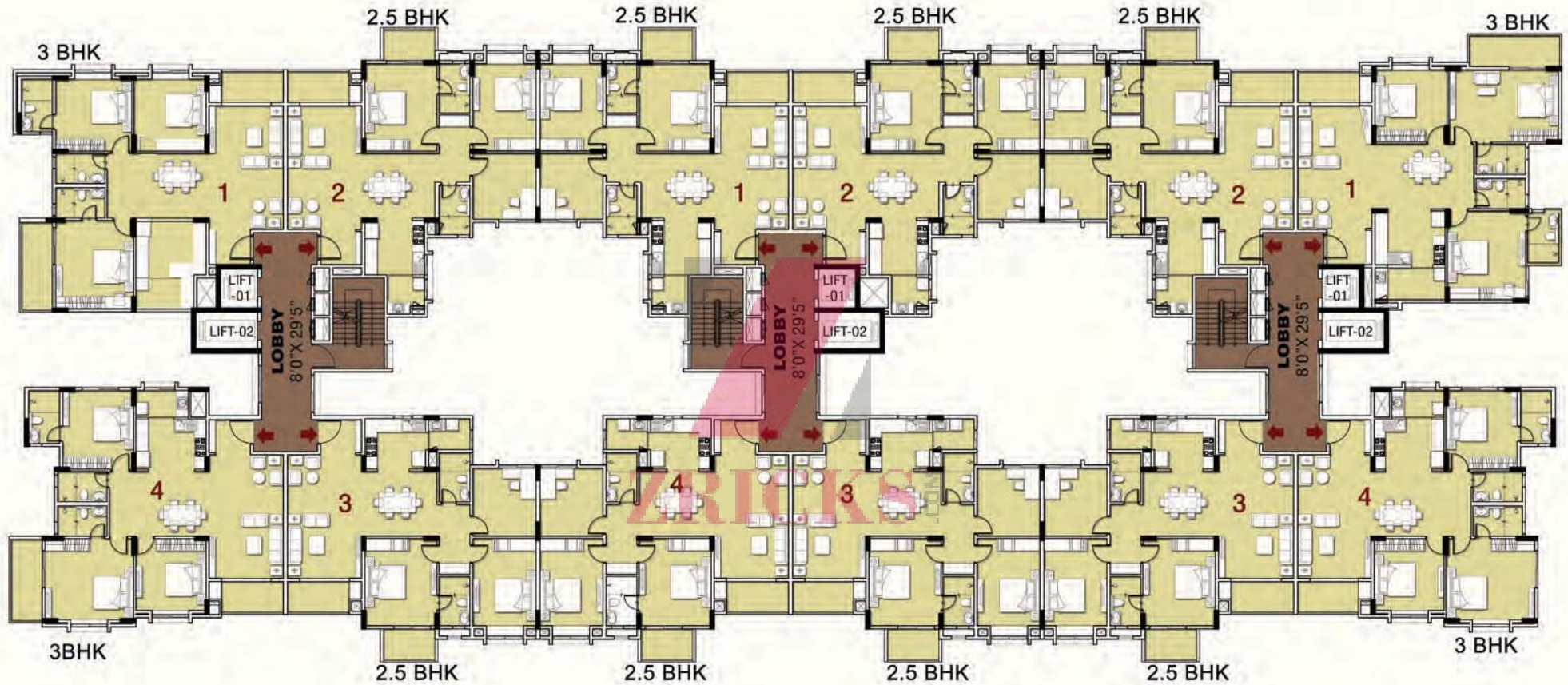
TOWER - R & Q

# Cluster Plan: Typical Towers - N, P, Q, R, S & T

## 7th Floor Plan



KEY PLAN (NTS)



TOWER - T & N

TOWER - S & P

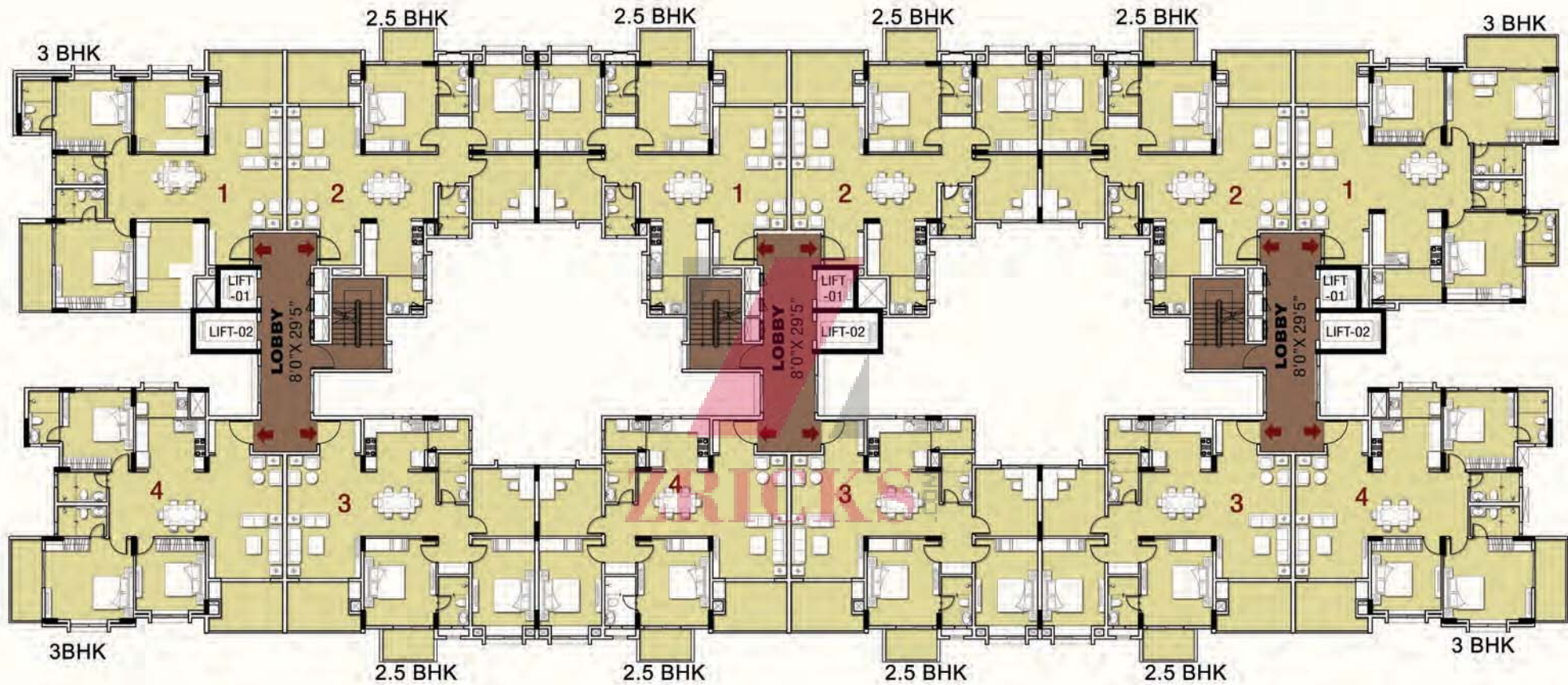
TOWER - R & Q

# Cluster Plan: Typical Towers - N, P, Q, R, S & T

## 9th Floor Plan



KEY PLAN (NTS)



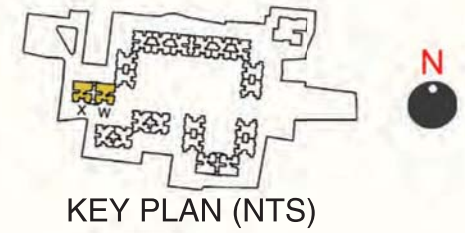
TOWER - T & N

TOWER - S & P

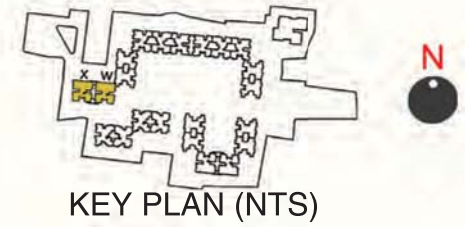
TOWER - R & Q

# Cluster Plan: Typical Towers - W & X

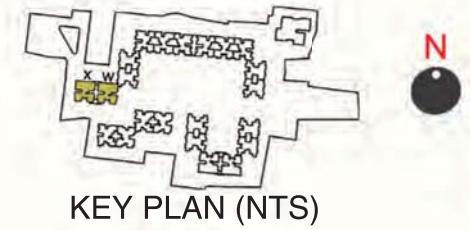
## Ground Floor Plan



Cluster Plan: Typical Towers - W & X  
1st Floor Plan



Cluster Plan: Typical Towers - W & X  
2nd, 4th, 5th, 7th, 8th & 10th Floor Plan

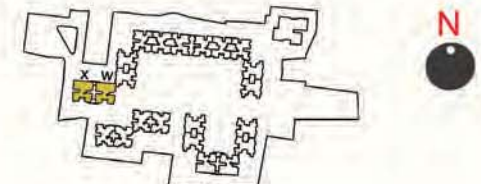


TOWER - X

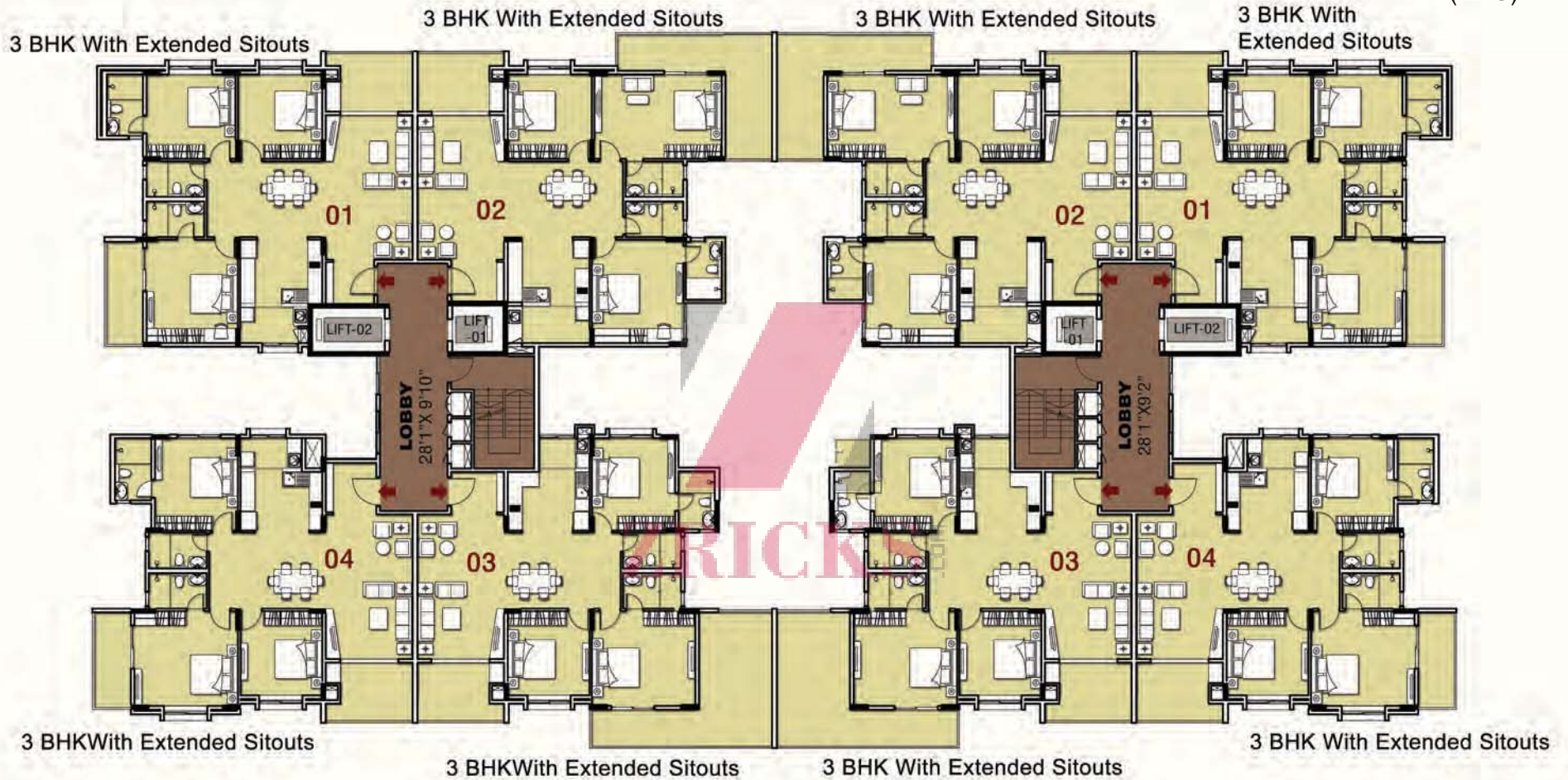
TOWER - W

# Cluster Plan: Typical Towers - W & X

## 3rd, 6th & 9th Floor Plan



KEY PLAN (NTS)



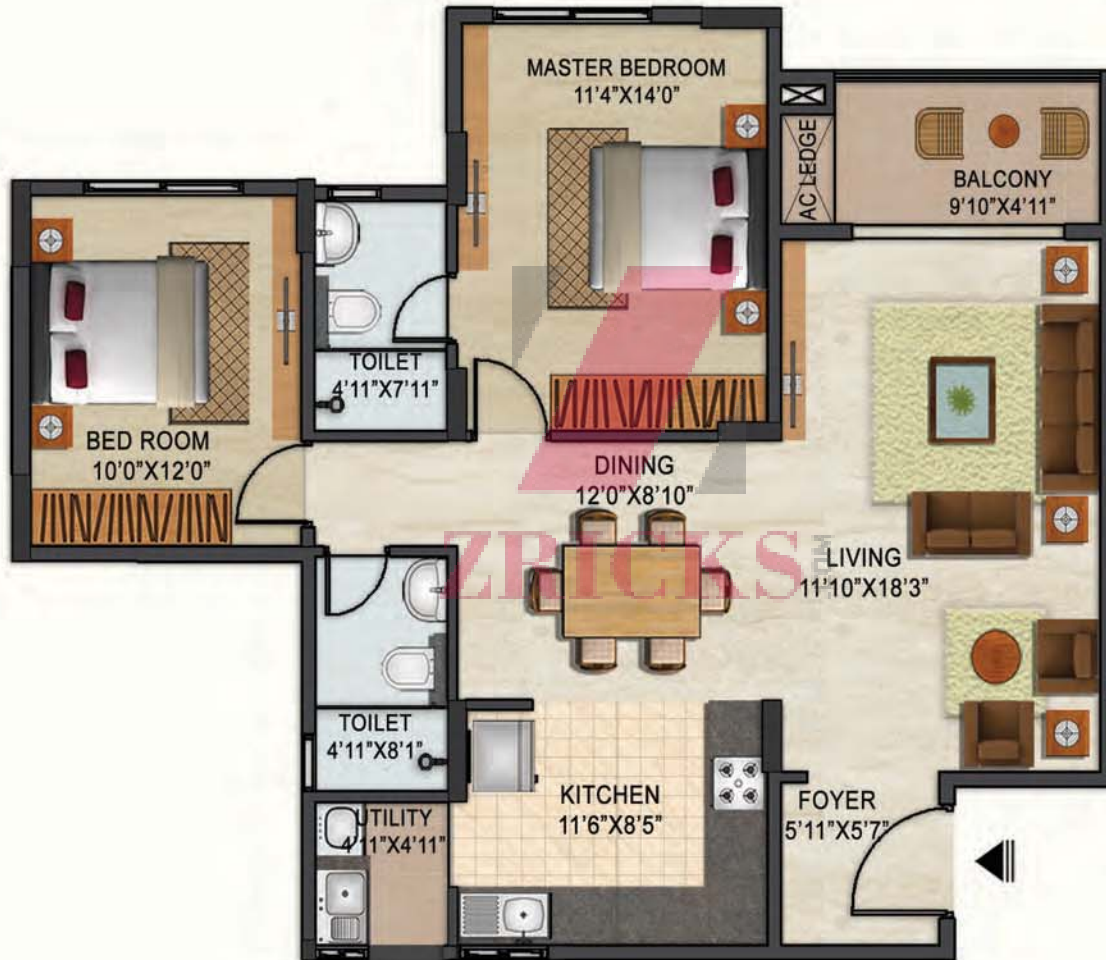
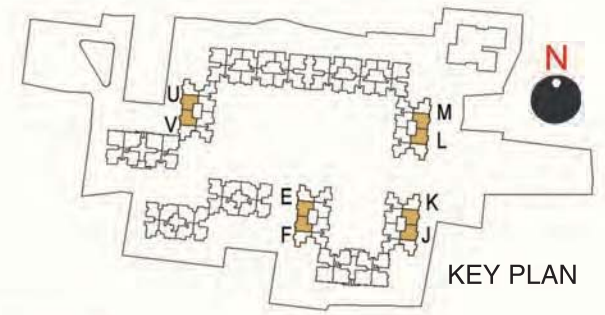
TOWER - X

TOWER - W

Tower E, F, J, K, L, M, U & V : 2 BHK

Unit Plan : 01

Ground Floor & 1st Floor



Carpet Area : 905 sft

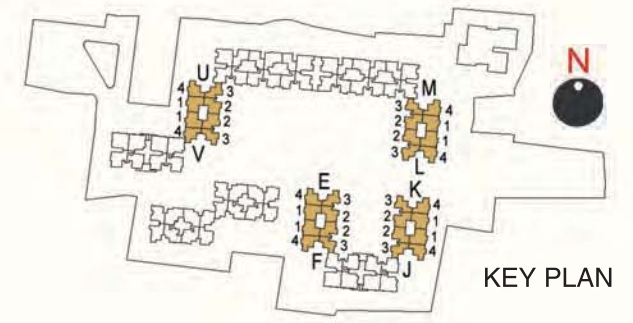
Saleable Area : 1205 sft



Tower E, F, J, K, L, M, U & V : 2 BHK

Unit Plan : 01 to 04

Typical 2nd, 4th, 5th, 7th, 8th & 10th Floor Plan



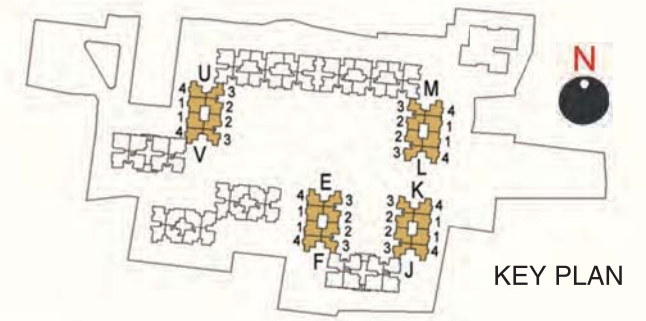
Carpet Area : 945 sft

Saleable Area : 1260 sft

Tower E, F, J, K, L, M, U & V : 2 BHK

Unit Plan : 01 to 04

Typical 3rd, 6th & 9th Floor Plan



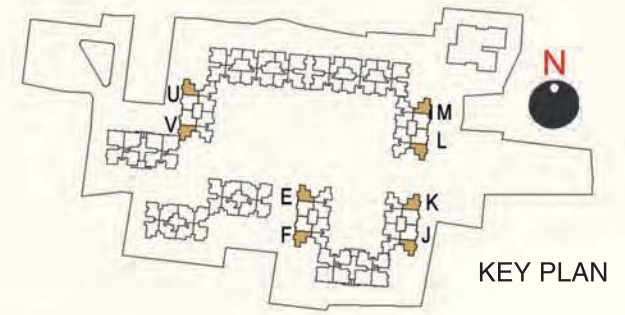
Carpet Area : 990 sft

Saleable Area : 1320 sft

Tower E, F, J, K, L, M, U & V : 2 BHK

Unit Plan : 04

Ground Floor



Carpet Area : 905 sft

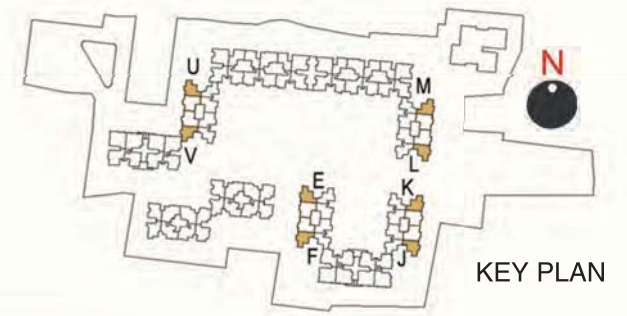
Saleable Area : 1205 sft

Garden Space : 110 sft

Tower E, F, J, K, L, M, U & V : 2 BHK

Unit Plan : 04

First Floor



Carpet Area : 905 sft

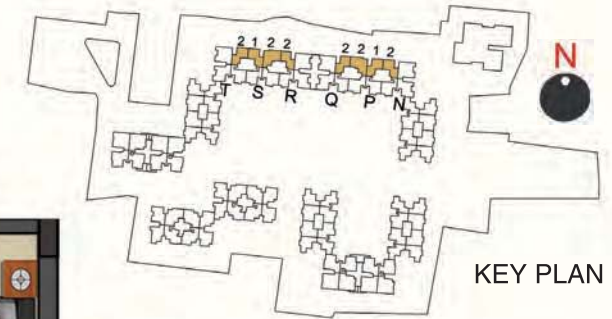
Saleable Area : 1205 sft

Garden Space : 110 sft

Tower N, P, Q, R, S & T : 2 BHK

Unit Plan : Tower N, Q, R & T : Unit - 02  
Tower P & S : Unit - 01 & 02

Ground Floor

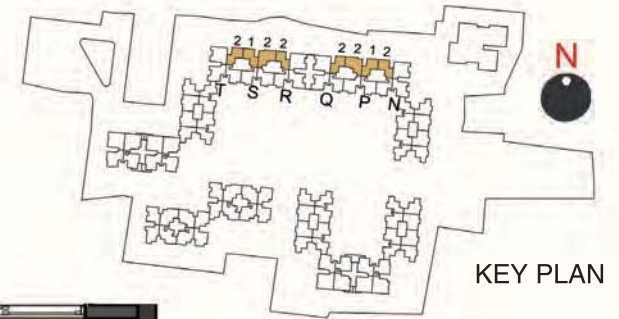


Carpet Area : 805 sft
Saleable Area : 1080 sft

Tower N, P, Q, R, S & T : 2.5 BHK

Unit Plan : Tower N, Q, R & T : Unit - 02  
Tower P & S : Unit - 01 & 02

First Floor



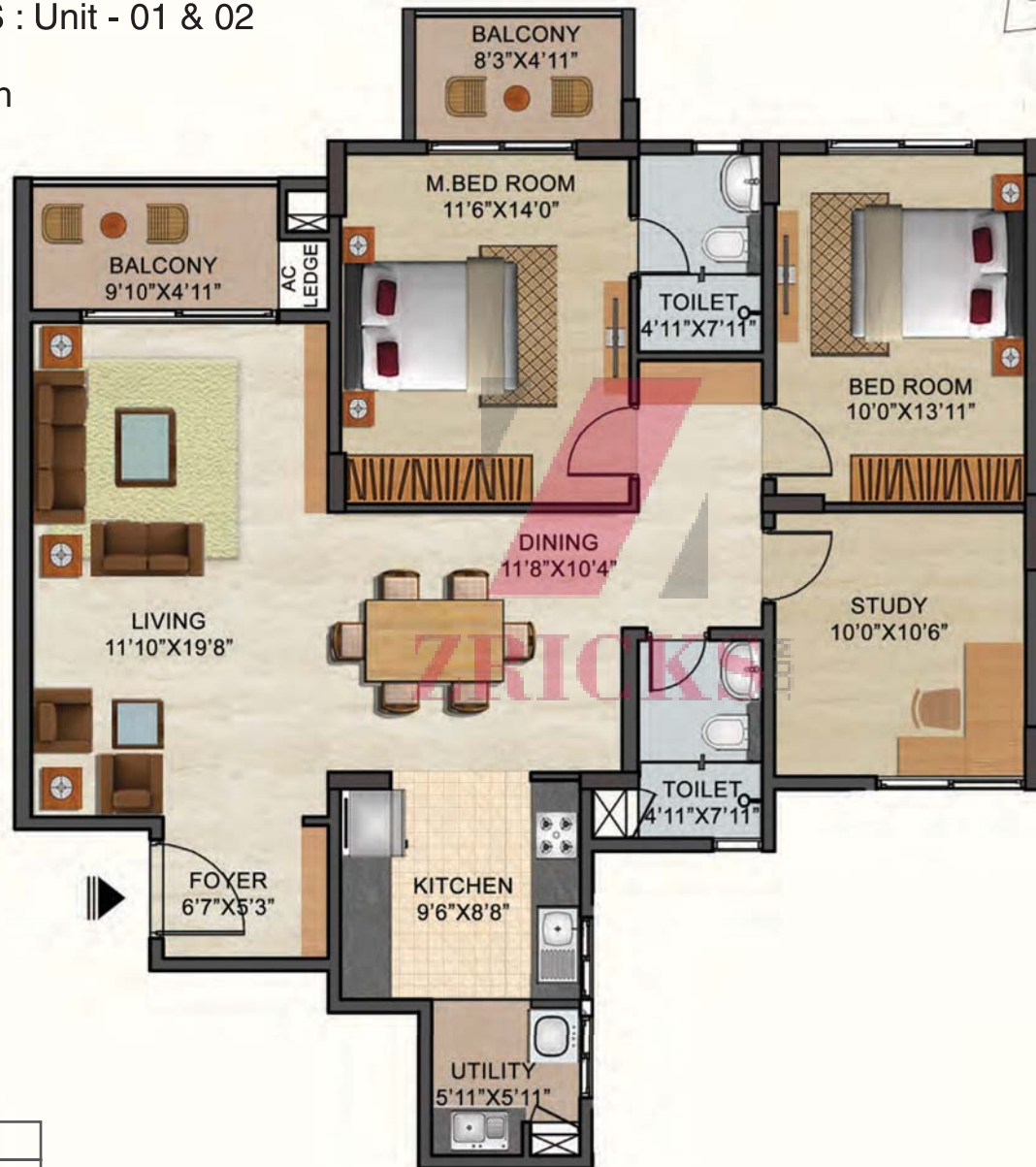
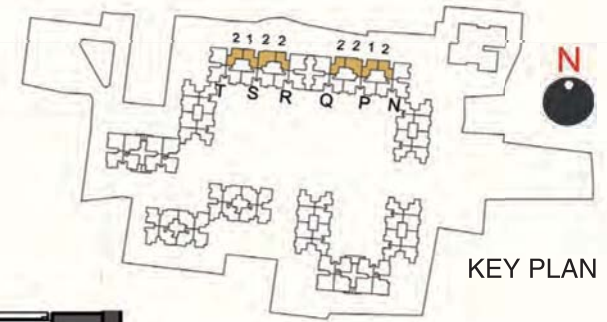
Carpet Area : 1095 sft

Saleable Area : 1450 sft

# Tower N, P, Q, R, S & T : 2.5 BHK

Unit Plan : Tower N, Q, R & T : Unit - 02  
Tower P & S : Unit - 01 & 02

Typical 2nd, 4th, 5th, 7th  
8th & 10th Floor Plan



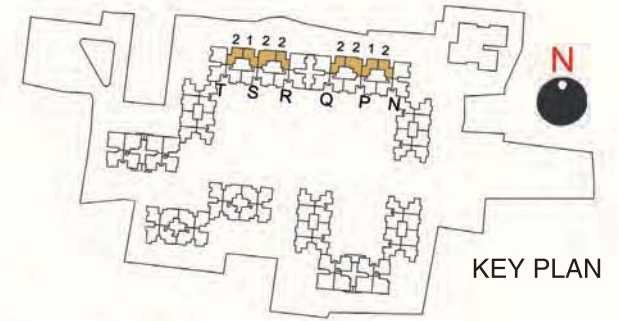
Carpet Area : 1135 sft

Saleable Area : 1505 sft

# Tower N, P, Q, R, S & T : 2.5 BHK

Unit Plan : Tower N, Q, R & T : Unit - 02  
Tower P & S : Unit - 01 & 02

Typical 3rd, 6th & 9th Floor Plan



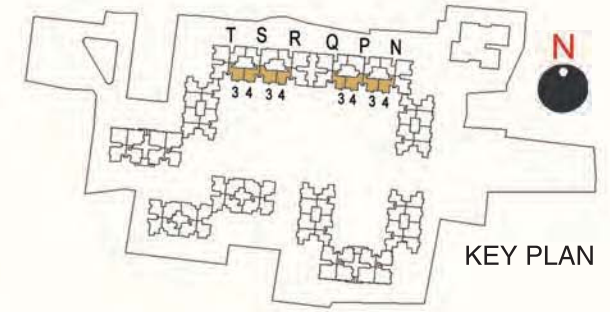
Carpet Area : 1175 sft
Saleable Area : 1550 sft



Tower N, P, Q, R, S & T : 2.5 BHK

Unit Plan : Tower N, Q, R & T : Unit - 03  
Tower P & S : Unit - 03 & 04

Typical 2nd, 4th, 5th, 7th, 8th & 10th Floor Plan



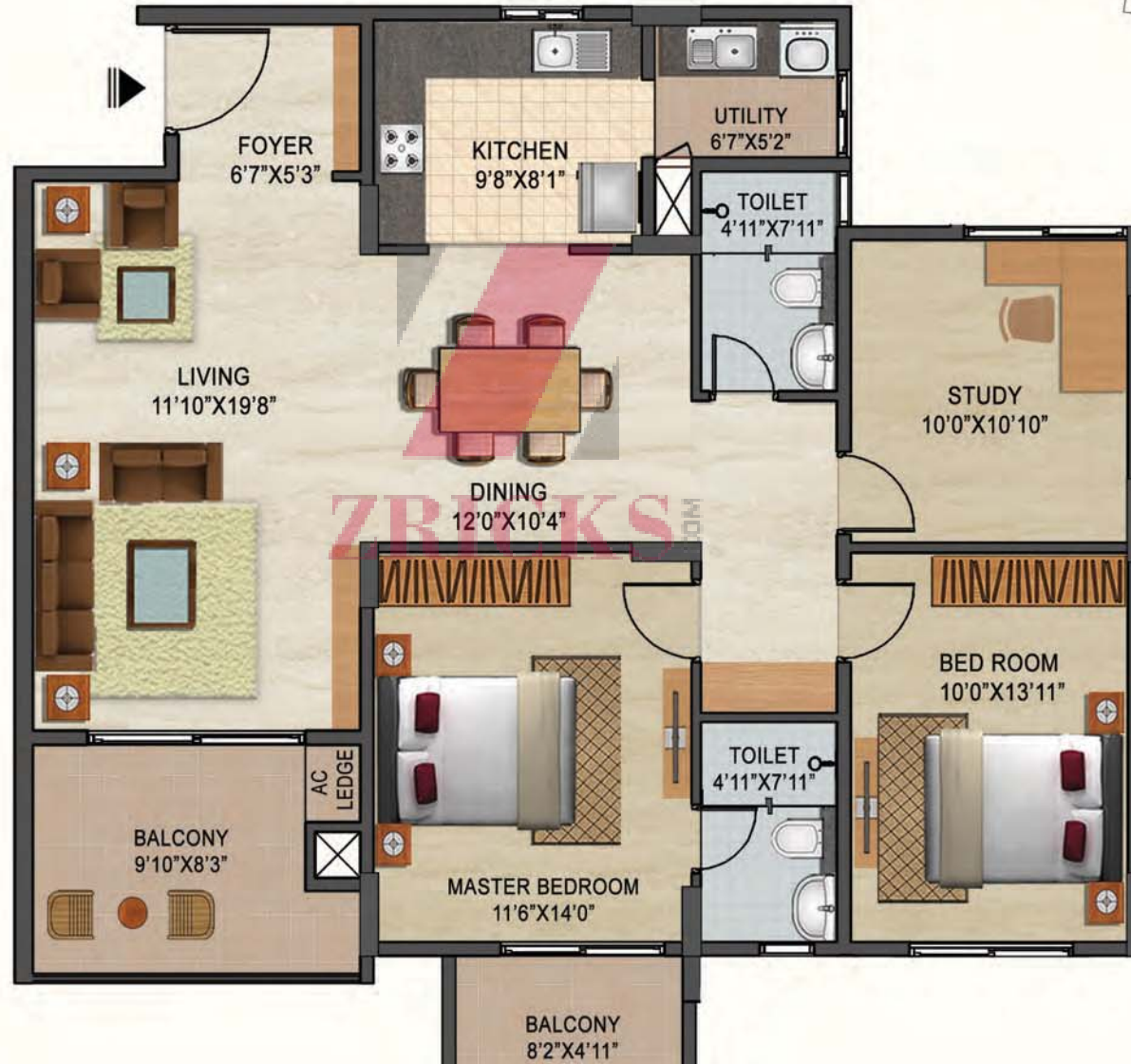
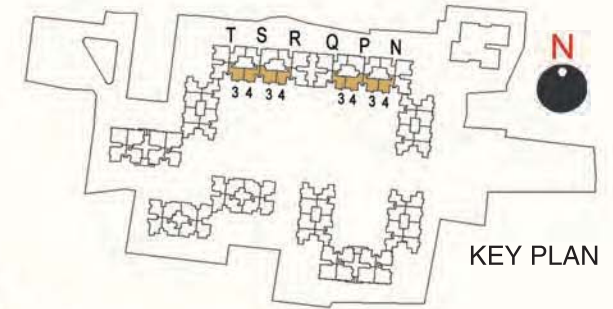
Carpet Area : 1140 sft

Saleable Area : 1510 sft

Tower N, P, Q, R, S & T : 2.5 BHK

Unit Plan : Tower N, Q, R & T : Unit - 03  
Tower P & S : Unit - 03 & 04

Typical 3rd, 6th & 9th Floor Plan

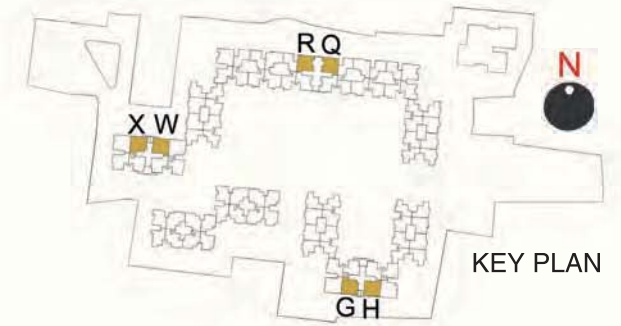


Carpet Area : 1180 sft
Saleable Area : 1570 sft

Tower G, H, Q, R, W & X : 3 BHK

Unit Plan : Tower G, H, W & X : Unit - 02  
Tower Q & R : Unit - 01

Ground Floor & 1st Floor



Carpet Area : 1270 sft

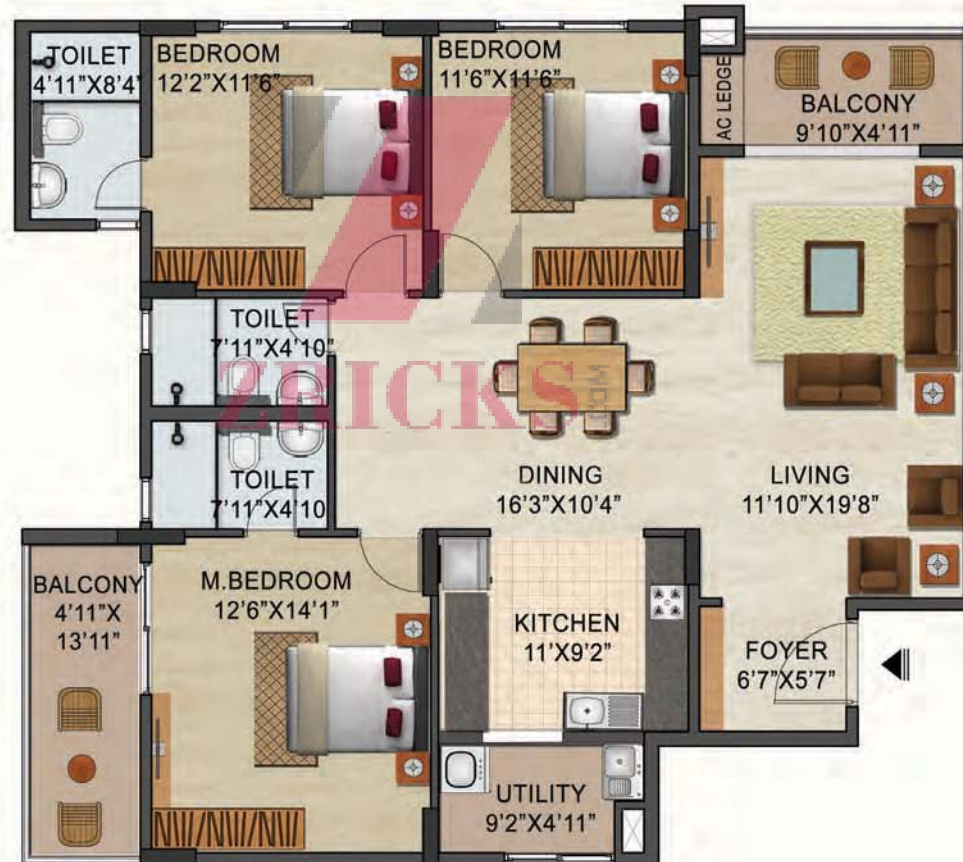
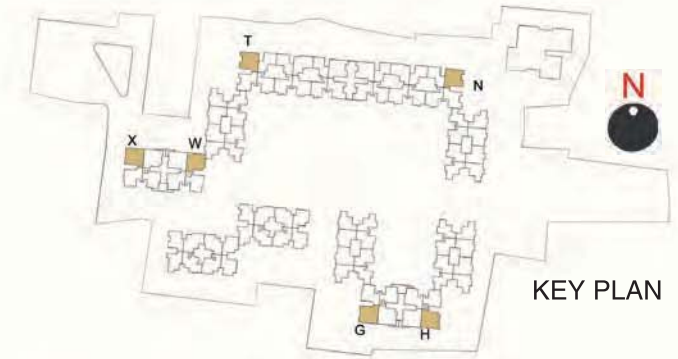
Saleable Area : 1675 sft

# Tower G, H, N, T, W & X : 3 BHK

Unit Plan : Unit - 01

Tower N, T, W & X: Typical Ground, 1st, 2nd, 4th, 5th, 7th, 8th & 10th Floor

Tower G & H: Typical Ground, 1st, 2nd, 4th, 5th, 7th, 8th, 10 & 11th Floor



Carpet Area : 1265 sft

Saleable Area : 1680 sft

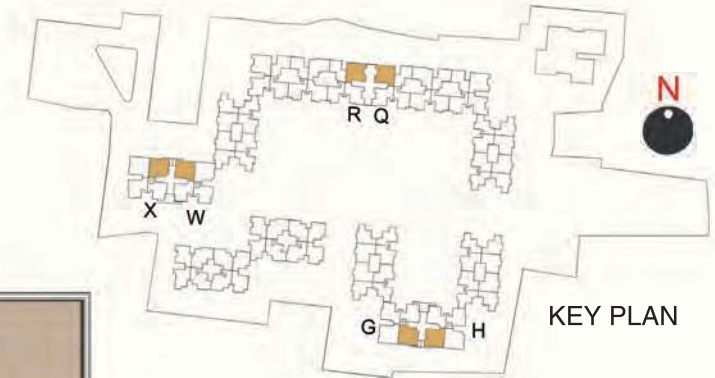
Tower G, H, Q, R, W & X : 3 BHK

Unit Plan : Tower G, H, W & X : Unit - 02  
Tower Q & R : Unit - 01

Tower W & X: Typical 2nd, 4th, 5th, 7th, 8th & 10th Floor

Tower G & H: Typical 2nd, 4th, 5th, 7th, 8th, 10 & 11th Floor

Tower Q & R: Typical 2nd to 10th Floor



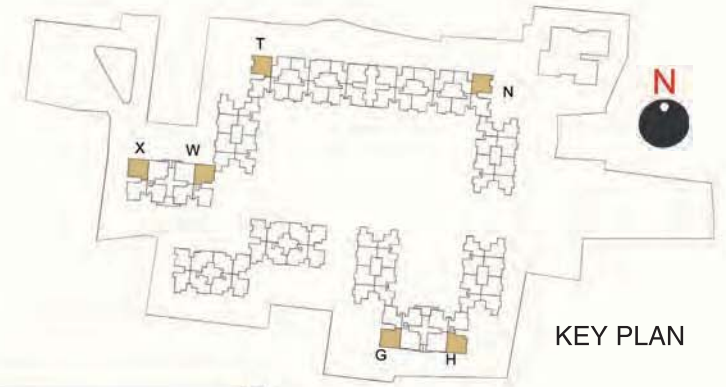
Carpet Area : 1340 sft

Saleable Area : 1765 sft

Tower G, H, N, T, W & X : 3 BHK

Unit Plan : 01

Typical 3rd, 6th & 9th Floor Plan



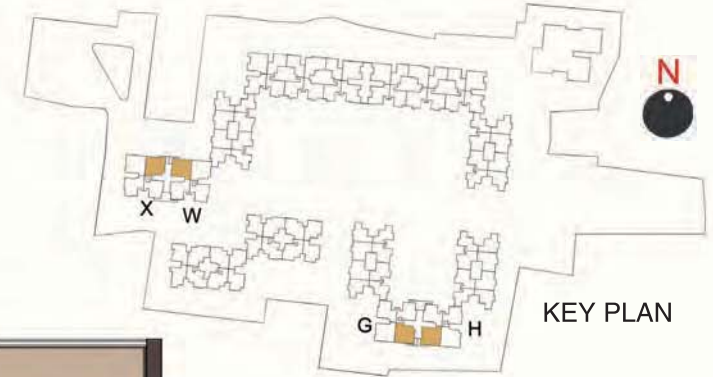
Carpet Area : 1305 sft

Saleable Area : 1725 sft

Tower G, H, W & X : 3 BHK

Unit Plan : 02

Typical 3rd, 6th & 9th Floor Plan



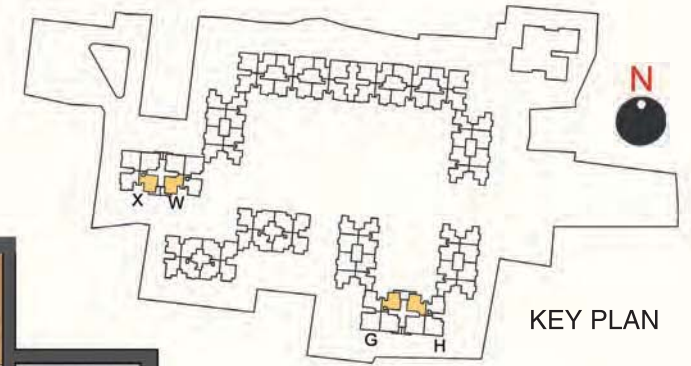
Carpet Area : 1485 sft

Saleable Area : 1950 sft

Tower G, H, W & X : 3 BHK

Unit Plan : 03

Typical 2nd, 4th, 5th, 7th, 8th & 10th Floor Plan



Carpet Area : 1245 sft

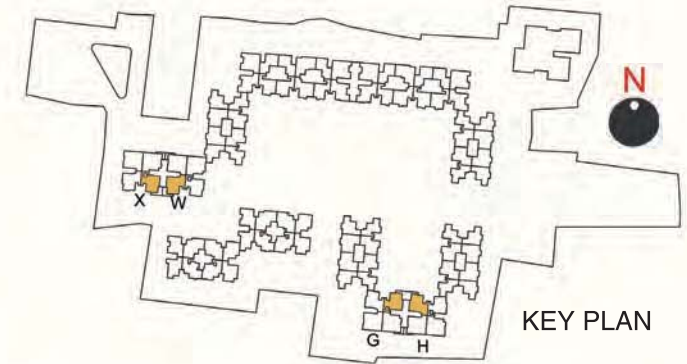
Saleable Area : 1645 sft



Tower G, H, W & X : 3 BHK

Unit Plan : 03

Typical 3rd, 6th & 9th Floor Plan



Carpet Area : 1465 sft

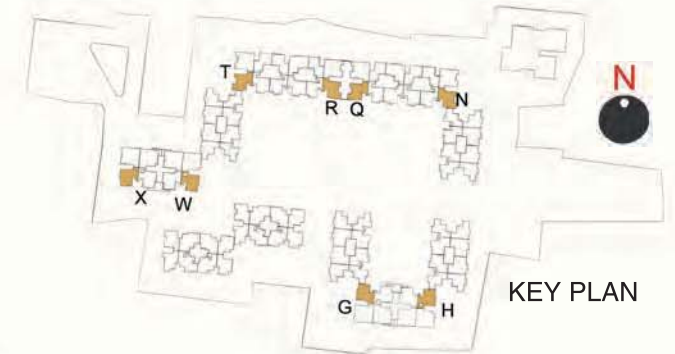
Saleable Area : 1925 sft

# Tower G, H, N, Q, R, T, W & X : 3 BHK

Unit Plan : 04

Tower G, H, N, T, W & X: Typical 2nd, 4th, 5th, 7th, 8th & 10 Floor Plan

Tower Q & R: Typical 5th & 10 Floor Plan



Carpet Area : 1255 sft

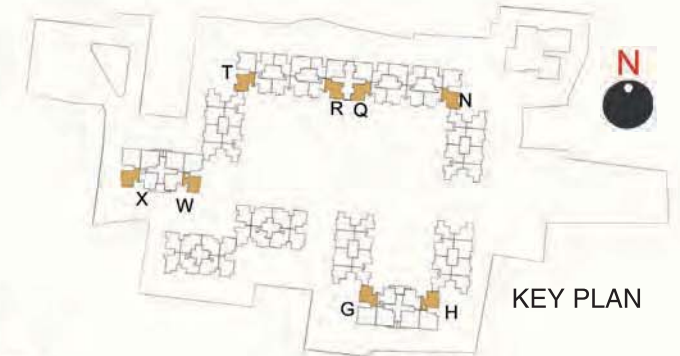
Saleable Area : 1665 sft

# Tower G, H, N, Q, R, T, W & X : 3 BHK

Unit Plan : 04

Tower G, H, N, T, W & X: Typical 3rd, 6th & 9th Floor Plan

Tower Q & R: 9th Floor Plan



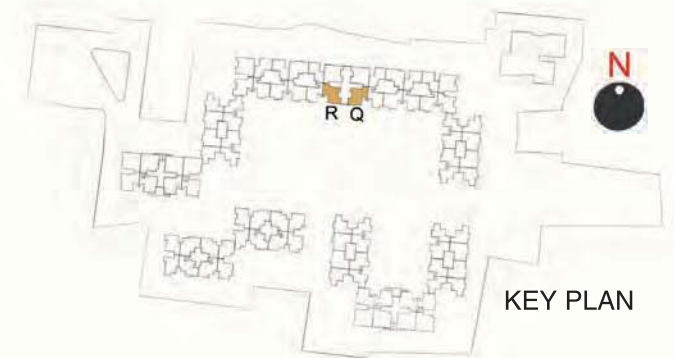
Carpet Area : 1290 sft

Saleable Area : 1715 sft

Tower Q & R : 3 BHK

Unit Plan : 04

Tower Q & R: Typical 2nd, 4th & 8th Floor Plan



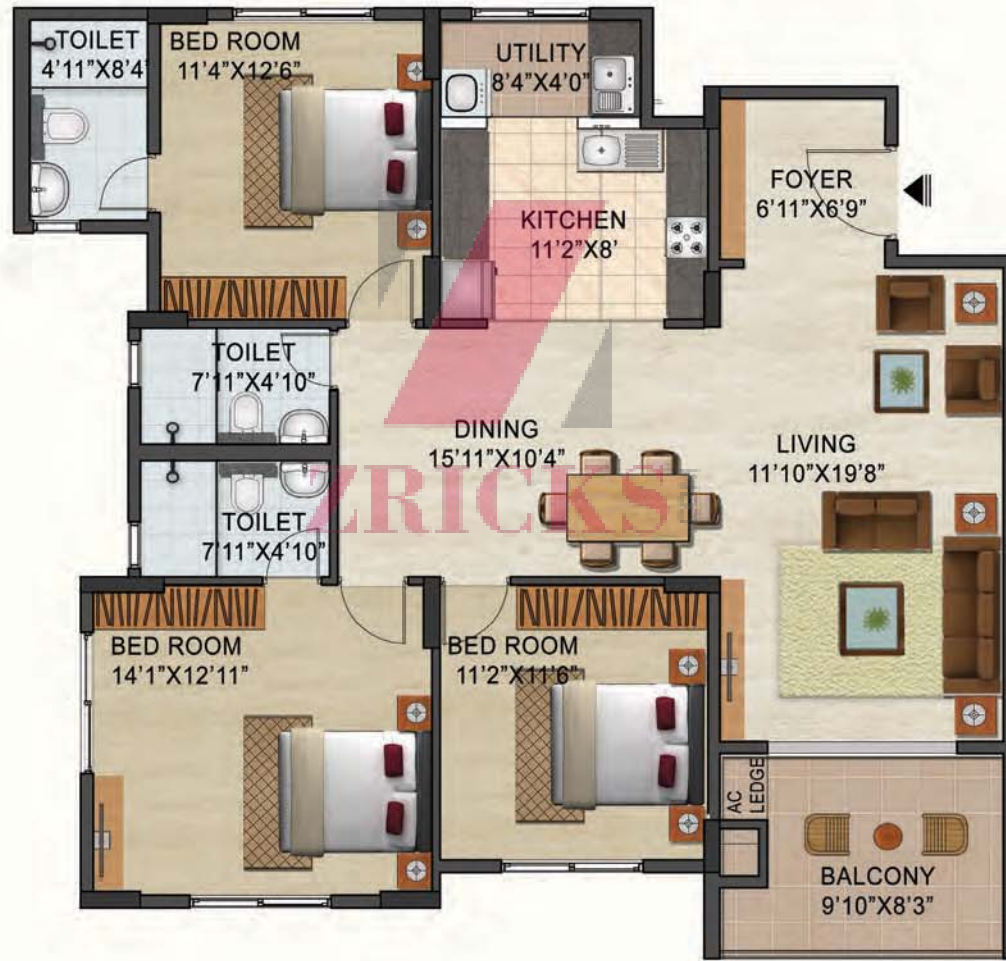
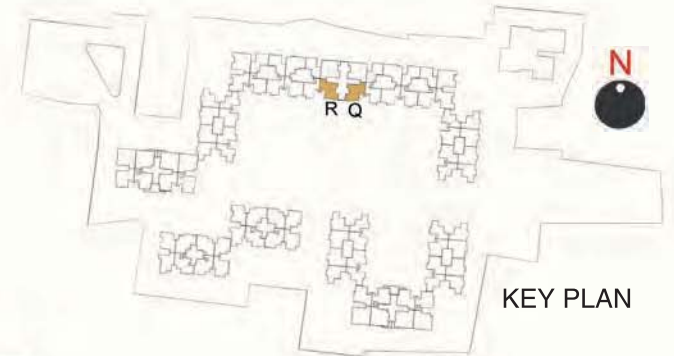
Carpet Area : 1340 sft

Saleable Area : 1760 sft

Tower Q & R : 3 BHK

Unit Plan : 04

Tower Q & R: Typical 3rd Floor Plan



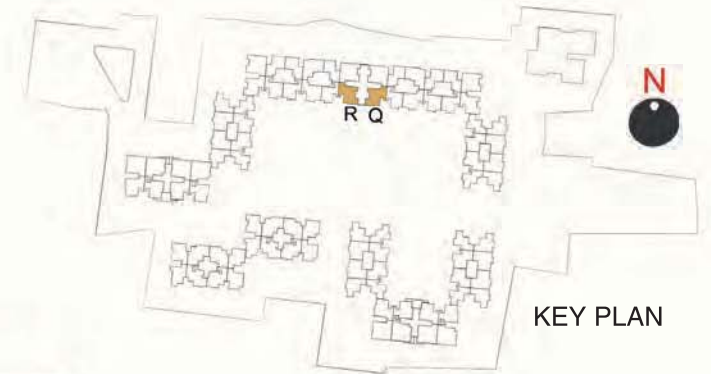
Carpet Area : 1225 sft

Saleable Area : 1630 sft

Tower Q & R : 3 BHK

Unit Plan : 04

Tower Q & R: Typical 6th Floor Plan



KEY PLAN



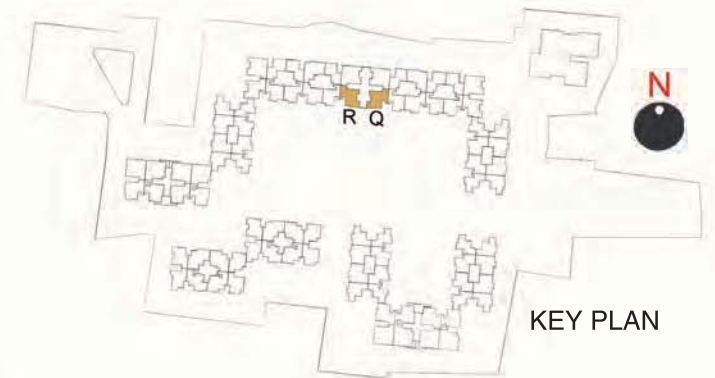
Carpet Area : 1360 sft

Saleable Area : 1800 sft

Tower Q & R : 3 BHK

Unit Plan : 04

Tower Q & R: Typical 7th Floor Plan



Carpet Area : 1185 sft

Saleable Area : 1575 sft

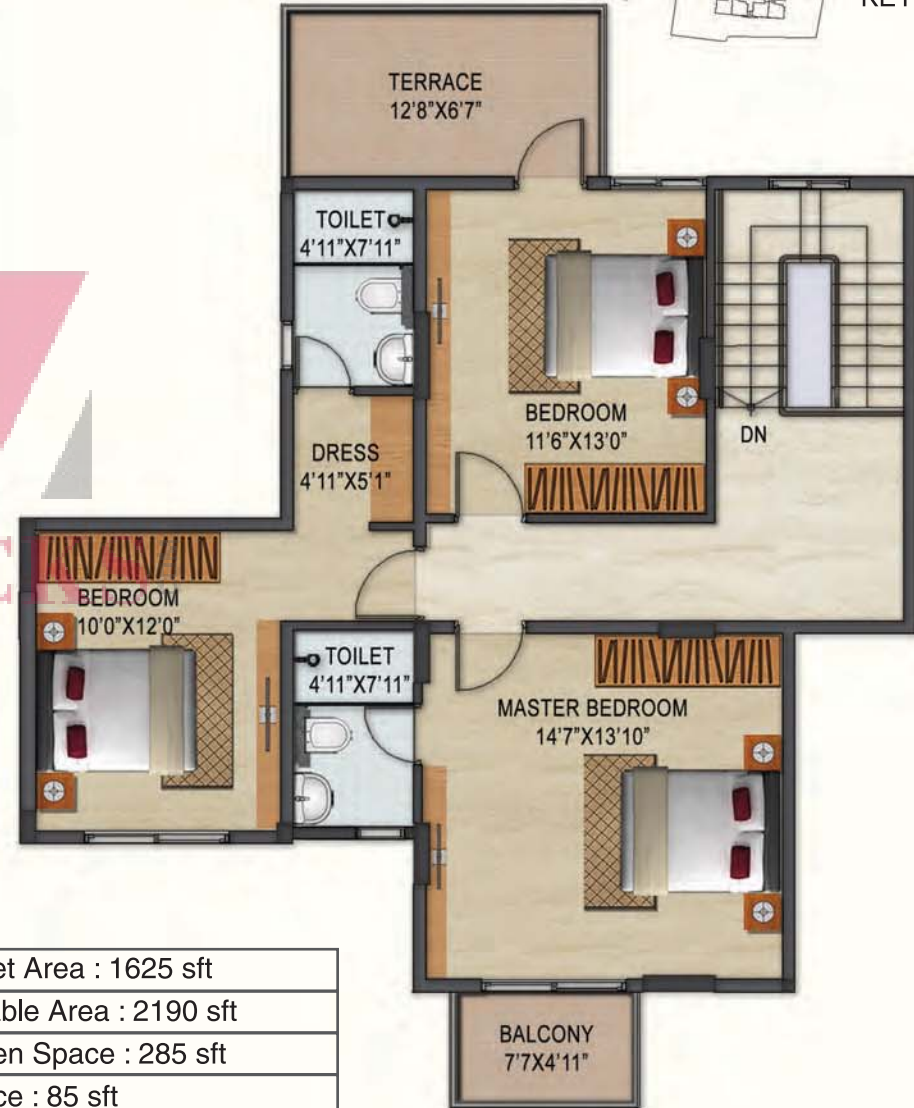
# Tower F, J, M & U : Duplex

Unit Plan : 03

Ground and First Floor



Ground Floor Plan



First Floor Plan

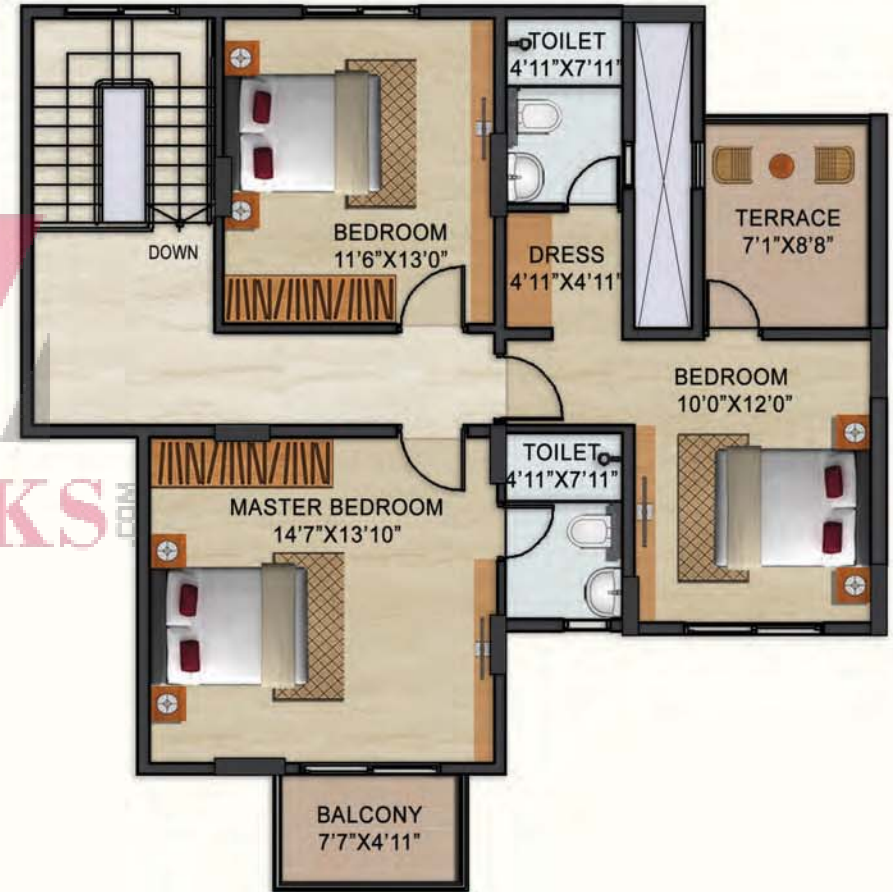
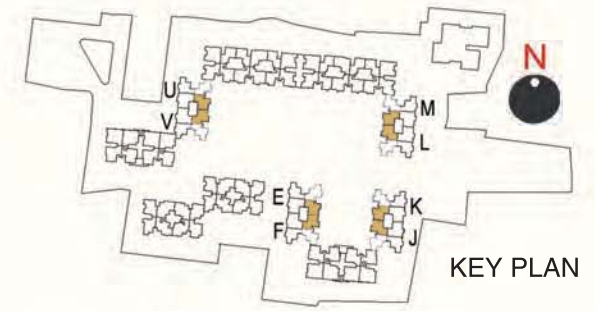
Carpet Area : 1625 sft
Saleable Area : 2190 sft
Garden Space : 285 sft
Terrace : 85 sft



# Tower E, F, J, K, L, M, U & V : Duplex

Unit Plan : 02

Ground and First Floor



Carpet Area : 1615 sft
Saleable Area : 2185 sft
Garden Space : 250 sft
Terrace : 60 sft

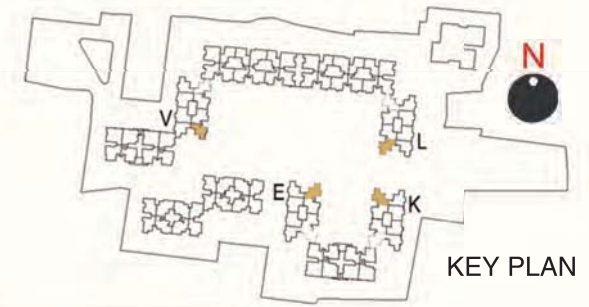
Ground Floor Plan

First Floor Plan

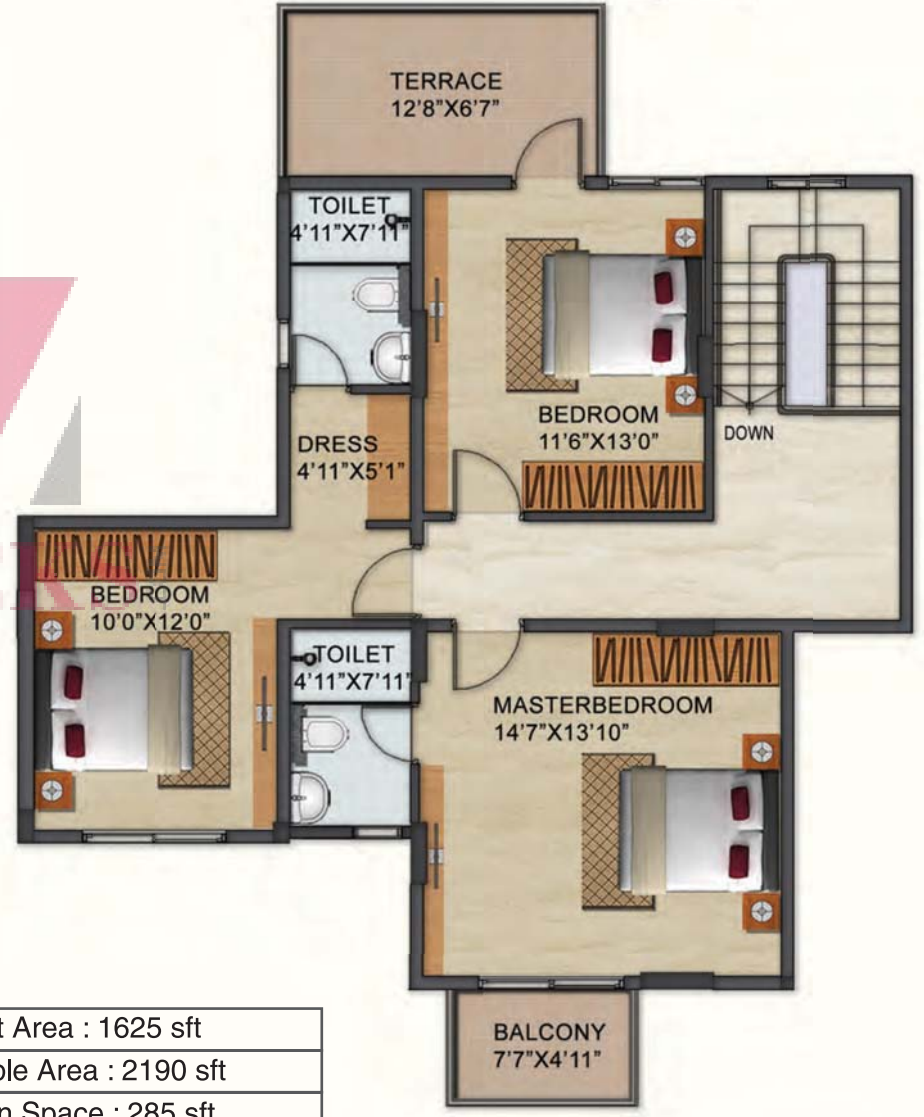
# Tower E, K, L & V : Duplex

Unit Plan : 03

Ground and First Floor



Ground Floor Plan



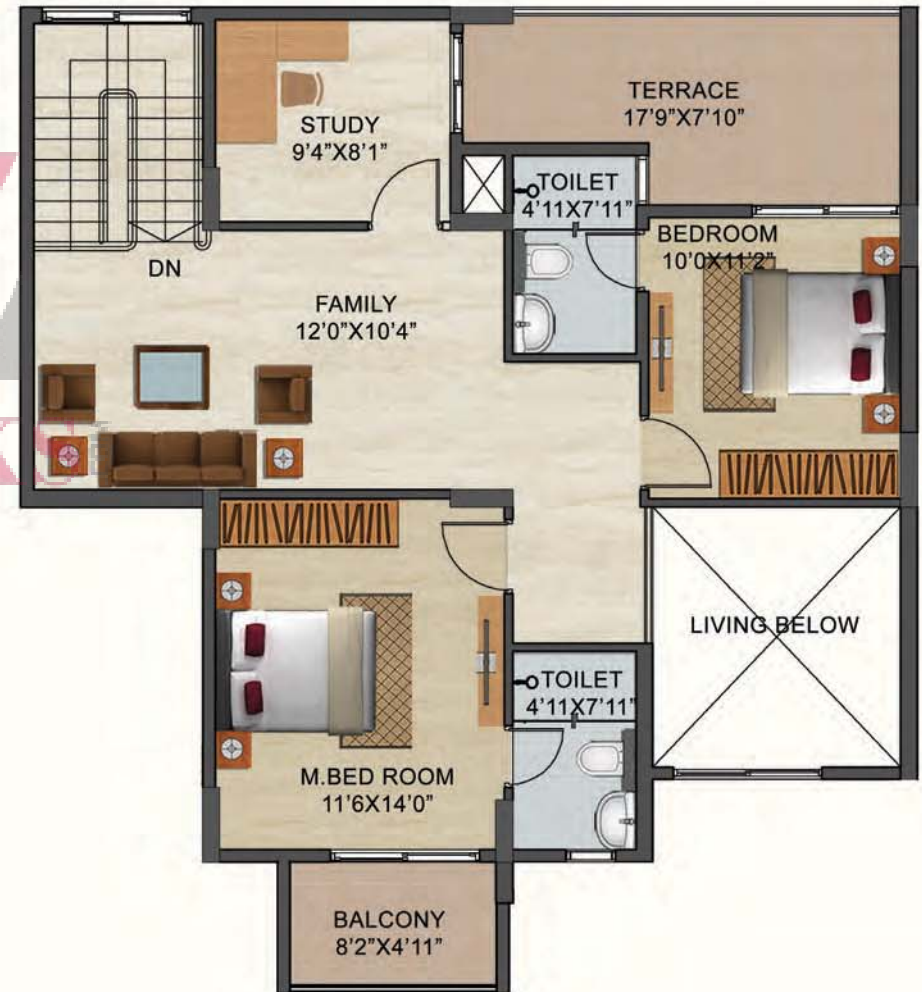
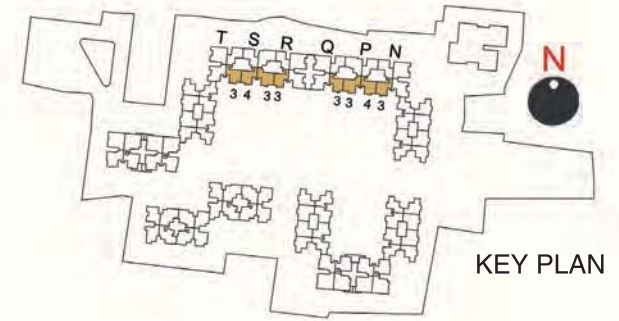
First Floor Plan

Carpet Area : 1625 sft
Saleable Area : 2190 sft
Garden Space : 285 sft
Terrace : 85 sft

# Tower N, P, Q, R, S & T : Duplex

Unit Plan : Tower N, Q, R & T : Unit -03  
 Tower P & S : Unit - 03 & 04

## Ground and First Floor



Carpet Area : 1720 sft
Saleable Area : 2375 sft
Garden Space : 60 sft
Terrace : 80 sft

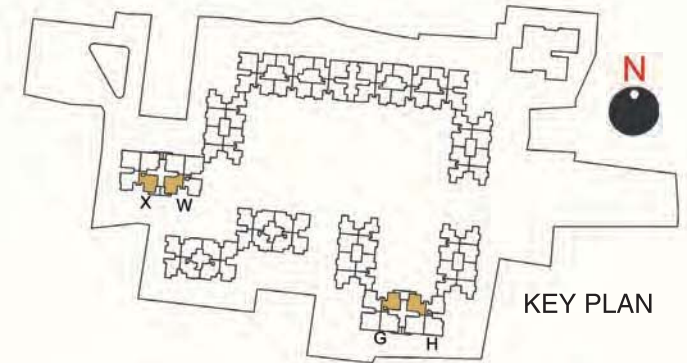
Ground Floor Plan

First Floor Plan

# Tower G, H, W & X : Duplex

Unit Plan : 03

Ground and First Floor

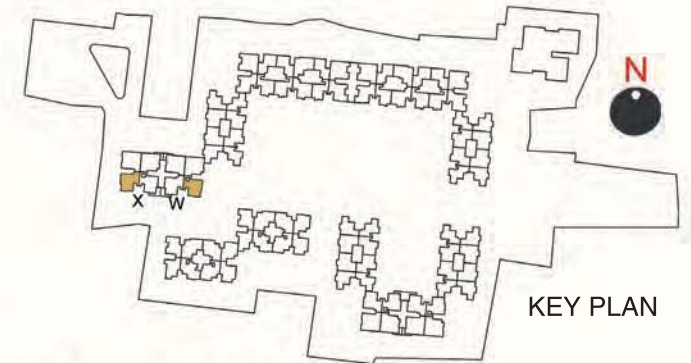


Carpet Area : 1865 sft
Saleable Area : 2570 sft
Garden Space : 135 sft

# Tower W & X : Duplex

Unit Plan : 04

Ground and First Floor



Ground Floor Plan

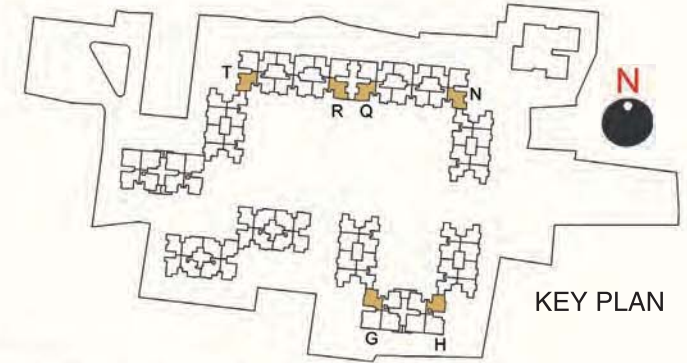
First Floor Plan

Carpet Area : 1915 sft
Saleable Area : 2650 sft
Garden Space : 205 sft

# Tower G, H, N, Q, R & T : Duplex

Unit Plan : 04

Ground and First Floor



Carpet Area : 1915 sft
Saleable Area : 2645 sft
Garden Space : 65 sft

# Specifications

## Structure

Seismic Zone II compliant structure  
RCC frames structure  
Solid concrete block work  
All internal walls plastered with smooth finish  
Fire escape staircase provided as per norms

## Painting/ Polishing

Interior : Oil bound distemper/ emulsion paint  
Exterior : Exterior weather resistant paint/ anti-fungal paint  
Ceiling : Oil bound distemper  
Enamel paint for MS grill

## Lifts

Two passenger lifts in each block (including one stretcher-friendly)  
Elegant floor lobbies with vitrified tiles/ natural stone

## Water supply/ Plumbing

Rainwater harvesting  
Sewage treatment plant (STP) and Water treatment plant  
All water supply lines are of CPVC  
All plumbing lines will be pressure tested  
Sewer lines will be of UPVC

## Electrical

Fire resistant electrical wires  
Elegant modular electrical switches - Anchor Roma or equivalent  
For safety, one earth leakage circuit breaker (ELCB) in every apartment  
One miniature circuit breaker (MCB) for each circuit provided at the main distribution box in every apartment  
One TV point each in the living room and master bedroom  
Power back-up for lighting circuits for every apartment  
100% power backup for common areas and utilities  
One telephone point in living room and master bedroom  
One AC point in master bedroom

## Doors/Windows

Main Door: Hard wood door frame with designer flush doors  
Wood door frame with flush shutter for bedrooms/ toilets with enamel paint/ laminate  
Anodised/ Powder coated aluminium track sliding door with plain glass for all windows and provision for mosquito mesh  
Brass/ Chrome hardware with magic eye and night latch for main door  
MS grill for windows

## Flooring

Superior quality 2' x 2' vitrified tiles for living, dining, bedrooms and kitchen  
Ceramic tiles for balcony and utility

## Kitchen/ Utility

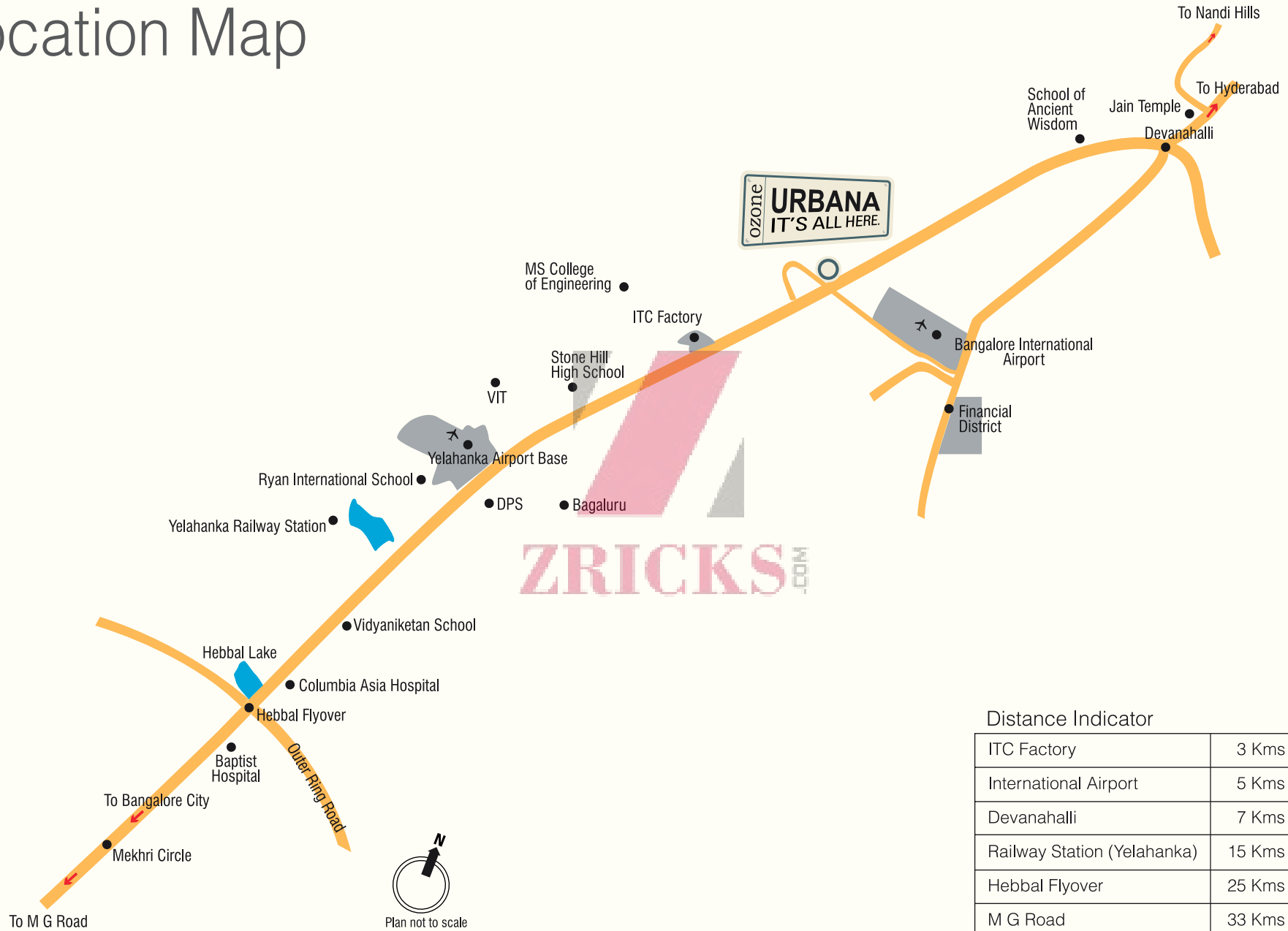
Plumbing points and electrical points in kitchen  
Provision for exhaust fan/ electric chimney  
Cladding with glazed tiles above kitchen platform (up to 2 feet high)  
Provision for washing machine and sink in utility  
Good quality CP fittings - Jaquar or equivalent  
Water purifier point in kitchen

## Toilets

Superior quality anti-skid ceramic tile flooring for all toilets  
Wall-mounted wash basin in all toilets  
Glazed ceramic tiles dado (up to 7 feet height)  
Superior quality wall-mounted EWC and flush tank in all toilets  
Hot and cold water mixer unit for shower in all toilets  
Health faucet in all toilets  
Provision for geyser in all toilets  
Good quality CP fittings - Jaquar or equivalent  
Anodized/ Powder coated aluminium ventilators with translucent glass  
Provision for exhaust fan in all toilets  
False ceiling in all toilets



# Location Map



Distance Indicator

ITC Factory	3 Kms	5 min
International Airport	5 Kms	8 min
Devanahalli	7 Kms	10 min
Railway Station (Yelahanka)	15 Kms	15 min
Hebbal Flyover	25 Kms	20 min
M G Road	33 Kms	45 min



Plan not to scale





THE ONES THAT COUNT

Ozonegroup is committed to providing you a higher quality of life and redefining standard of living through innovative real estate products. We distinctively differentiate ourselves through our unvarying focus on three 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, villas, serviced apartments, hotels, resorts, business parks, integrated townships to retail malls. Our projects are currently being developed in Bangalore, Chennai and Goa.



**Site Office:** NH-7, New Bangalore - 562 110. Toll Free - 1800 419 8811

**Corporate Office:** 38, Ulsoor Road, Bangalore - 560 042. Phone: +91-80-4039 5600

**Branch Offices: Mumbai Office:** B-104, The Capital, Bandra Kurla Complex (BKC), Bandra (E), Mumbai - 400 051. Phone: +91-22-6172 6172

**Dubai Office:** 308, Al Moosa Tower 1, Sheikh Zayed Road, Dubai - UAE. Phone: +971 50 7677395 / +971 50 7862604

[www.ozoneurbana.com](http://www.ozoneurbana.com)





Artist's Impression

**ozone**  
**URBANA**  
IT'S ALL HERE.

**Urbana Avenue**  
2.5 and 3 B/R Apartments

# Ozone Urbana. It's all here.

At Ozone Urbana we promise you a lifestyle that's unmatched by any other development in its league. Spread over 150 acres, this picturesque township is located right next to the KIAL flyover on NH-7 and offers a fabulous living environment.

Complete with social infrastructure such as a school, hospital, hotel, offices, restaurants, retail village and homes for the senior living community, Ozone Urbana is undeniably Bangalore's largest integrated township.

Planned to integrate the needs of the modern day home owner, the township encompasses amenities such as multiple clubhouses, 80% open space, an internal road network of 9 kms, a 2.4 kms long dedicated bicycle track, multiple sports facilities... it's all here!

Precisely why Ozone Urbana is the preferred choice for those who are looking to buy a modern home for a progressive lifestyle.

Here's what Ozone Urbana township has to offer:

- Main access from 8 lane superfast NH-7
- Multiple access for easy entry / exit
- Urbana Aqua – 2, 3 and 4 B/R Apartments
- Urbana Meadows – Serviced Residential Plots
- Urbana Belvedere – 3 B/R Premium Apartments
- Urbana Avenue – 2.5 and 3 B/R Apartments
- Urbana Pavilion – 2, 2.5 and 3 B/R Apartments
- Urbana Aura – 3 and 4 B/R Luxury Residences
- Urbana Serene – Senior Living Community
- Urbana Irene – Senior Living Community
- National Public School
- Star Hotel
- 250 bed BR Life Hospital
- Commercial Office Space / IT Park
- Retail Village
- Modern Amenities

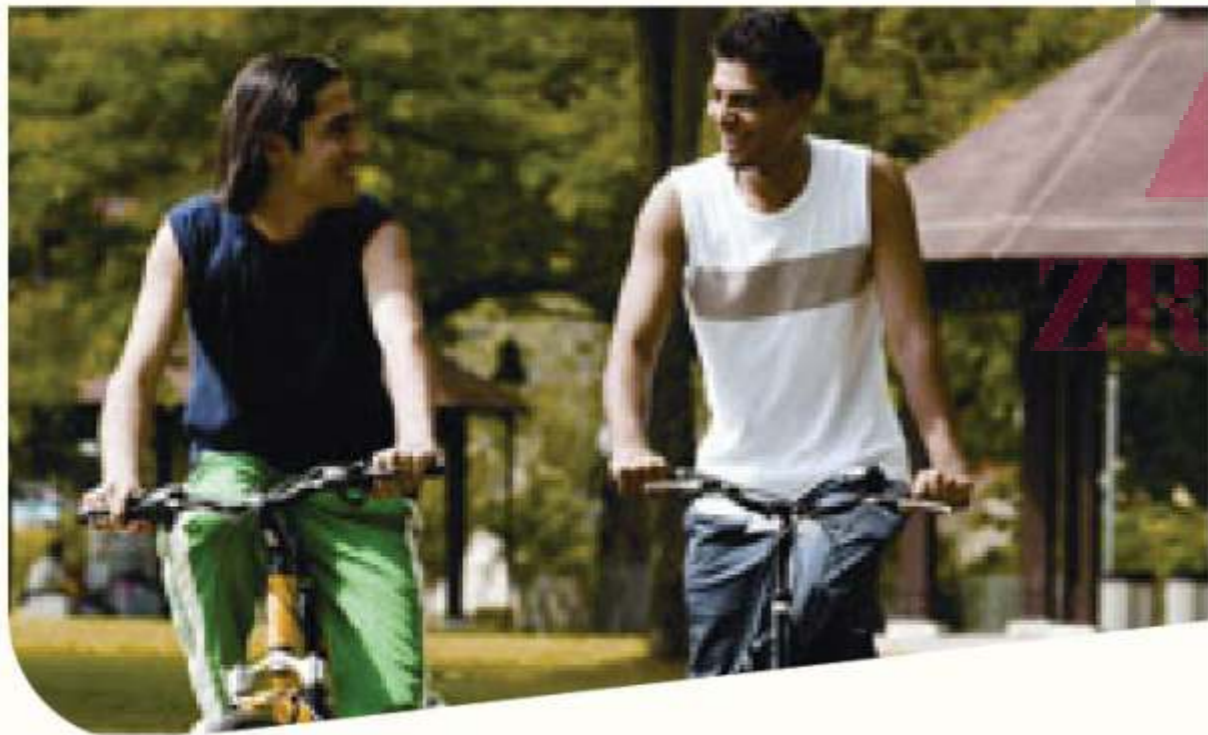
# Urbana Avenue

Nestled within the integrated township is Urbana Avenue, apartments that have been specifically designed to let you live in the convenience of a home. Surrounded by lush greenery and water bodies, these apartments are located in close proximity to all the amenities the township has to offer.

## Urbana Avenue (Phase 1) - Features:

- Basement + Stilt + 10 floors in each tower
- Ample car parking for residents and visitors
- Large landscaped areas with parks and open spaces
- 2 lifts - 1 passenger lift and 1 stretcher lift provided per tower
- 2 metre wide corridors
- Basement / Stilt Parking





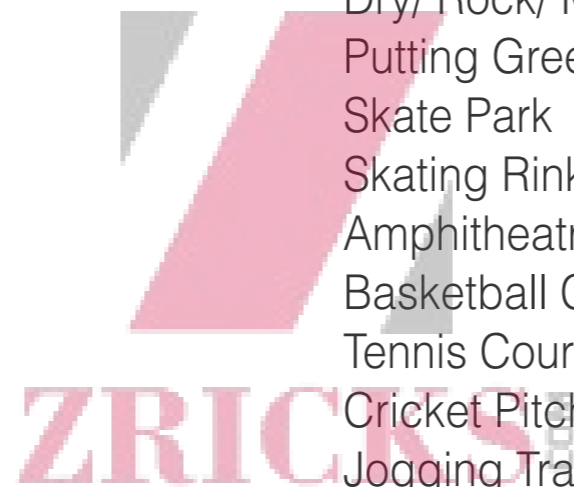
# Amenities

## Common Clubhouse

Gym  
Health Club - Steam, Sauna and Jacuzzi  
Yoga/ Meditation/ Aerobics  
Salon - Men and Women  
Indoor Badminton Courts  
Squash Courts  
Table Tennis  
Pool/ Billiards  
Bowling Alley  
Kids Gaming Zone  
Library/ Reading Room  
25 Seater Mini-Theatre  
Creche/ Day Care Centre  
Café  
Lounge Bar  
Alfresco Dining  
Multi-purpose Hall  
Business Centre  
Laundromat  
ATM  
Pharmacy  
Departmental/ Convenience Store  
Office Space for Association

## Outdoor Amenities

Swimming Pool/ Toddlers' Pool  
Yoga and Meditation Area  
Children's Play Area and Sand Pit  
Snakes and Ladders  
Dry/ Rock/ Maze Garden  
Putting Greens  
Skate Park  
Skating Rink  
Amphitheatre  
Basketball Court  
Tennis Courts  
Cricket Pitch  
Jogging Track  
Climbing Wall  
Palm Plaza  
Fountain Plaza  
Large Landscaped Areas  
Senior Citizens' Area

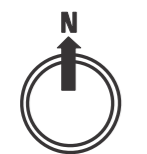


# Master Plan



## Legend

1. Main Entrance
2. Retail Village
3. Star Hotel
4. Business Hub
5. BR Life Hospital
6. National Public School
7. Residential Apartment
8. Clubhouse
9. Residential Apartment
10. Residential Apartment
11. Residential Apartment
12. Irene – Senior Living
13. Serene – Senior Living
14. Future Residential Development
15. Alcove – 3 & 4 B/R Luxury Apartment
16. Meadows – Serviced Residential Plot
17. Aura – 3 & 4 B/R Luxury Residences
18. Aqua – 2, 3 & 4 B/R Apartment
19. Belvedere – 3 B/R Luxury Apartment
20. Pavilion – 2, 2.5 & 3 B/R Premium Apartment
21. Avenue – 2.5 & 3 B/R Premium Apartment



Plan not to scale

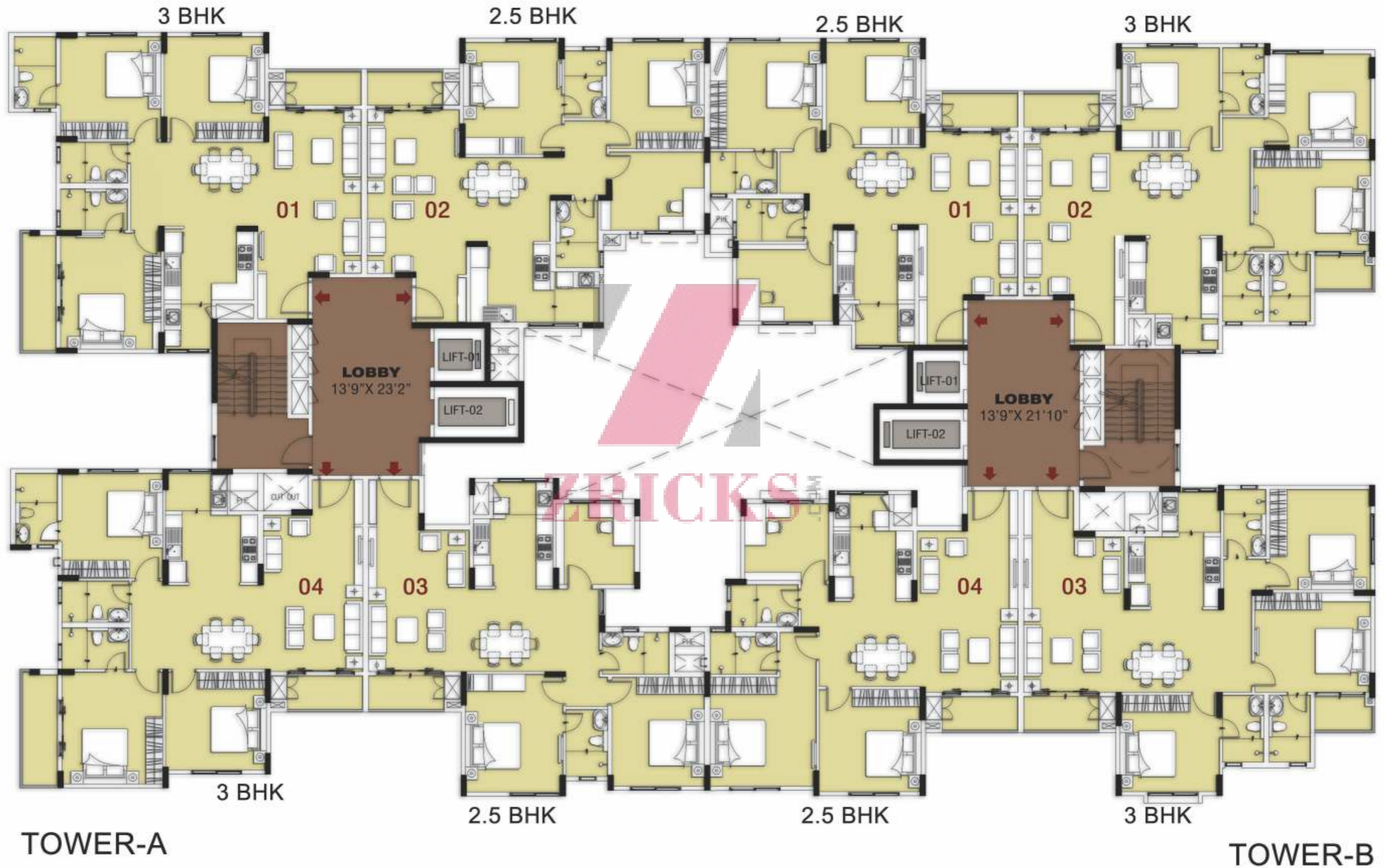


# Site Plan



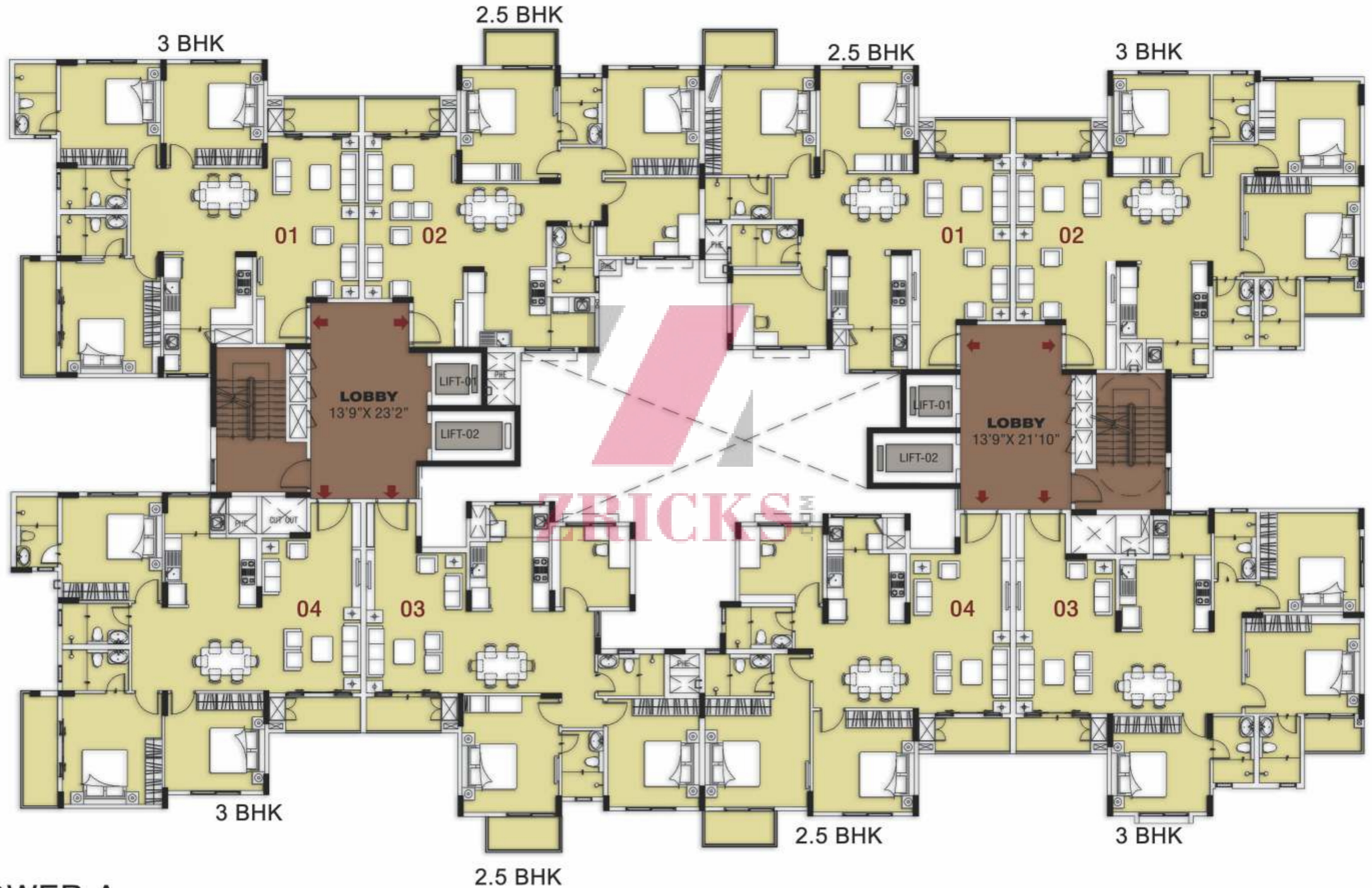
# Cluster Plan : Tower - A & B

## 1st Floor Plan



# Cluster Plan : Tower - A & B

Typical - 2nd, 4th, 5th, 7th, 8th, 10th & 11th Floor Plan

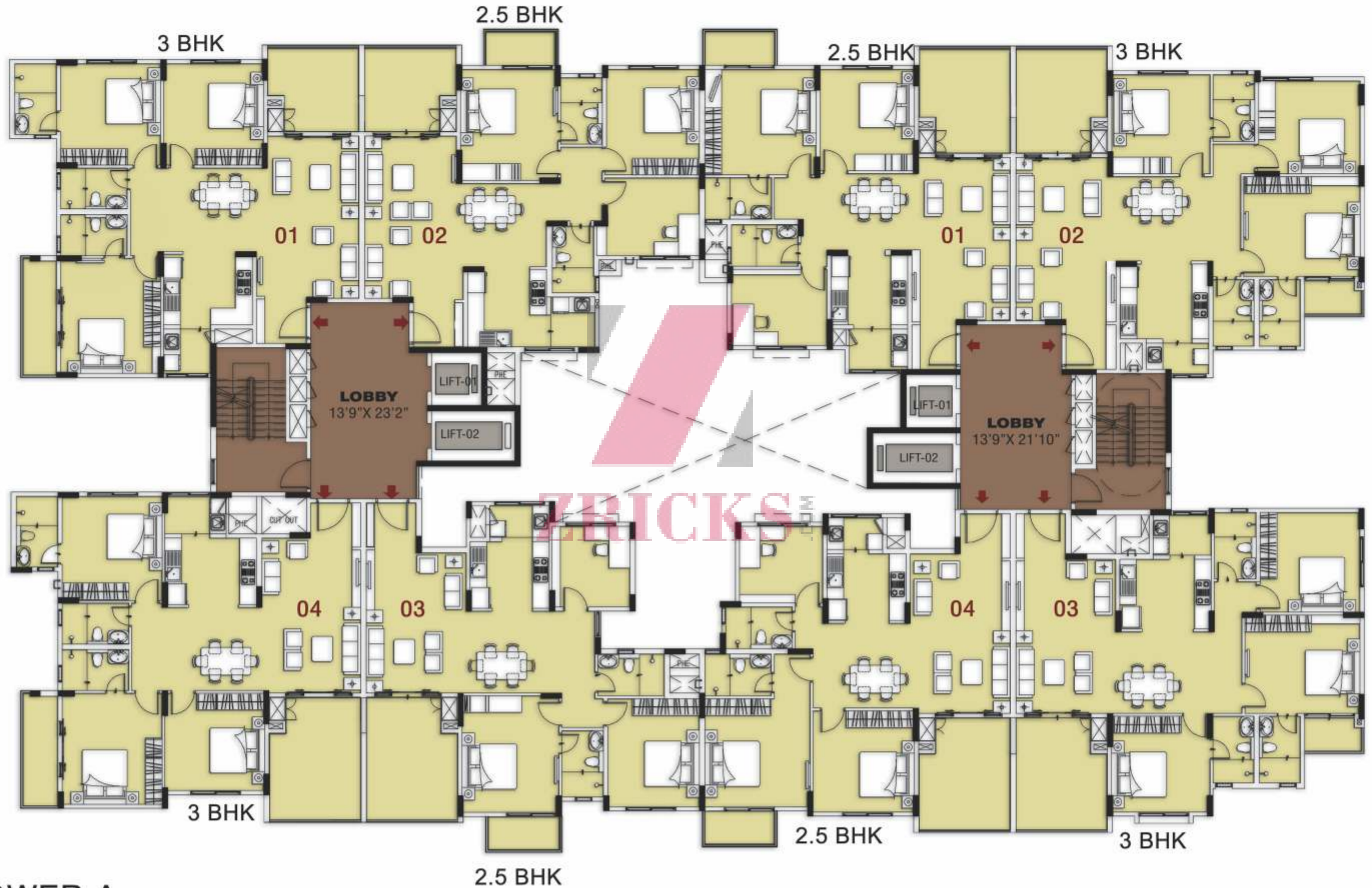


TOWER-A

TOWER-B

# Cluster Plan : Tower - A & B

## Typical - 3rd, 6th & 9th Floor Plan

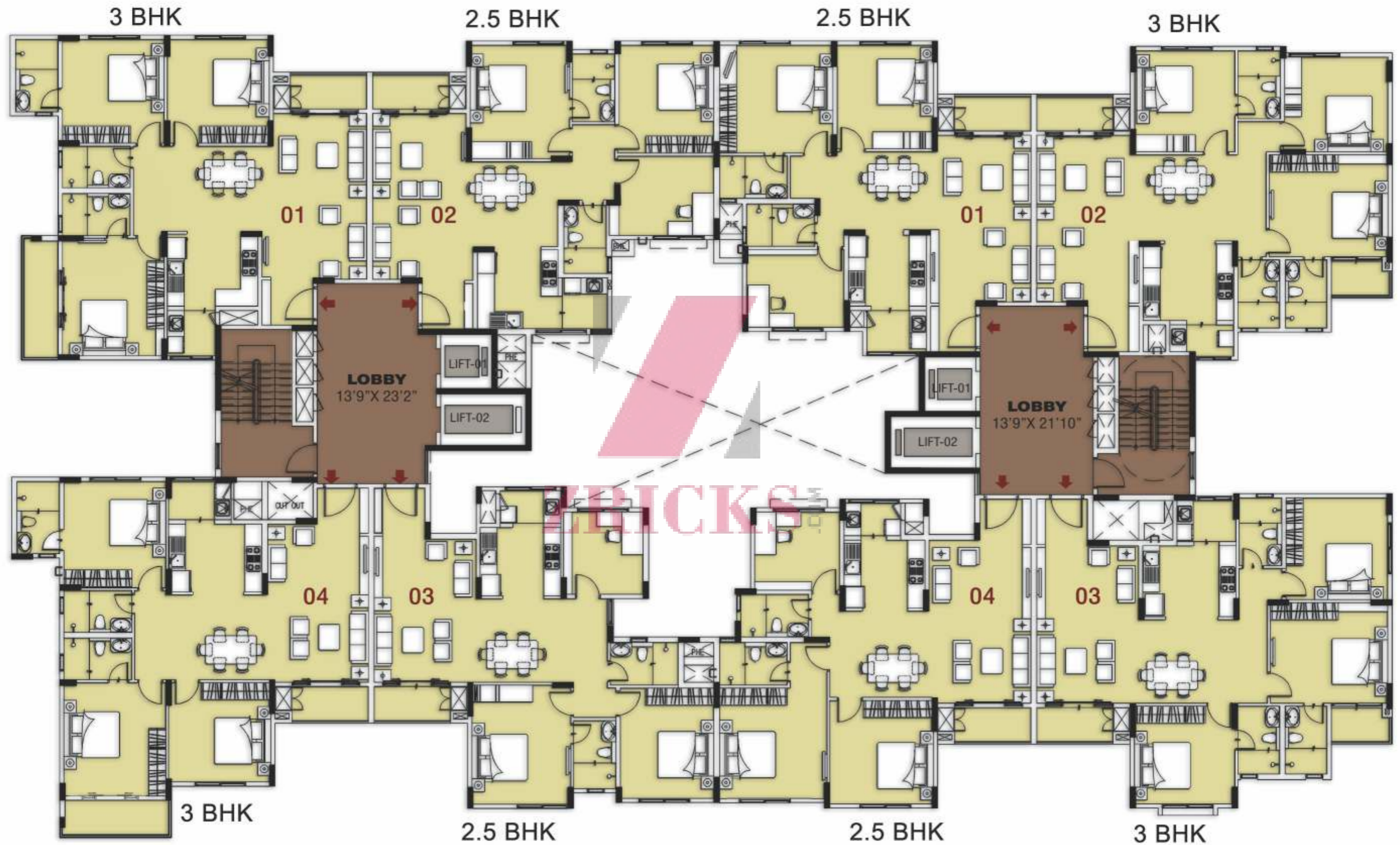


TOWER-A

TOWER-B

# Cluster Plan : Tower - C & D

## 1st Floor Plan

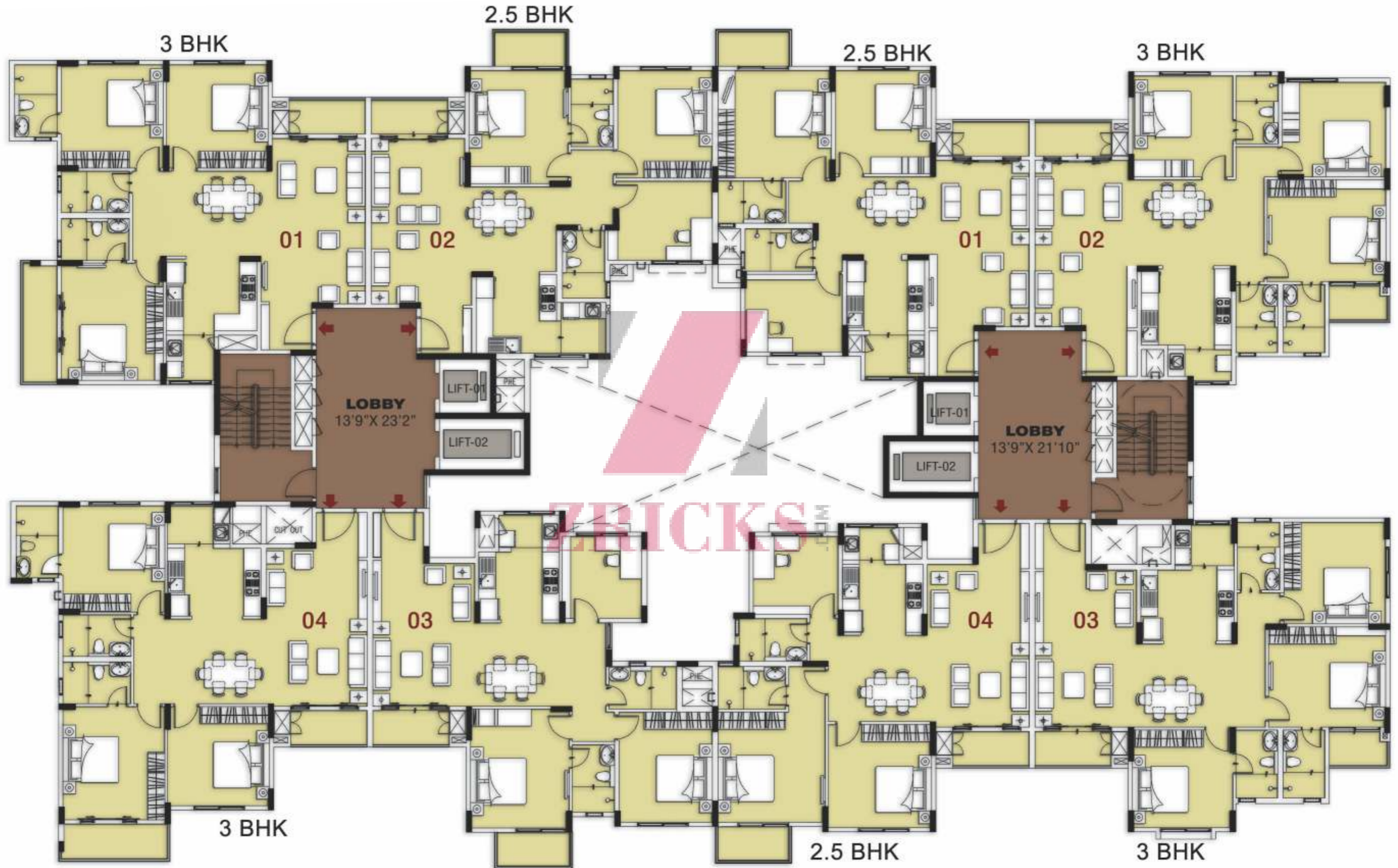


TOWER-C

TOWER-D

# Cluster Plan : Tower - C & D

Typical - 2nd, 4th, 5th, 7th, 8th, & 10th Floor Plan

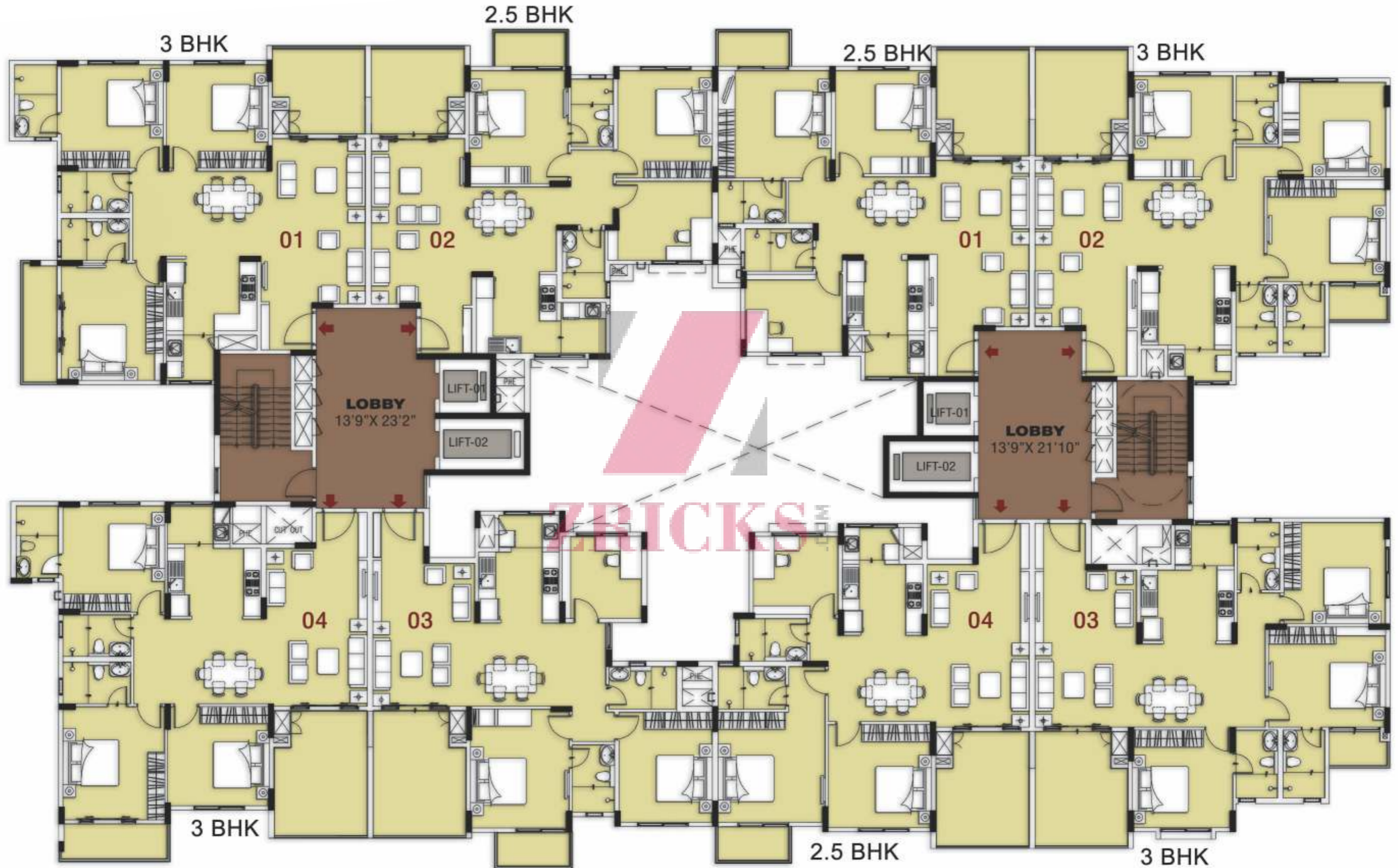


TOWER-C

TOWER-D

# Cluster Plan : Tower - C & D

## Typical - 3rd, 6th & 9th Floor Plan



TOWER-C

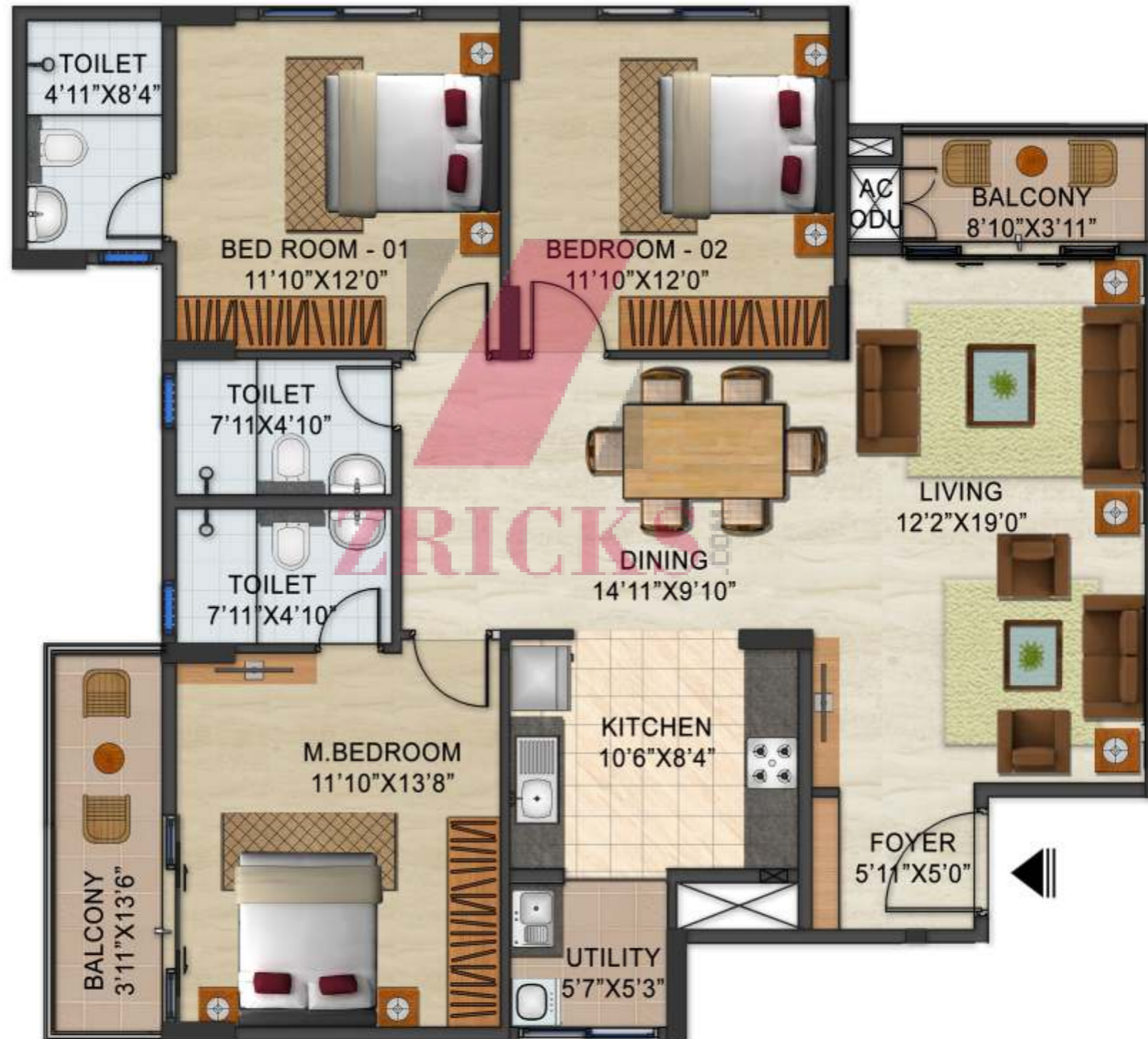
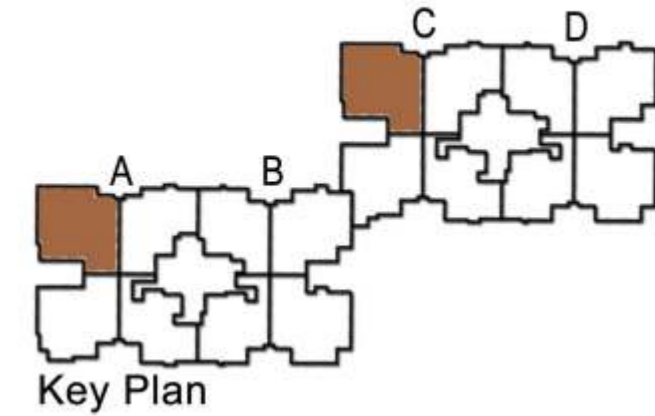
TOWER-D

# Unit Plan: Tower A & C

Unit - 01 - 3 BHK

Tower A & C: Typical  
1st, 2nd, 4th, 5th, 7th, 8th,  
& 10th Floor

Tower A: 11th Floor



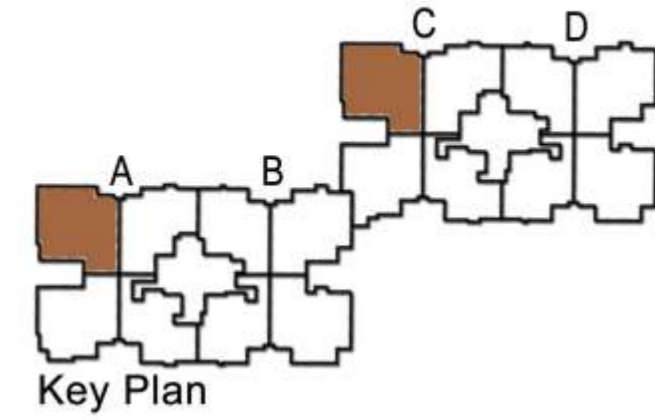
Carpet Area : 1192 sft  
Saleable Area : 1579 sft



# Unit Plan: Tower A & C

## Unit - 01 - 3BHK WITH EXTENDED SITOUTS

Typical 3rd, 6th & 9th Floor

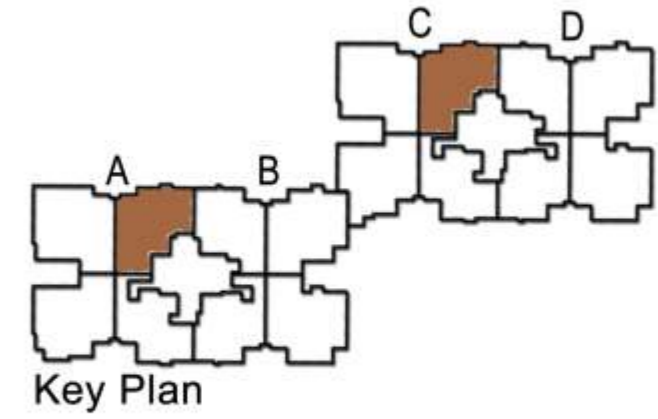


Carpet Area : 1254 sft
Saleable Area : 1658 sft

# Unit Plan: Tower A & C

Unit - 02 - 2.5 BHK

1st Floor



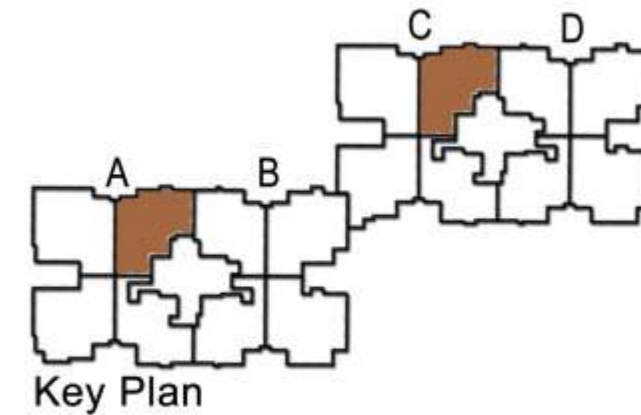
Carpet Area : 1039 sft  
Saleable Area : 1393 sft

# Unit Plan: Tower A & C

Unit - 02 - 2.5 BHK

Tower A & C - Typical 2nd,4th,5th,7th,  
8th & 10th Floor

Tower A-11th Floor

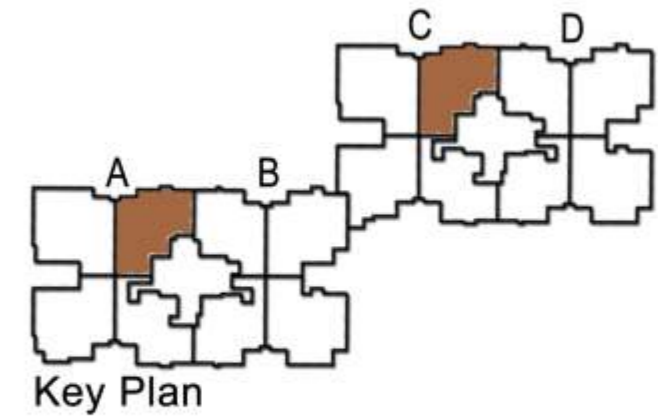


Carpet Area : 1074 sft  
Saleable Area : 1437 sft

# Unit Plan: Tower A & C

Unit - 02 - 2.5 BHK with extended sitout

Typical 3rd, 6th & 9th Floor

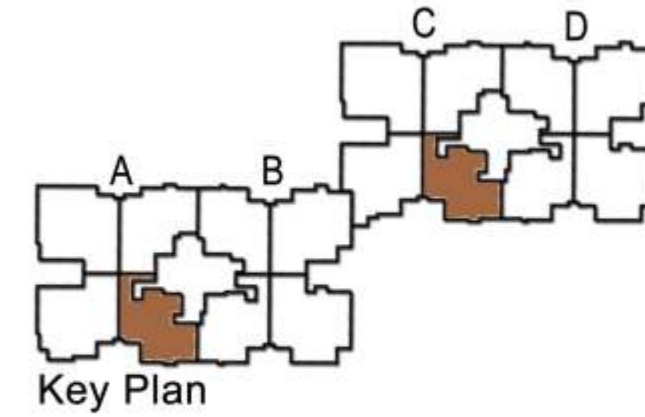


Carpet Area : 1137 sft  
Saleable Area : 1517 sft

# Unit Plan: Tower A & C

Unit - 03 - 2.5 BHK

1st Floor



Carpet Area : 1011 sft  
Saleable Area : 1357 sft

# Unit Plan: Tower A & C

Unit - 03 - 2.5 BHK

Tower A & C: Typical 2nd, 4th, 5th, 7th, 8th & 10th Floor

Tower A : 11th Floor



Carpet Area : 1046 sft  
Saleable Area : 1401 sft

# Unit Plan: Tower A & C

Unit - 03 - 2.5 BHK with extended sitouts

Typical 3rd, 6th & 9th Floor

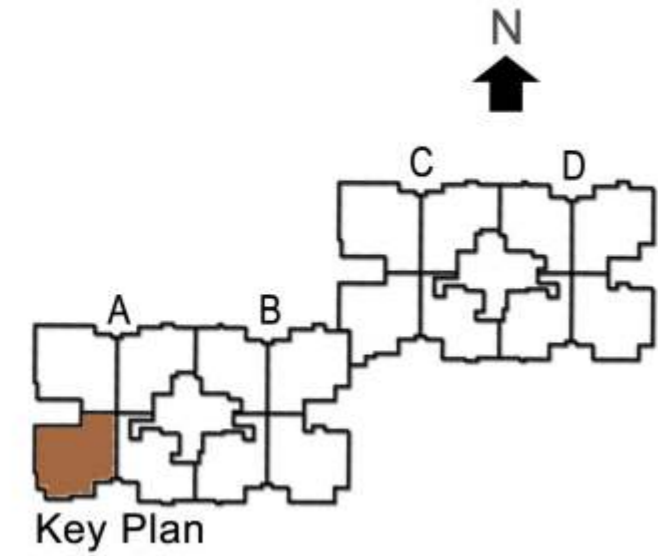


Carpent Area : 1160 sft  
Saleable Area : 1542 sft

# Unit Plan: Tower A

Unit - 04 - 3 BHK

Typical 1st, 2nd, 4th, 5th,  
7th, 8th, 10th &  
11th Floor



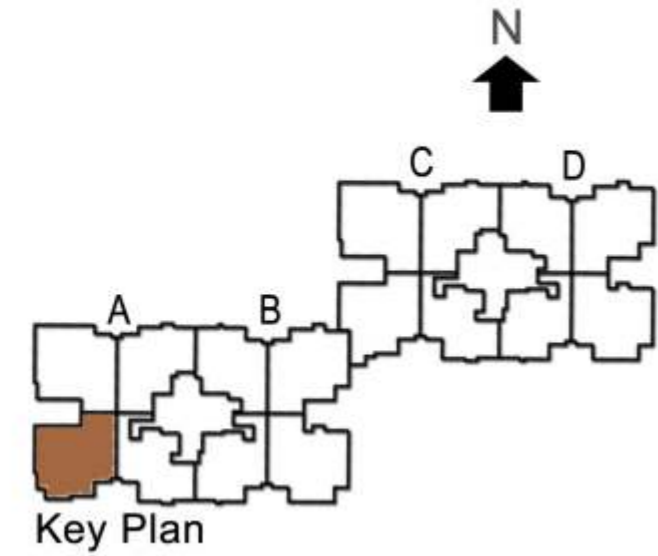
Carpet Area : 1169 sft  
Saleable Area : 1548 sft



# Unit Plan: Tower A

Unit - 04 - 3 BHK with extended sitouts

Typical 3rd, 6th & 9th Floor

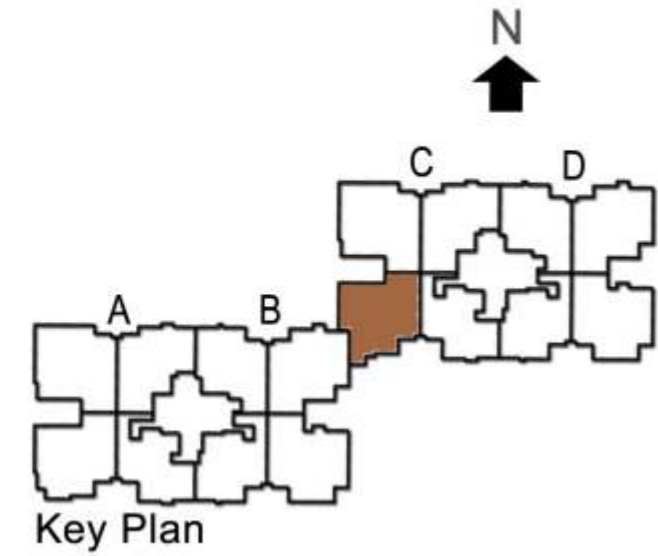


Carpet Area : 1283 sft  
Saleable Area : 1690 sft

# Unit Plan: Tower C

Unit - 04 - 3 BHK

Typical 1st, 2nd, 4th, 5th, 7th, 8th & 10th Floor

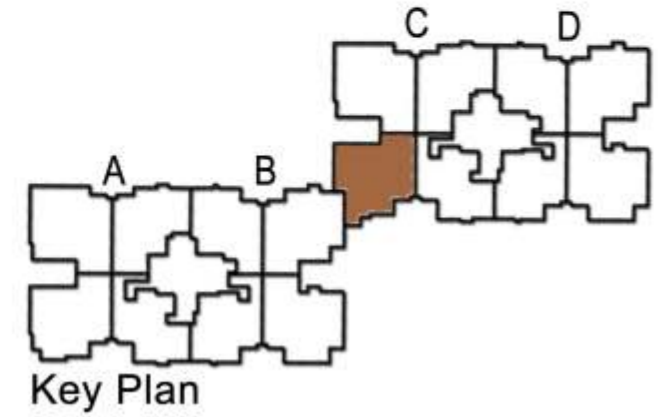
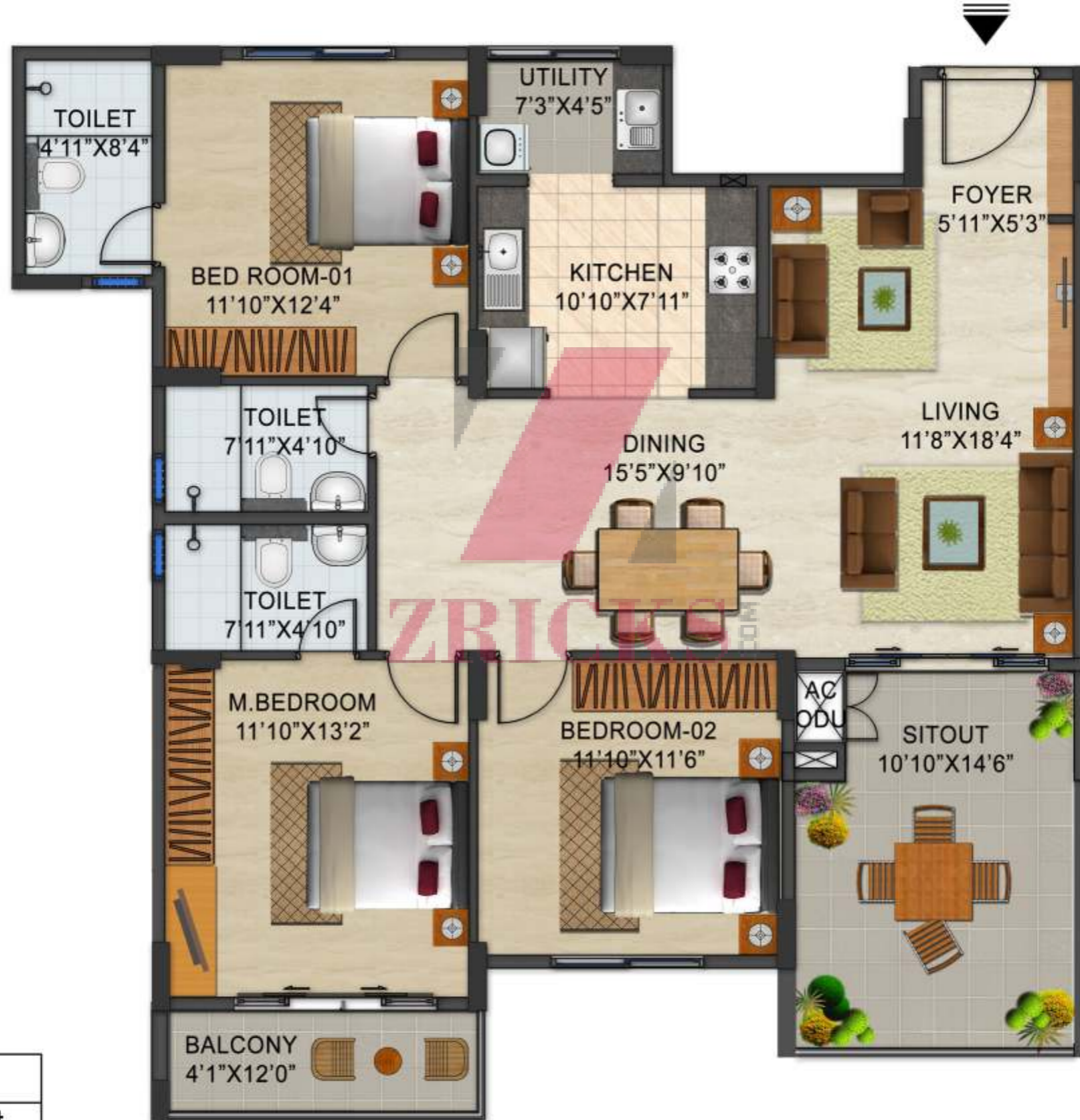


Carpet Area : 1165 sft  
Saleable Area : 1543 sft

# Unit Plan: Tower C

Unit - 04 - 3 BHK with extended sitout

Typical 3rd, 6th & 9th Floor

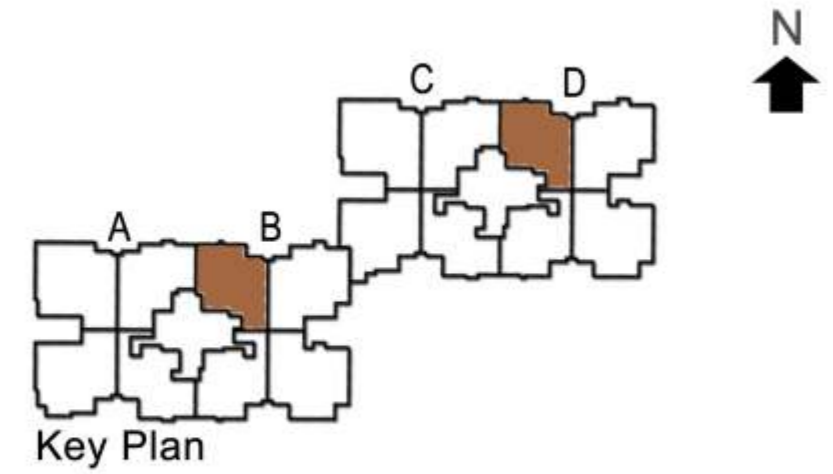


Carpet Area : 1278 sft  
Saleable Area : 1685 sft

# Unit Plan: Tower B & D

Unit - 01 - 2.5 BHK

1st Floor



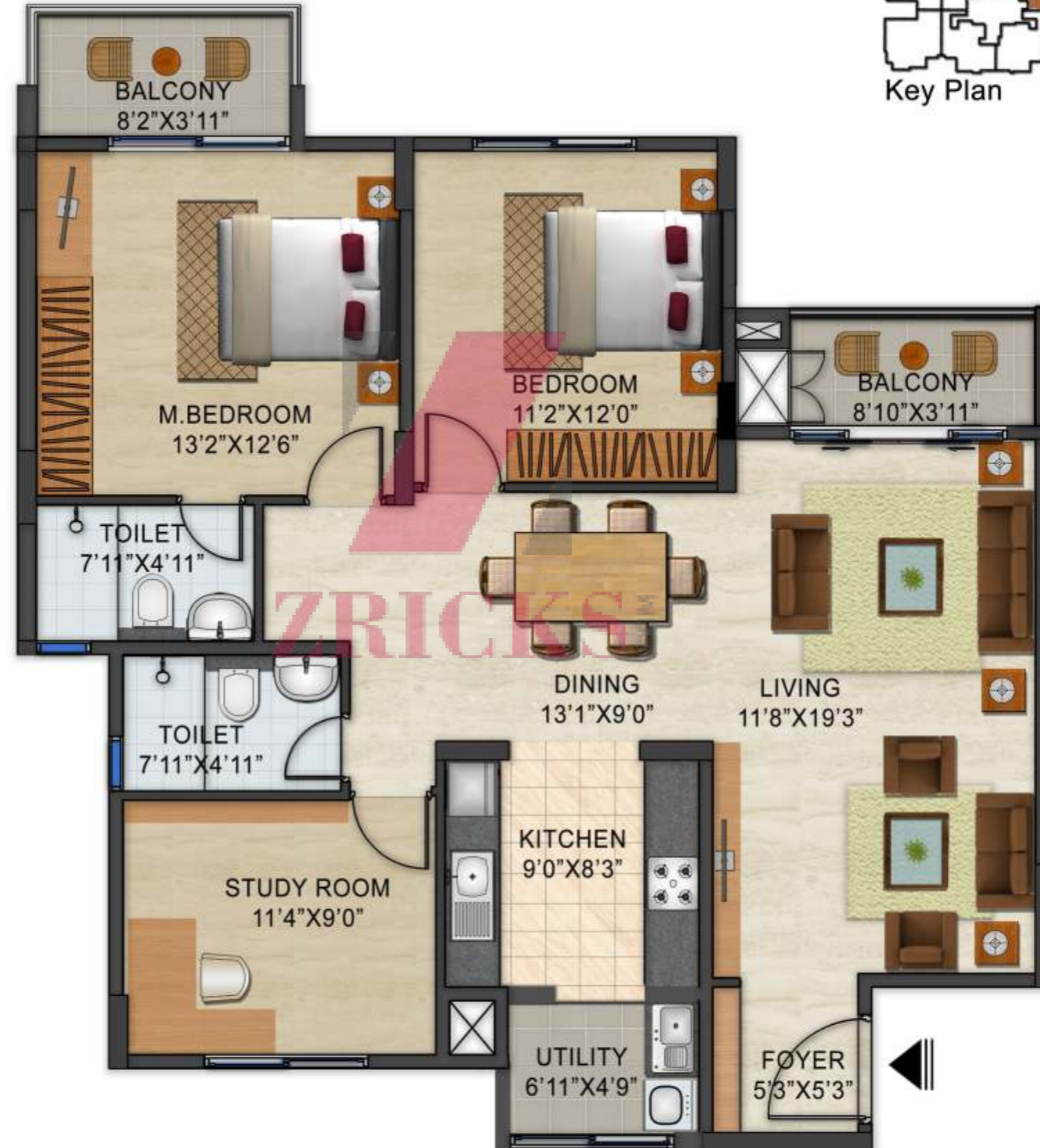
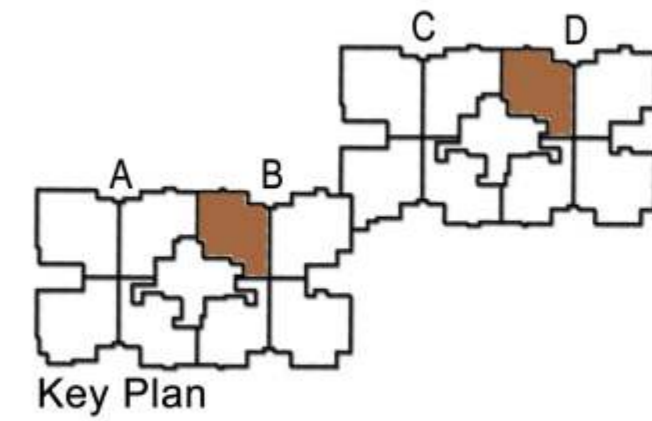
Carpet Area : 1027 sft  
Saleable Area : 1366 sft

# Unit Plan: Tower B & D

Unit - 01 - 2.5 BHK

Tower B & D - Typical 2nd,4th,  
5th,7th,8th & 10th Floor

Tower B - 11th Floor

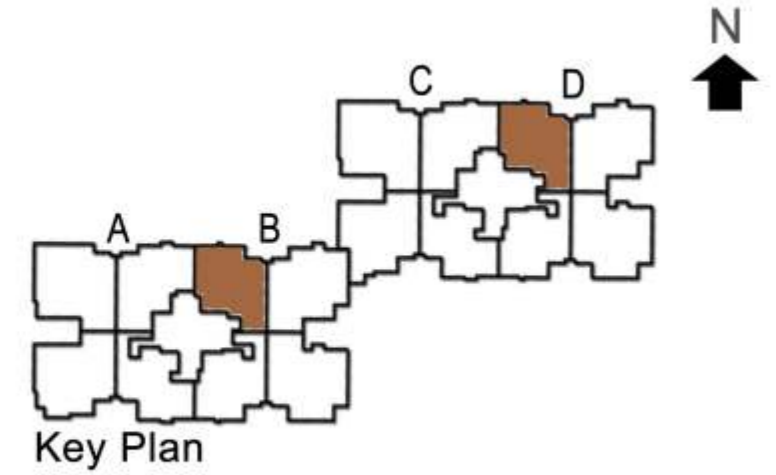


Carpet Area : 1063 sft  
Saleable Area : 1410 sft

# Unit Plan: Tower B & D

Unit - 01 - 2.5 BHK with extended sitouts

Typical 3rd, 6th & 9th Floor



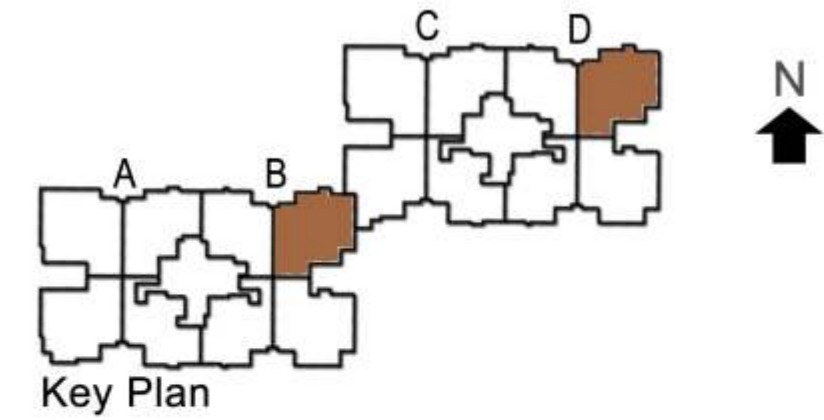
Carpet Area : 1158 sft  
Saleable Area : 1523 sft

# Unit Plan: Tower B & D

Unit - 02 - 3 BHK

Tower B & D - Typical 1st,2nd,4th,5th,  
7th,8th & 10th Floor

Tower B - 11th Floor

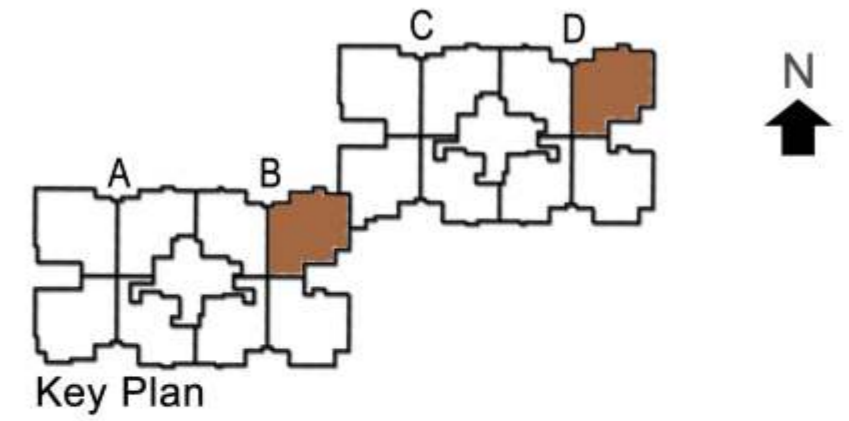


Carpet Area : 1176 sft  
Saleable Area : 1568 sft

# Unit Plan: Tower B&D

Unit - 02 - 3 BHK with extended sitout

Typical 3rd, 6th & 9th Floor



Carpet Area : 1267 sft  
Saleable Area : 1682 sft

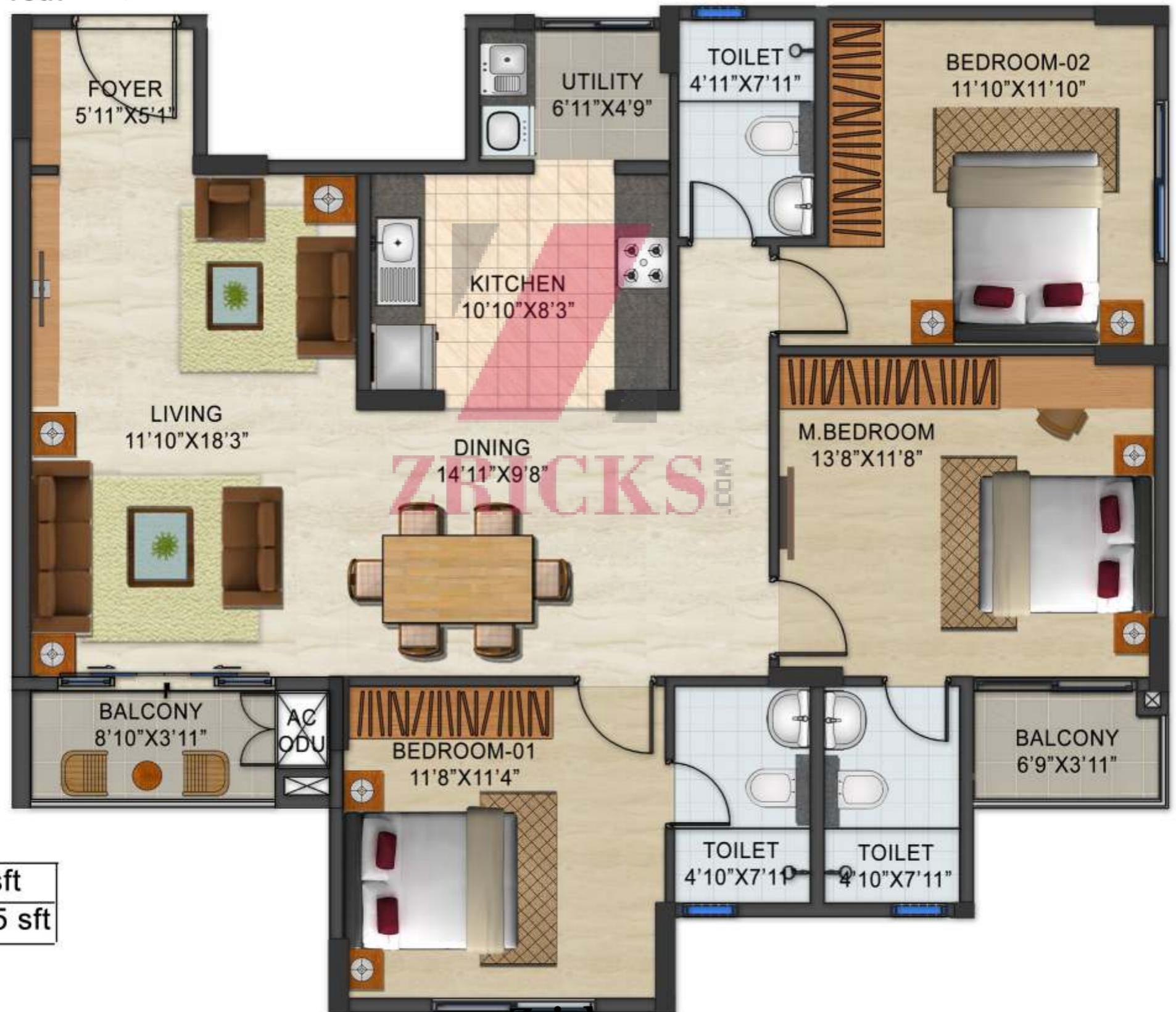
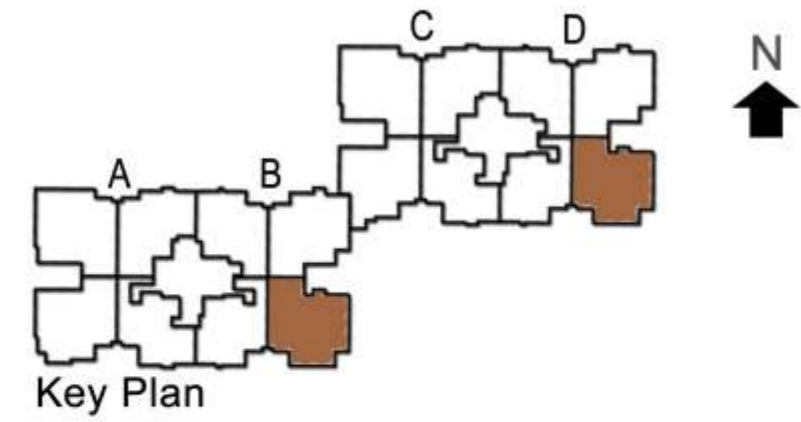


# Unit Plan: Tower B & D

Unit - 03 - 3 BHK

Tower-B & D - Typical 1st,  
2nd,4th,5th,7th,8th & 10th  
Floor

Tower- B - 11th Floor

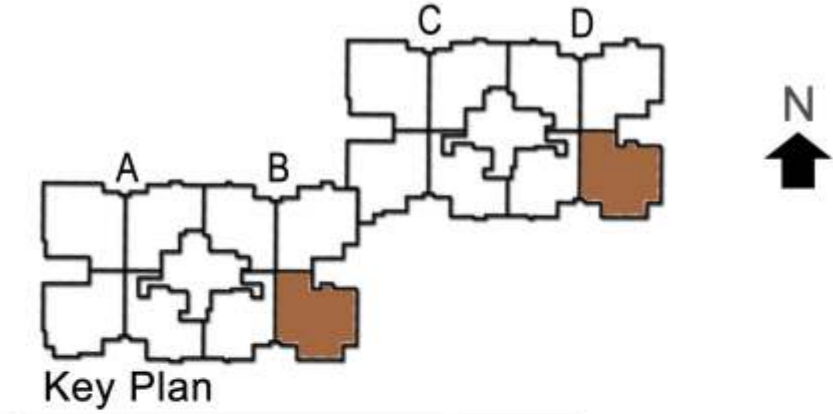


Carpet Area : 1162 sft  
Saleable Area : 1555 sft

# Unit Plan: Tower B & D

Unit - 03 - 3 BHK with extended sitout

Typical 3rd, 6th,  
& 9th Floor

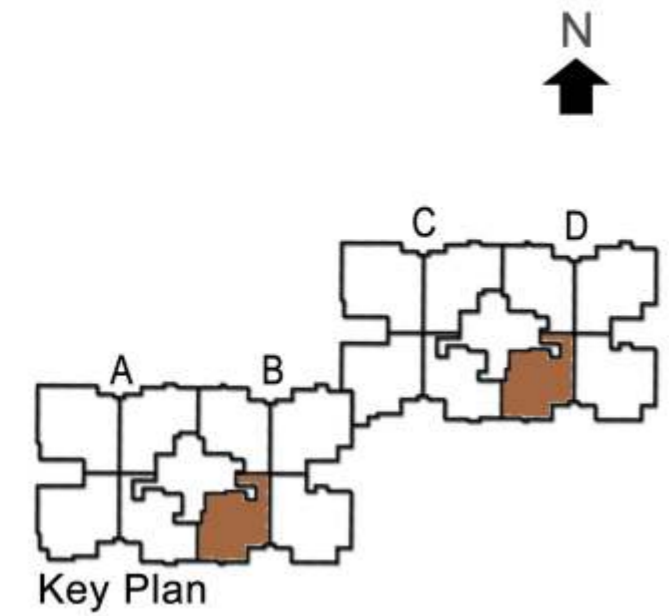


Carpet Area : 1262 sft  
Saleable Area : 1680 sft

# Unit Plan: Tower B & D

Unit - 04 - 2.5 BHK

1st Floor



Carpet Area : 1019 sft  
Saleable Area : 1359 sft

# Unit Plan: Tower B & D

Unit - 04 - 2.5 BHK

Tower- B & D - Typical 2nd,4th,5th,7th,  
8th & 10th Floor

Tower- B - 11th Floor

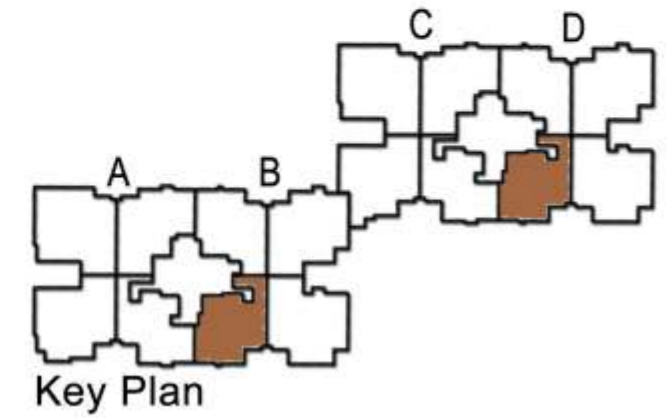


Carpet Area : 1054 sft  
Saleable Area : 1403 sft

# Unit Plan: Tower B & D

Unit - 04 - 2.5 BHK with extended sitouts

Typical 3rd, 6th & 9th Floor



Carpet Area : 1155 sft  
Saleable Area : 1529 sft

# Specifications

## Structure

Seismic Zone II compliant structure  
RCC frames structure  
Solid concrete block work  
All internal walls plastered with smooth finish  
Fire escape staircase provided as per norms

## Painting/ Polishing

Interior : Oil bound distemper/ emulsion paint  
Exterior : Exterior weather resistant paint/ anti-fungal paint  
Ceiling : Oil bound distemper  
Enamel paint for MS grill

## Lifts

Two passenger lifts in each block (including one stretcher-friendly)  
Elegant floor lobbies with vitrified tiles/ natural stone

## Water supply/ Plumbing

Rainwater harvesting  
Sewage treatment plant (STP) and Water treatment plant  
All water supply lines are of CPVC  
All plumbing lines will be pressure tested  
Sewer lines will be of UPVC

## Electrical

Fire resistant electrical wires  
Elegant modular electrical switches - Anchor Roma or equivalent  
For safety, one earth leakage circuit breaker (ELCB) in every apartment  
One miniature circuit breaker (MCB) for each circuit provided at the main distribution box in every apartment  
One TV point each in the living room and master bedroom  
Power back-up for lighting circuits for every apartment  
100% power backup for common areas and utilities  
One telephone point in living room and master bedroom  
One AC point in master bedroom

## Doors/ Windows

Main Door: Hard wood door frame with designer flush doors  
Wood door frame with flush shutter for bedrooms/ toilets with enamel paint/ laminate  
Anodised/ Powder coated aluminium track sliding door with plain glass for all windows and provision for mosquito mesh  
Brass/ Chrome hardware with magic eye and night latch for main door  
MS grill for windows

## Flooring

Superior quality 2' x 2' vitrified tiles for living, dining, bedrooms and kitchen  
Ceramic tiles for balcony and utility

## Kitchen/ Utility

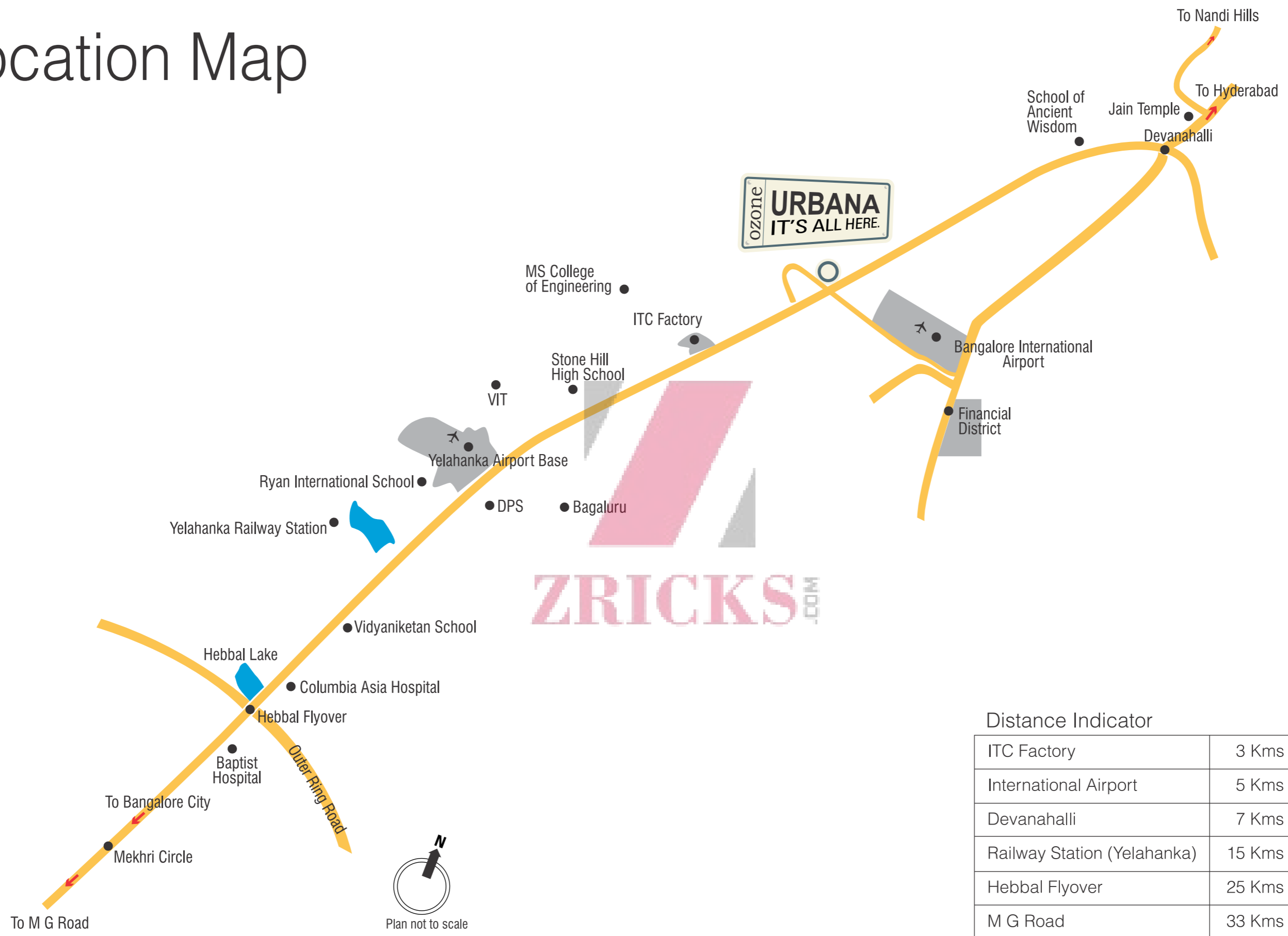
Plumbing points and electrical points in kitchen  
Provision for exhaust fan/ electric chimney  
Cladding with glazed tiles above kitchen platform (up to 2 feet high)  
Provision for washing machine and sink in utility  
Good quality CP fittings - Jaquar or equivalent  
Water purifier point in kitchen

## Toilets

Superior quality anti-skid ceramic tile flooring for all toilets  
Wall-mounted wash basin in all toilets  
Glazed ceramic tiles dado (up to 7 feet height)  
Superior quality wall-mounted EWC and flush tank in all toilets  
Hot and cold water mixer unit for shower in all toilets  
Health faucet in all toilets  
Provision for geyser in all toilets  
Good quality CP fittings - Jaquar or equivalent  
Anodized/ Powder coated aluminium ventilators with translucent glass  
Provision for exhaust fan in all toilets  
False ceiling in all toilets



# Location Map



Distance Indicator

ITC Factory	3 Kms	5 min
International Airport	5 Kms	8 min
Devanahalli	7 Kms	10 min
Railway Station (Yelahanka)	15 Kms	15 min
Hebbal Flyover	25 Kms	20 min
M G Road	33 Kms	45 min



THE ONES THAT COUNT

Ozonegroup is committed to providing you a higher quality of life and redefining standard of living through innovative real estate products. We distinctively differentiate ourselves through our unvarying focus on three 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, villas, serviced apartments, hotels, resorts, business parks, integrated townships to retail malls. Our projects are currently being developed in Bangalore, Chennai and Goa.



**Site office:** NH-7, New Bangalore 562110. Toll Free - 1800 419 8811

**Corporate office:** 38, Ulsoor Road, Bangalore 560042. Phone: +91-80-4039 5600

**Branch Offices: Mumbai Office:** B-104, The Capital, Bandra Kurla Complex (BKC), Bandra (E) Mumbai- 400051. Phone : +91 9769018655 / +91 9731644424

**Dubai Office:** 308, Al Moosa Tower 1, Sheikh Zayed Road, Dubai- UAE Phone : +971 50 7677395 / +971 50 7862604

[www.ozoneurbana.com](http://www.ozoneurbana.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 variations in the plan, specifications and amenities will be at the sole discretion of the developer.

[www.Zricks.com](http://www.Zricks.com)