





Birla Ojasvi symbolises a departure from the conventional. A tapestry of architectural and nature-inspired brilliance, the design strives to drape every experience with uniqueness.

It fosters a culture of openness, innovation and limitless potential in its sprawling 10 acres of land. Embellished with 3 towers of apartments and 1 block of row houses, the address encourages an inclusive ecosystem where youthful energy, vibrancy and liveliness thrives.



The masterplan

GROUND AMENITIES

- 1 Repose Area
- 2 Children's Play Area
- 3 Kid's Play Area
- 4 Sand pit
- 5 Skating Rink
- 6 Reflexology Path
- 7 Outdoor Fitness
- 8 Lawn Tennis Court
- 9 Basketball Court
- 10 Amphitheatre
- 11 Senior Citizen's pavillion
- 12 Yoga Deck
- 13 Civic Amenity
- 14 Tree Thicket
- 15 Market Place
- 16 Community Garden
- 17 Floral Garden
- 18 Pet Park

PODIUM AMENITIES

- 19 Club Street
- 20 Health Street
- 21 Barbeque Pods
- 22 Seating Pods
- 23 Party Lawn
- 24 Pavilion
- 25 Lawn
- 26 Jacuzzi
- 27 Seating Deck
- 28 Swimming Pool
- 29 Kid's Pool

CLUBHOUSE AMENITIES

- Lounge
- Library
- Badminton Court
- Gym Area
- Indoor Games
- Squash Court
- Mini Theatre
- Aerobics
- Terrace Party Area
- Steam and Sauna



Map not to scale. For representation purposes only.

When you feel like you're not growing old, you know you're really growing.

Unwind yourself in a space where vibrancy and liveliness reside as permanent inhabitants.

At Birla Ojasvi, not a single moment passes in monotony and you are encouraged to think beyond their limitation. Here, every day unfolds a fresh vibe that makes you believe in the beauty of life.

Spending time in delight and indulging in holistic rejuvenation is a daily affair at this address. The youthfulness and sense of liveliness of this place makes every moment a timeless memory to reckon with.



A world LifeDesigned®
to elevate your life
in more ways than one.



Partake in a rich tapestry of experiences at the Club Square.

The Club Square stands as the focal point, a vast open space atop the podium designed for community bonds and leisure. At its heart lies a magnificent half Olympic-size swimming pool, a symbol of vitality.

The Clubhouse, adorned with bespoke amenities, provides residents with diverse options for an active and engaging lifestyle. Here, every moment becomes timeless, capturing the essence of everlasting youth. Birla Ojasui seamlessly weaves together luxury, community, and the promise of a vibrant, ageless living experience.



Embrace vitality and balance along the Health and Club Street.

The Spa, or the Steam and Sauna rooms along the health street offer restorative embrace, revitalizing body and mind. Unleash your potential in our gym, tailored for diverse fitness pursuits. Engage in dance, aerobics, or find inner peace through invigorating yoga. Sports enthusiasts can challenge themselves on the Squash court.

Navigate through the Club Street, a connecting walkway fostering bonds between the clubhouse and towers. This pathway ensures every step is a journey towards a vibrant community. Birla Ojasui, where well-being and camaraderie intertwine seamlessly, offering a myriad of choices for a fulfilling lifestyle.



The skyline is ready for its next big icon.

Welcome to the pinnacle of Birla Ojasui – the Signature Tower that redefines luxury living. This tower, crowning the development, offers an exclusive panorama of lush greenery, a dynamic cityscape, and the vibrant Sky Club, seamlessly elevating the residential experience.



Not just brick and mortar, these are homes crafted with care, and designed for a life well-lived.

Towers 2 & 3 embrace thoughtful designs, with majority of the units featuring a three-sided open layout to ensure abundant light and ventilation. Luxurious master bedrooms with walk-in wardrobes, serene views for majority of the units, and vibrant cityscapes for others characterize these towers.

Adding to the allure, the row houses become sanctuaries within Birla Ojasvi, enriching the residential fabric. With a harmonious blend of nature, urban vibrancy, and leisure, Birla Ojasvi embodies a new dimension of contemporary living, where luxury meets lifestyle.



Welcome an unparalleled living experience.

Step into homes that redefine spaciousness, featuring larger sizes meticulously designed to provide comfort and elegance. Each residence extends the living space outdoors with inviting balconies, fostering a seamless blend between the indoors and the panoramic outdoors.

Reserved for the young at heart, the details underscore the contemporary designs, commitment to luxury, and set the standard for sophistication within every home.



Elevating leisure to new heights.

Perched majestically on the 33rd floor, Sky Club stands as a testament to elevated living. Exclusive to the residents of the signature tower, it is a coveted escape where luxury meets the sky.

The sky deck here is not just a spot; it's an experience where each resident of the signature tower is invited to become a spectator of the sky's ever-changing canvases. For those seeking entertainment, the Media and Coffee Lounge beckons, offering a cosy space for special screenings, from thrilling matches to blockbuster movies.

Beyond the enchanting views, the Sky Club seamlessly integrates leisure and productivity. Be it unwinding with a game of billiards, immersing oneself in the library, or finding focus in the well-equipped business centre, Birla Ojasui's Sky Club is an emblem of sophisticated living at its highest peak.



Check-in to an unrushed life every day.

Birla Ojasvi, an expansive residence, finds its place in the thriving south-western enclave of RR Nagar.

Rooted in history since the early 1980s, RR Nagar has evolved into a dynamic suburb, harmonizing cultural diversity with modern vibrancy. Beyond its residential landscape, RR Nagar is a mosaic of commercial and educational establishments.

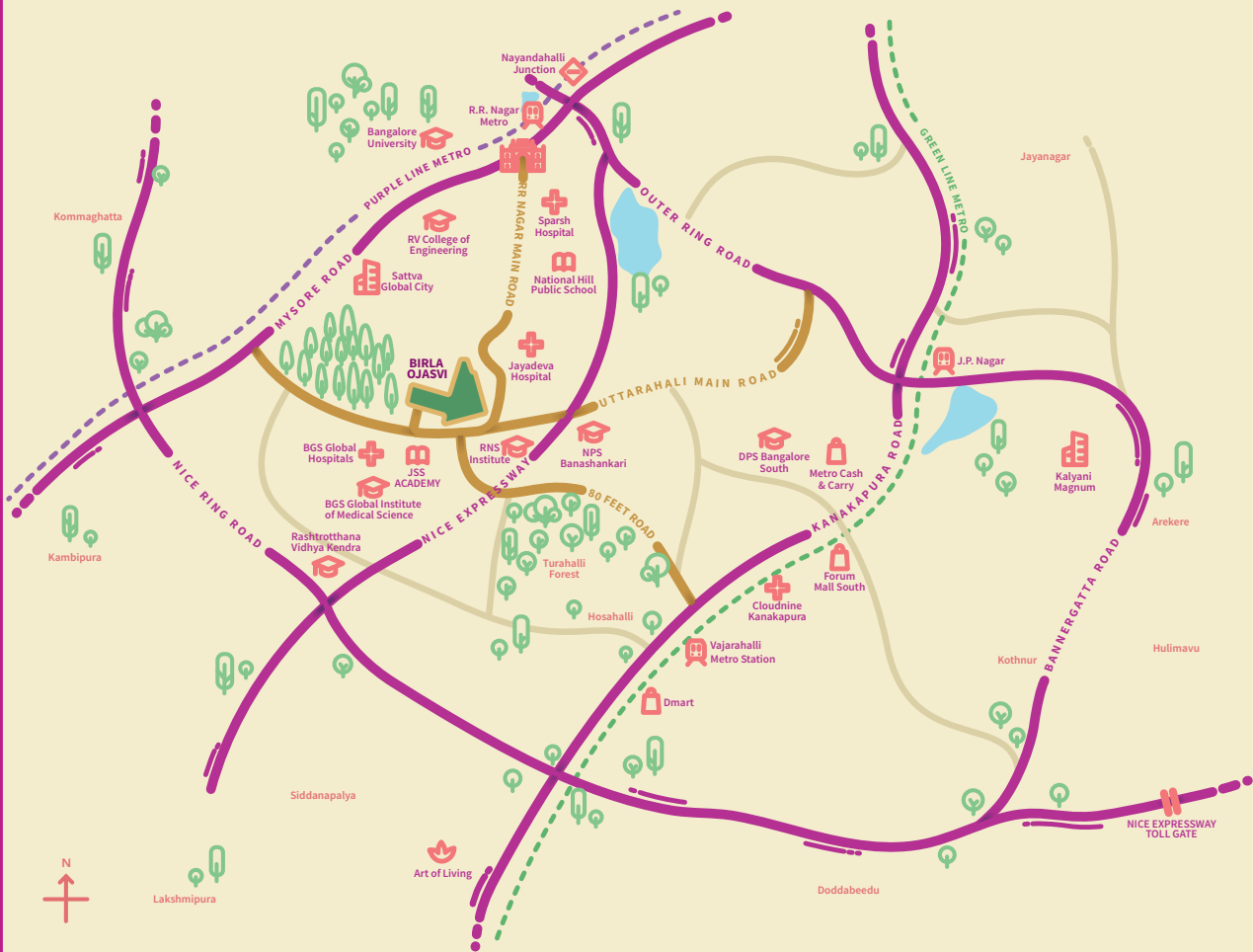
The revered Rajarajeshwari Temple, further enriches the area's heritage. From the temple's sacred grounds to the modern elegance of Birla Ojasvi, RR Nagar seamlessly weaves a narrative that celebrates its past while embracing a contemporary, bustling lifestyle.


Connected by the convenience of "Namma Metro," the Purple Line offers swift access to prime city centres including - Whitefield, Krishnarajapura, MG Road, Vidhana Soudha and Majestic station, enhancing the overall comfort and connectivity of Birla Ojasvi's residents. Birla Ojasvi also enjoys good connectivity to – NICE (Nandi Infrastructure Corridor Enterprises) Road.

Spotlighting Convenience



**BIRLA
OJASVI**
RR NAGAR





**Only the
best of the world,
for your world.**

Schools / Educational Institutions

- BGS Global Institute of Medical Science – **1.3 km**
- BGS Public School – **2 km**
- RNS Institute – **2 km**
- NPS Banashankari – **3 km**
- National Hill View Public School – **4 km**
- Sri Jnanakshi Vidhyaniketan – **2 km**
- RV College of Engineering – **3 km**
- Global Academy of Learning - **2.5 km**
- Rashtrottana Vidhya Kendra – **6 km**
- DPS Bengaluru South – **10 km**



Hospitals

- BGS Global Hospitals – 1.3 km
- Jayadeva Memorial Hospital and Research Centre – 2 km
- Sparsh Hospital – 4 km
- Cloudnine – Kanakapura - 7 km



Malls

- Gopalan Arcade Mall – 4 km
- Global Mall – 6 km
- Dmart – 7 km
- Forum Mall South – 8 km
- Metro Cash & Carry – 9 km



Tech Park

- Sattva Global City (Global Village Tech Park - Accenture, Mindtree ,Mphasis Etc) - **2 km**
- Kalyani Magnum (Oracle , Honeywell , VMware , E&Y Etc) - **12 km**
- Bidadi Industrial Hub – (Toyota , Bosch , Coca-cola Etc) – **20 Km**
- Electronic City – IT Hub (Infosys , Wipro , HCL Etc) - **30 km**





BIRLA ESTATES

SITE ADDRESS

No. 352, Mylasandra Road (Off Uttarahalli Main Road),
Mylasandra, Bengaluru - 5600059.



**SPACE AGE
CONSULTANTS**

An aerial photograph of a dense forest, showing the tops of many tall evergreen trees. The canopy is thick, with varying shades of green and some brownish-yellow highlights where the trees are more sparse or the light hits differently. The perspective is from directly above, looking down into the forest.

Launching...

“Homes facing 250 Acres of reserve forest and experience nature in its glorious splendour”

“Elevate your lifestyle and Experience the pinnacle of luxury living in the heart of the vibrant RR Nagar.”

Rajarajeshwari Nagar – A green oasis within the bustling city.

Rajarajeshwari Nagar, is a vibrant neighbourhood with a rich blend of history, culture and modernity. Located in the southwestern part of Bengaluru. **Strategically positioned with excellent connectivity** to all parts of the city. **Close proximity** to Mysore Road, Kanakapura Road, NICE Road, and the Namma Metro line.

LOCATION BRIEF





Mysore Road

Nice Toll Gate

RR Nagar Arch

ORR

JP Nagar Metro

Uttarahalli Main Road

RR nagar Main Rd

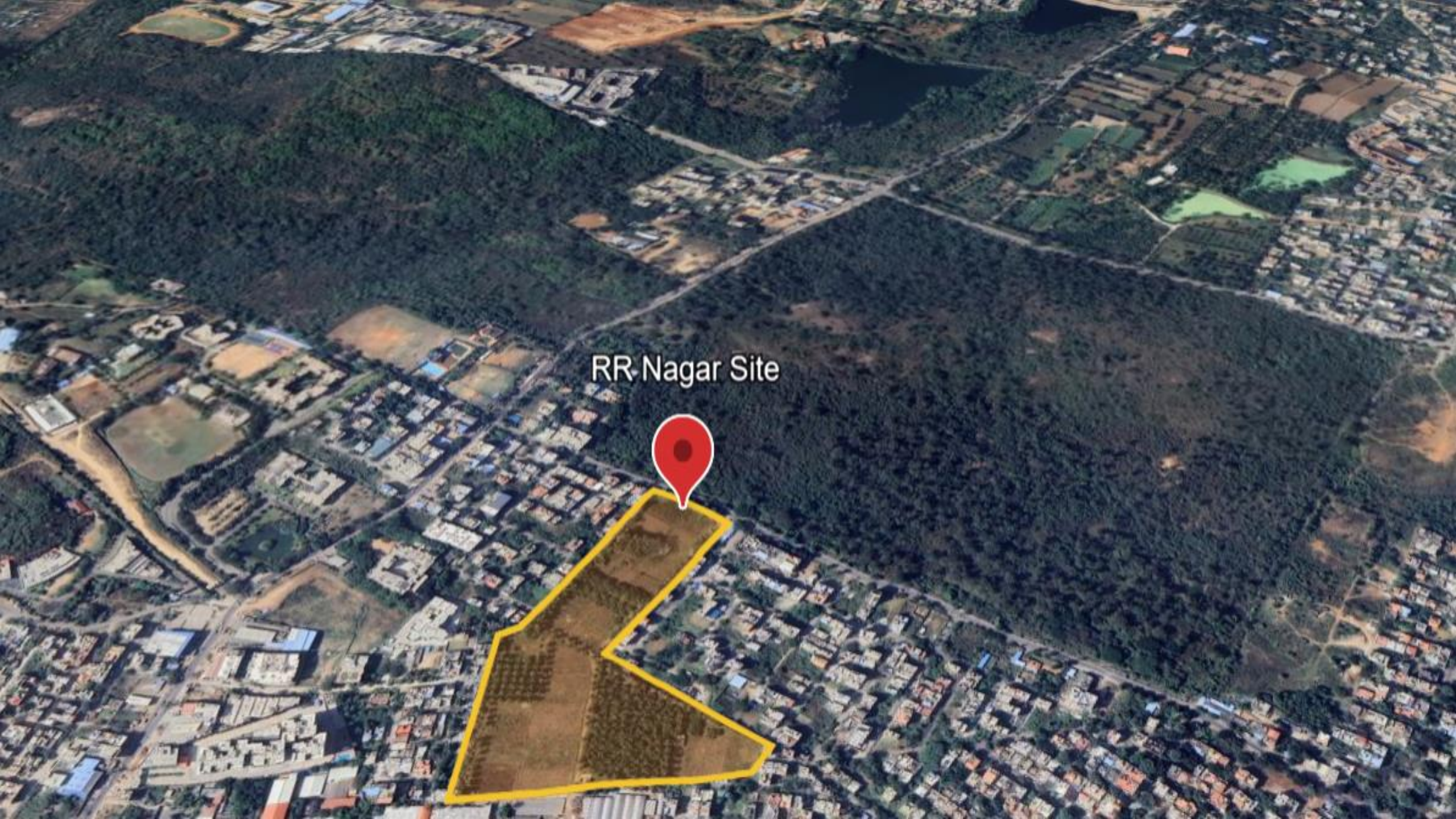
80 Feet Rd

Kanakapura Road

Nice Expressway

RR Nagar Site

- 1** RR Nagar Arch to Site Through RR Nagar Main Road - 4 KM.
- 2** ORR to Site Through Uttarahalli Main Road - 7 KM.
- 3** Kanakapura Road to Site Through 80 Feet Road - 7 KM.



RR Nagar Site



Frontage of 70 meter

~18 meter wide main approach road



Site

Afforestation
Area

~18 meter wide main approach road

History and Heritage

Named after the iconic Rajarajeshwari Temple, one of the oldest and most revered temples in Bangalore. A **place rich in cultural and religious heritage**, offering a unique blend of old and new.



Yogi Hills



Rajarajeshwari Temple



Shakti Hills

Business and Employment

Proximity to tech parks, such as Sattva Global City , Kalyani Tech Park , **Excellent connectivity** to major tech companies in Electronic city through **NICE Road** and Whitefield/Marthahalli through **Purple Line Metro** making a preferred residential choice for professionals.



Sattva Global City includes companies like Accenture, Mindtree Etc

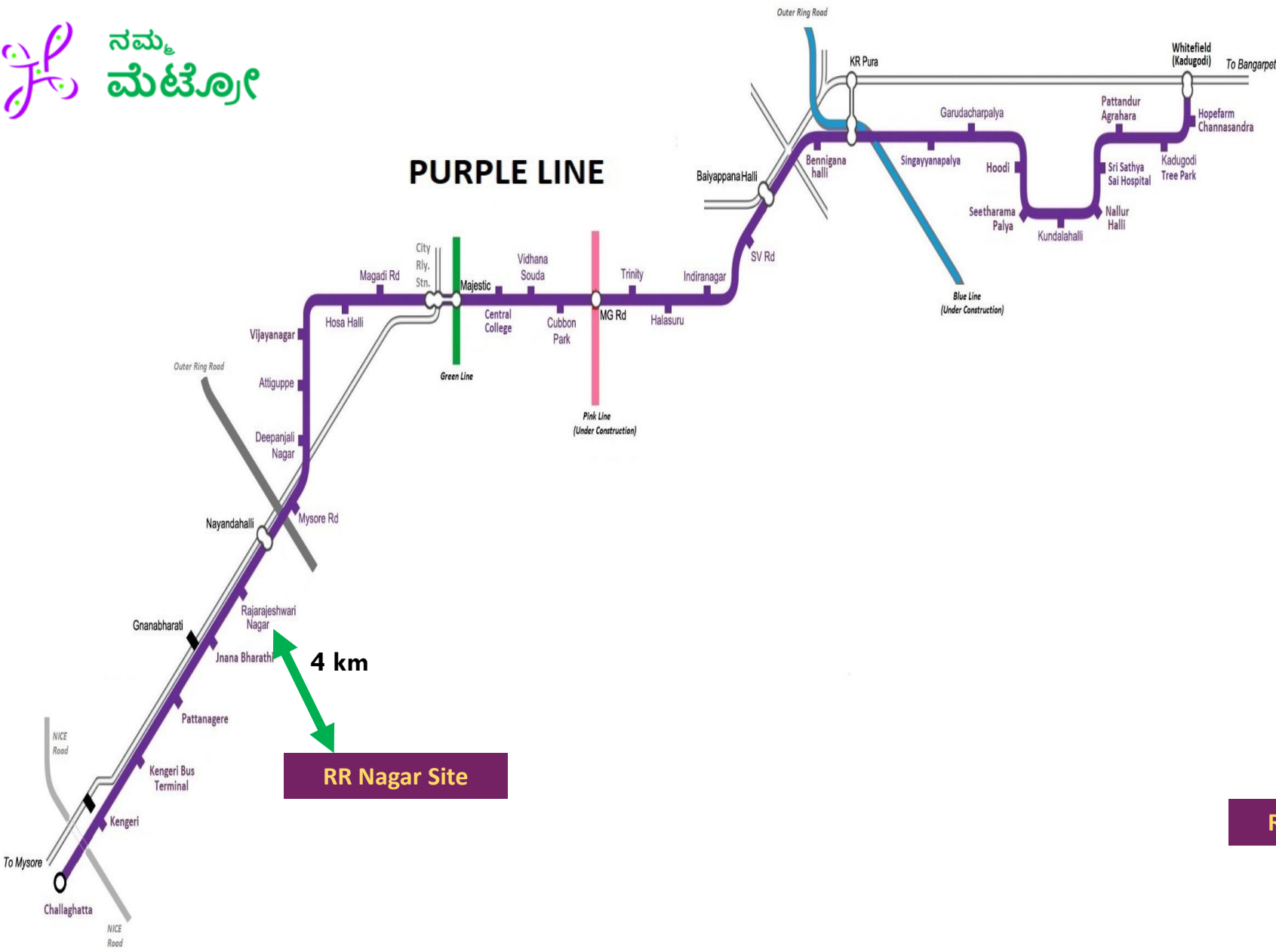


Kalyani Magnum Includes companies like Oracle, Honeywell Etc

NAMMA METRO

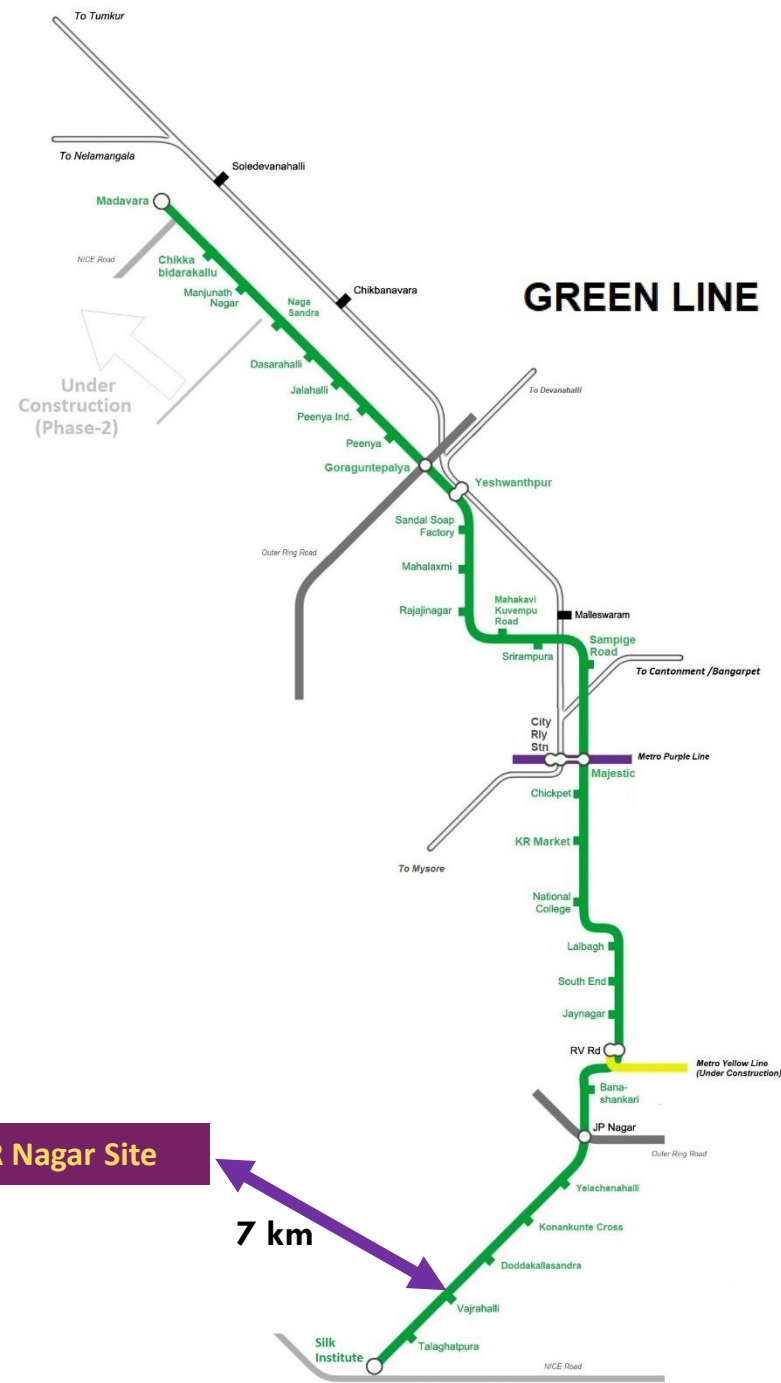


PURPLE LINE



4 km
RR Nagar Site

GREEN LINE



7 km
RR Nagar Site

Education and Learning.

Home to numerous reputed educational institutions, including Top engineering colleges (**RVCE/PESIT/BMSCE/RNSIT/JSS**)

Schools(**NPS/DPS**), Medical (**BGS**) and management institutes.



Healthcare Facilities

World-class hospitals and healthcare centers providing top-notch medical services such as **BGS Global Hospitals/Jayadeva/Sparsh**

Ensuring the health and well-being of its residents.



PRODUCT BRIEF



Project Details

- ✓ **Approx. 10 Acres with 8 acres of open/green area giving the flavour of the garden city “Bengaluru”.**
- ✓ **Residential township with Apartments and Row Houses.**
- ✓ **Designed by Internationally acclaimed architect “Broadway Malyan”.**
- ✓ **One of the lowest density projects in RR Nagar with just 600+ units spread across in 3 towers.**
- ✓ **One of the Tallest building with Approx. G+33 Floors overlooking reserve forest.**
- ✓ **Majority of the units overlooking the Greens which provides the freshness of seamless vast expanse of Greenery wherein all other units have spectacular City Night views.**
- ✓ **Located on a quiet 80 ft. wide road with minimal traffic flow.**
- ✓ **Exclusive Iconic Sky club at a height of 350 feet giving perfect view of city skyline.**
- ✓ **40 plus amenities spread across 25,000 sqft Club House along with dedicated health street and club street connecting all towers.**

Social Infrastructure around the project

Schools / Educational Institutions.

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Spiritual Centers-

- Art of Living International Center – 11 km
- Krishna Leela Theme park – 7 km
- ISKCON Vaikuntha Hill – 7 km.

PRICE RANGES

Approximate Unit Size & Price Range

Sl.No.	Typology	Usable Carpet Area (In Sqft)	Sourcing Price (In Cr)	EOI Amount
1	1 BHK	460	0.73– 0.76	1 Lakh
2	2 BHK	929	1.42 – 1.49	2 Lakh
3	3 BHK Luxury	1252-1282	1.91 – 2.17	3 Lakh
4	3 BHK Signature	1361-1387	2.37 – 2.63	4 Lakh
5	Row House	3353	5.65 Onwards	5 Lakh

Note – Excludes GST, Possession Charges & SD. Reg.

Account Details -

Cheque Favoring
Birla Ojasvi Collection A/c

THANK YOU

