

**OHANA**  
- 857 OMR -





 **Welcome  
to the  
hub  
of  
harmony.**

857, Bhattarahalli, Old Madras Road, Bangalore – 560049



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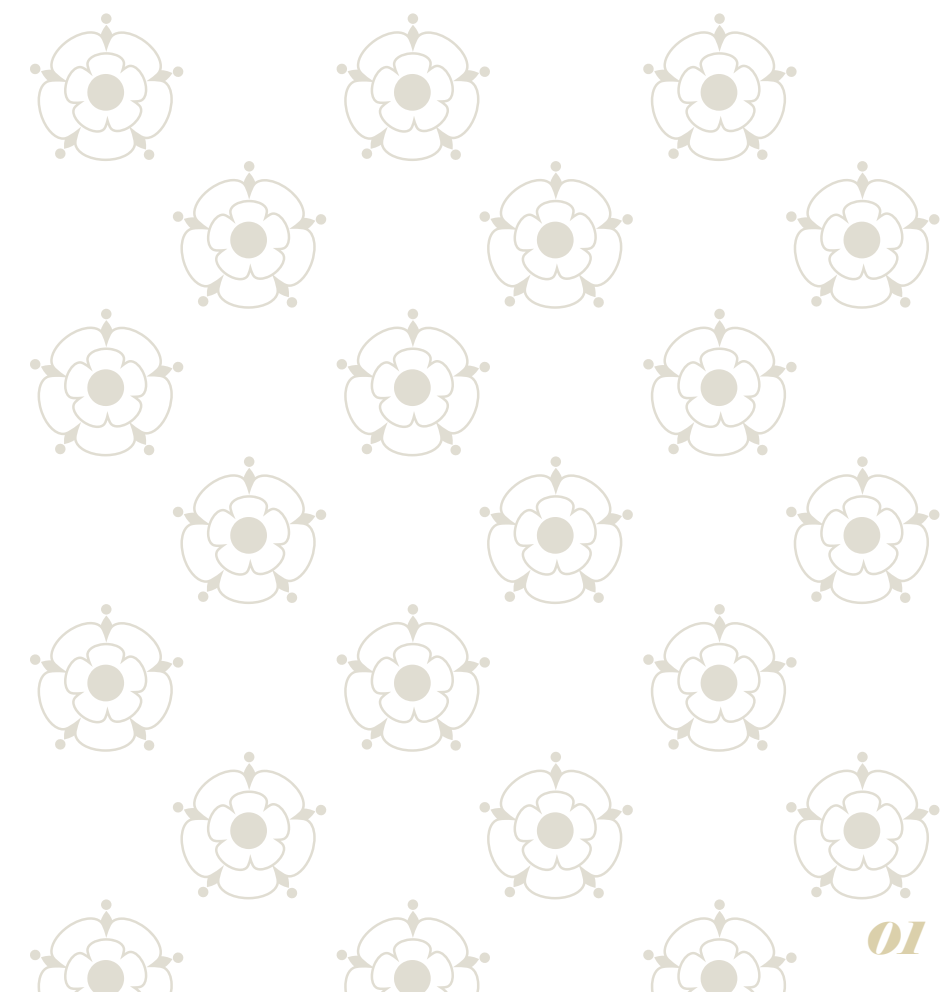
ABOUT GOKALDAS *51*



# Seeking a harmonious life is only natural.

You constantly seek to strike a balance between different aspects of your life. A balance between your passions and profession, between family and friends and between the time you spend inside your home and outside. It's this balance that helps you achieve a state of harmony in your life.

**Presenting Ohana on Old Madras Road.  
Living spaces where thoughtful design  
meets artful construction techniques, so  
you can experience a more harmonious life.**





# Why is life at Ohana better?

A harmonious sound ensues when a series of musical notes come together in perfect unison. Much like the many things that work in tandem to make Ohana the perfect home on Old Madras Road. Whether you seek accessibility, liveability, an investment opportunity, amenities or even design, Ohana will strike a chord with every kind of home seeker.

## LOCATION

Located on Old Madras Road, Ohana is easily accessible from areas like Indiranagar, Whitefield and the airport.

## NO COMMON WALLS

With no common walls, all you share with your neighbours will be warm smiles.

## VASTU COMPLIANT

Even for the spiritually inclined Ohana is the perfect choice, as every home is vastu compliant.

## GROWTH POTENTIAL

Old Madras Road is the fastest growing corridor in Bangalore, making Ohana a sound investment opportunity.

## OPEN SPACE

In a city that is choking on pollution, the 80% open space in Ohana is a breath of fresh air.

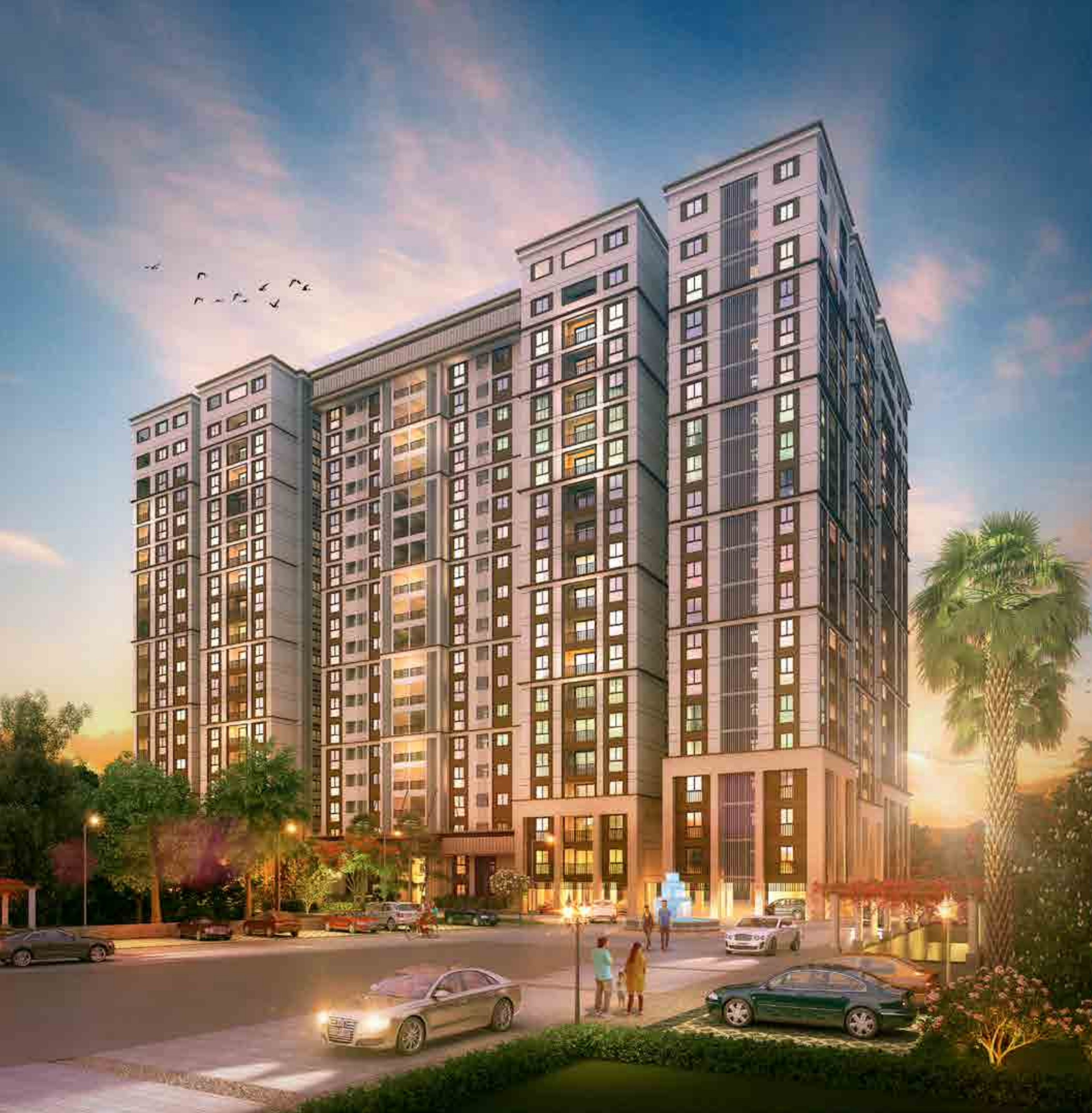
## THOUGHTFULLY PLANNED

Every square foot in Ohana has been designed with you in mind. So you don't just buy a house, you buy a lifestyle.

## ROOFTOP POOL

Not too many homes can boast of a swimming pool in the sky. Well, you can.





# Harmony of space.

When the old seamlessly co-exists with the new, it truly is harmony. Like the modern living space that takes design inspiration from classic British architecture. The façade features elegant lines reminiscent of the classic Tudor style, which complements living spaces that are modern and contemporary.

Every home is vastu compliant and masterfully laid out such that you share no common walls with your neighbours. Abundance of natural light and fresh air sweep each room, making every foot of living space resonate with the sound of your harmonious life.





▀  
**Classic.  
Restrained.  
Understated.  
The best  
of British  
architecture  
for a modern  
lifestyle.**



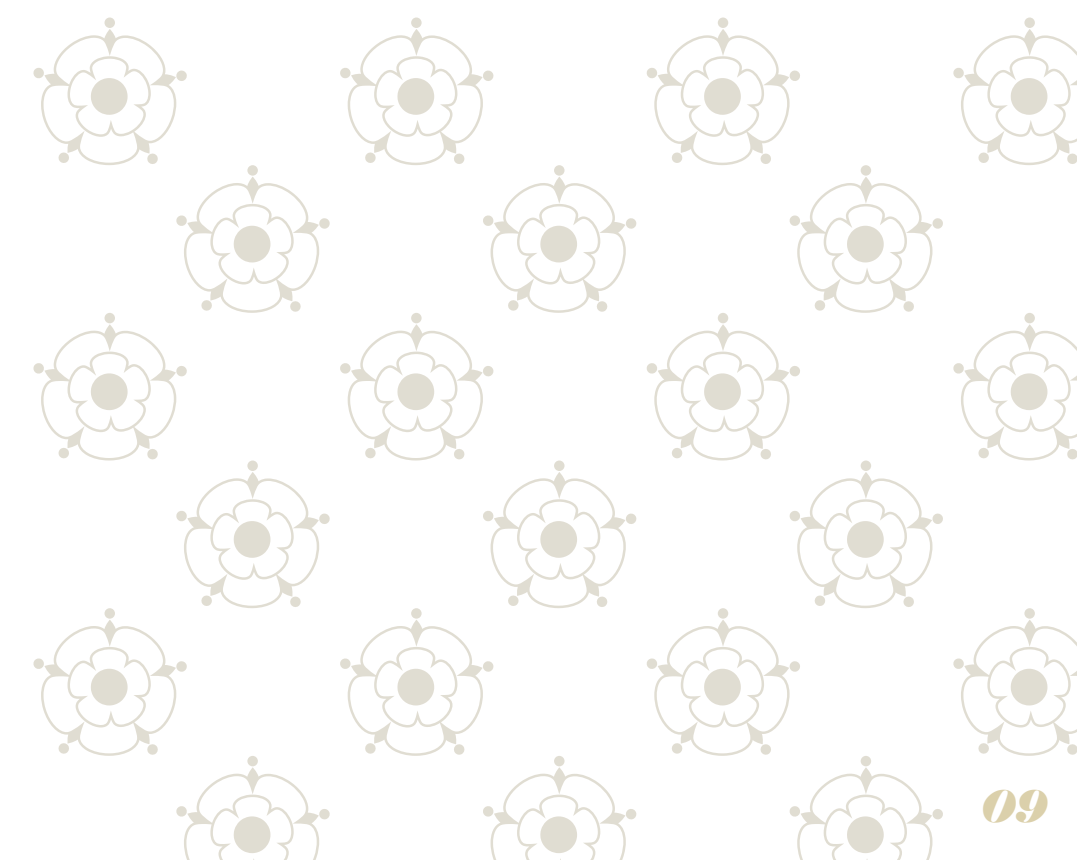


**No peeping  
toms.**

**No curious  
cats.**

**Because,  
there are no  
common walls.**

**A home at Ohana is entirely your own.  
By designing homes that have no common  
walls, we ensure every room is bathed in an  
abundance of natural light and fresh air. It  
also gives you absolute privacy by isolating  
any disturbances from the neighbours.**





# A tune called life.

Like the indoors, the outdoors too have been designed to create balance. Beautiful landscaped gardens are divided into active and passive areas by an elegant amphitheatre. So you can choose to serve aces on the tennis court, shoot hoops on the basketball court, or you could attain inner peace in the meditation garden. It's life's tune played pitch perfect.

Complementing this tune is the gentle sound of lapping water in the landscaped ponds that are spread across the outdoors. On a pleasant evening you can take a walk through the lush green gardens or savour the cool breeze under the many cabanas that dot the central plaza.







# Amenities

Every aspect of Ohana has been thoughtfully designed to create a life that is in perfect harmony.

## ELEVATORS

- By using only the best-in-class elevators we ensure you never have to worry about taking the stairs.

## CAR PARK

- Ample space for parking for both residents and visitors ensures your vehicle is always safe.

## CLUB HOUSE

- A well-equipped club house with a steam sauna and gym for unwinding.
- The club house also has guest rooms for the days you entertain guests.

## CRÈCHE

- Your kids will make new friends in the crèche, while you are busy at work.

## SKY LOUNGE & POOL DECK

- Entertain guests on the sky lounge on the 19<sup>th</sup> floor or take a quiet dip by yourself in the rooftop swimming pool.

## ACTIVE ZONE

- Shoot some hoops on the basketball court if you don't like sweating it out in the gym.
- A game of badminton or tennis to really get your competitive side out.
- Burn the calories as you do the rounds of the jogging track.
- The kids have two play zones and a skating rink to keep them entertained.

## PASSIVE ZONE

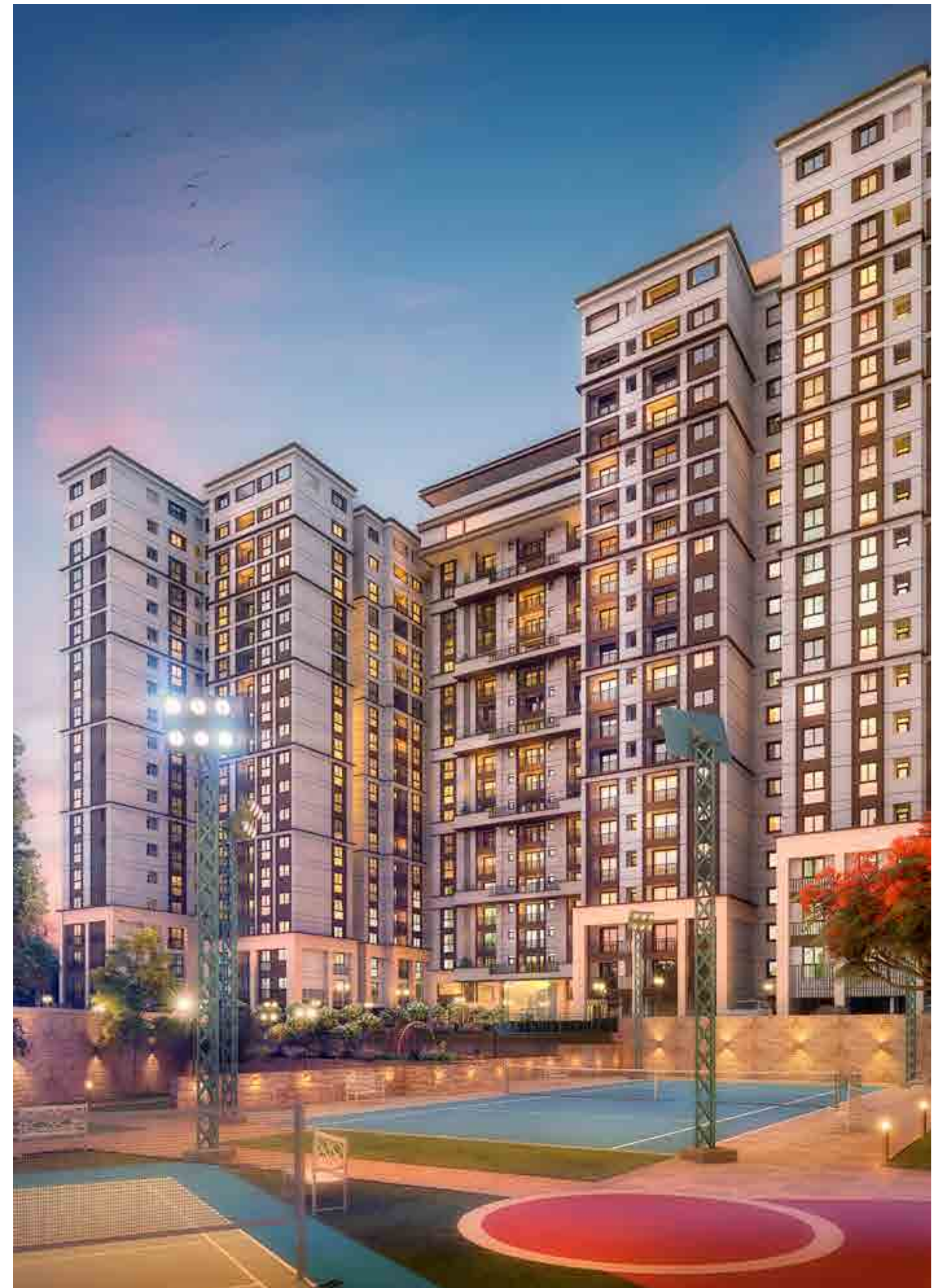
- For moments of much needed calm head to the meditation plaza or sit by the stepped water bodies to experience the true meaning of harmony.
- The elders plaza resonates with Ohana's theme of 'Family', making sure there is always a space for everyone.
- The herbal garden is a great way to make sure everyone lives healthy, always.

## WIFI ENABLED ZONES

- Stay connected at all times in our Wifi enabled zones.



▣  
**Fuel your  
competitive  
spirit on  
court. And  
may the best  
man win.**





# Life demands an encore.

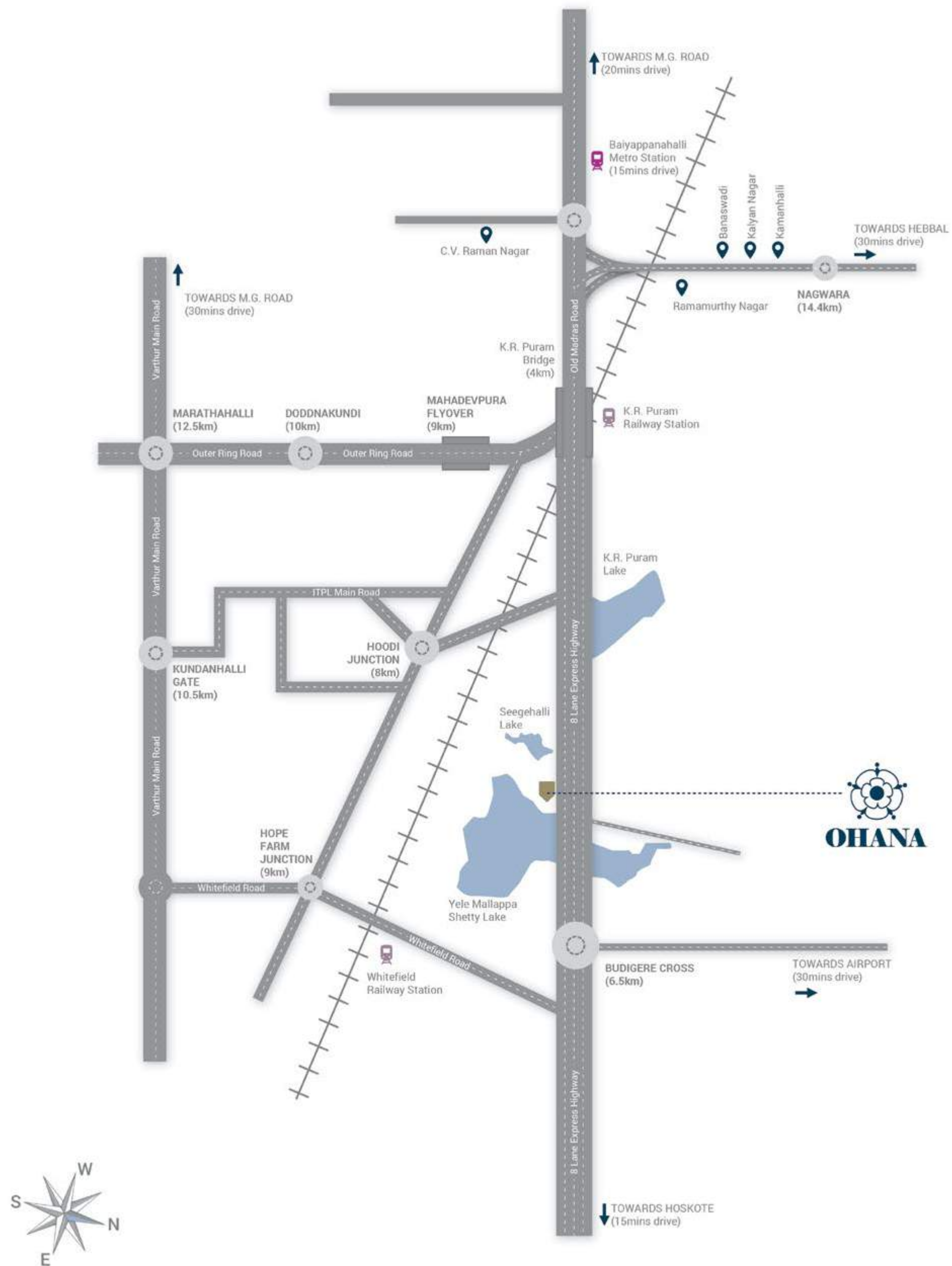


Entertaining family and friends is an enriching experience. And the sky lounge on the nineteenth floor provides the perfect ambience to do it. Overlooking the expanse of the city, a night on the sky lounge is not something anybody will forget.

After a night of revelry, when your guests choose to retire, you can put them up in the well-appointed guest rooms at the state-of-the-art clubhouse.

If a quiet dip is what you seek, then the rooftop swimming pool is the place to be. Blue beneath, blue above and you in between. It's perfect harmony.





# More time for timeless moments.

If there was one thing that we all wanted more of, it would be time. At Ohana we might just have made it possible. Conveniently located on Old Madras Road, Ohana is easily accessible from bustling neighbourhoods like Indiranagar, C.V. Raman Nagar and Whitefield. Even the drive to the airport is hassle-free. So you always have more time for your family.

\*Distances shown are approximate, this map is not to scale and is purely representational.



# A hub of convenience.

Apart from being a hub of harmony, Ohana is also a hub of convenience. Its location on Old Madras Road makes it easily accessible from all the conveniences of modern life. Offices of multinational companies are just a few minutes away, so are international schools and hospitals. And for shopping you have the vibrant neighbourhoods of Indiranagar and Whitefield. It doesn't get any better.



## OFFICES

- CIPLA 5km
- Bhoruka Tech Park 6.9km
- RMZ Infinity 7km
- Schneider Electric 7.1km
- ITPL 7.3km
- SAP Labs 7.7km
- Seimens Ltd. 8km
- Samsung R&D 8.9km
- Bagmane Tech Park 9.5km
- EMC<sup>2</sup> 10km

## EDUCATIONAL INSTITUTIONS

- Indus Valley Residential School 2km
- Garden City College 2.2km
- East Point College of Engineering & Technology 6.8km
- Sai Baba Institute 7km
- CMRIT College 9.5km
- New Baldwin International School 9.7km
- Ryan International School 9.8km
- Neev Academy 10km
- Serra International School 12.5km

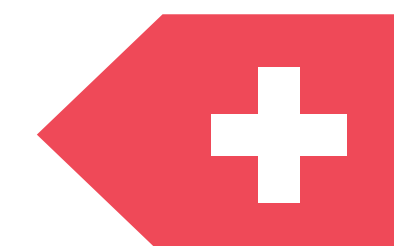


## EATERIES & HOTELS

- Evoma Hotel 1km
- Cafe Coffee Day 1.2 km
- Dominos 2km
- Hotel Zuri 6.2km
- Starbucks 7km
- Windmills Carftworks 7km
- Vivanta by Taj 7.3km
- Marriot, Whitefield 7.5km
- Ginger Hotel 8km
- Alila Bangalore 13.3km

## MEDICAL FACILITIES

- Sathya Sai Orthopaedic Hospital 0.5km
- Sathya Sai Hospital 7.4km
- Telerad Rx Dx 8.4km
- Vydehi Hospital 9km
- Brookefield Hospital 9.5km
- Columbia Asia 12km

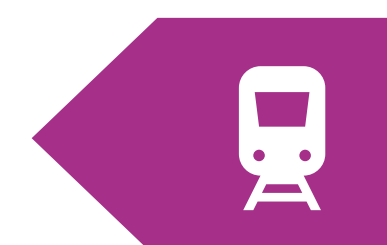


## SHOPPING

- KR Puram Market 3km
- World Market 5km
- Gopalan Signature Mall 7km
- Big Bazaar 7km
- Ascendas Park Square Mall 7.5km
- Inorbit Mall 7.7km
- Phoenix Market City 8km
- Brookefield Mall 8km
- Total Mall 9km
- Hyper City 10km

## STATIONS

- KR Puram Railway Station 5km
- Hoodi Railway Station 6.5km
- Baiyappanahalli Metro Station 7.5km
- Whitefield Railway Station 7.8km





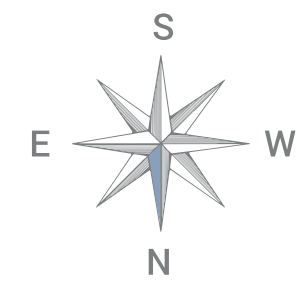
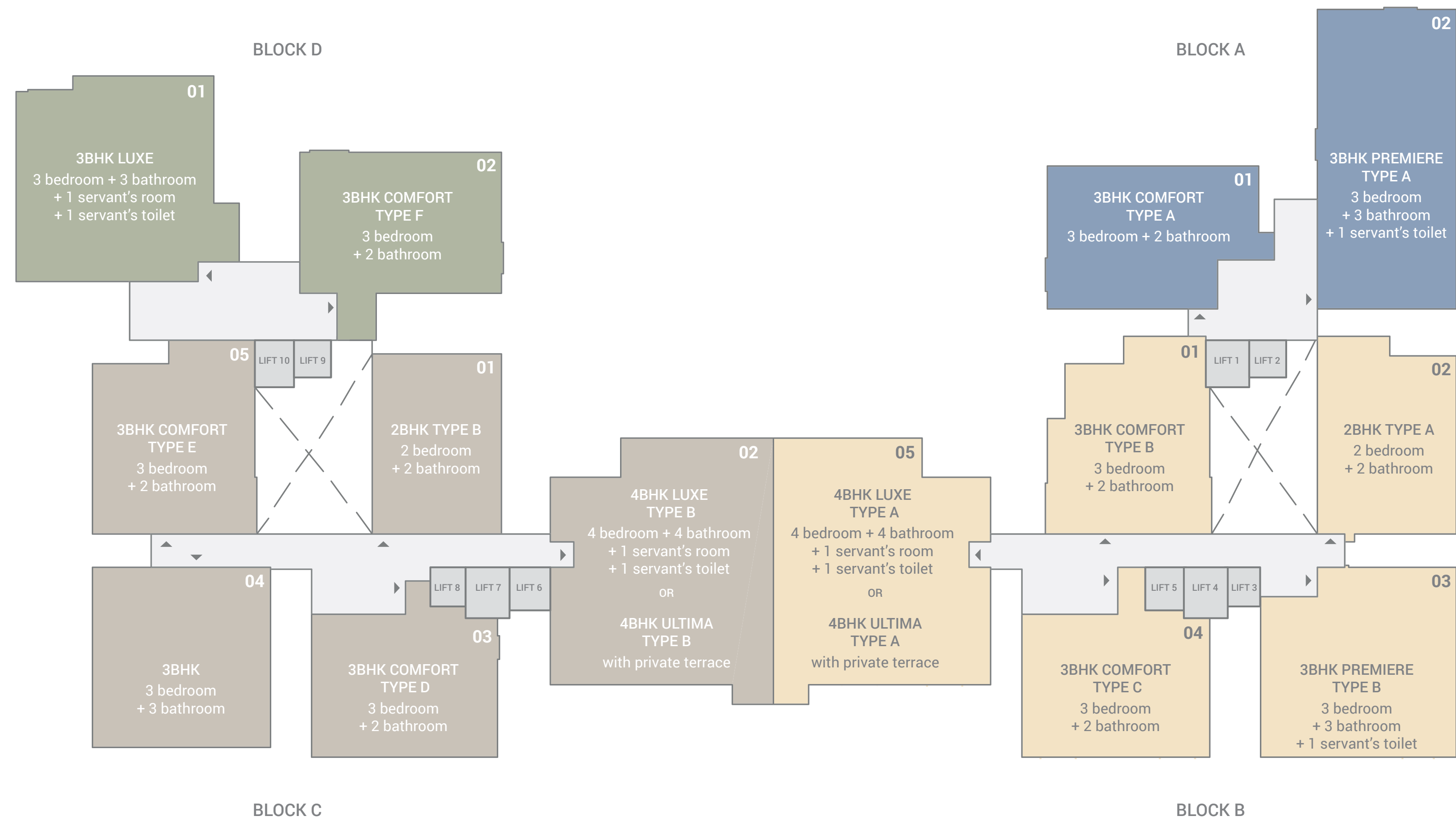
# Masterplan







# Block Plan

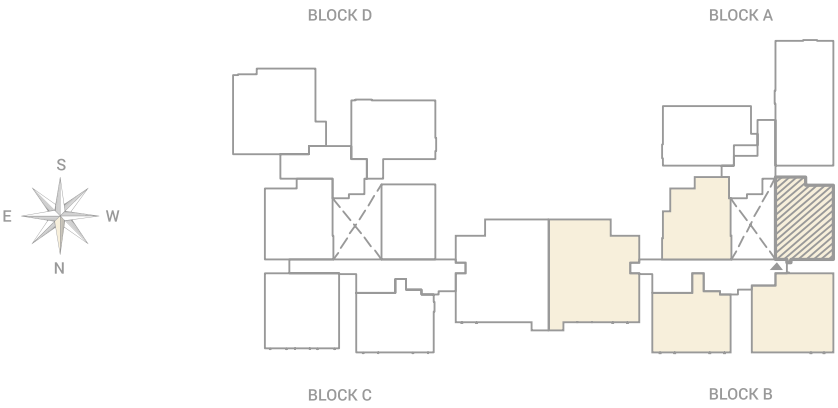
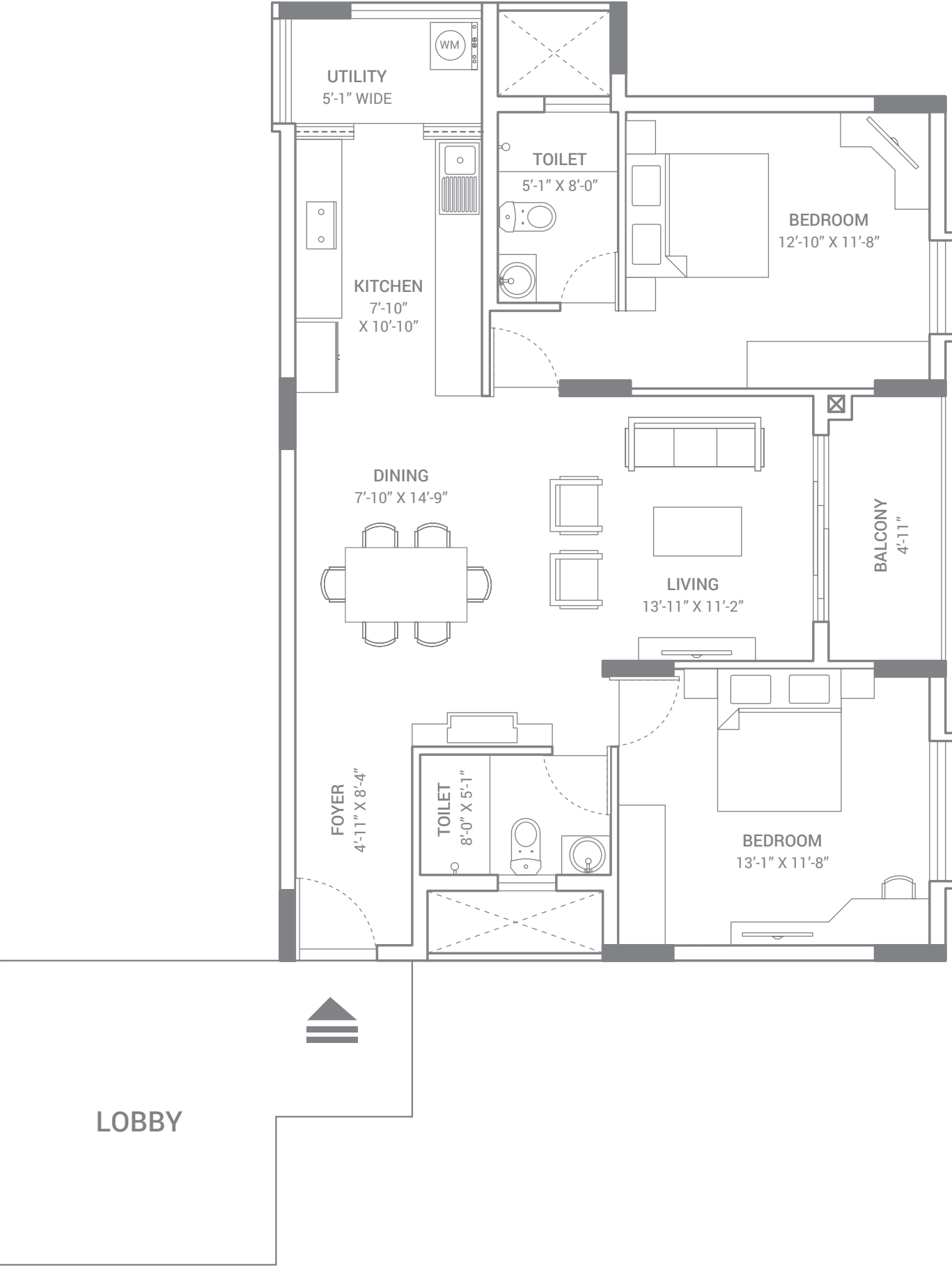




2BHK TYPE A | 1425 SQFT

2 BEDROOM + 2 BATHROOM

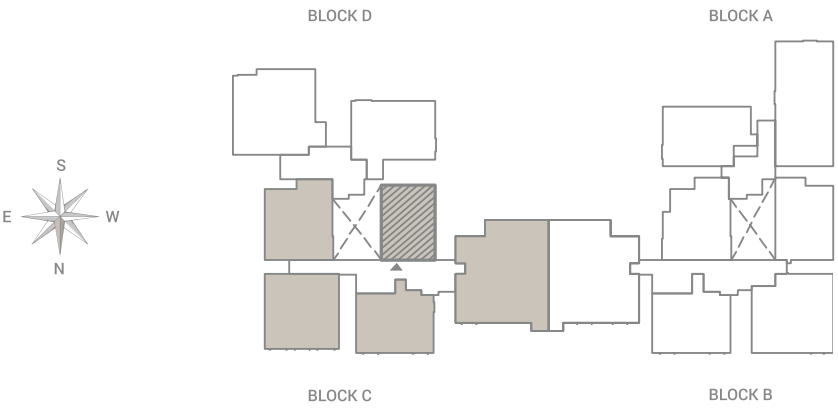
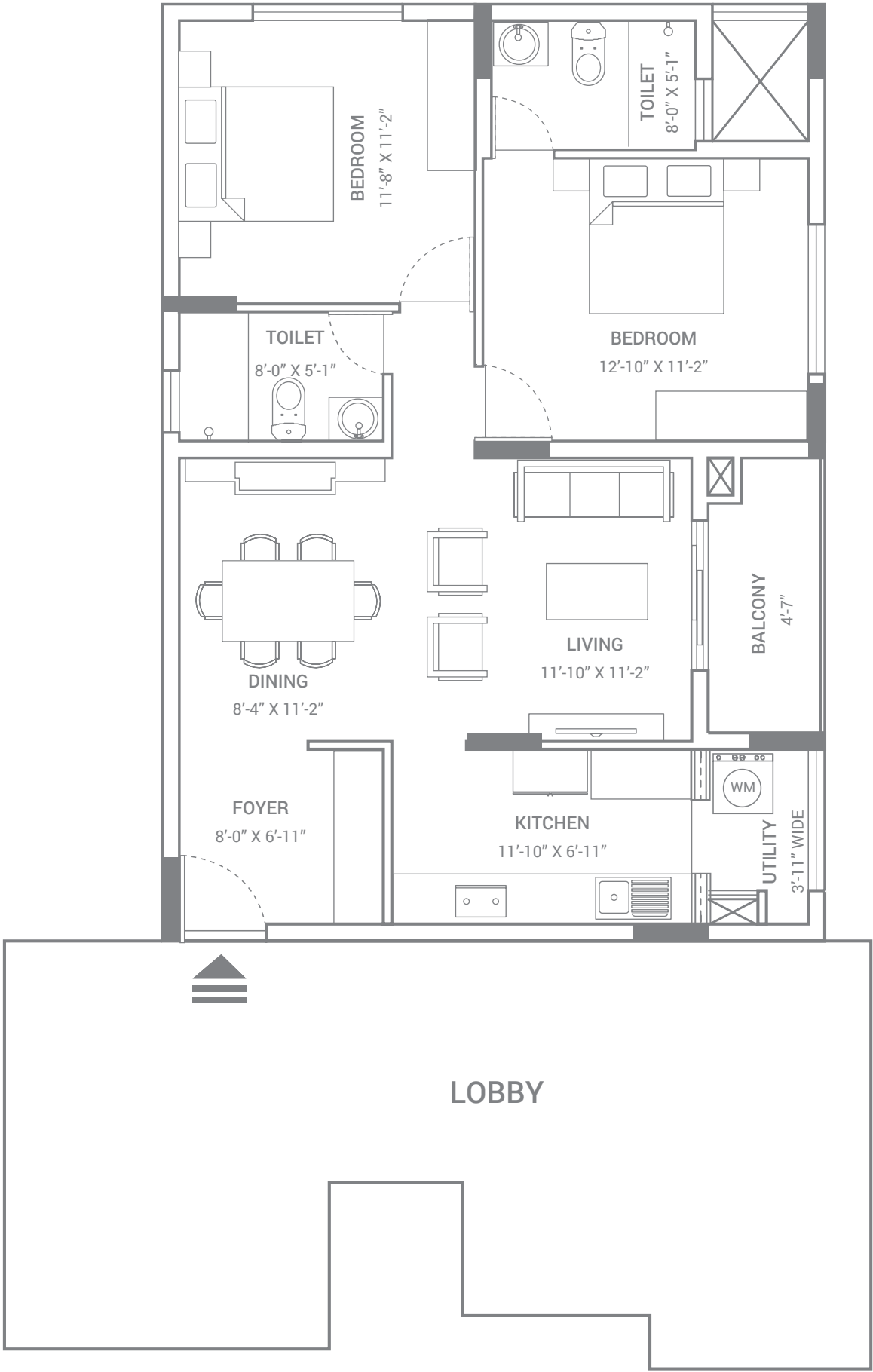
BLOCK B



2BHK TYPE B | 1280 SQFT

2BEDROOM + 2 BATHROOM

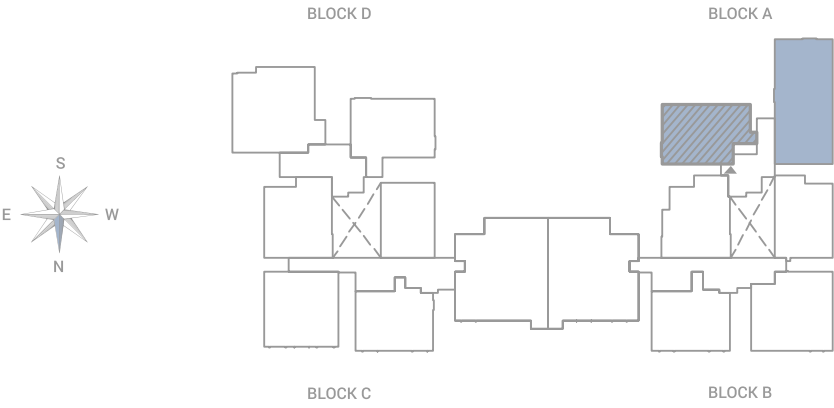
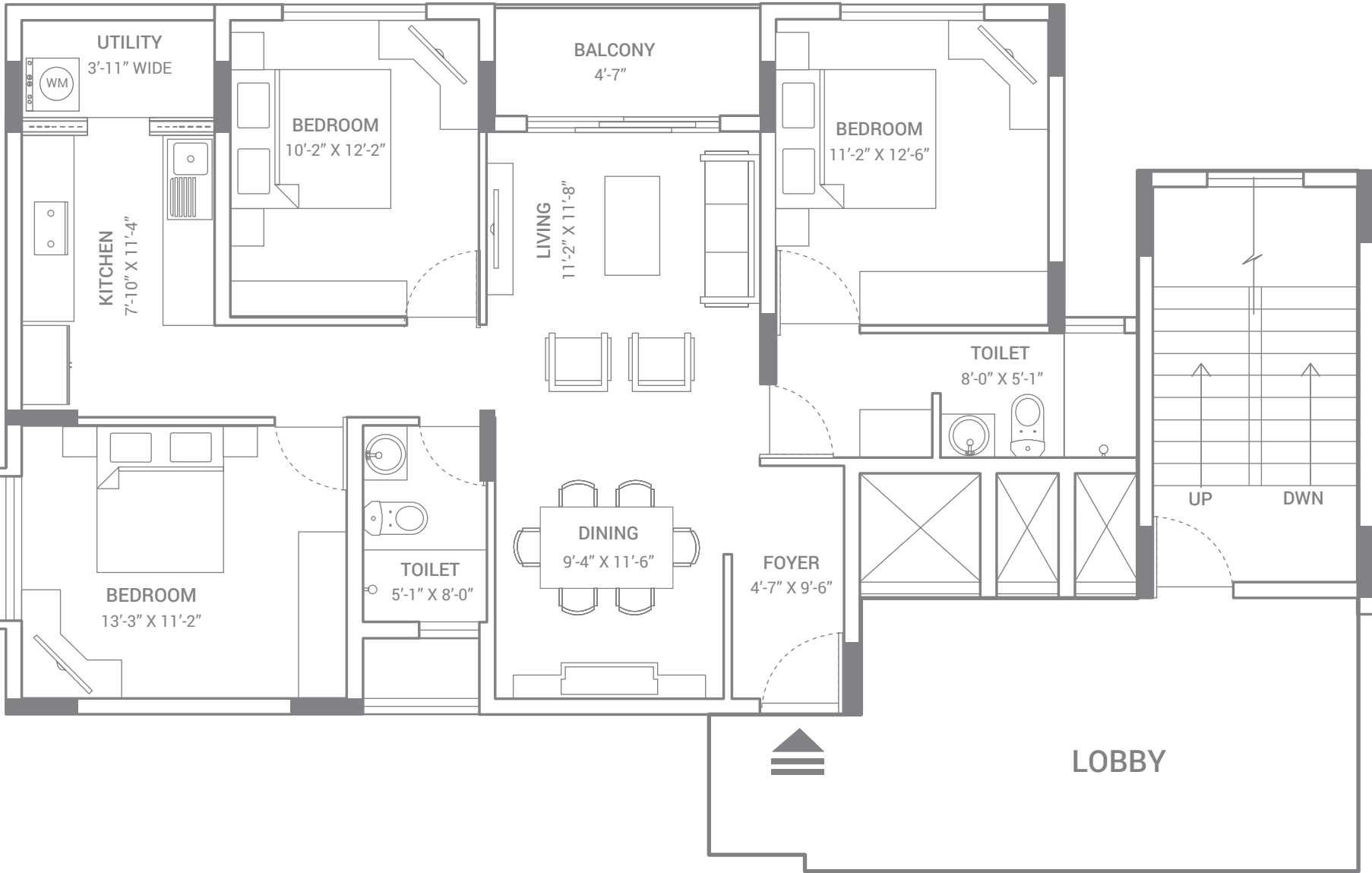
BLOCK C



3BHK COMFORT TYPE A | 1615 SQFT

3 BEDROOM + 2 BATHROOM

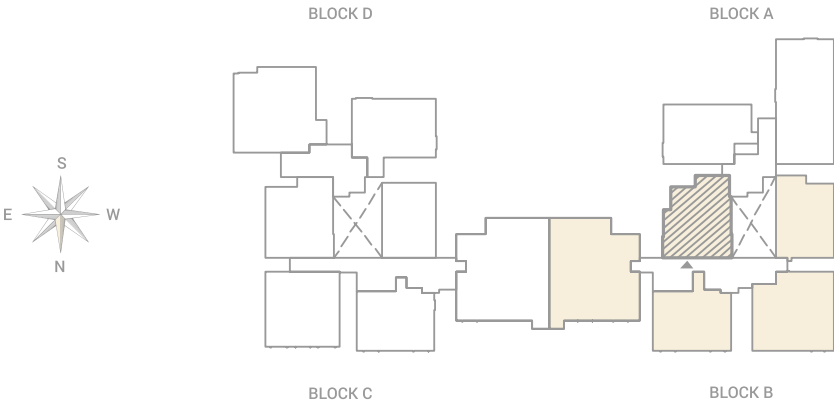
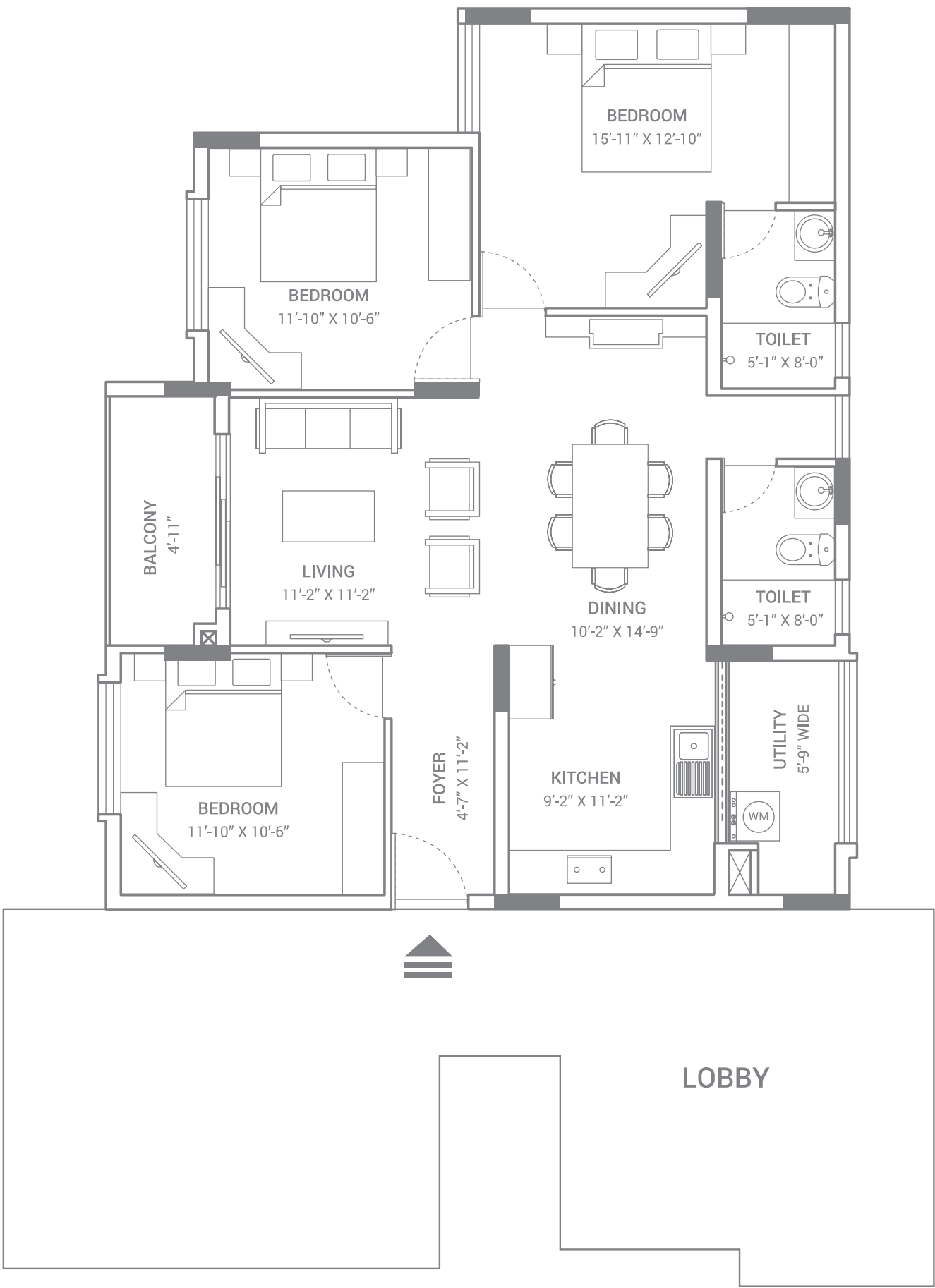
BLOCK A



3BHK COMFORT TYPE B | 1640 SQFT

3 BEDROOM + 2 BATHROOM

BLOCK B

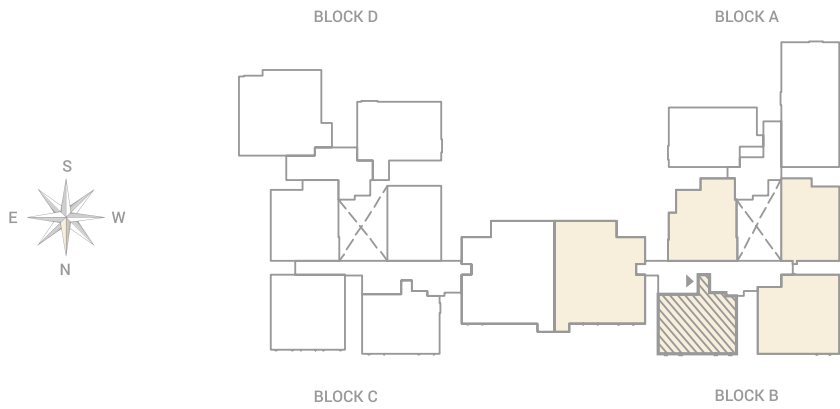
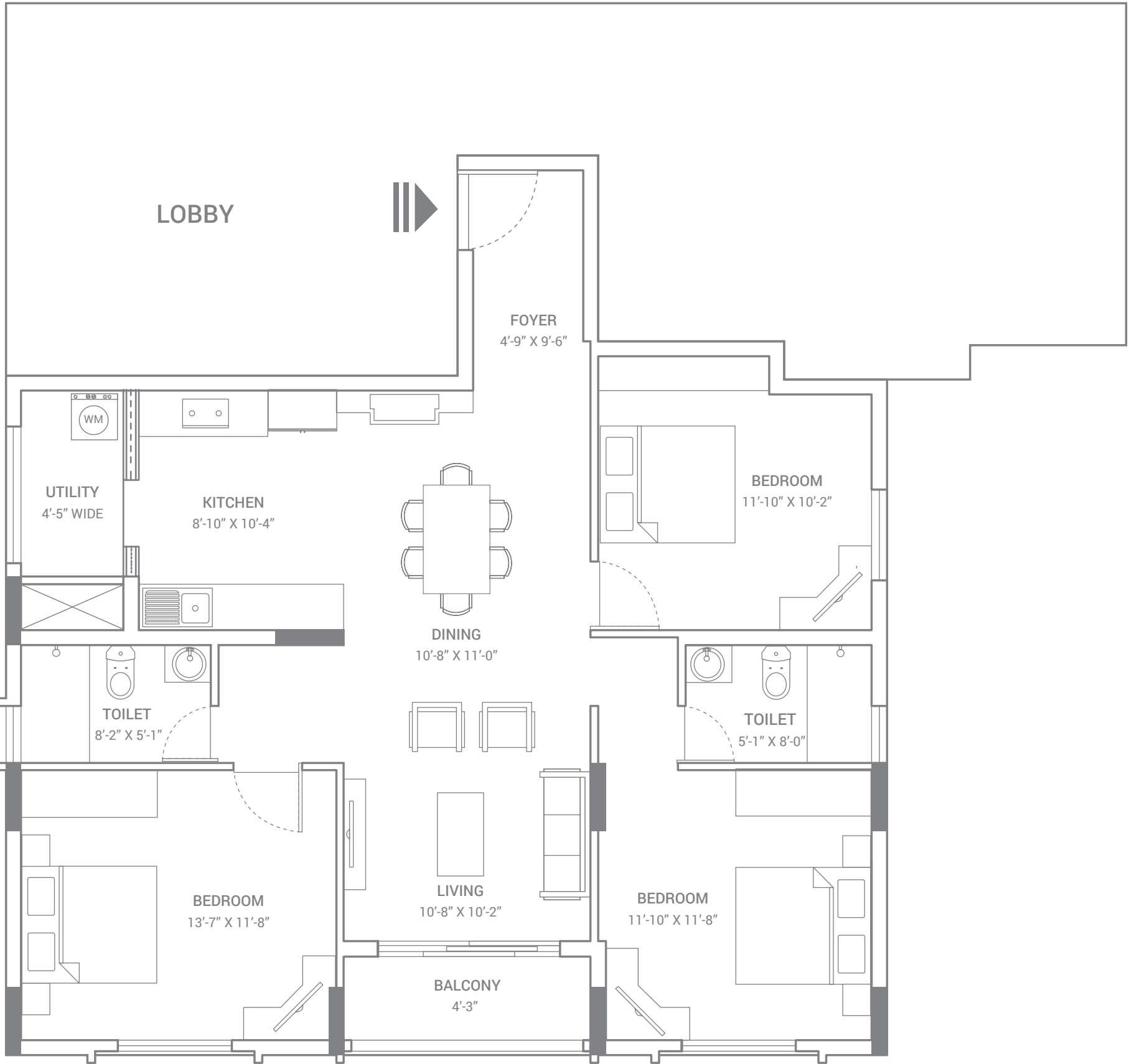




3BHK COMFORT TYPE C | 1605 SQFT

3 BEDROOM + 2 BATHROOM

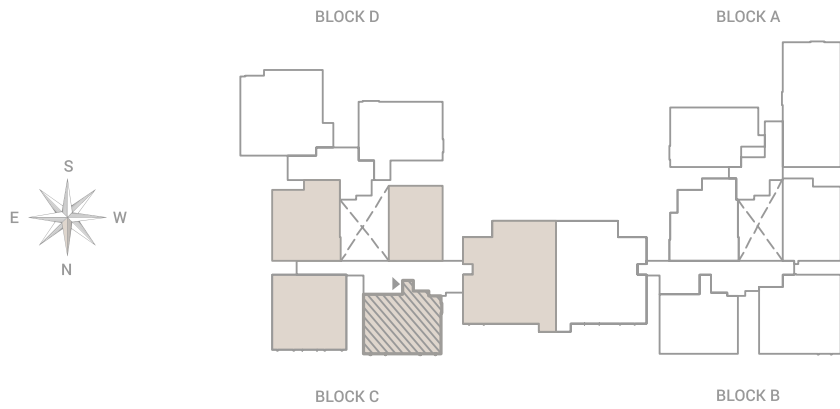
BLOCK B



3BHK COMFORT TYPE D | 1590 SQFT

3 BEDROOM + 2 BATHROOM

BLOCK C





3BHK COMFORT TYPE E | 1705 SQFT

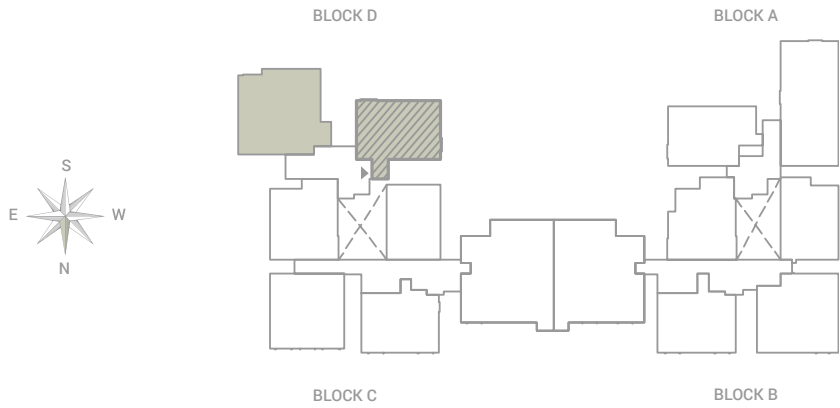
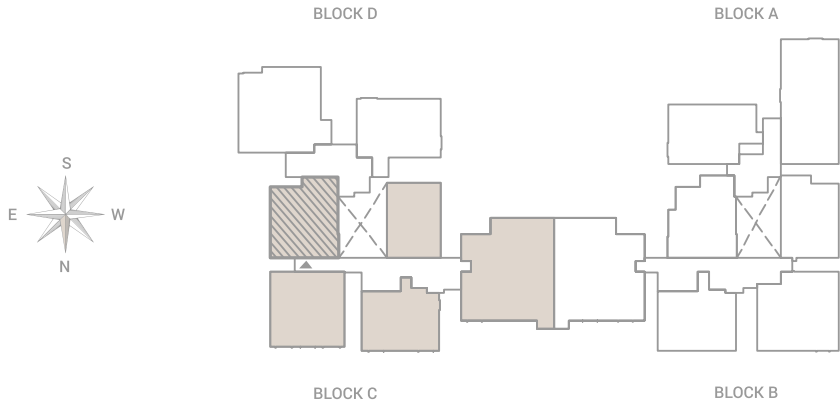
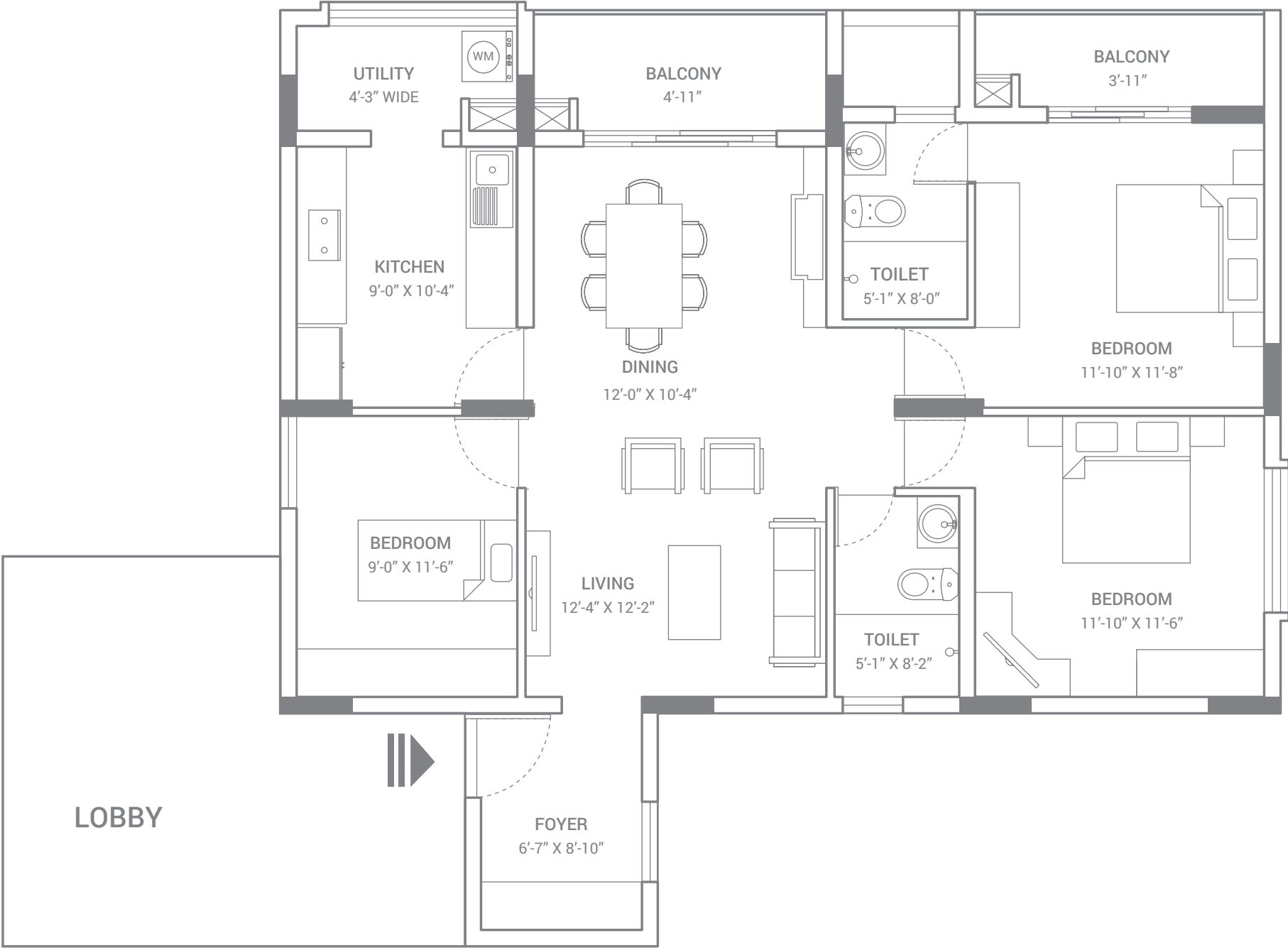
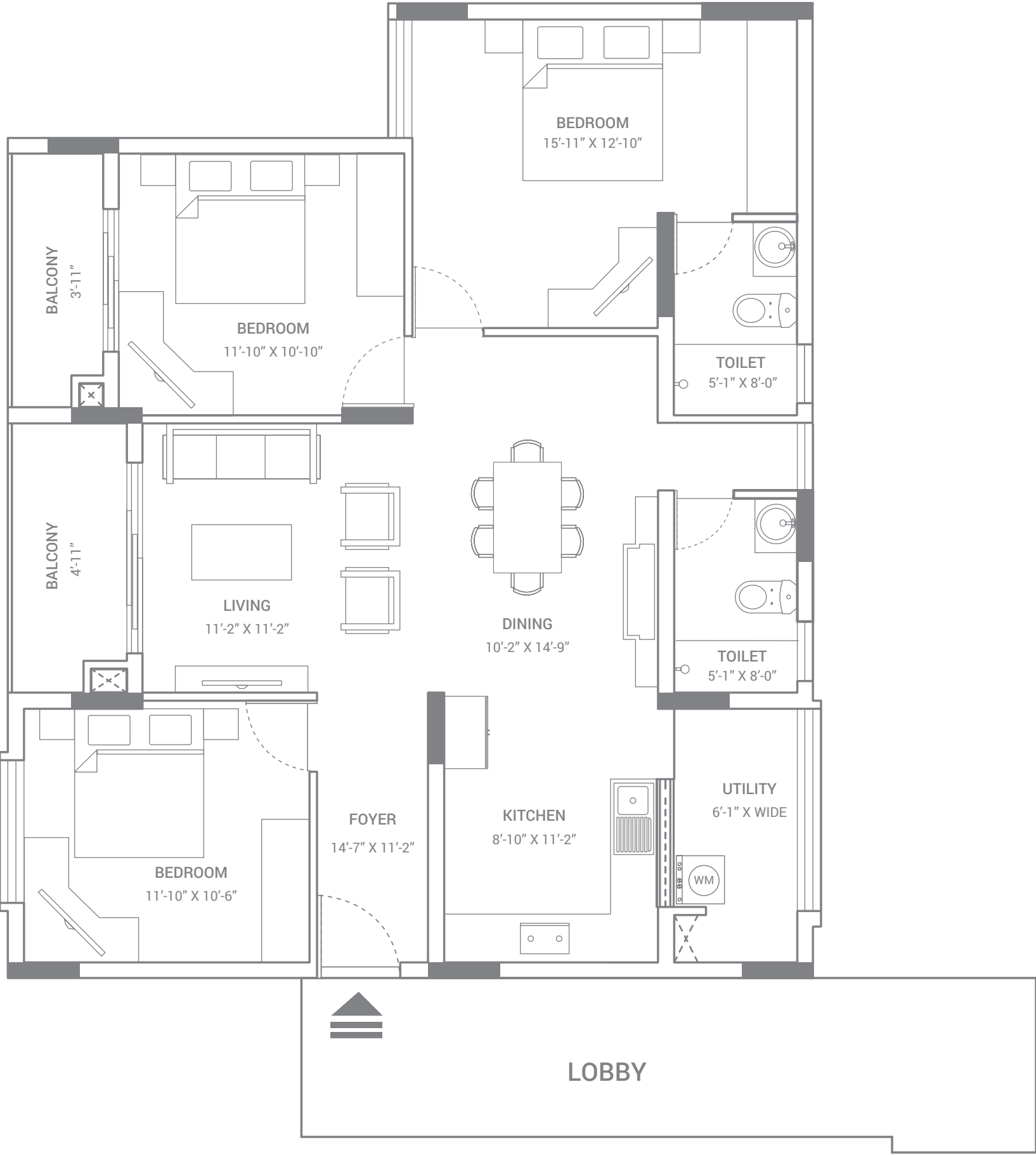
3 BEDROOM + 2 BATHROOM

BLOCK C

3BHK COMFORT TYPE F | 1685 SQFT

3 BEDROOM + 2 BATHROOM

BLOCK D

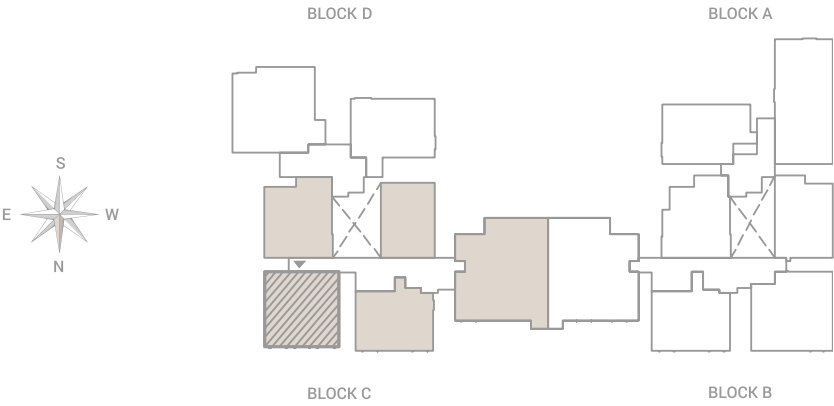
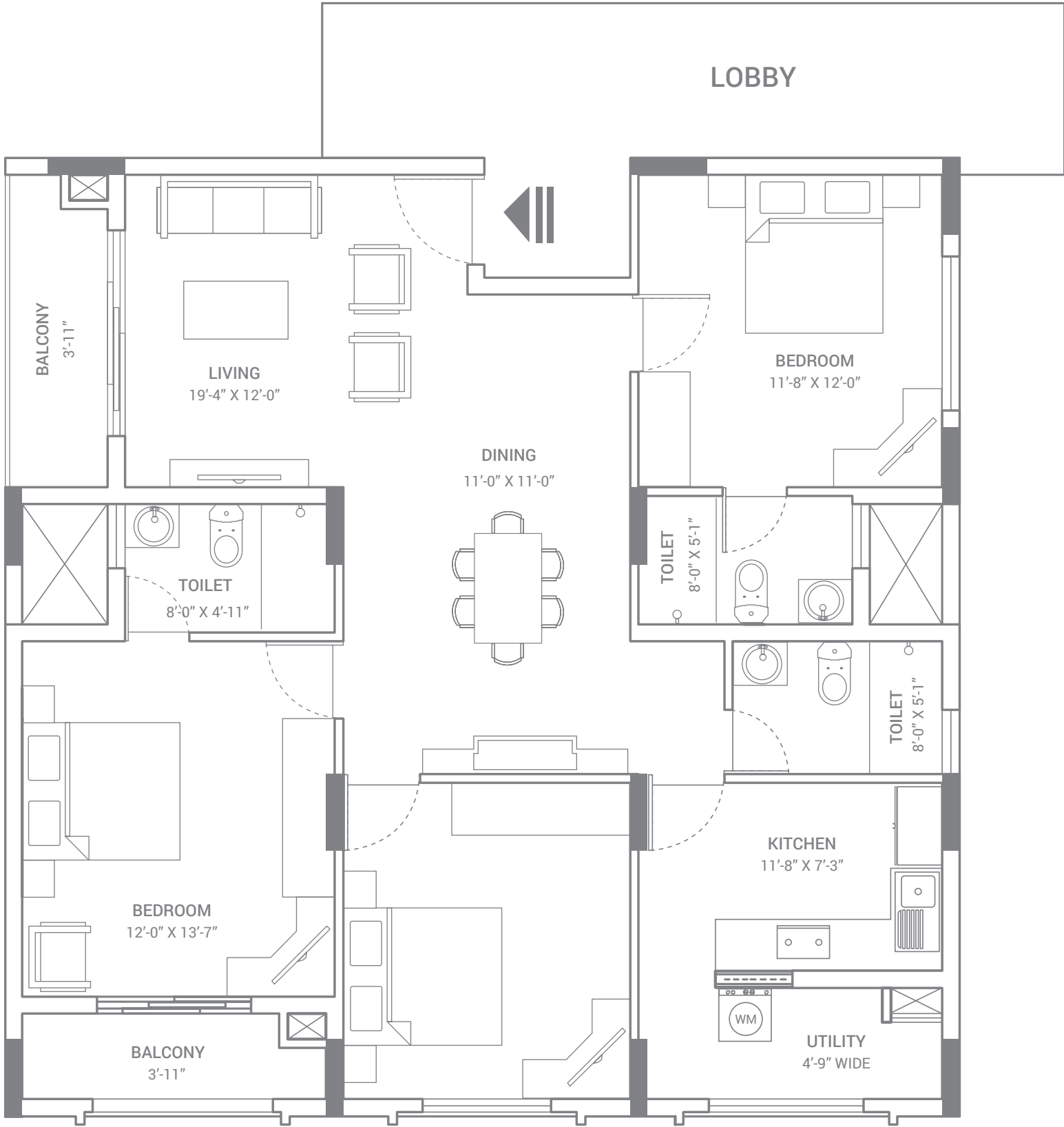




3BHK | 1755 SQFT

3 BEDROOM + 3 BATHROOM

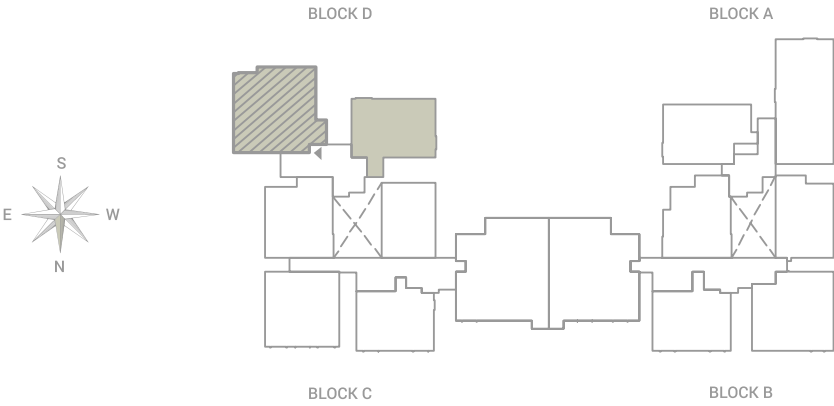
BLOCK C



3BHK LUXE | 2215 SQFT

3 BEDROOM + 3 BATHROOM + 1 SERVANT'S ROOM + 1 SERVANT'S TOILET

BLOCK D

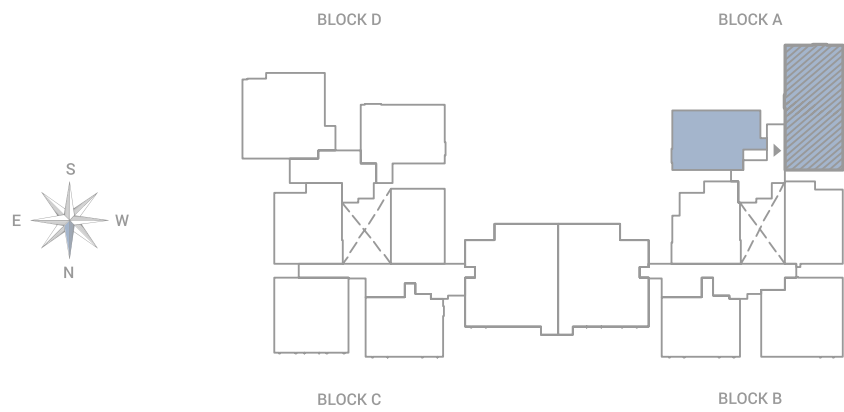




3BHK PREMIERE TYPE A | 2215 SQFT

3 BEDROOM + 3 BATHROOM + 1 SERVANT'S TOILET

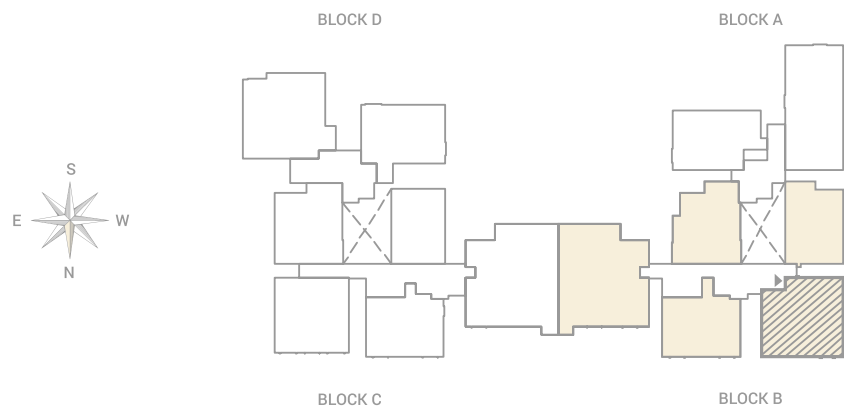
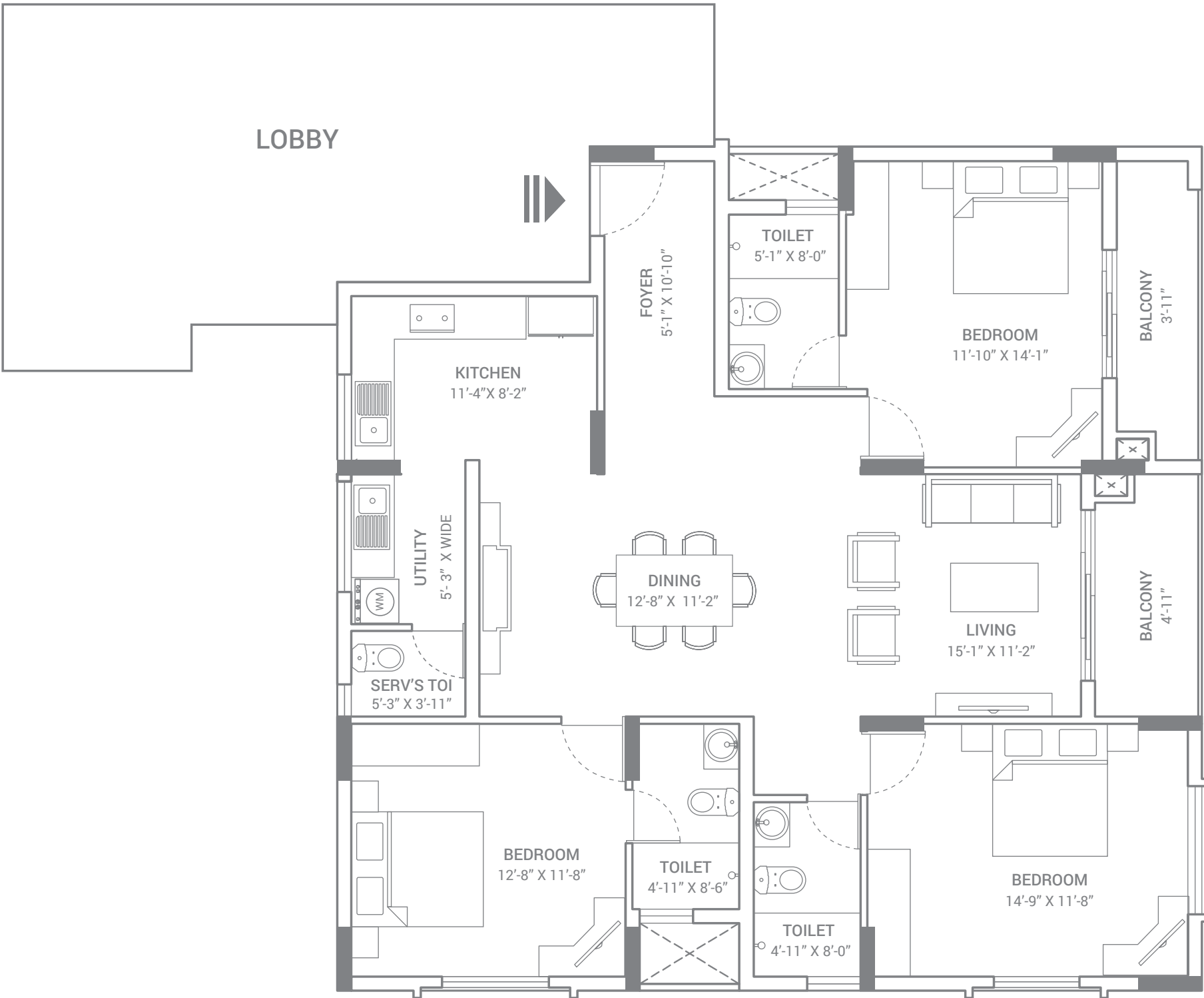
BLOCK A



3BHK PREMIERE TYPE B | 1980 SQFT

3 BEDROOM + 3 BATHROOM + 1 SERVANT'S TOILET

BLOCK B

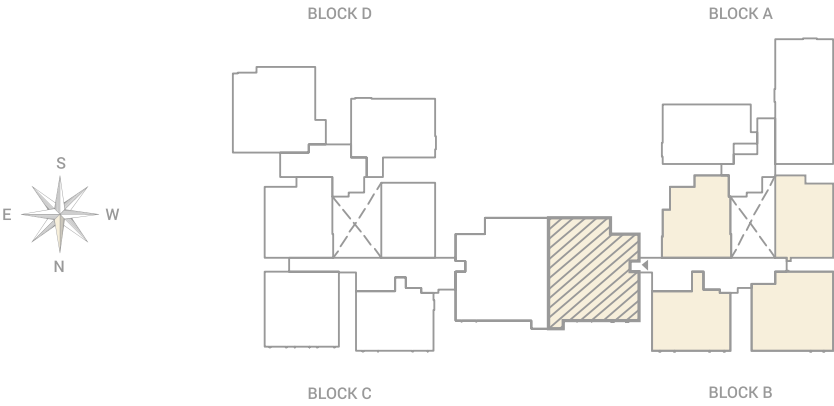




4BHK LUXE TYPE A | 2545 SQFT

4 BEDROOM + 4 BATHROOM + 1 SERVANT'S ROOM + 1 SERVANT'S TOILET

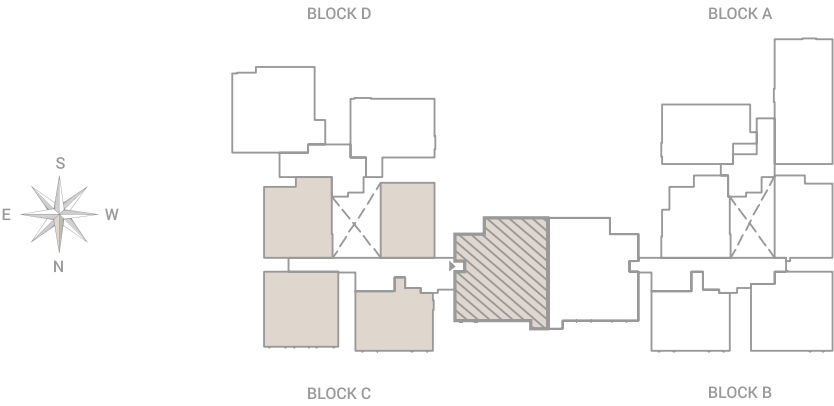
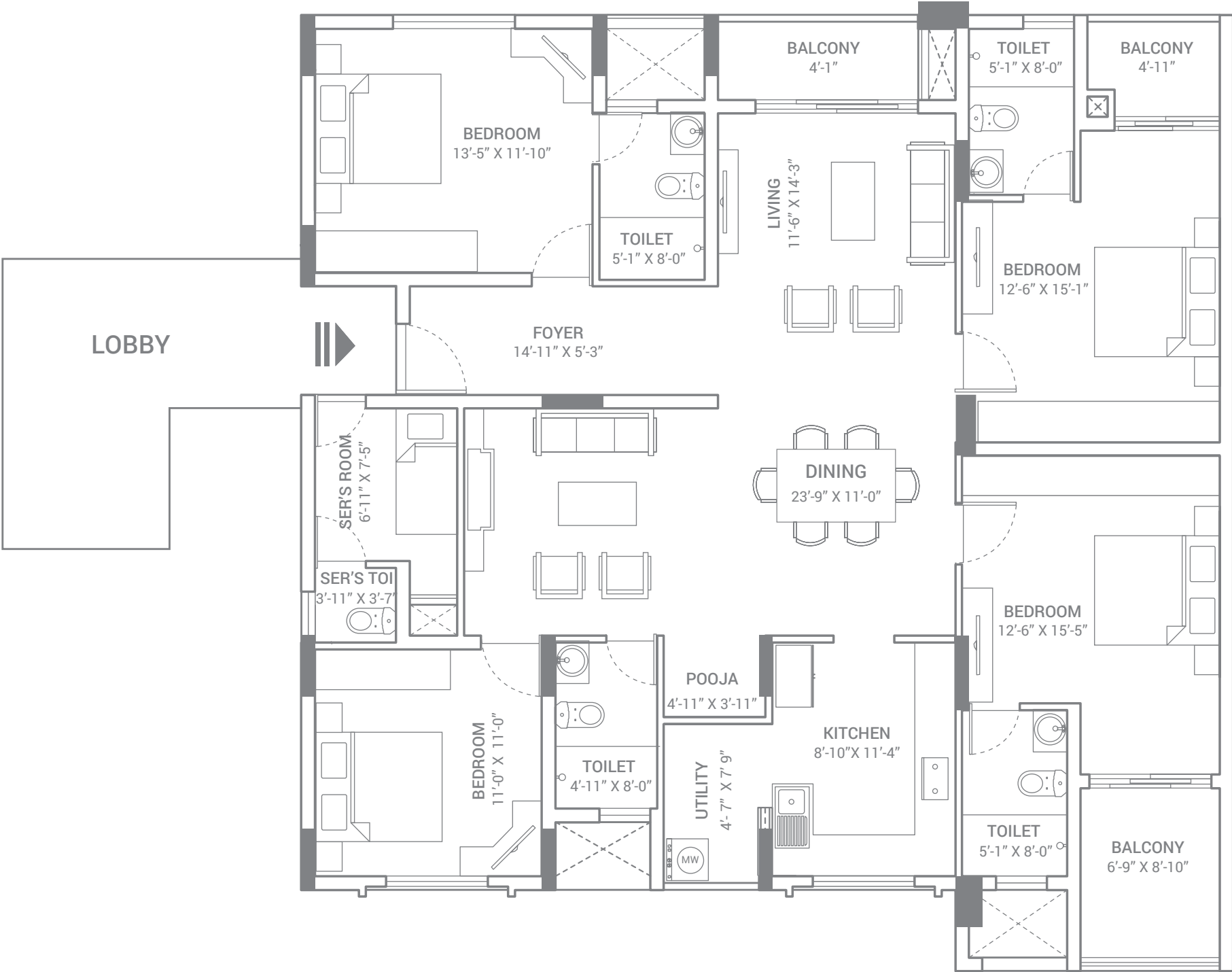
BLOCK B



4BHK LUXE TYPE B | 2545 SQFT

4 BEDROOM + 4 BATHROOM + 1 SERVANT'S ROOM + 1 SERVANT'S TOILET

BLOCK C

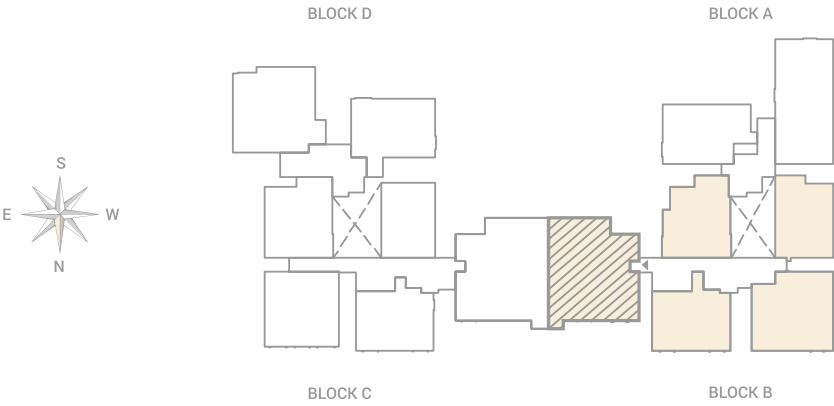
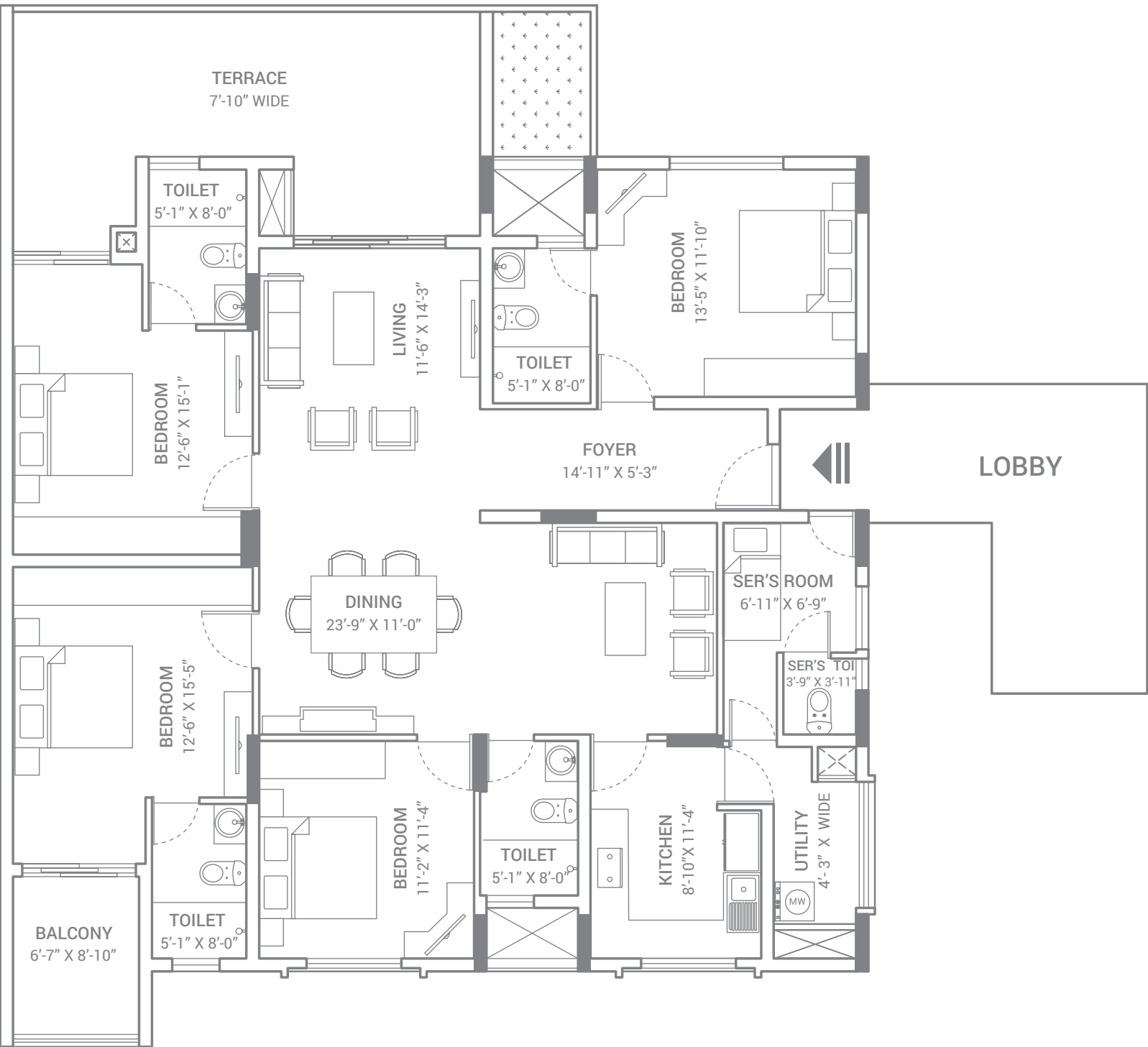




4BHK ULTIMA TYPE A | 2545 SQFT (+ 240 SQFT TERRACE)

BLOCK B

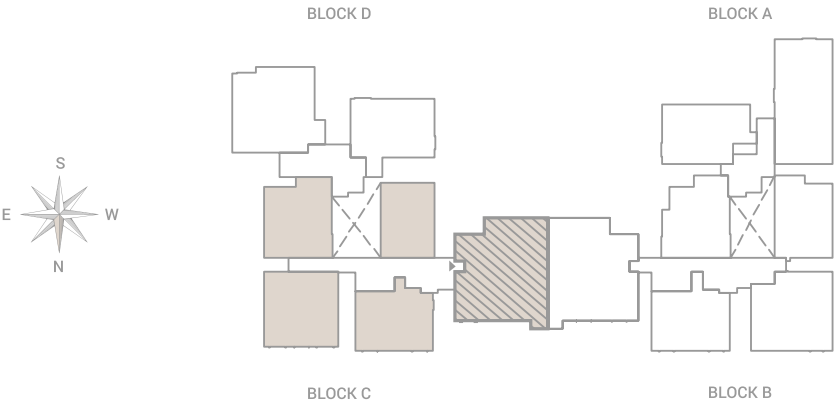
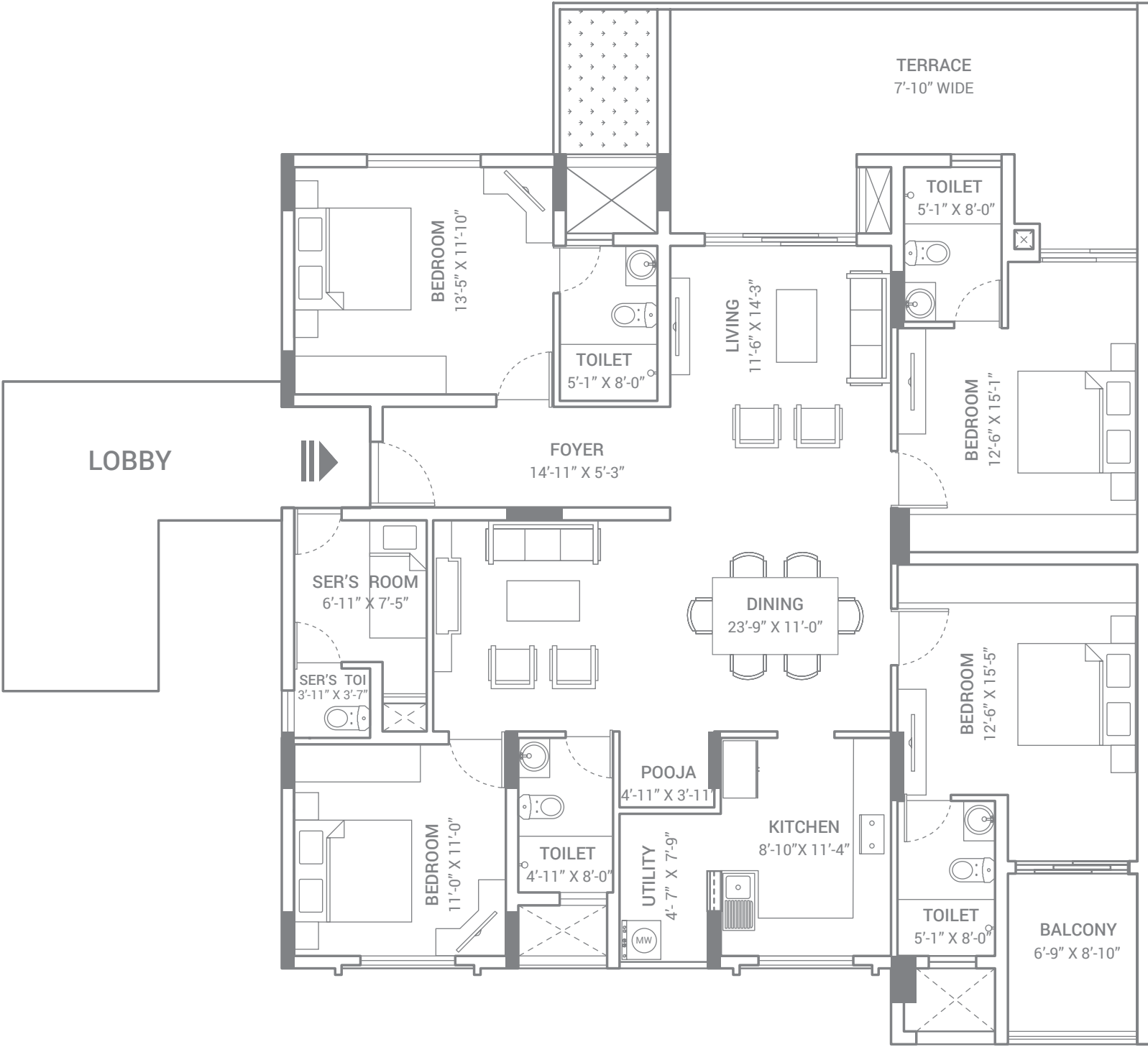
4 BEDROOM + 4 BATHROOM + 1 SERVANT'S ROOM + 1 SERVANT'S TOILET + PRIVATE TERRACE



4BHK ULTIMA TYPE B | 2545 SQFT (+ 240 SQFT TERRACE)

BLOCK C

4 BEDROOM + 4 BATHROOM + 1 SERVANT'S ROOM + 1 SERVANT'S TOILET + PRIVATE TERRACE







# Specifications

Ohana has been designed harmoniously from outside in. The following specifications detail out the premium finishes and lavish amenities that make Ohana a much-desired home.

## GENERAL SPECIFICATIONS

- Seismic Zone II compliant basement, Ground + 19 storeyed RCC framed structure with solid block masonry walls
- ‘No Common Walls’ between apartments
- Large windows and ample ventilation

## APARTMENT FINISHES

### WALL FINISHES

- Plastic emulsion paint for internal walls
- Weather shield exterior emulsion for external walls

### FLOORING

- Superior quality vitrified tile flooring for living, dining, kitchen and bedroom as per architect’s design
- Laminated wooden flooring for master bedroom
- Anti-skid tiles as per architect’s design for toilets
- Ceramic tile flooring for servant’s room
- Anti-skid matte-finish ceramic flooring for utility and balconies

### DOORS

- Main entrance door with seasoned hard wood frame and polished teak veneered shutter
- Internal doors with seasoned hard wood frame and water-resistant membrane shutters

### WINDOWS

- Premium UPVC/ Aluminium windows and ventilators

### KITCHEN

- Ceramic wall tiling upto 2’ above platform in the kitchen
- Stainless steel sink with drain board and granite counter top
- Provision for washing machine and sink in the utility

## BATHROOM

- Ceramic wall tiling upto 7’ level in the toilet
- Sanitary fixtures of Hindware or equivalent make in all toilets
- CP fittings of Jaquar or equivalent make in all toilets
- Granite counter-tops for wash basins
- False ceiling in all toilets

## ELECTRICAL

- Adequate 3-phase BESCO power supply for all units
- DG power back up for lights and fans
- Premium quality modular switches
- Concealed conduits with PVC insulated copper wires
- Adequate power outlets, TV and telephone provision in living room and bedrooms
- AC provision in living room and bedrooms

## COMMON AREAS

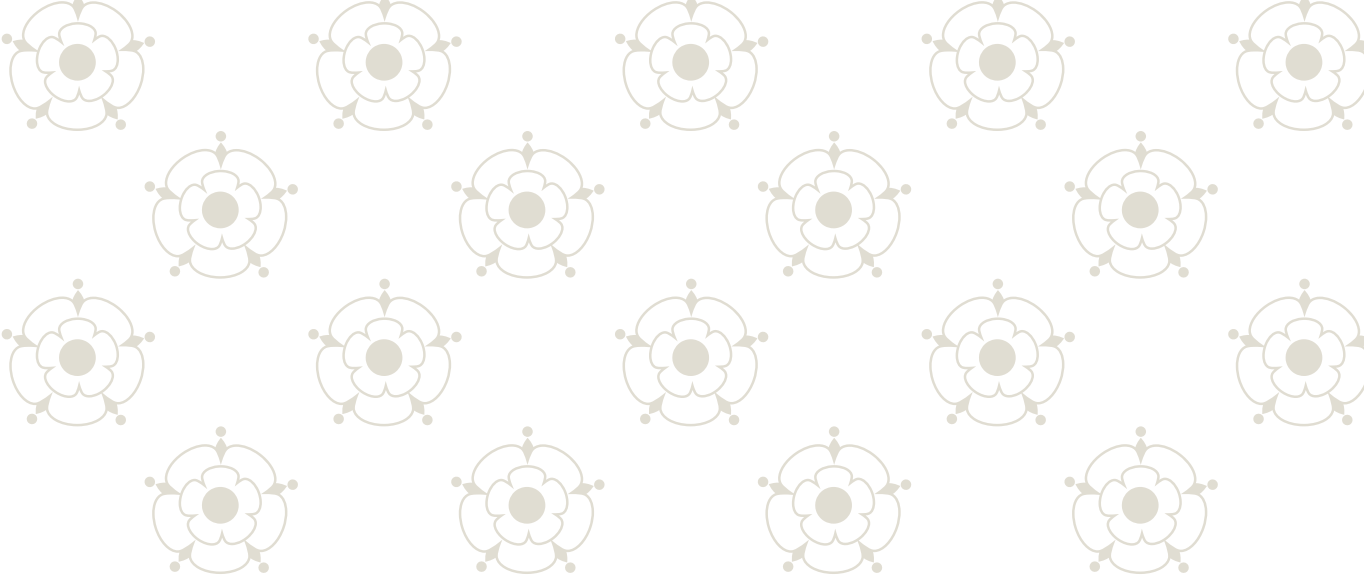
- Granite /marble flooring with false ceiling and diffused lighting for entrance lobbies
- Granite / superior quality vitrified tile flooring for lift lobbies and corridors on all other floors
- Power backup for common area facilities

## SECURITY SYSTEMS

- Intercom facility for each apartment
- Provision for video-door phone
- Surveillance cameras for common areas

## GREEN LIVING

- 80% open areas with ambient landscaping
- Sewage treatment plant
- Rainwater harvesting







▮  
**Tune out all the  
noise. Tune in  
to the good  
vibrations of your  
harmonious life.**



At Skav, the passion to create inspiring spaces drives all our endeavours. These endeavours translate into homes that personify gracious living, offices in which you would love to work, and retail spaces that exemplify shopping experiences.

Our uncompromising commitment to quality is not just limited to designing and creating great spaces. Be it luxury homes that resonate with your lifestyle or the attention to smaller details in office and retail spaces, at Skav, the focus is on the overall experience.

We have carved a niche for ourselves in the space of construction services through a perfect combination of innovative and ethical practices. Above all, a unified vision amongst the promoters of SKAV and the years of experience we bring to the table in this ever evolving field will work to your advantage.

While we know that we are all about building exquisite living and commercial spaces, deep inside, we firmly believe that we are in the business of building long-term relationships.

#### MARKETING OFFICE

#48, 3rd Floor, Hitananda - 2, Lavelle Road, Bangalore - 560001  
Ph: +91 80 4128 8999, +91 4227 5677/ 78 / 79, +91 99000 70416



**AURA**  
Indiranagar  
Built-up area: 10,000 sqft



**LIFE**  
North Bangalore  
Built-up area: 7,00,000 sqft



**BLANCA**  
Sadashivnagar  
Built-up area: 12,500 sqft



**AUDEL**  
Cambridge Road  
Built-up area: 30,000 sqft



**ROCKLINES  
SEETHAALAKSHMI**  
Kasturba Road  
Built-up area: 1,20,000 sqft



**AASTHA**  
Mahalakshmiपुरam  
Built-up area: 1,50,000 sqft



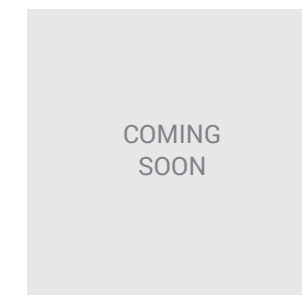
**ONYX CENTRE**  
Museum Road  
Built-up area: 32,000 sqft



**SKAV MEKHRI RITZ**  
Cunningham Road  
Built-up area: 22,000 sqft



**ZIVA**  
Kumarakrupa Road  
Built-up area: 20,000 sqft



**VAPOUR**  
Vittal Mallya Road  
Built-up area: 26,000 sqft



**ASHIRWAD**  
Mahalakshmi Layout  
Built-up area: 16,000 sqft



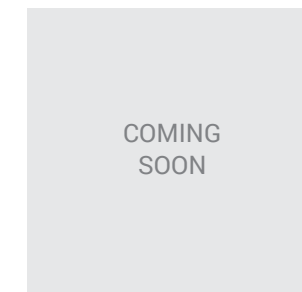
**AKASA**  
Davis Road  
Built-up area: 27,000 sqft



**909 LAVELLE**  
Residency Road  
Built-up area: 2,80,000 sqft



**PALLADIO**  
Lavelle Road  
Built-up area: 12,000 sqft



**AXIS**  
Hosur Road  
Built-up area: 2,00,000 sqft



**SAPPHIRE**  
RMV 2<sup>nd</sup> Stage  
Built-up area: 12,000 sqft



**BLISS**  
Davis Road  
Built-up area: 43,000 sqft



**SKAV AHUJA LAGUNA**  
Ulsoor  
Built-up area: 35,000 sqft



**ONE**  
Hebbal  
Built-up area: 5,00,000 sqft





In 1981, the Ahuja Group, formerly known as Sunrise Builders, arose like a new dawn in the field of real estate. At a time when the industry was still in its developmental stages, we introduced projects with world-class construction quality at affordable prices. We pioneered high-rise construction in Bangalore and led the way with many residential, commercial, retail and hospitality projects along with a variety of high-end villas.

We have helped pave the way for the future of the real estate sector by focussing on attention-to-detail and high quality construction. Our proven track record has helped us rank high up on customer satisfaction as we build homes that are an extension of its owner.

#### **CORPORATE OFFICE**

Ahuja Palace, 96 Richmond Road, Bangalore - 560 025  
Ph: +91-80-41237032

[www.ahujaprojects.in](http://www.ahujaprojects.in)



**AHUJA CHAMBERS**  
Race Course Road  
Built up area: 35,000 sqft



**AHUJA ENCLAVE**  
St. John's Road  
Built up area: 30,000 sqft



**FAIR HAVEN**  
St. John's Road  
Built-up area: 50,000 sqft



**MAGNOLIA**  
Vittal Mallya Road  
Built-up area: 12,000 sqft



**SKAV AHUJA LAGUNA**  
Ulsoor  
Built-up area: 35,000 sqft



**NAGA RESIDENCY**  
St. John's Road  
Built-up area: 25,000 sqft



**PEACE HEAVEN**  
Langford Road  
Built-up area: 25,000 sqft



**STERLING APARTMENTS**  
St. Marks's Road  
Built-up area: 60,000 sqft



**AHUJA PALACE**  
Richmond Road  
Built-up area: 50,000 sqft



**JANAK RESIDENCY**  
Kumara Krupa Road  
Built-up area: 30,000 sqft



**ASTRIS**  
Richmond Road  
Built-up area: 90,000 sqft



A veteran of the real estate industry, Mr. Arjun Gokaldas helped usher in the development boom in the country by creating world-class real estate projects for corporate behemoths. Through the years, Mr. Gokaldas has implemented and completed projects in many cities across South India which have transformed the cityscape. Projects he is involved in are widely sought after for their impeccable eye for detail and unmatched quality.

Mr. Gokaldas is the visionary behind the inception of Shakti Towers, a 2.25 lakh sq.ft. office space in the heart of the city that houses corporate stalwarts like Polaris Software, Havell's India, RBI Clearing House and Citibank N.A. He is also involved in many development projects in Kochi. Ohana too, is a testimony to his support and clear vision. With a keen eye on the future he ensures every project he is involved in, is tuned to the needs of the customer.



**SHAKTI TOWERS**  
Anna Salai, Chennai  
Built-up area: 2,25,000 sqft



**REGGALIA**  
Kilpauk, Chennai  
Built-up area: 20,000 sqft



**LMA COURTYARD**  
Harrington Road – Chetpet, Chennai  
Built-up area: 15,000 sqft



**VASISHT**  
Valmiki Nagar – Thiruvannamipur, Chennai  
Built-up area: 15,000 sqft



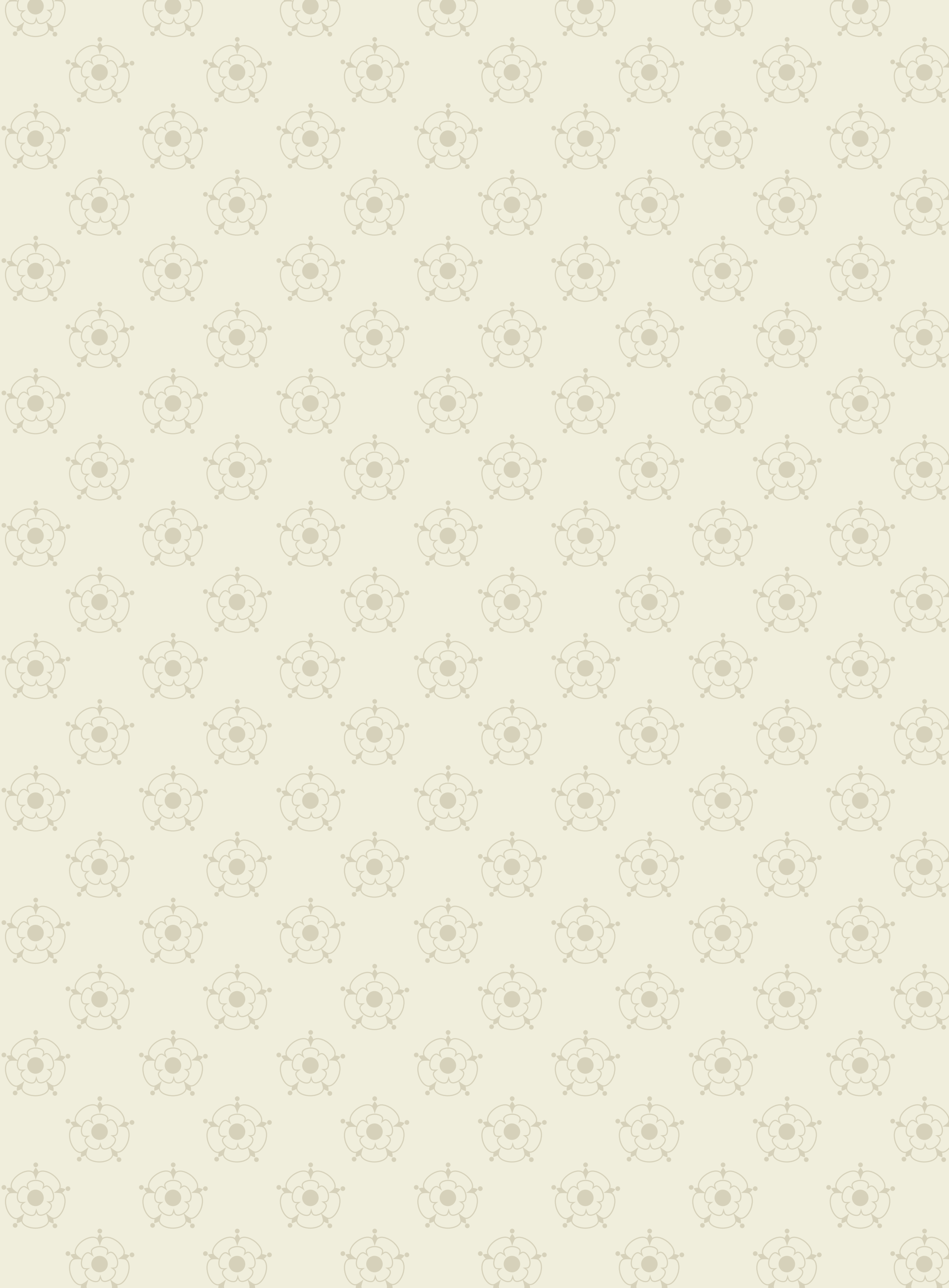
**OXFORD BUSINESS CENTER**  
Ravipuram, Kochi  
Built-up area: 60,000 sqft



**OXFORD SYMPHONY**  
Pallarivattom, Kochi  
Built-up area: 80,000 sqft



**DISCLAIMER**  
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