

BOLLINENI
ASTRA
ENHANCED LIVING



LIFE

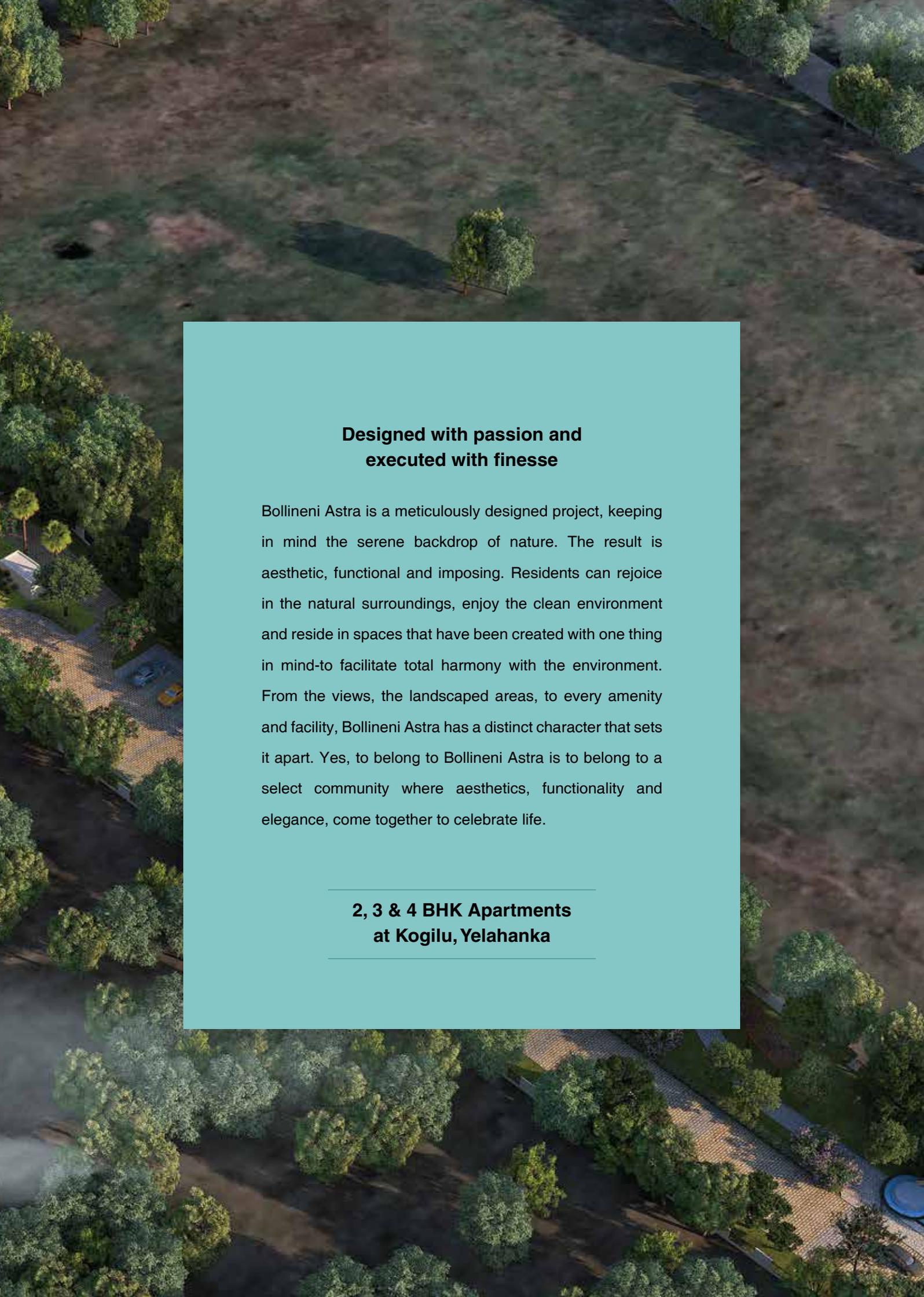
**NOW BESTOWED WITH INFINITE OFFERINGS
OF ENHANCED LIVING**



Your private space in a pristine environment

Imagine a home blessed by nature, with every amenity possible to make living easy and immensely pleasurable. Bollineni Astra is the perfect example of how life in a community can be stress-free, relaxed and meaningful. Located at Kogilu, near Yelahanka, Bollineni Astra is a project nurtured with passion. Where every attention to detail has created one of the finest living spaces in Bengaluru. Where each of the 2, 3 and 4 bedroom apartments bear the impeccable mark of class and exude the ambiance of a world-class lifestyle. Nestled among mango orchards and surrounded by a charming cluster of water bodies, the property is an example of how life can be lived in style without compromise.





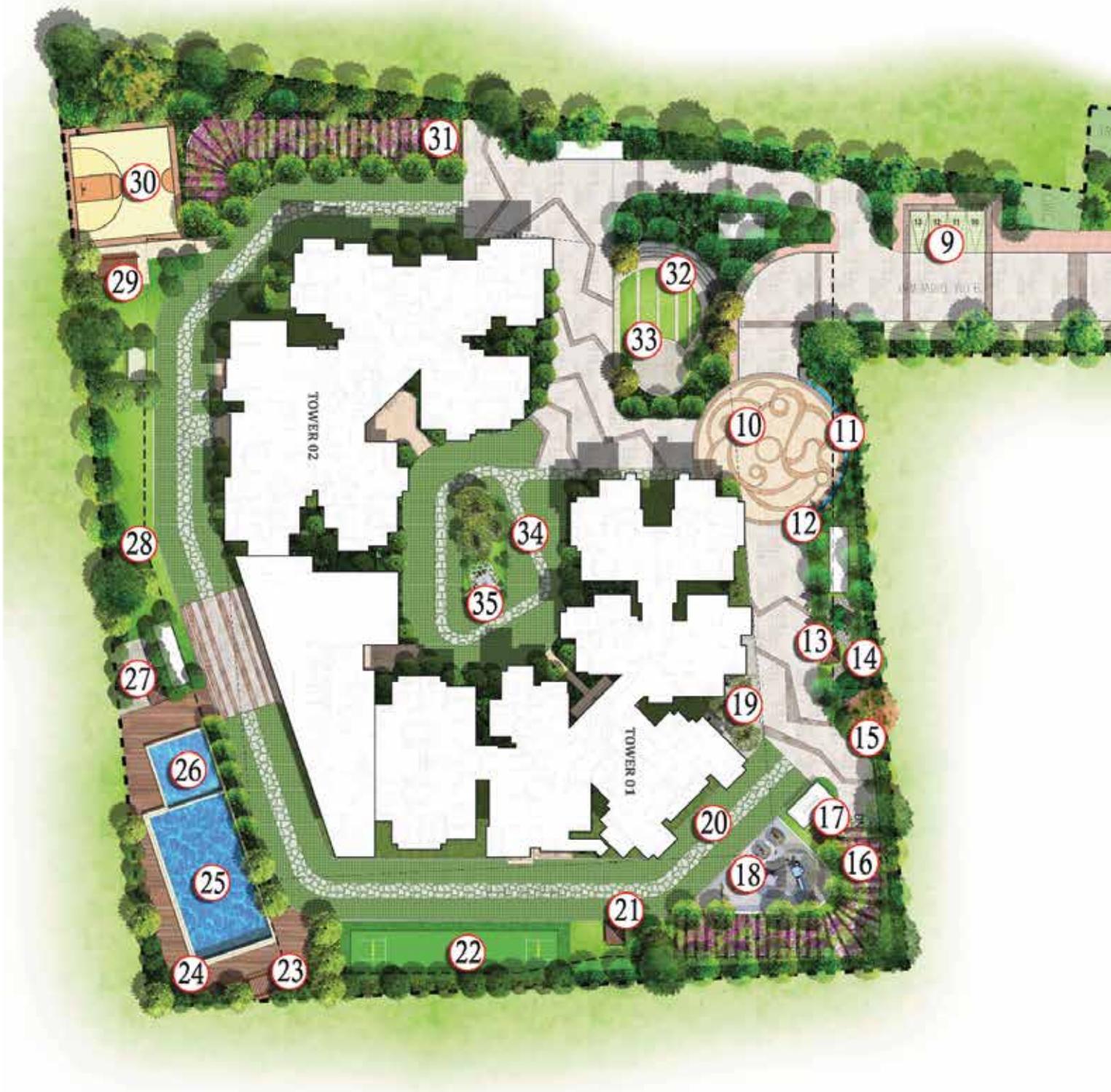
Designed with passion and executed with finesse

Bollineni Astra is a meticulously designed project, keeping in mind the serene backdrop of nature. The result is aesthetic, functional and imposing. Residents can rejoice in the natural surroundings, enjoy the clean environment and reside in spaces that have been created with one thing in mind-to facilitate total harmony with the environment. From the views, the landscaped areas, to every amenity and facility, Bollineni Astra has a distinct character that sets it apart. Yes, to belong to Bollineni Astra is to belong to a select community where aesthetics, functionality and elegance, come together to celebrate life.

**2, 3 & 4 BHK Apartments
at Kogilu, Yelahanka**

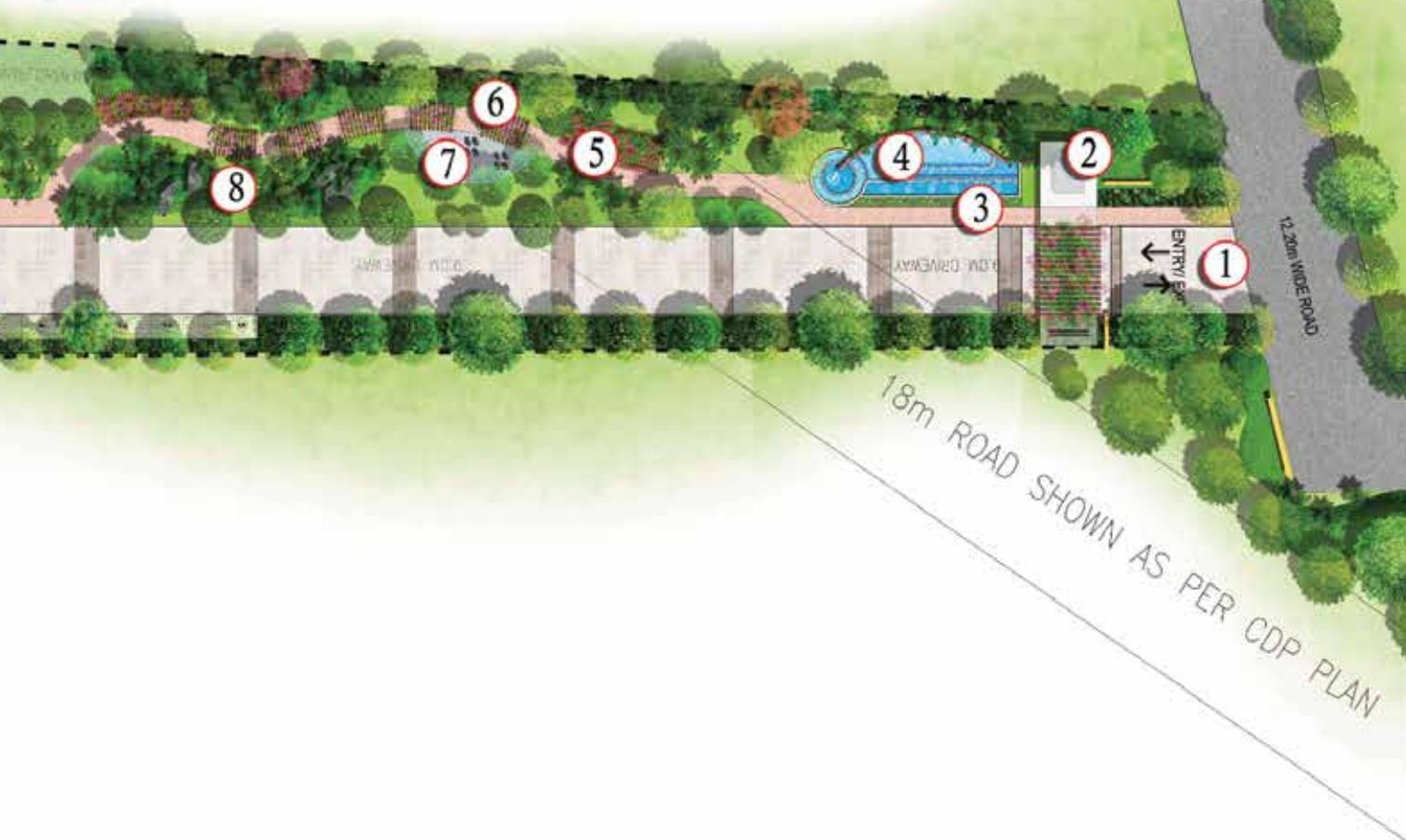
Legend

1. Entry & Exit with Signage Wall
2. Security Cabin and Entry Portal
3. 2000 Wide Pedestrian Walkway
4. Entry Water Body
5. Entry Walk Trellis
6. Bougainvillea Walk
7. Chit Chat Alcove
8. Rock Garden with Tropical Plants
9. Visitor's Parking
10. Entrance Plaza
11. Vertical Water Body
12. Entry Sculptures
13. Elderly Respite
14. Reflexology
15. Aromatic Bed



- 16. Ramp Down to Basement
- 17. Parent's Sit Out
- 18. Children's Adventure Play
- 19. Contemplative Garden
- 20. Brisk Walk / Jogging Path
- 21. Fire Lane In Grass Cell
- 22. Box Cricket
- 23. Pool Side Pavilion
- 24. Pool Deck

- 25. Swimming Pool 20M X 10 M
- 26. Children's Pool
- 27. Pavilion with BBQ
- 28. BBQ Spill Over Lawn
- 29. Youth Garden
- 30. Half Basketball Court
- 31. Ramp Up from Basement
- 32. Amphitheatre
- 33. Stage
- 34. Astra Central Park
- 35. Iconic Sculpture



Ground Plan with Legend



Family



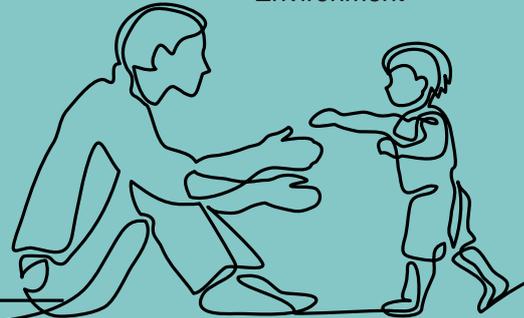
Fun



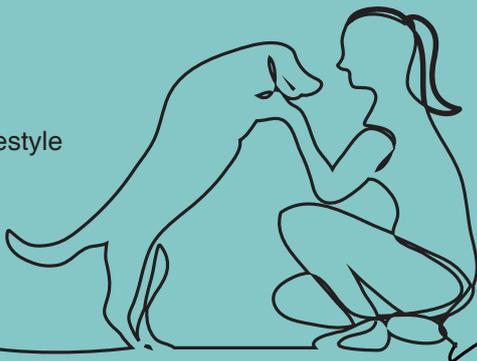
Sports



Environment



Lifestyle



AMENITIES



Gymnasium



Snooker



Table Tennis



Multi-purpose Hall



Creche



Health Club

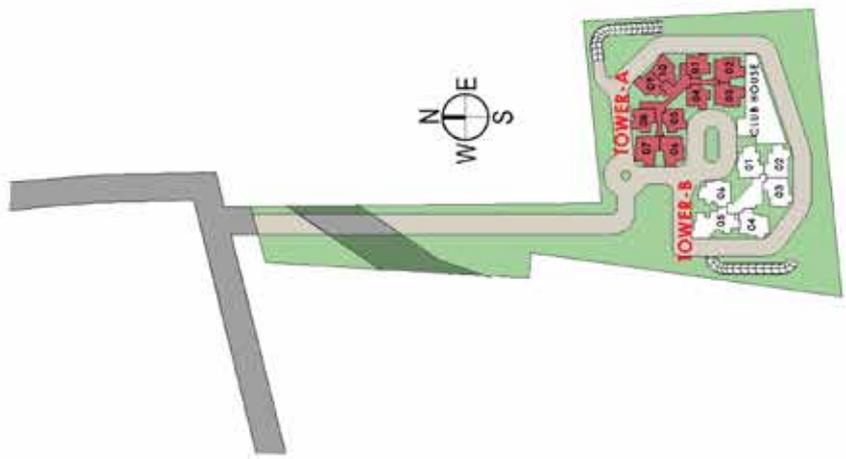
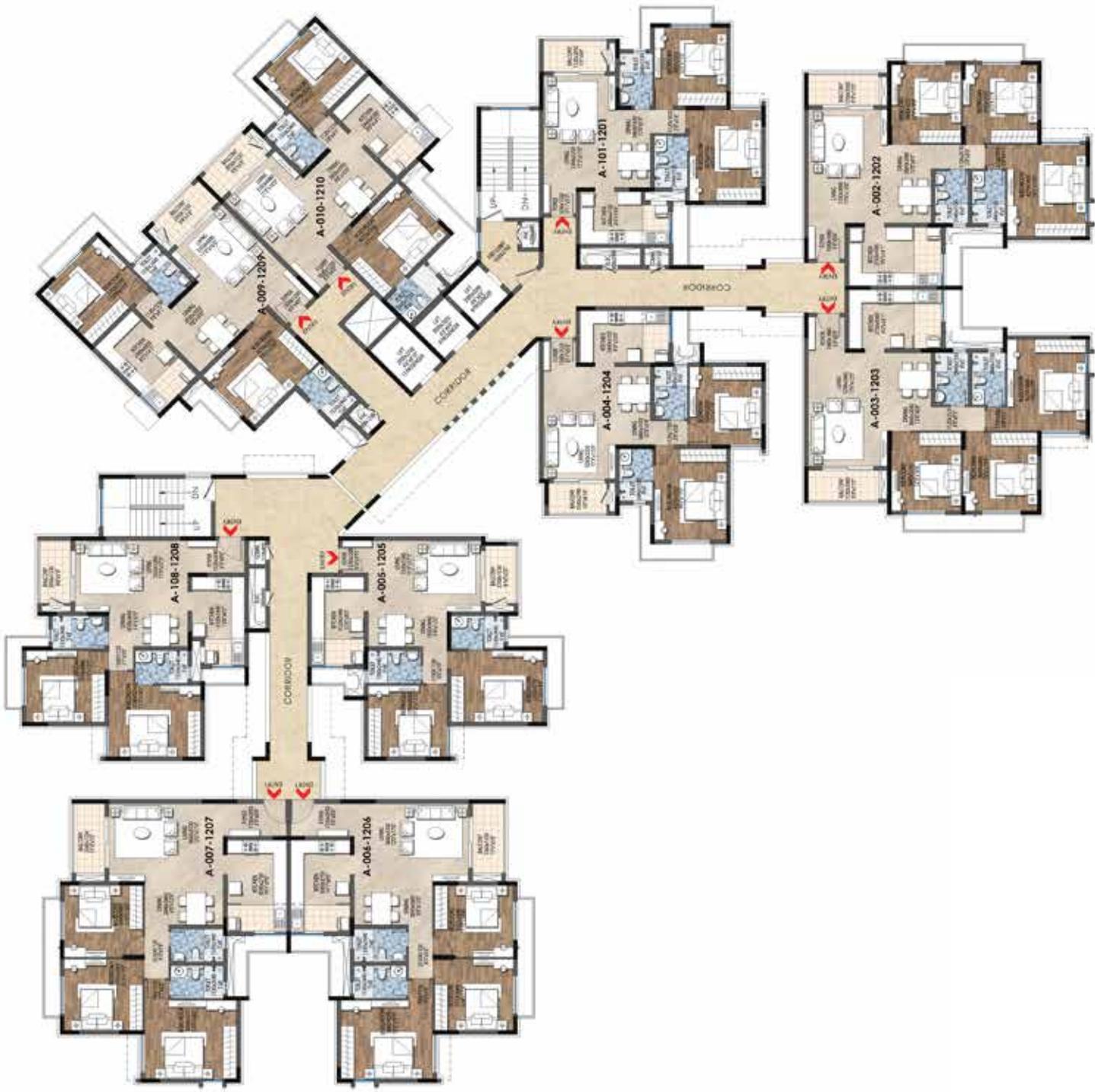


Indoor Games



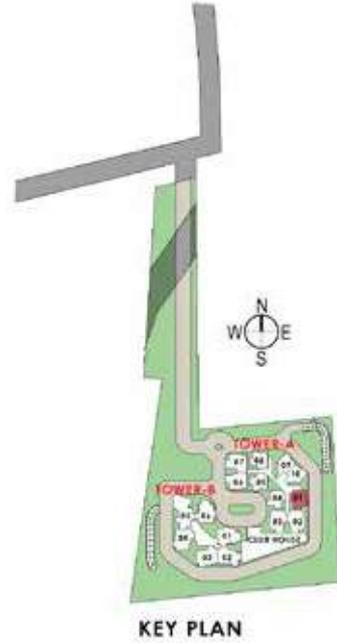
Badminton Court

TOWER - A TYPICAL FLOOR PLAN

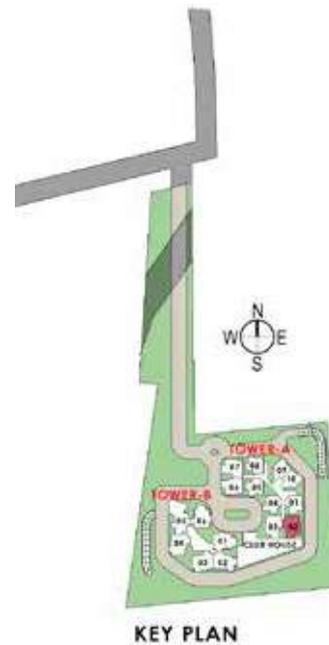


KEY PLAN

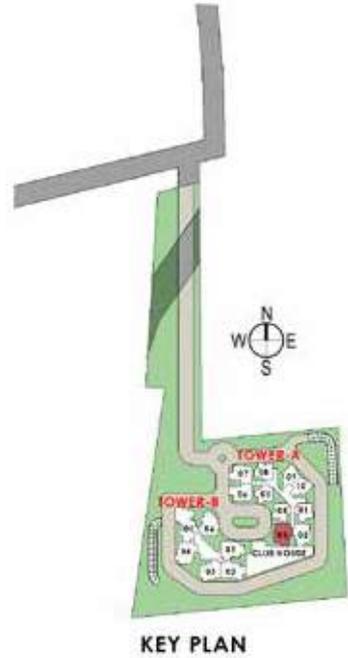
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-101-1201	2B 2T	825.60	1200



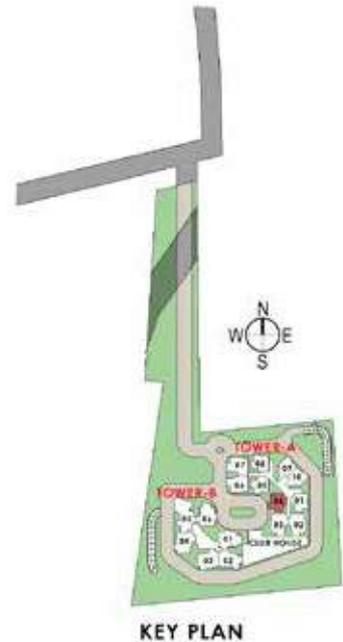
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-002-1202	3B 2T	1066.60	1525



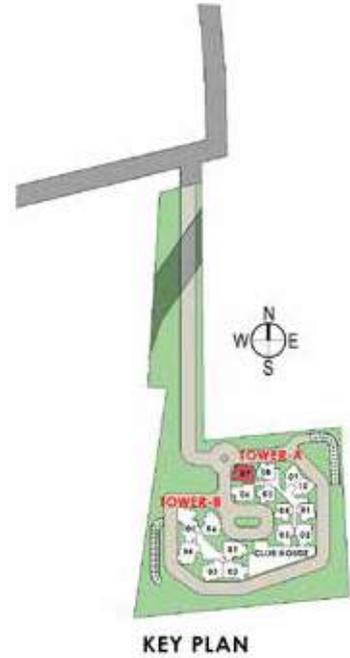
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-003-1203	3B 2T	1066.60	1525



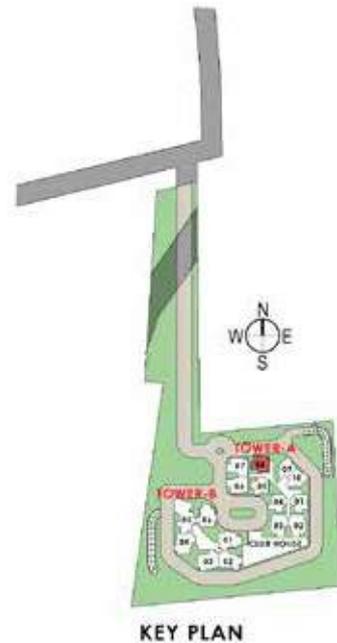
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-004-1204	2B 2T	825.60	1200



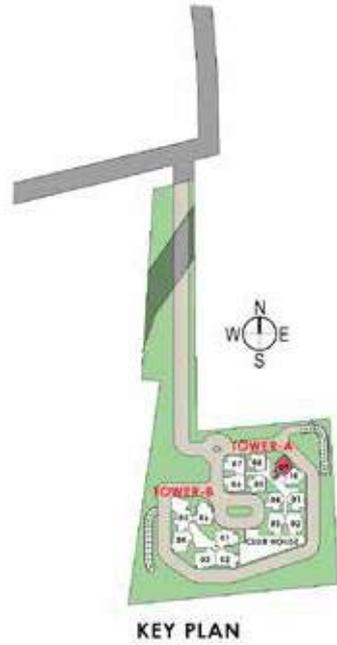
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-007-1207	3B 2T	1085.55	1545



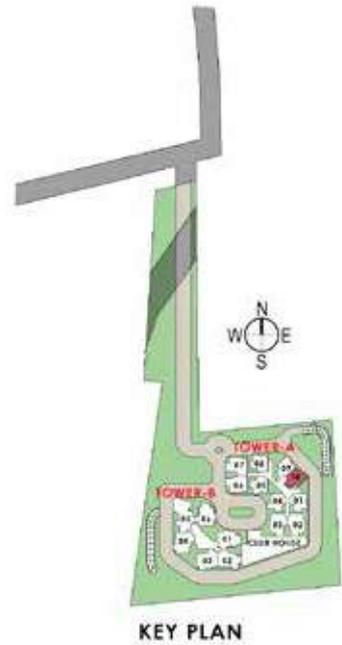
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-108-1208	2B 2T	846.16	1230



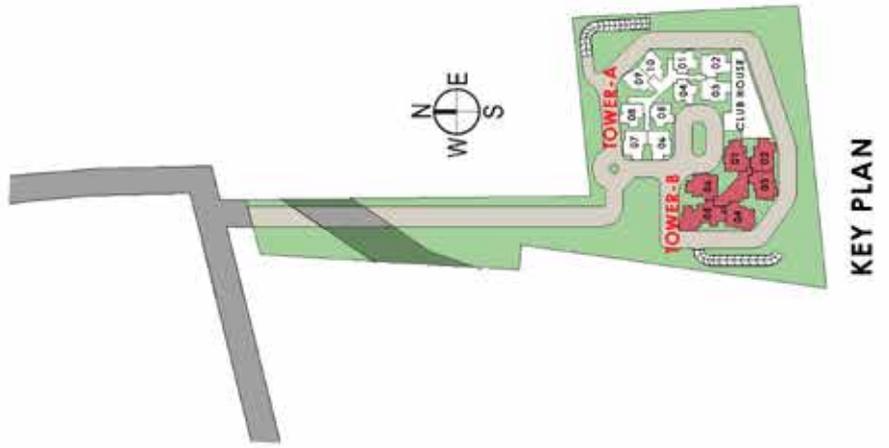
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-009-1209	2B 2T	856.81	1245



Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-010-1210	2B 2T	856.81	1245

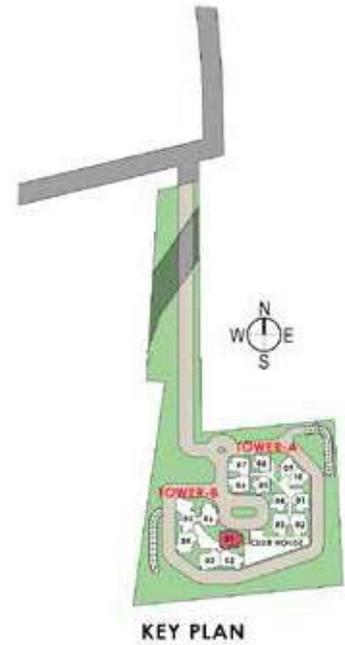


TOWER - B TYPICAL FLOOR PLAN

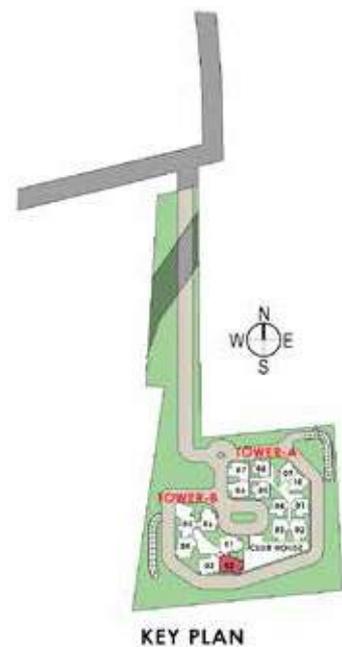


KEY PLAN

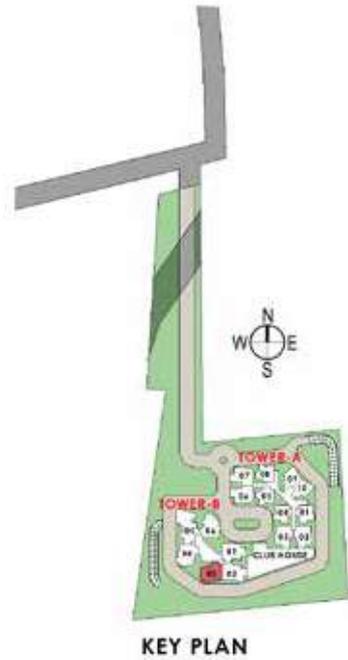
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-001-1101	3B 3T P	1231.08	1765



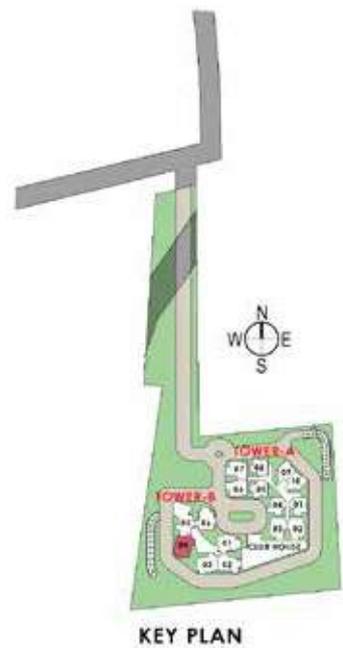
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-002-1102	3B 3T P	1251.32	1780



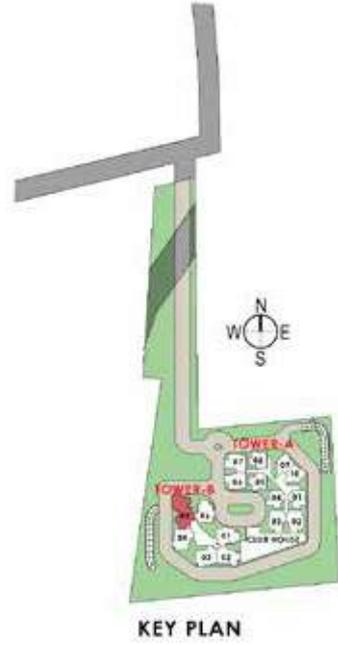
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-103-1103	3B 3T	1225.48	1740



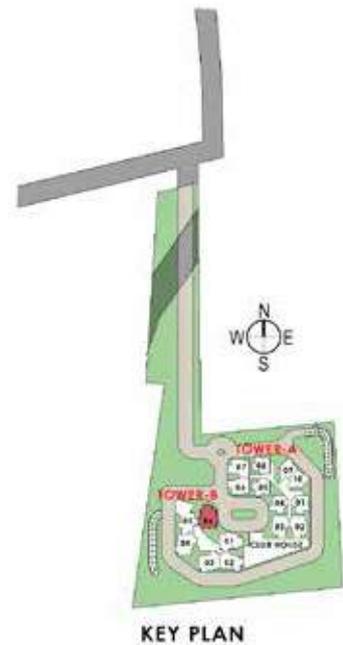
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-004-1104	3B 3T	1225.48	1740



Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-005-1105	4B 4T P S	1755.18	2490



Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-006-1106	3B 3T P	1231.08	1765



TECHNICAL SPECIFICATIONS BOLLINENI ASTRA – KOGILU



STRUCTURE

- **Foundation & Super Structure** : RCC framed / Shear Wall Structural System, Seismic Zone II Compliant
- **Internal Walls** : Solid Concrete Blocks
- **External Walls** : RCC /Solid Concrete Blocks
- **Roof slab** : Reinforced Cement Concrete Slab with Waterproofing
- **Plastering** : Internal - Smoothly Plastered with Lime Rendering.
External - with Sponge Finish



FLOORING FINISHES

- **Living, Dining, Foyer, Kitchen** : Granite Flooring with Skirting
- **Bed rooms** : Engineered Wooden Laminate Flooring
- **Toilets** : Designer Ceramic Tiles
- **Balconies** : Matt Finish Vitrified Tiles
- **Lobbies** : Granite
- **Staircases** : Granite Flooring

DADOING

- **Toilets** : Designer Ceramic Tiles up to 7” Height
- **Kitchen & Utility** : Imported Designer Tiles 2” Above Counter



JOINERY

DOORS

- **Entrance Door/ Main Door** : 8 feet High Teak Wood Frame with Teak Wood Shutters
- **Internal doors** : Hardwood Frame with Solid Core Flush Shutters
- **Balcony** : UPVC Sliding Doors with Plain Glass and Mosquito Mesh
- **Toilet Doors** : Hardwood Frame with Solid Core Flush Door with Water Resistant Laminate / PU Coating



WINDOWS & VENTILATORS

- **All Windows & Ventilators** : UPVC Sliding Windows with Clear Glass and Mosquito Mesh



RAILINGS

- **Balcony** : M.S Railing with Matt Finish Enamel Paint
- **Staircase** : M.S Railing with Matt Finish Enamel Paint



PAINTING

- Interior Walls & Ceilings : Acrylic Emulsion Paint.
- Exterior walls : Weather Proof Paint with Texture Finish



KITCHEN

- 2' wide Granite Counter with Bull Nosing, SS Sink with Single Bowl Drain Board Supported with Angles



ELECTRICAL WORKS:

- A/C - Power Points in Living Room & Bedrooms
- Modular Switches and Socket (Havells / Anchor or Equivalent)
- One Telephone & TV Point Each in Living Room and Master Bedrooms
- Provision for Water Purifier, Microwave, Chimney & Fridge
- Fire Resistant Electrical Wires of Anchor/Polycab/Finolex/KRI or Equivalent
- Earth Leakage Circuit Breaker (ELCB)
- Three Phase Meter with Power Supply Provision – 4KW for 2 BHK, 6KW for 3 BHK and 8 KW for 4 BHK
- 1KW Backup Power from DG for all types of units



SANITARY & BATHROOM FIXTURES

- White Colored Wall Mounted Sanitary Ware in all Toilets of Jaguar / Kohler or Equivalent Make
- Granite Counter top Wash-basin in MBR Toilets
- Jaguar / Kohler or Equivalent Brand Fixtures in Toilets for Faucets
- Shower Partitions in Toilets



SMART CAMPUS FEATURES

- Gate Security
- Intercom at Home, Club house, FM office, Association office & Security
- Multi DTH, Internet Services, FTTH



ELEVATORS

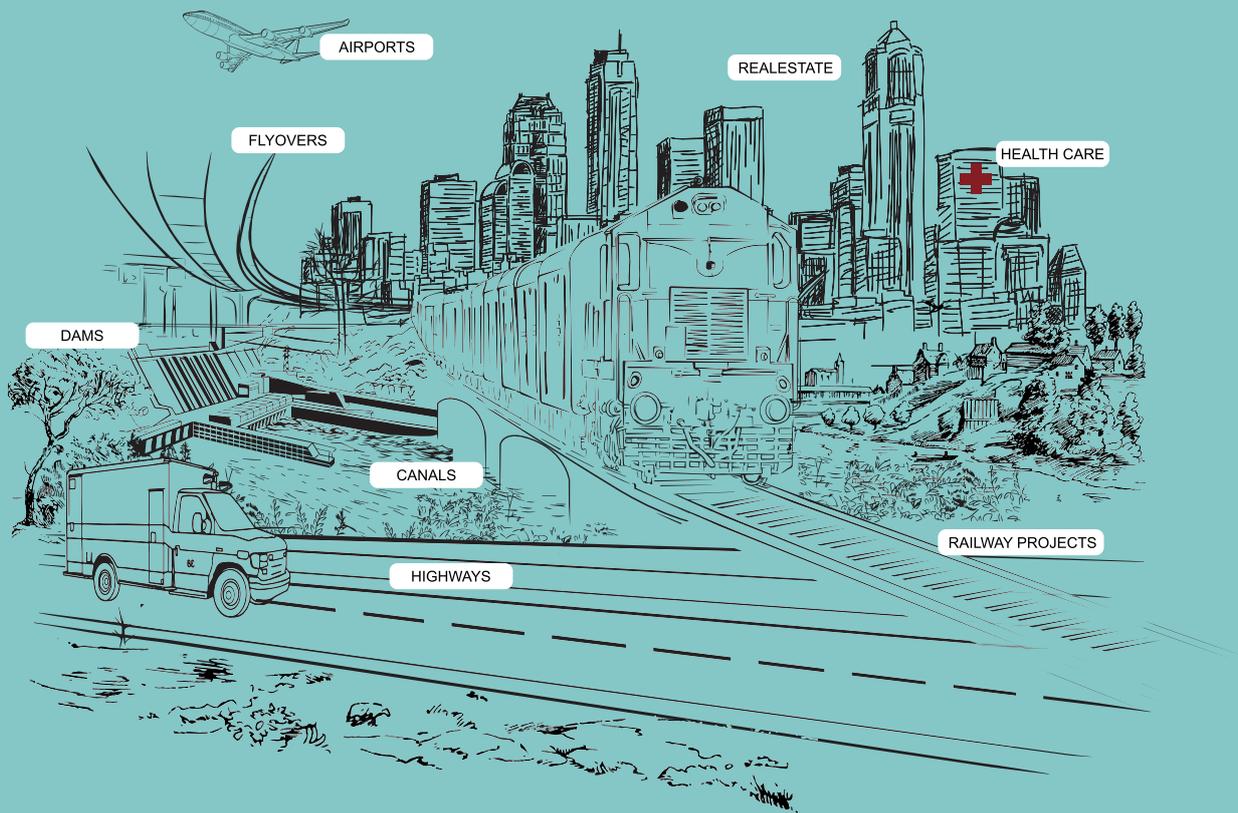
- Suitable Capacity High-Speed Automatic Passenger Elevators with SS car (OTIS or Equivalent)

BOLLINENI
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ENHANCED LIVING

LOCATION MAP



BUILDING THE **NATION'S LIFELINES**



Infrastructure | Healthcare | Real Estate

BSCPL Infrastructure Ltd. is a leading Indian conglomerate with diversified interests across various sectors of economic significance. Realizing its business objectives by identifying barriers in the Infrastructure journey and achieving them through deep rooted insights across geographies, category, culture, consumer & competition, BSCPL has arisen to be a globally aligned organization that transforms ideology into reality.

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BENGALURU | HYDERABAD | CHENNAI | DUBAI

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Building Better Lives