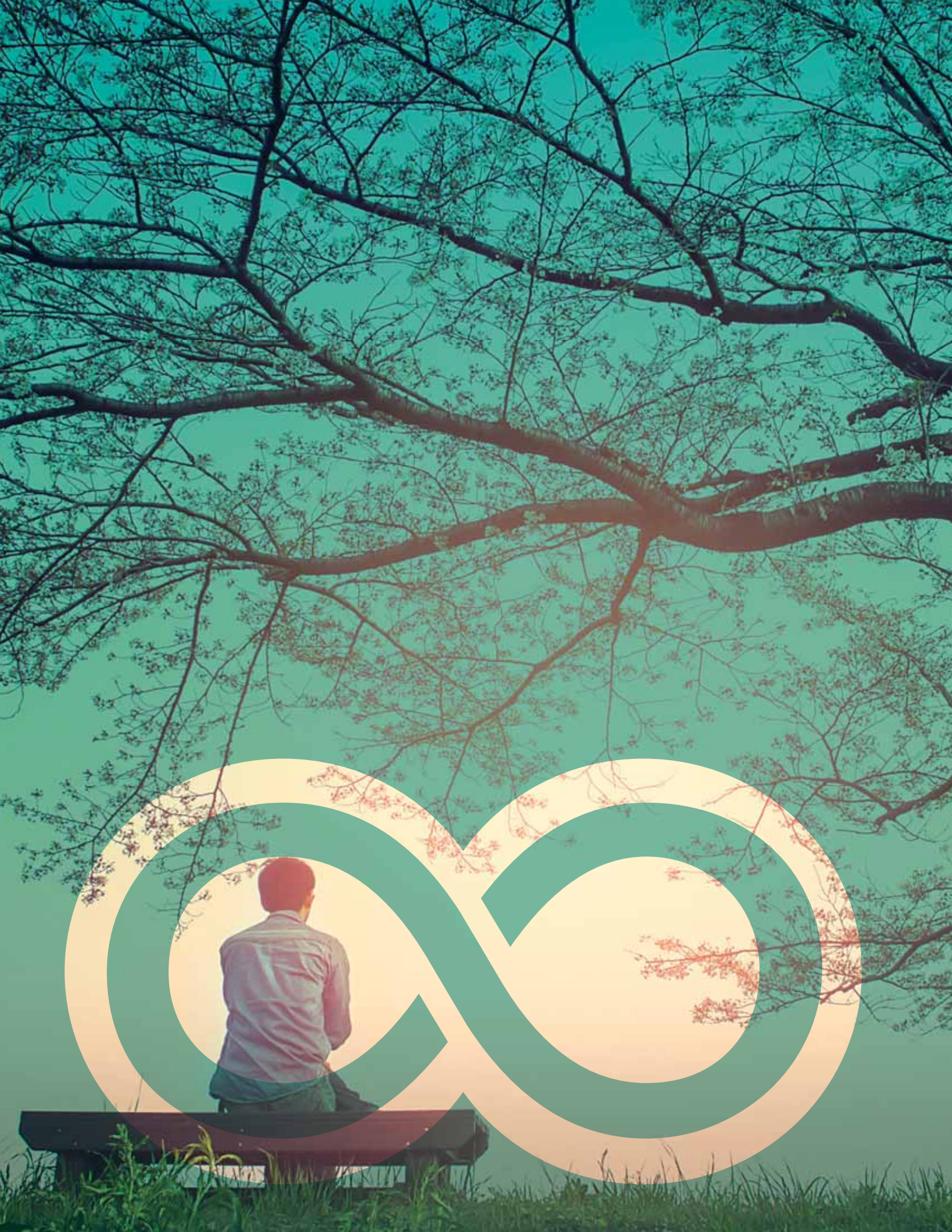




# LIFE

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.







An aerial photograph of a lush green landscape. In the foreground, there are several large, mature trees with dense foliage. A winding path or road cuts through the trees. In the background, a small building with a light-colored roof is visible, surrounded by more trees. The overall scene is serene and natural.

### **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.

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

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## Legend

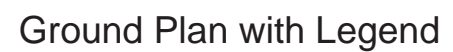
1. Entry & Exit with Signage Wall
2. Security Cabin and Entry Portal
3. 2000 Wide Pedestrian Walkway
4. Entry Water Body
5. Entry Walk Trellis
6. Bougainvillea Walk
7. Chit Chat Alcove

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





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





Family



Fun



Sports



Environment



Lifestyle





# AMENITIES



Gymnasium



Snooker



Table Tennis



Multi-purpose Hall



Creche



Health Club



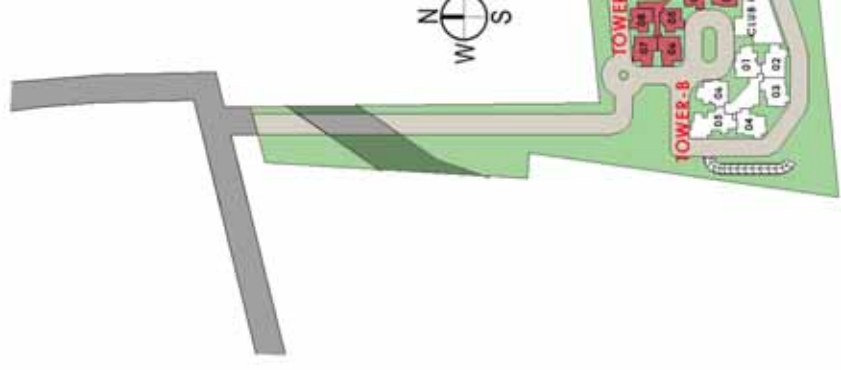
Indoor Games



Badminton Court



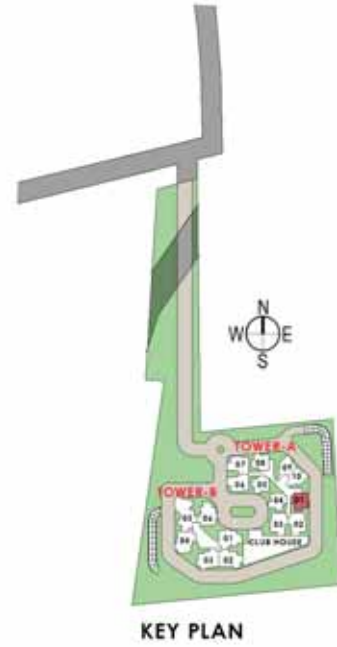
# TOWER - A TYPICAL FLOOR PLAN



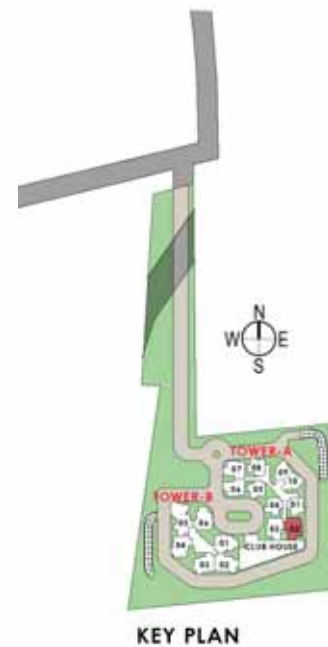
KEY PLAN



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

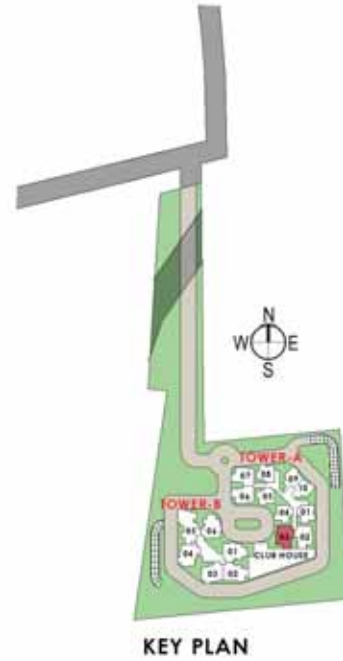


Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-002-1202	3B 2T	1066.60	1525

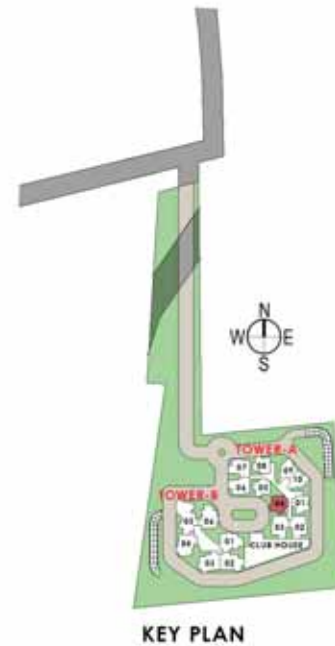




Unit No.	Unit Type	Area(sft)	S.B.A (sft)
A-003-1203	3B 2T	1066.60	1525

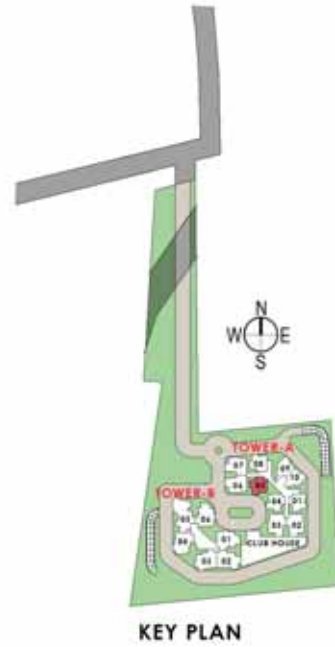


Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-004-1204	2B 2T	825.60	1200

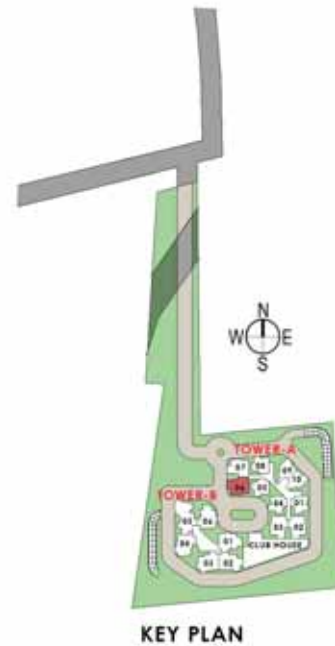




Unit No.	Unit Type	Area(sft)	S.B.A(sft)
A-005-1205	2B 2T	825.60	1200

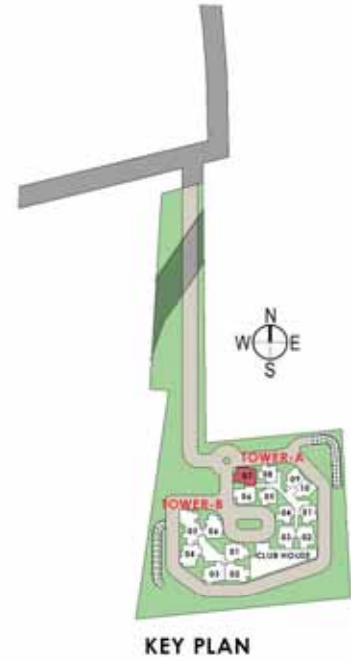


Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-006-1206	3B 2T	1085.55	1545

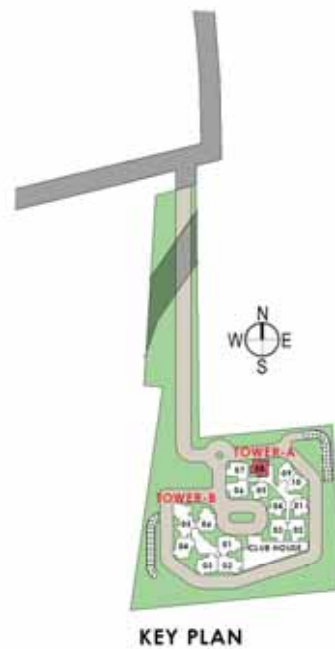




Unit No.	Unit Type	Area(sft)	S.B.A.(sft)
A-007-1207	3B 2T	1085.55	1545

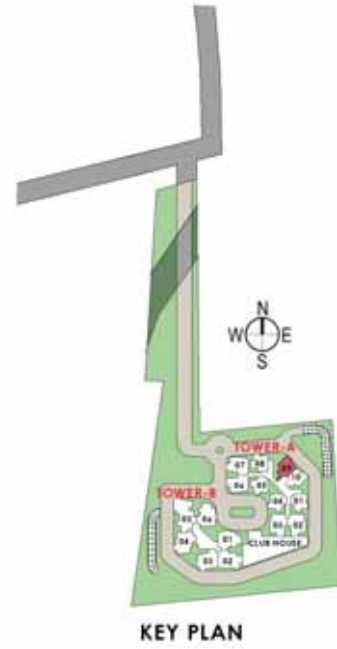


Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-108-1208	2B 2T	846.16	1230

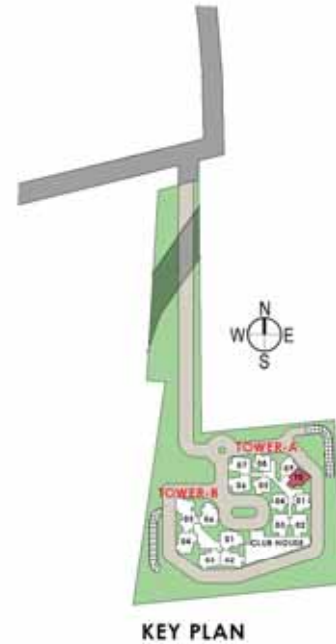




Unit No.	Unit Type	Area(sft)	S.B.A(sft)
A-009-1209	2B 2T	856.81	1245

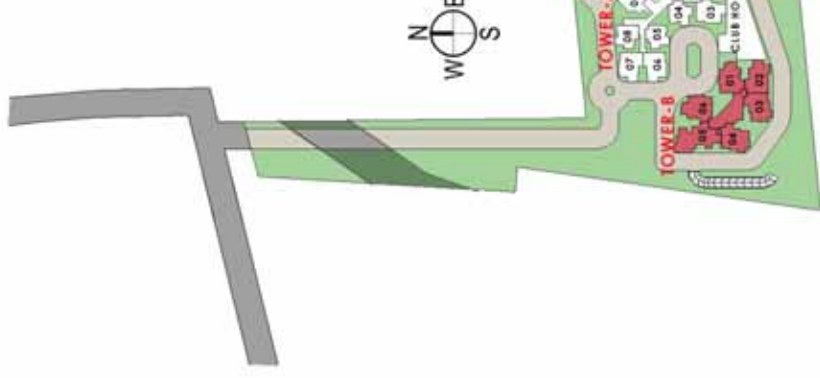


Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
A-010-1210	2B 2T	856.81	1245





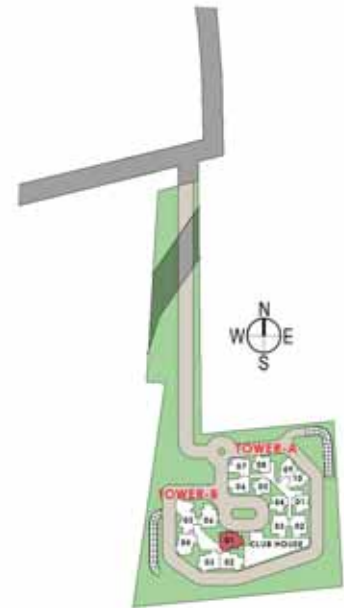
# TOWER - B TYPICAL FLOOR PLAN



KEY PLAN

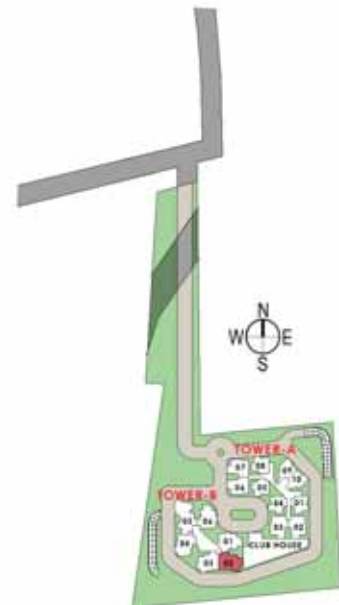


		Area(sft)	
B-001-1101	3B 3T P	1231.08	1765



KEY PLAN

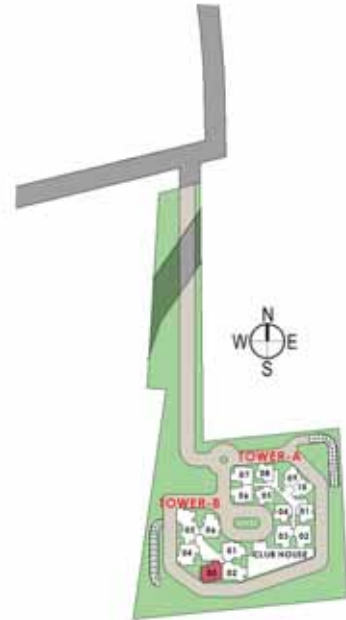
Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-002-1102	3B 3T P	1251.32	1780



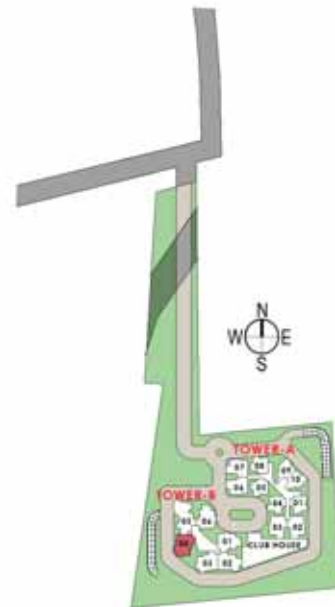
KEY PLAN



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

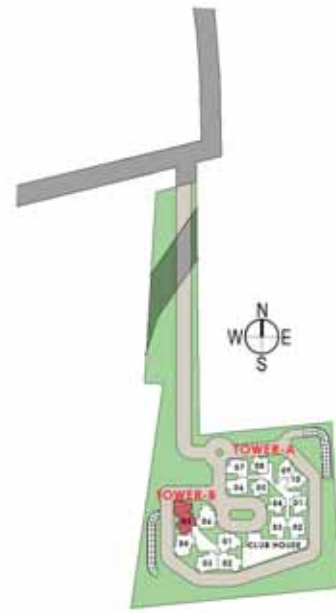


Unit No.	Unit Type	Carpet Area(sft)	S.B.A(sft)
B-004-1104	3B 3T	1225.48	1740



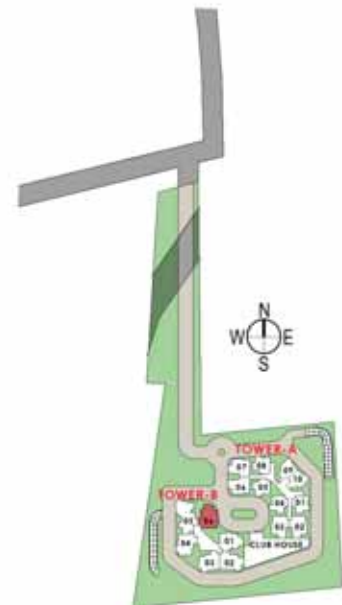


Unit No.	Unit Type	Area(sft)	S.B.A (sft)
B-005-1105	4B 4T P S	1755.18	2490



KEY PLAN

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



KEY PLAN



# 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/Finox/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

ASTRA

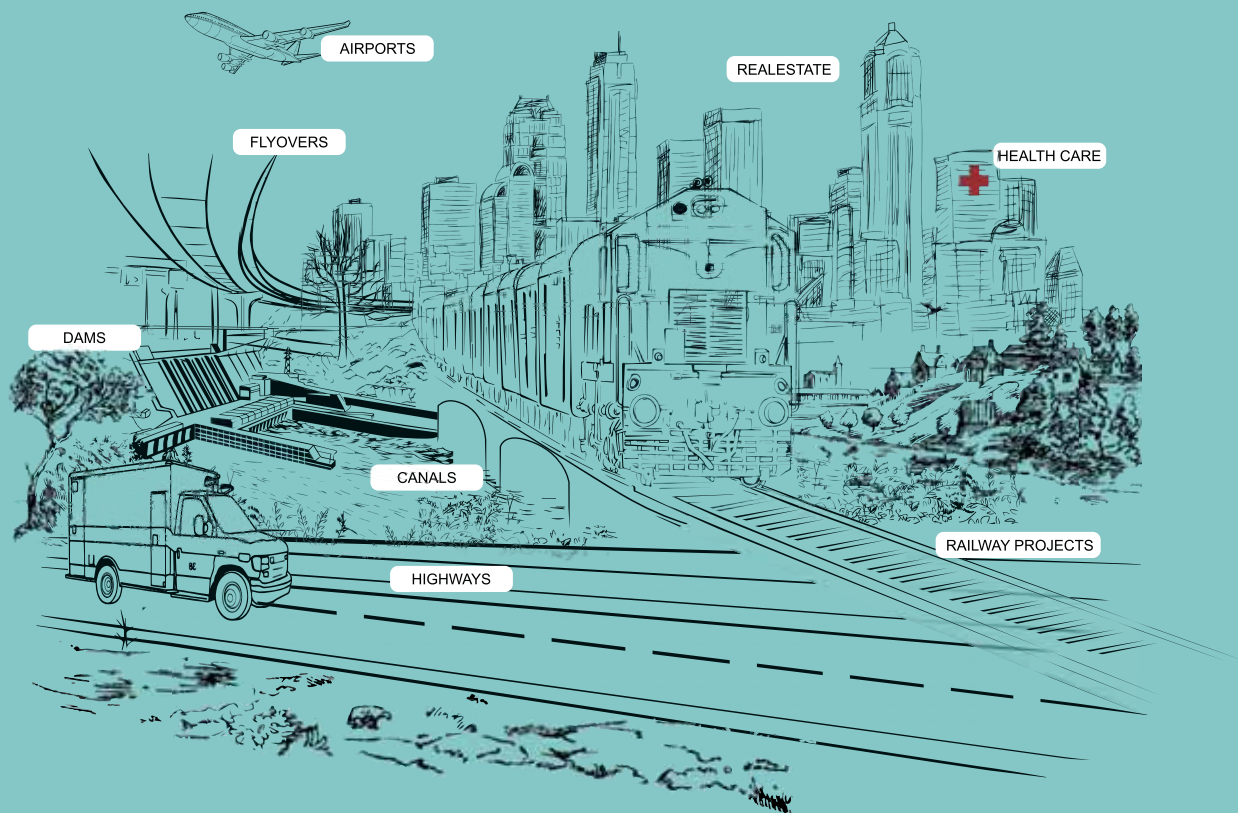
ENHANCED LIVING

## 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.



# BOLLINENI

ASTRA

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ENHANCED LIVING

## Bengaluru Office

No.23 (old No.5), 3rd Floor, Sankey Square,  
Sankey Road, Lower Palace Orchards,  
Sadashiva Nagar, Bengaluru - 560 080

## Corporate Office

H.No: 8-2-502/1/A, Jivi Towers, Road No.7,  
Banjara Hills, Hyderabad - 500 034  
salesenquiry@bscplre.com

Toll free - 1800 103 5767 | [www.bscplre.com](http://www.bscplre.com)

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