

In collaboration with  
 **COVAI**<sup>TM</sup>  
PROPERTY CENTRE  
(INDIA) PRIVATE LIMITED

 **ozonegroup**<sup>TM</sup>  
THE ONES THAT COUNT



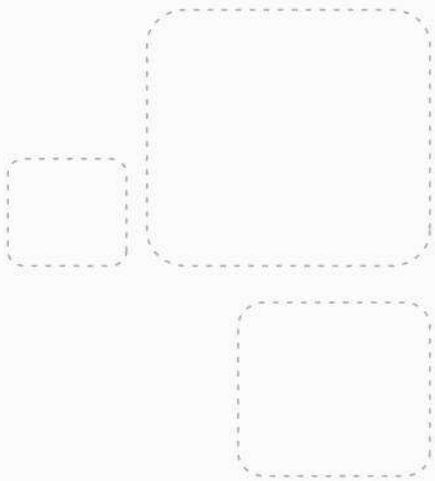
Urbana  
**URBANA**

**HOMES BUILT TO CARE FOR THE SENIOR COMMUNITY**

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

Bangalore's largest integrated township

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Multiplex



Hospital



Shopping



National Public School



Office Space



Senior Living Community

# 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% greenery, 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 – Premium Apartments
- Urbana Avenue – 2, 2.5 and 3 B/R Apartments
- Urbana Pavilion – 2, 2.5 and 3 B/R Apartments
- Urbana Serene – Senior Living Community
- Urbana Irene – Senior Living Community
- National Public School
- Star Hotel
- Hospital
- Commercial Office Space / IT Park
- Retail Village
- Modern Amenities



Colonel (Veteran) A Sridharan, VSM, popularly known as "Colonel", the Managing Director of Covai Property Centre (India) Pvt Ltd, is known as the Pioneer and Consultant for Senior Care. His "Active Life" Model has been constantly improved since he entered into senior care segment in 2004. Colonel was the Founder and Creator of Serene Retirement Communities in Coimbatore, Chennai, Pondicherry, Bangalore, Hyderabad and Kanchipuram. Today, Colonel and Covai are leaders in providing Consultancy for Senior Care across India, and in managing and providing services to senior care communities.

It is an acknowledged fact that Colonel and Covai are synonymous with Senior Care in India! With over ten years of experience in the field of senior care and having understood the requirements of seniors in their Silver Years, Colonel and his Team of Professionals have now evolved a new concept to make investment in retirement community cost efficient with minimal ongoing monthly expenses. The model ensures 'quality of construction' and simultaneously ensures that the standards of 'care and services' are not diluted. The model also strives to reduce the burden of recurring expenses of monthly maintenance, catering as well as medical costs.

## Covai Property Centre

Covai Property Centre (India) Pvt. Ltd has been in real estate and development business since Dec 2011. Covai Property Centre is popularly known in retirement communities as Covai.

Covai has envisioned being the market leader in providing quality care and services beyond compare to senior citizens in their silver years with unmatched passion and compassion. Based on the experience gained Colonel evolved this unique concept of living for the senior citizens. It ensures that the seniors lead Active Life without any worries with the security of guaranteed quality care until the very end. It fills the void between independence and dependence.

The Covai philosophy promotes group cohesion among the seniors. It restores the dignity and respect for the seniors advocating the concept "Give what the Senior citizens need, not ask them to take what is given". Covai Retirement Communities are unique in the Covai Living concept gives an assurance to the children that their parents are well taken care of in their absence.



## Covai Differentiators

Project by Colonel and Team Covai, the Pioneers in Senior Care with 10 years experience and established reputation.

Care and Services with passion and compassion beyond compare

Continuous research and constant innovation to improve care

Access to assisted care not available in other retirement communities

Subsidy through innovative method to reduce monthly recurring expenditure

Availability of modern bathroom care solutions from Pressalit Care, Denmark and large number of senior care products

# Ozone Irene - Living Facilities

- Guest rooms
- Access to Assisted Care Centre at concessional rates
- Facility for Screening Movies
- Ayurveda massage facilities
- ATM for any time money (Part of Ozone Urbana)
- Convenience Store for urgent home needs (Part of Ozone Urbana)
- Palliative Care (for terminally ill) – Part of Assisted Care Centre
- Activity Centre
- Staff living Quarters
- Manager's Den
- Medical Centre with Ambulance, Nurses station, Jade room & Physio-therapy room
- Activity Room with Lounge/ TV room
- Dining Room to provide common dining facility for residents
- Reading Room/ library
- Large format modern Kitchen with Pantry and dry store
- Geriatric Gym
- Recreation room



## Amenities and Infrastructure

- Intercom arrangements
- Energy efficient lighting
- Solar panelled street lights
- Internal black topped roads or pavers
- Compound wall with security fencing/electronic surveillance system
- Storm water drains with rainwater harvesting facilities
- 24X7 Security including CCTV, electronic fencing, electronic emergency alarm systems
- Home automation including lights with sensor
- Green Belt & Landscaped Gardens with walk way
- Pressalit toilet for each master bedroom only
- Geysers in all toilets
- Grab rails in all toilets
- Sensor lights in all toilets
- RO water purifier unit in Kitchenette
- LED lights
- Wardrobes with lights in bedrooms
- Kitchenette with wood work
- Special facilities like boom barrier controlled by biometric control
- SOS & variety of senior care products
- Video door security and intercom
- Access to Assisted Care Centre, which is coming up adjacent to Urbana Irene which is the part of 1200 dwellings of geriatric village (Assisted Care, Memory Care, Palliative Care by Colonel and Covai)



## Services

- Catering Services (only Vegetarian food).
- House-keeping Services.
- Gardening Services.
- Annual Medical Check-ups.
- Preventive maintenance & On-Call service by electrician, plumber and carpenter.
- Payment of taxes, telephone and electricity bills and preparation of IT Returns.
- Emergency services including evacuation to hospitals.
- Maintenance of Health Record and arranging periodic medical check-up in hospitals.
- Doctor facilities – In-house / on call.
- Structured supply of medicines and home needs.
- Arrangement for banking facility.



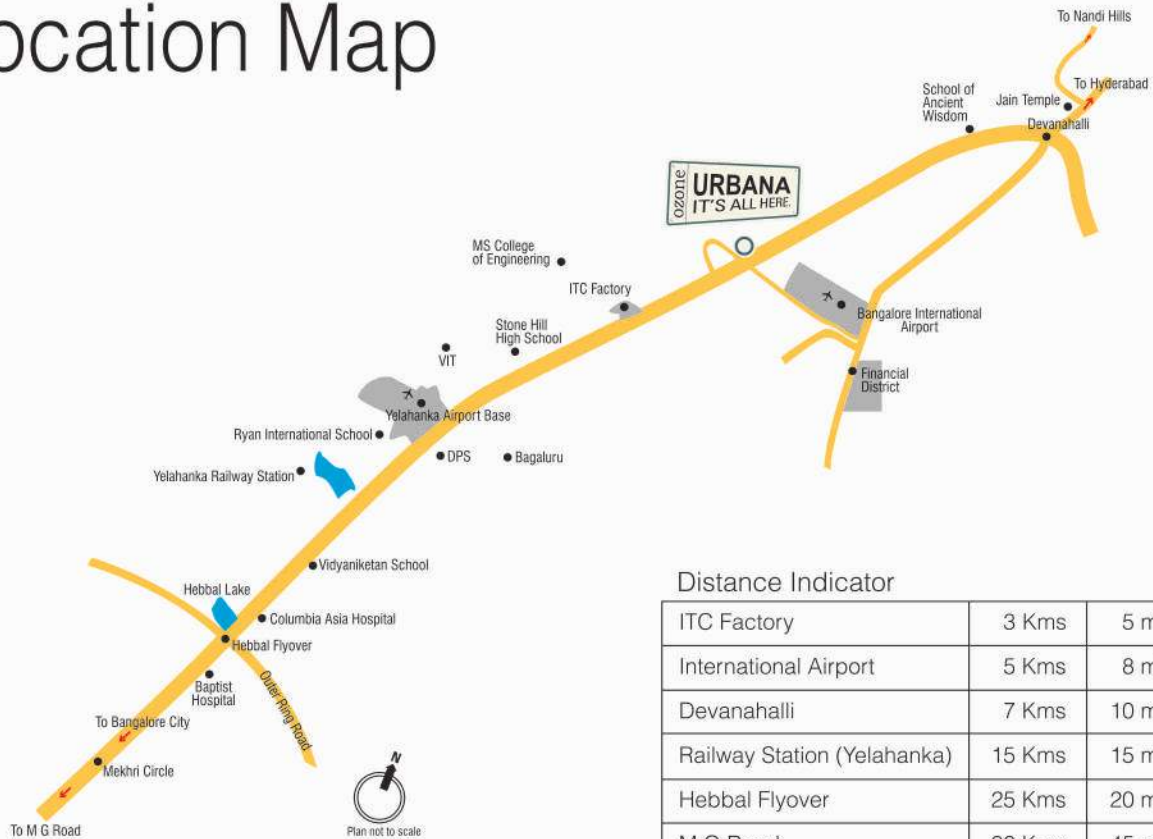
# Integrated Township Master Plan



## Legend

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

# Location Map



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, spas, business parks, industrial clusters, integrated townships to retail malls. Our projects are currently being developed in Bangalore, Chennai and Goa.

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 Opportunities Fund



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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 changes or alterations of the plans, elevations, specifications and amenities will be at the sole discretion of the developer.

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