



LIVING CONNECTED.  
Presenting Pole Star.  
Limited Edition One Touch Homes,  
Opp. Manyata Tech Park,  
Bangalore.

Photograph is for creative visualization only. It has not been shot in a Pole Star apartment.  
For the complete list of accessories that forms a part of standard delivery,  
the customer may refer to the agreement for sale.



Technology is at home, for you to live cool, at Pole Star. These Smart Homes come with a higher degree of innovative features, making your daily living extremely convenient.



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Experience One Touch, but you will have to act soon. These hi-tech homes are limited edition.



Computer generated image. This is an artist's impression that may not resemble actual location.

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Apart from these high-tech comforts, Pole Star also has many other conveniences that add to your lifestyle.

Computer generated image. This is an artist's impression that may not resemble actual location.





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This is an artist's impression that may not resemble actual location.



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Pole Star has a compact swimming pool, jogging track/walking trail, a children's play area and a differently designed clubhouse that has an indoor badminton court and a gym & games room.



Images are for presentation purposes only.



## SITE PLAN



## Legend

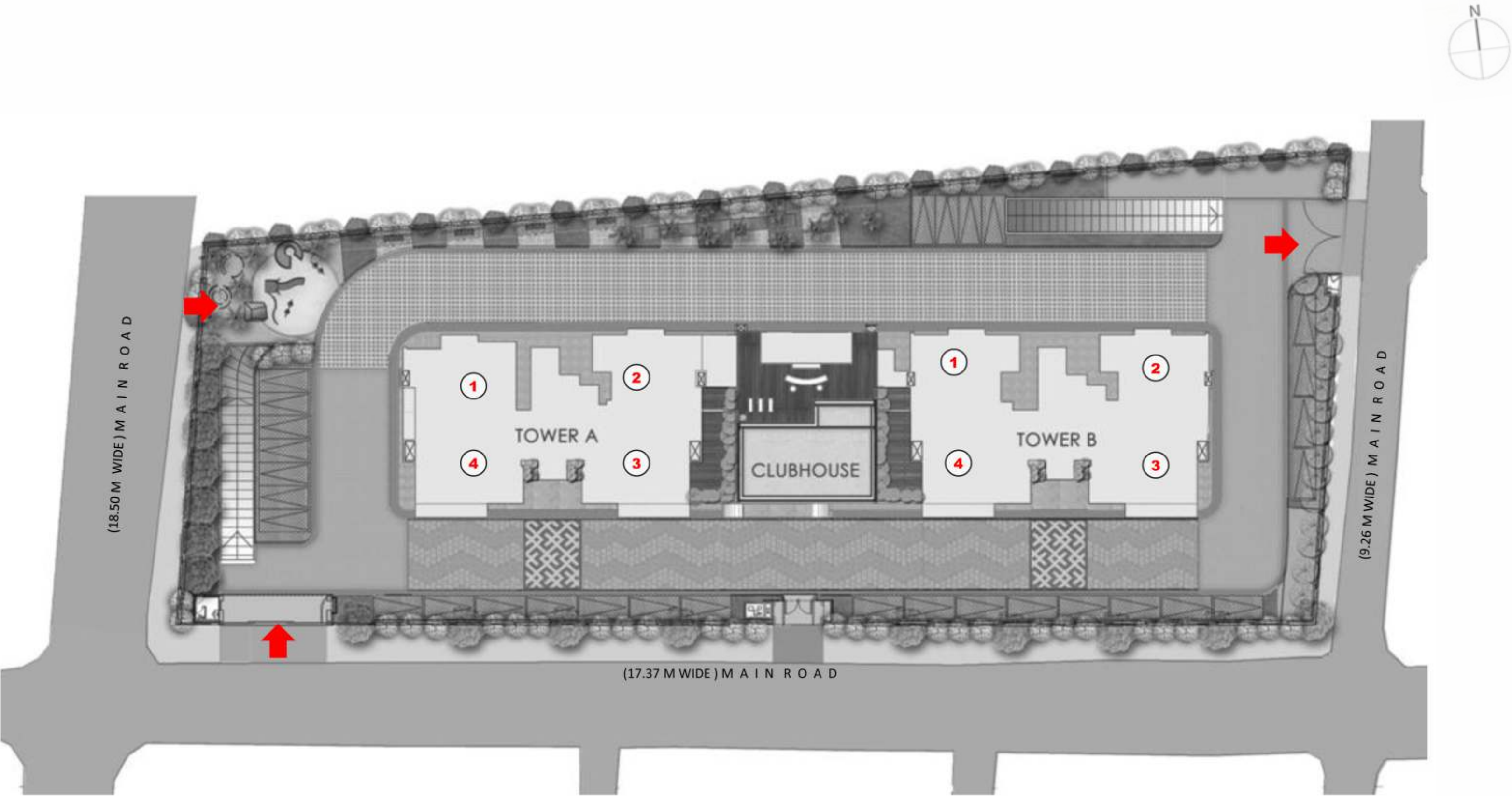
1. Vehicular entry gate with provision for boom barrier
2. Round-the-clock security through trained security personnel
3. Vehicular exit with provision for CCTV
4. Children's play area
5. Senior citizen corner
6. Landscape area
7. Swimming pool
8. Juice bar
9. Entry ramp to basement
10. Exit ramp from basement
11. Tower drop off
12. Clubhouse drop off
13. Pedestrian entry
14. Parking
15. Services
16. Jogging track/walking trail

## Clubhouse

- Indoor badminton court
- Table tennis
- Creche
- Gym
- Aerobics/Yoga
- Game room



SITE PLAN WITH UNIT NUMBERING





# TOWER A FLOOR PLANS



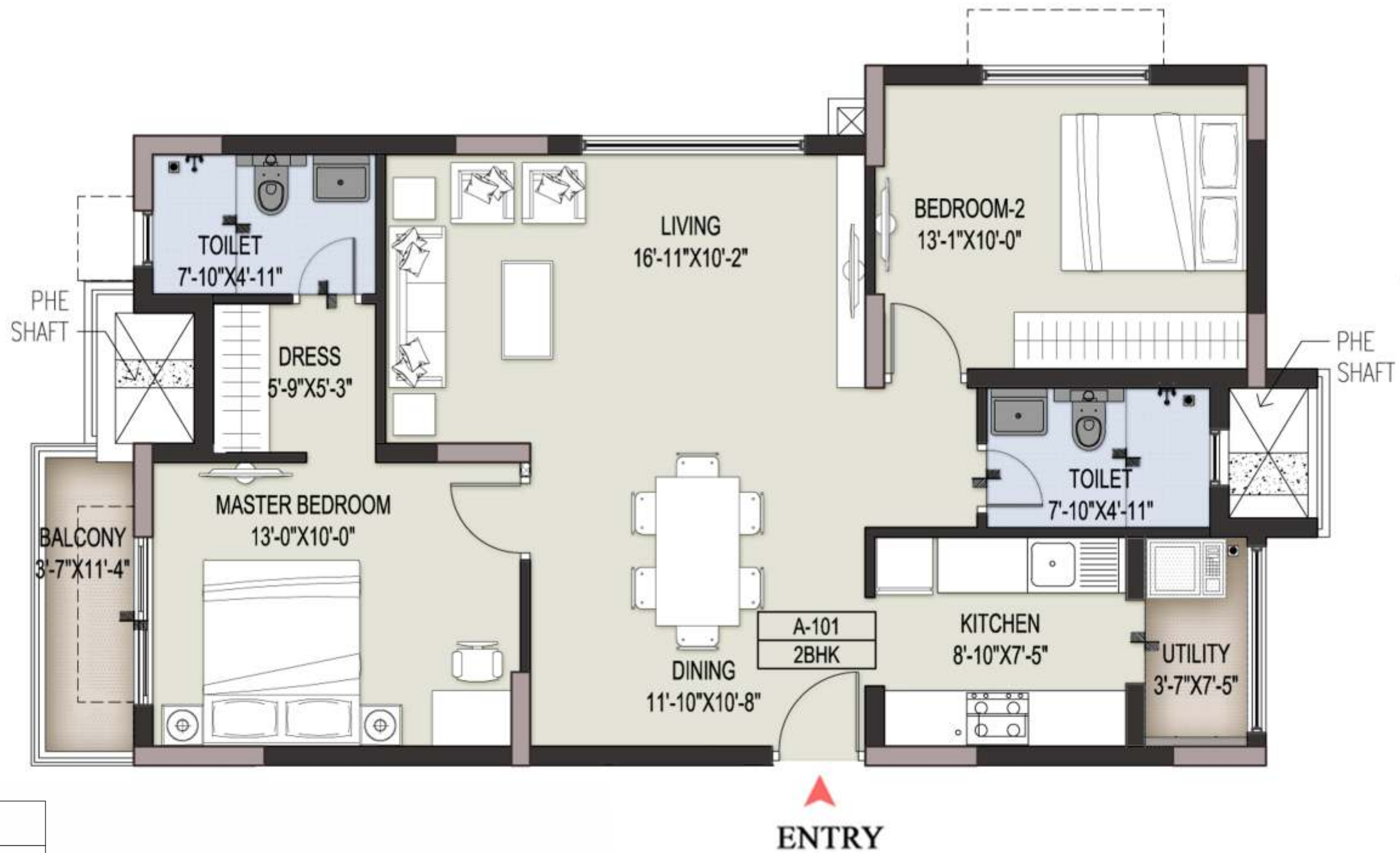
# TOWER A – FIRST FLOOR



1 Sq. ft = 0.0929 Sq. metres.



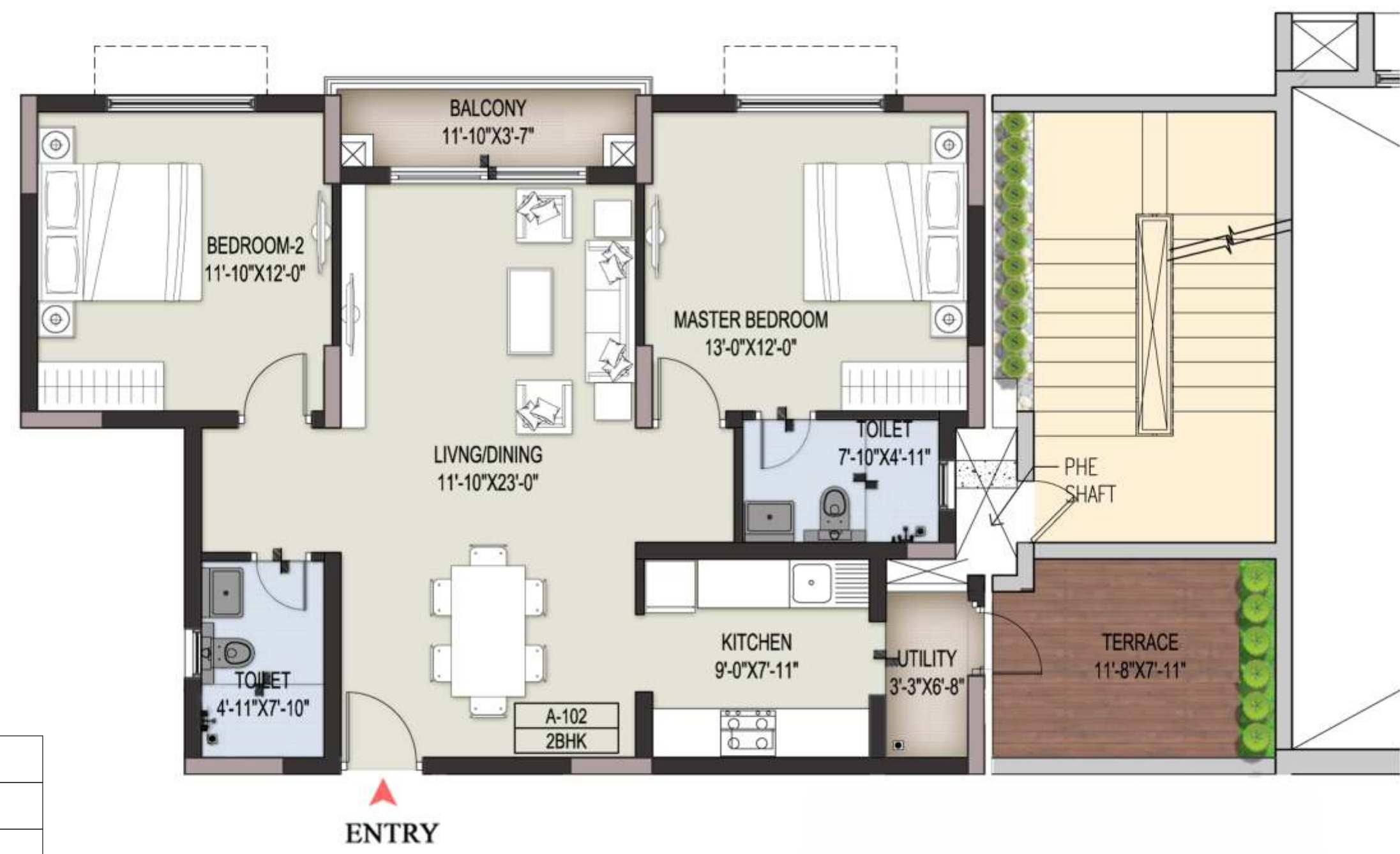
TOWER A – FIRST FLOOR UNIT 1



2 BHK UNIT A - 101	SFT
RERA CARPET AREA	814
BALCONY AREA	44
SUPER BUILT UP AREA	1252

1 Sq. ft = 0.0929 Sq. metres.

TOWER A – FIRST FLOOR UNIT 2



2 BHK UNIT A - 102	SFT
RERA CARPET AREA	820
BALCONY AREA	45
TERRACE AREA	90
SUPER BUILT UP AREA	1259

1 Sq. ft = 0.0929 Sq. metres.



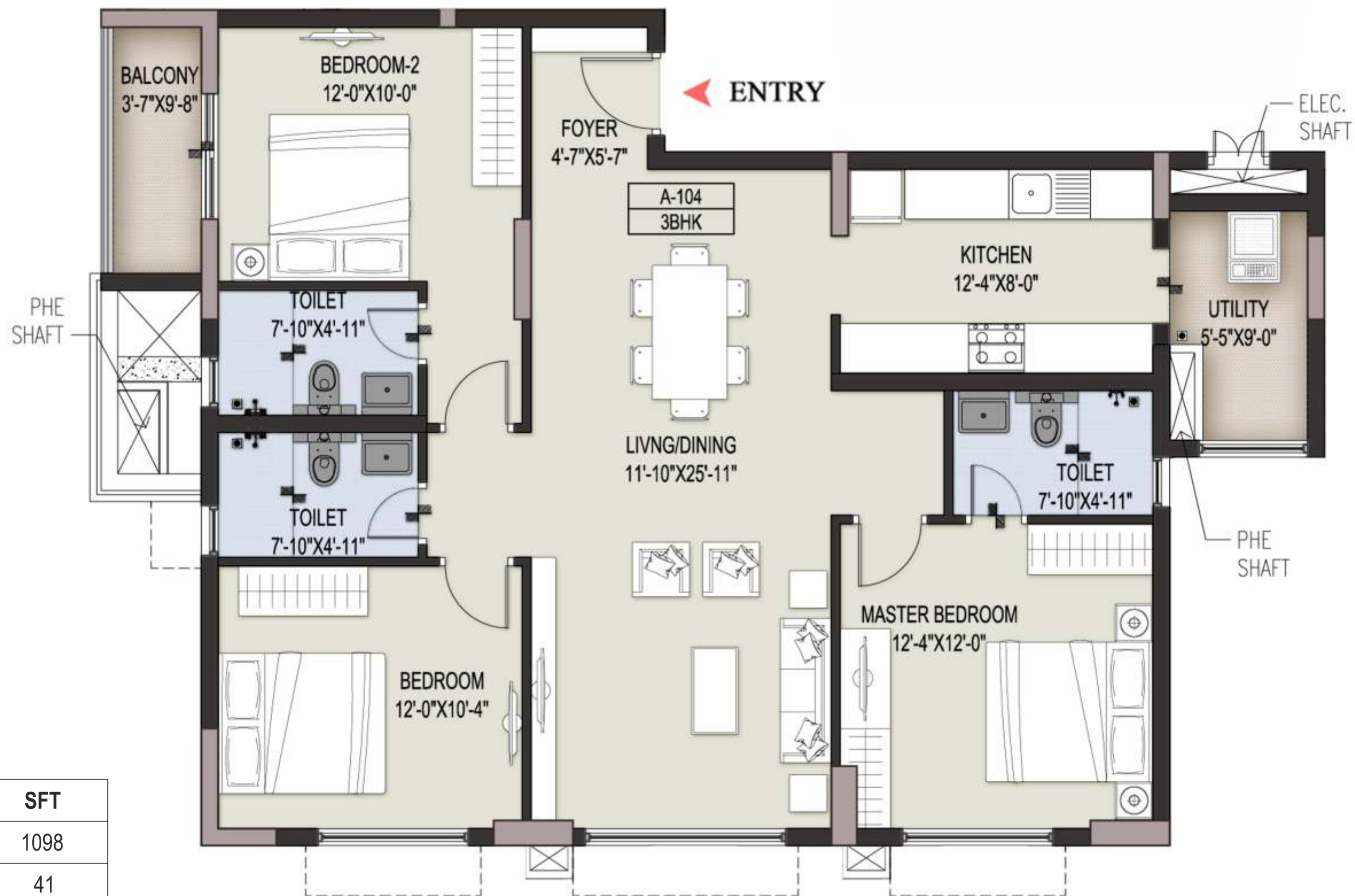
TOWER A – FIRST FLOOR UNIT 3



2 BHK + FAMILY UNIT A - 103	SFT
RERA CARPET AREA	1098
BALCONY AREA	42
TERRACE AREA	432
SUPER BUILT UP AREA	1633

1 Sq. ft = 0.0929 Sq. metres.

TOWER A – FIRST FLOOR UNIT 4



3 BHK UNIT A - 104	SFT
RERA CARPET AREA	1098
BALCONY AREA	41
SUPER BUILT UP AREA	1636

1 Sq. ft = 0.0929 Sq. metres.



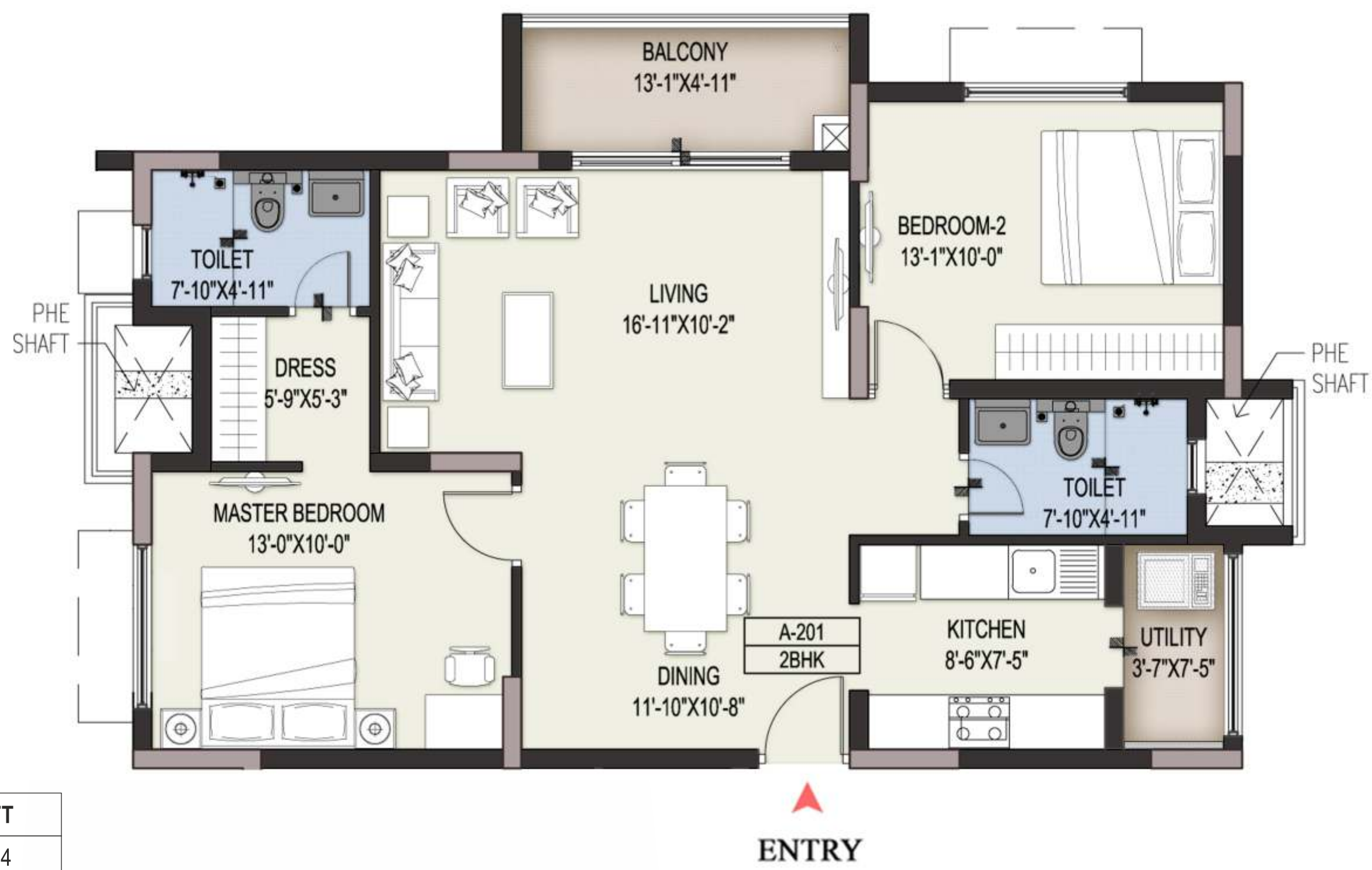
# TOWER A – SECOND FLOOR



1 Sq. ft = 0.0929 Sq. metres.



TOWER A – SECOND FLOOR UNIT 1



2 BHK UNIT A - 201	SFT
RERA CARPET AREA	814
BALCONY AREA	62
SUPER BUILT UP AREA	1280

1 Sq. ft = 0.0929 Sq. metres.



TOWER A – SECOND FLOOR UNIT 2



2 BHK UNIT A - 202	SFT
RERA CARPET AREA	820
BALCONY AREA	60
SUPER BUILT UP AREA	1282

1 Sq. ft = 0.0929 Sq. metres.

TOWER A – SECOND FLOOR UNIT 3



3 BHK UNIT A - 203	SFT
RERA CARPET AREA	1098
BALCONY AREA	162
SUPER BUILT UP AREA	1790

1 Sq. ft = 0.0929 Sq. metres.



TOWER A – SECOND FLOOR UNIT 4



3 BHK UNIT A - 204	SFT
RERA CARPET AREA	1098
BALCONY AREA	162
SUPER BUILT UP AREA	1793

1 Sq. ft = 0.0929 Sq. metres.

# TOWER A – TYPICAL FLOOR



1 Sq. ft = 0.0929 Sq. metres.



TOWER A – TYPICAL FLOOR UNIT 1



2 BHK UNIT A - 301-1201	SFT
RERA CARPET AREA	814
BALCONY AREA	62
SUPER BUILT UP AREA	1280

1 Sq. ft = 0.0929 Sq. metres.

TOWER A – TYPICAL FLOOR UNIT 2



2 BHK UNIT A - 302-1202	SFT
RERA CARPET AREA	826
BALCONY AREA	60
SUPER BUILT UP AREA	1278

1 Sq. ft = 0.0929 Sq. metres.



TOWER A – TYPICAL FLOOR UNIT 3



3 BHK UNIT A - 303-1203	SFT
RERA CARPET AREA	1098
BALCONY AREA	162
SUPER BUILT UP AREA	1790

1 Sq. ft = 0.0929 Sq. metres.

TOWER A – TYPICAL FLOOR UNIT 4



3 BHK UNIT A - 304-1204	SFT
RERA CARPET AREA	1098
BALCONY AREA	162
SUPER BUILT UP AREA	1793

1 Sq. ft = 0.0929 Sq. metres.



# TOWER A – PENT FLOOR



1 Sq. ft = 0.0929 Sq. metres.

TOWER A – PENT FLOOR UNIT 1



4 BHK + FAMILY + SERVANT UNIT A - PH 1	SFT
RERA CARPET AREA	1993
BALCONY AREA	165
TERRACE AREA	127
SUPER BUILT UP AREA	3057

1 Sq. ft = 0.0929 Sq. metres.



TOWER A – PENT FLOOR UNIT 2



4 BHK + FAMILY + SERVANT UNIT A - PH 2	SFT
RERA CARPET AREA	1997
BALCONY AREA	166
TERRACE AREA	124
SUPER BUILT UP AREA	3052

1 Sq. ft = 0.0929 Sq. metres.

# TOWER B

## FLOOR PLANS



# TOWER B – FIRST FLOOR



1 Sq. ft = 0.0929 Sq. metres.

TOWER B – FIRST FLOOR UNIT 1

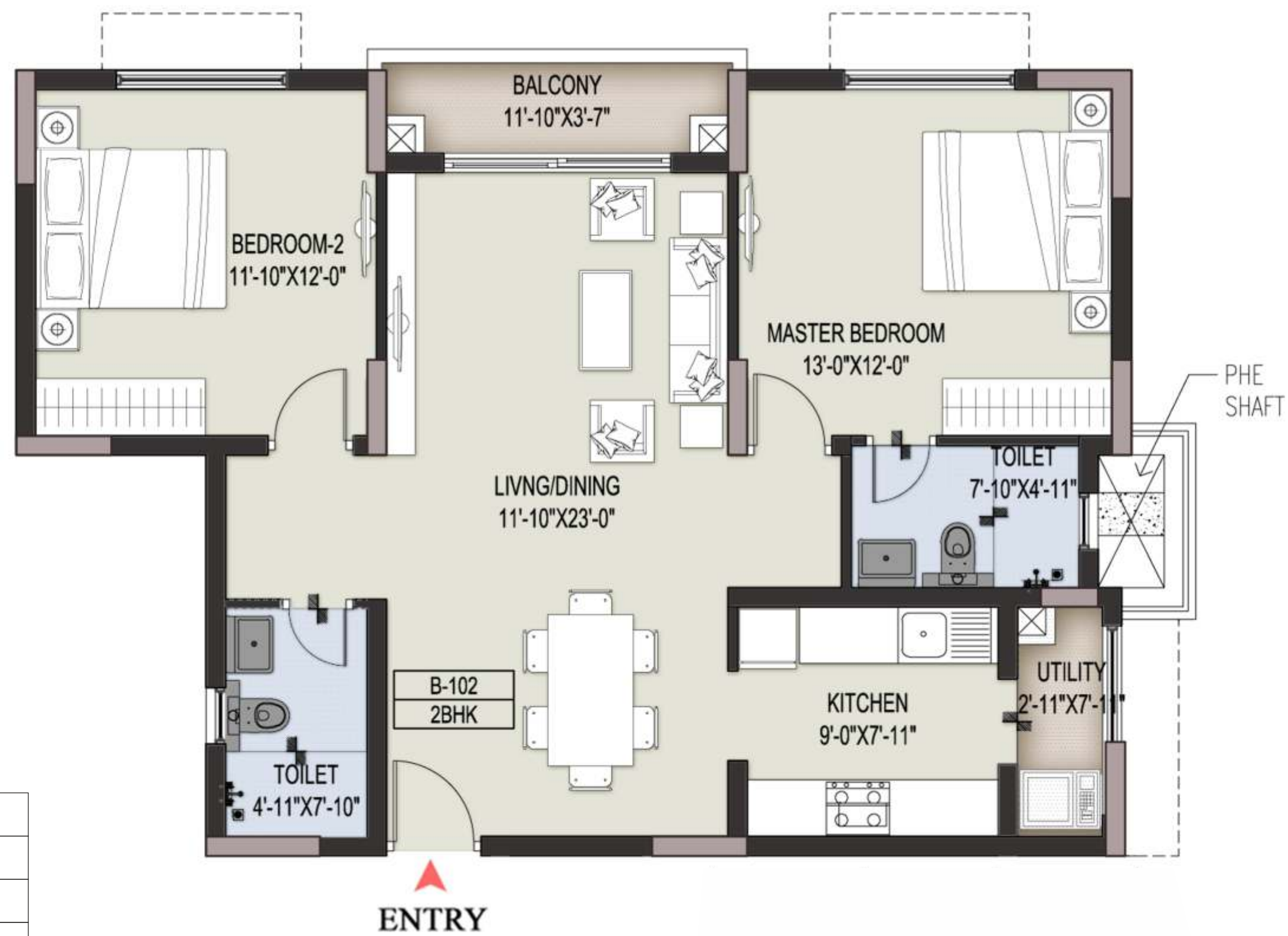


2 BHK UNIT B - 101	SFT
RERA CARPET AREA	826
BALCONY AREA	45
TERRACE AREA	93
SUPER BUILT UP AREA	1255

1 Sq. ft = 0.0929 Sq. metres.



TOWER B – FIRST FLOOR UNIT 2



2 BHK UNIT B - 102	SFT
RERA CARPET AREA	823
BALCONY AREA	45
SUPER BUILT UP AREA	1251

1 Sq. ft = 0.0929 Sq. metres.

TOWER B – FIRST FLOOR UNIT 3



3 BHK UNIT B - 103	SFT
RERA CARPET AREA	1098
BALCONY AREA	39
SUPER BUILT UP AREA	1629

1 Sq. ft = 0.0929 Sq. metres.



TOWER B – FIRST FLOOR UNIT 4



2 BHK + FAMILY UNIT B - 104	SFT
RERA CARPET AREA	1098
BALCONY AREA	42
TERRACE AREA	432
SUPER BUILT UP AREA	1633

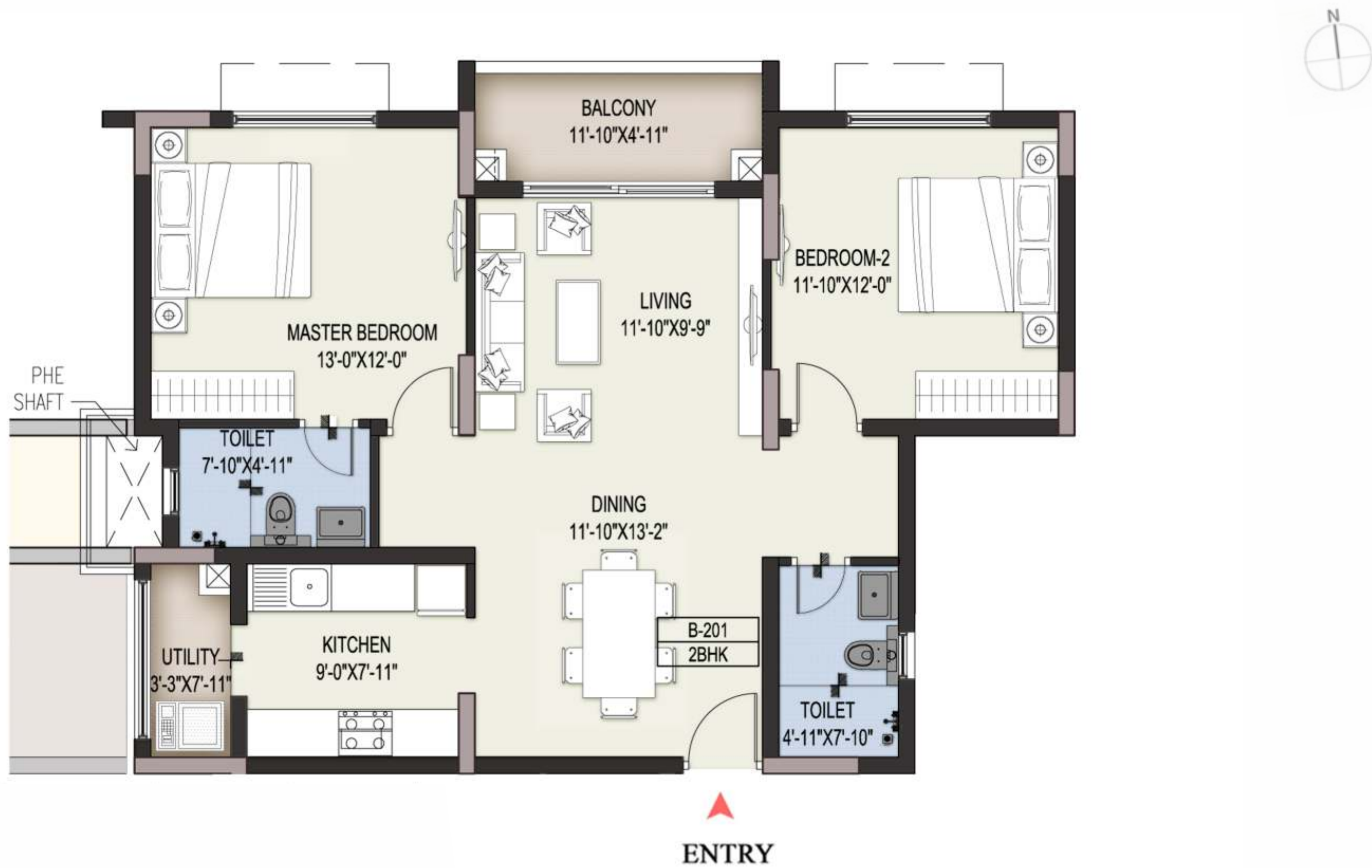
1 Sq. ft = 0.0929 Sq. metres.



1 Sq. ft = 0.0929 Sq. metres.



TOWER B – SECOND FLOOR UNIT 1



2 BHK UNIT B - 201	SFT
RERA CARPET AREA	826
BALCONY AREA	60
SUPER BUILT UP AREA	1278

1 Sq. ft = 0.0929 Sq. metres.

TOWER B – SECOND FLOOR UNIT 2



2 BHK UNIT B - 202	SFT
RERA CARPET AREA	826
BALCONY AREA	60
SUPER BUILT UP AREA	1278

1 Sq. ft = 0.0929 Sq. metres.



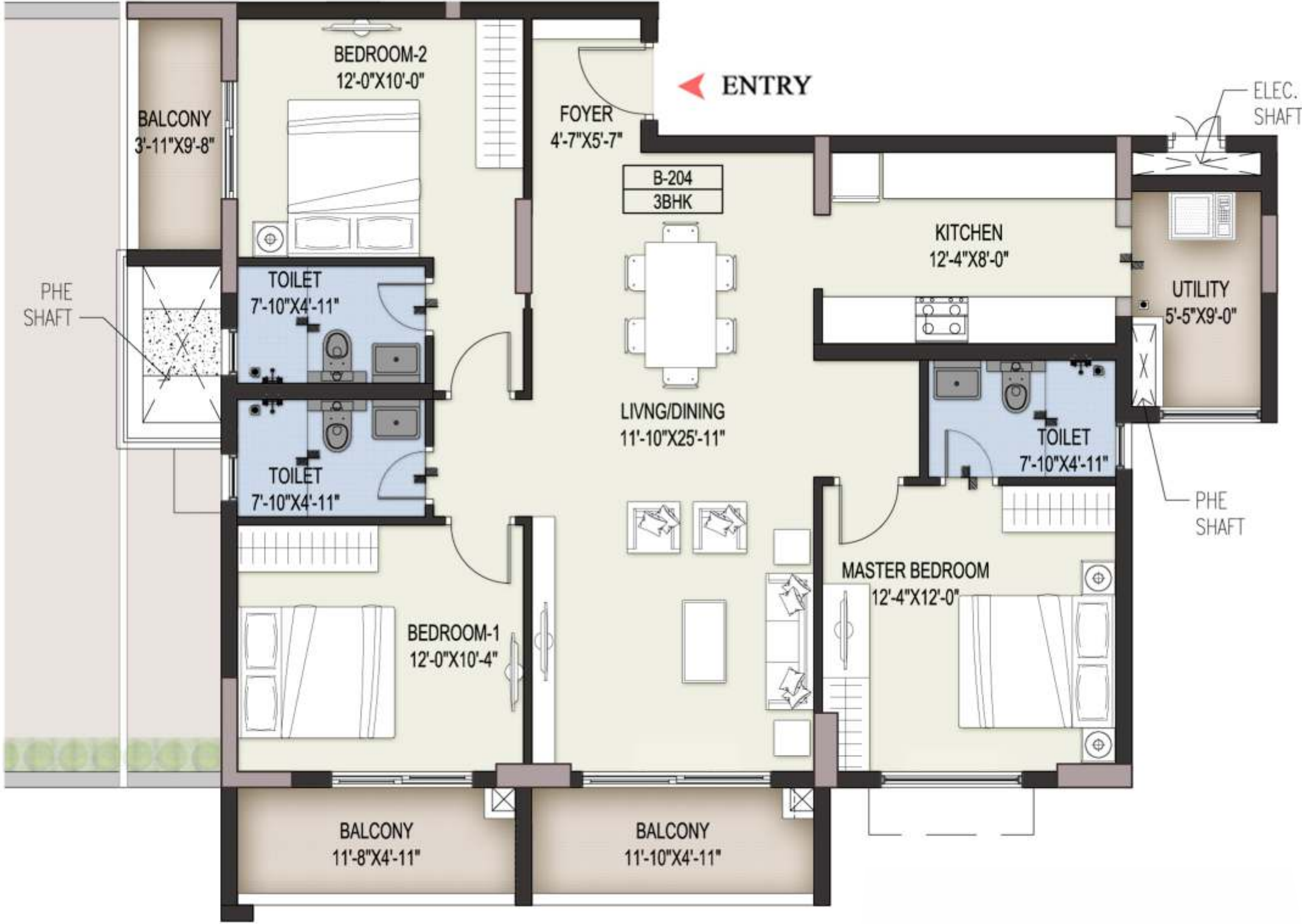
TOWER B – SECOND FLOOR UNIT 3



3 BHK UNIT B - 203	SFT
RERA CARPET AREA	1098
BALCONY AREA	163
SUPER BUILT UP AREA	1790

1 Sq. ft = 0.0929 Sq. metres.

TOWER B – SECOND FLOOR UNIT 4



3 BHK UNIT B - 204	SFT
RERA CARPET AREA	1098
BALCONY AREA	162
SUPER BUILT UP AREA	1790

1 Sq. ft = 0.0929 Sq. metres.



# TOWER B – TYPICAL FLOOR



1 Sq. ft = 0.0929 Sq. metres.

TOWER B – TYPICAL FLOOR UNIT 1

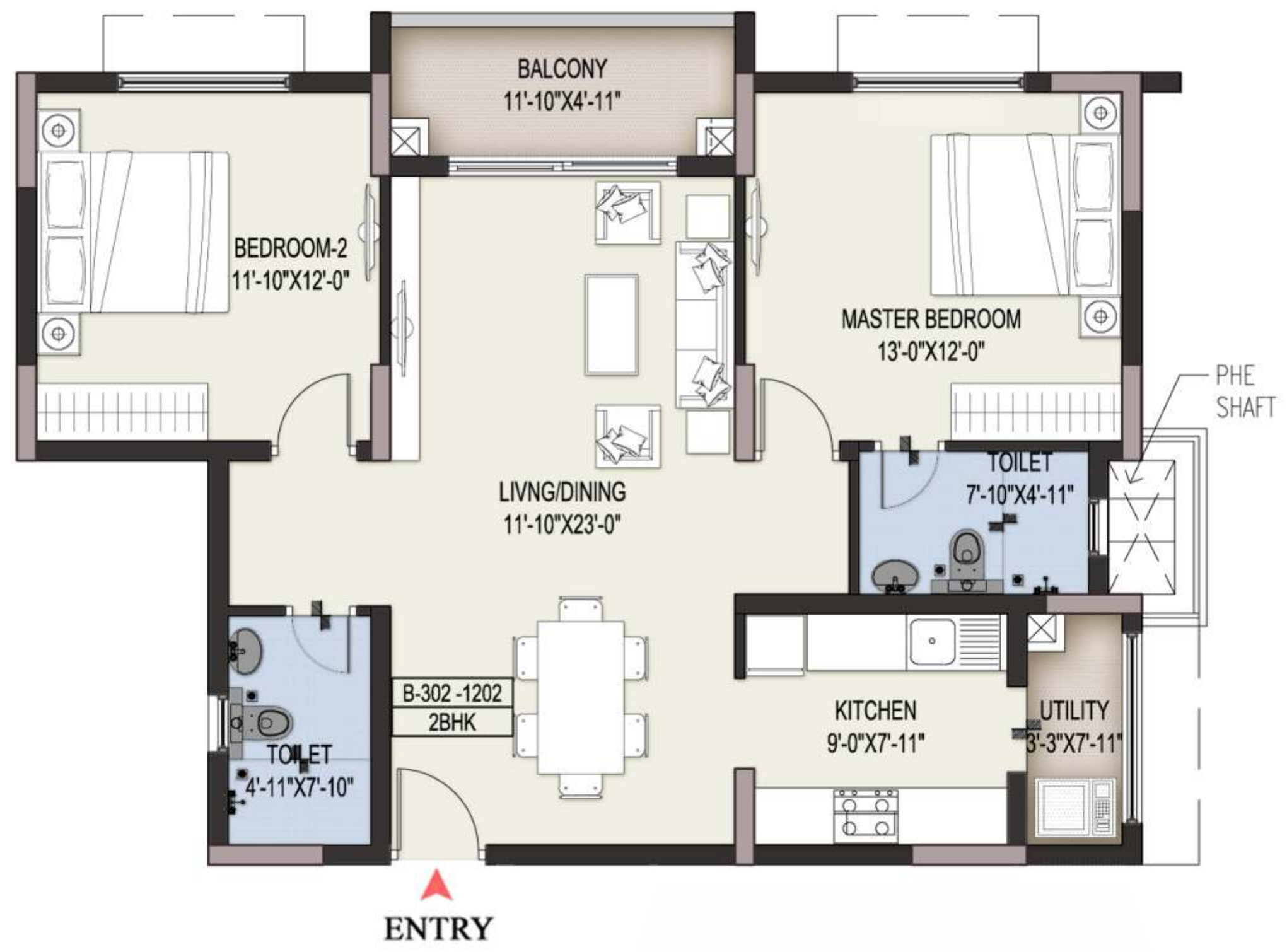


2 BHK UNIT B - 301-1201	SFT
RERA CARPET AREA	826
BALCONY AREA	60
SUPER BUILT UP AREA	1278

1 Sq. ft = 0.0929 Sq. metres.



TOWER B – TYPICAL FLOOR UNIT 2



2 BHK UNIT B - 302-1202	SFT
RERA CARPET AREA	826
BALCONY AREA	60
SUPER BUILT UP AREA	1278

1 Sq. ft = 0.0929 Sq. metres.

TOWER B – TYPICAL FLOOR UNIT 3



3 BHK UNIT B - 303-1203	SFT
RERA CARPET AREA	1098
BALCONY AREA	163
SUPER BUILT UP AREA	1790

1 Sq. ft = 0.0929 Sq. metres.



# TOWER B – TYPICAL FLOOR UNIT 4



3 BHK UNIT B - 304-1204	SFT
RERA CARPET AREA	1098
BALCONY AREA	162
SUPER BUILT UP AREA	1790

1 Sq. ft = 0.0929 Sq. metres.

# TOWER B – PENT FLOOR



1 Sq. ft = 0.0929 Sq. metres.



# TOWER B – PENT FLOOR UNIT 1



4 BHK + FAMILY + SERVANT UNIT B - PH 1	SFT
RERA CARPET AREA	2002
BALCONY AREA	166
TERRACE AREA	124
SUPER BUILT UP AREA	3058

1 Sq. ft = 0.0929 Sq. metres.

TOWER B – PENT FLOOR UNIT 2



4 BHK + FAMILY + SERVANT UNIT B - PH 2	SFT
RERA CARPET AREA	1997
BALCONY AREA	166
TERRACE AREA	124
SUPER BUILT UP AREA	3052

1 Sq. ft = 0.0929 Sq. metres.



# Specifications

## Structure

Seismic Zone II compliant structure  
RCC frames structure  
Solid concrete block work  
All internal walls plastered with smooth finish  
Fire escape staircase provided as per norms

## Painting/Polishing

Interior: Emulsion paint  
Exterior: Exterior weather resistant paint  
Ceiling: Oil bound distemper

## Lifts

Two passenger lifts in each tower  
(including one stretcher-friendly)  
Floor lobbies with vitrified tiles

## Water Supply/Plumbing

Rain water harvesting system  
Sewage treatment plant (STP) and  
water treatment plant  
All water supply lines are of CPVC/UPVC  
schedule 40/80  
All plumbing lines will be pressure tested  
Sewer lines will be of UPVC

## Electrical

Fire resistant electrical wires in FR PVC conduits  
Electrical switches of reputed make  
For safety, residual current circuit breaker (RCCB)  
in every apartment  
One miniature circuit breaker (MCB) for each circuit  
provided at the main distribution box in every apartment  
One TV and Telephone point each in the living and  
all bedrooms  
Power back up for lighting circuits for every apartment  
100% power back up for common areas and utilities  
One AC point in living/dining and all bedrooms

## Doors/Windows

Main Door: Hard wood door frame with designer flush  
doors with one side laminate  
Wood door frame with flush shutter for bedrooms/toilets  
with painting on both sides  
UPVC-3 track with provision of mosquito mesh  
Hardware with magic eye and night latch for main door

## Flooring

Vitrified tiles for living, dining, bedrooms and kitchen  
Ceramic tiles for balcony, servant room and utility

# Specifications (Contd.)

## Kitchen

- Plumbing points in kitchen
- Provision for electric chimney
- Granite kitchen platform
- Cladding with glazed tiles above (up to 2 feet high) kitchen platform
- Plumbing provision for washing machine and sink in utility
- Water purifier point in kitchen
- Stainless steel sink – single bowl with drain board
- Single Pillar cock

## Toilets

- Anti skid ceramic tile flooring for all toilets
- Wall mounted wash basin in all toilets
- Ceramic tiles dado (up to 7 feet height)
- Wall mounted EWC and concealed cistern in all toilets
- Hot and cold water mixer unit for shower in all toilets
- Health faucet in all toilets
- Provision for geyser in all toilets
- Reputed quality CP fittings
- UPVC ventilators with translucent glass
- Provision for exhaust fan in all toilets
- False ceiling in all toilets
- Pillar cock and angle stop cock

## Home Automation

- Digital door lock
- Video door phone
- Gas leakage sensor
- Light, fan & AC controller
- Occupancy sensor for toilets
- Home theatre & music system controls





Ozone Group is committed to providing you a higher quality of life and redefining the 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, resorts and business parks to integrated townships, hotels and retail malls. Our projects are currently being developed in Bangalore, Chennai, Goa and Mumbai.

# Location Map



Ozone Pole Star is a perfect combination of the right location, stylish design and modern amenities. Pole Star comes to you from Ozone Group, the name that sets exacting standards and then delivers to them. Ozone Pole Star promises to be a sleek landmark in HBR Layout, opposite Manyata Tech Park. Make it the home that you have always wanted.

Map not to scale  
Map Source – Google Maps





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**RERA Registration No: PR/KN/170729/000386**

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