

# METRO. MALL. HOSPITALS. SCHOOLS!

Access anywhere in no time,  
have all the time in this world!

Actual image of the project



# GET YOUR LIFE ON THE MOVE. JUST MOVE IN!

There was a huge distance between your routine  
race and relaxation. Not anymore.

Your opportunity to lead a no-hurry, no worry lifestyle is right here. Presenting Olety Landmark, a living option which relieves you from the race and chase of everyday. Located very close to the Rajaji Nagar metro station, Olety Landmark is hardly an arm stretch away from every feature of class and convenience.

**More time for spending quality time!**

A location like Basaveshwara Nagar is a way of life in itself. There's absolutely no 'hunt for happiness'. Be it fun, shopping, catching a movie with your family or even paying a visit to a place of worship, you will find them all in and around.

## **OLETY LANDMARK**

**LUXURY APARTMENTS  
READY TO OCCUPY  
AT BASAVESHWARA NAGAR**



Actual image of the project



### **Designed for an 'inner you'**

Positive and energizing living spaces, contemporary architecture which draws upon Vastushastra, carefully planned and class interiors which go well with your tastes, living patterns and preferences. Science, art, aesthetics and utility-all these combine to create a never-before experience of living harmony.

### **From Morning walk to evening prayer and even more!**

A stress-free everyday! Here's where the amenities at Olety Landmark prove to be more than a bunch of promises. Right from the jogging track all around the building to the well equipped gym to the walk-in library-we have taken utmost care to ensure that life goes on seamlessly!



# Future is Green, so are we.

## Design and architecture

A location which minimizes vehicle use thereby reducing pollution. Use of Green materials (those with recycled content, local materials, FSC certified wood etc.).

## Water and Waste Management

- Rain water harvesting
- Water efficient irrigation system & water efficient fixtures
- 25% drought tolerant species including native and medicinal plants
- Recycled and treated water for landscape and flushes
- Solid waste segregation and management
- Onsite composting system for bio degradable waste

## Energy

- Optimized to consume lesser energy and reduce environmental impacts
- Energy-efficient lighting for common and landscaped area
- Electric charging facility for two wheelers and cars
- D.G. sets for power back up certified by Central Pollution Control Board for emissions and noise compliance

## Indoor Environmental quality

- Amply ventilated-less demand for electricity in day time
- Enhanced fresh air ventilation
- Smoking prohibited in common areas.




## Amenities

- Swimming Pool
- Gym
- Steam & Sauna
- Squash Court
- Library
- Party Hall
- Senior Citizen Gym
- Amphitheatre



MASTER PLAN





Actual image of the apartment

Actual image of the project

The floor plan for the 1200 sq. ft. 2BHK apartment is shown. It includes a Living area (20' 8" x 12' 0"), Kitchen cum Dining (20' 8" x 11' 0"), and a Master Bed (14' 0" x 11' 0"). There are two bedrooms: Bed-1 (11' 6" x 11' 0") and Bed-2 (10' 10" x 11' 6"). The plan also features a Balcony (5' 1" x 12' 5"), a Utility room (8' 2" x 5' 1"), a Walk-in (8' 0" x 10' 0"), and a Pooja Alcove. The overall dimensions are 30' 0" x 40' 0".

A 3D architectural rendering of a modern apartment floor plan. The layout includes a living area with a sofa and coffee table, a dining area with a round table and chairs, a kitchen with a sink and stove, and three bedrooms with beds. A red arrow points to the entrance area on the left side of the plan.



**Master Bed** 14'9" x 11'0"

**Balcony** 8'2" x 10'0"

**Living** 20'8" x 12'0"

**Kitchen cum Dining** 14'5" x 11'0"

**Utility** 4'1" x 11'0"

**Pooja Alcove**

**Toilet** 8'5" x 9'2"

**Toilet** 8'5" x 9'2"

**Bed - 1** 12'9" x 11'0"

**Balcony** 5'1" x 11'8"

A 3D architectural rendering of a modern apartment interior. The layout includes a living area with a white sofa, a coffee table, and a large TV mounted on a white wall. A dining area with a wooden table and chairs is adjacent. The kitchen features white cabinetry and a central island. A bedroom with a patterned bedspread and a bathroom with a toilet and sink are also visible. A red arrow points to the entrance door on the left side of the image.

A 3D architectural rendering of a modern apartment floor plan. The layout includes a living area with a yellow sofa and coffee table, a dining area with a round black table and chairs, a kitchen with a yellow countertop, and two bedrooms with beds. A red arrow points to the entrance area at the bottom right.





## Specifications



### Structure

- Seismic Zone II compliant RCC framed structure
- Cement concrete block walls
- External walls with sand faced cement plaster and internal walls lime rendered cement plaster or gypsum plaster



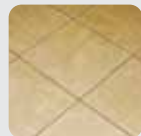
### Doors

- Main Door - Teak wood frame & Teak wood paneled shutter with melamine polish
- Internal Doors - Hard wood frame & 30 mm thick Masonite shutter with paint finish
- Toilet Door - Hard wood frame & 30mm thick Masonite shutter with paint finish
- Balcony & Utility Doors - UPVC sliding



### Windows

- UPVC casement/sliding



### Flooring

- Living, Dining, Bedrooms, Kitchen - 600x600mm vitrified tiles
- Toilets: Antiskid ceramics tiles
- Balcony & Utility - Rustic finish ceramic tiles
- Common lobbies and corridors - Rectified vitrified tiles with granite tile border
- Staircase lobbies at all parking levels - 20 mm thick granite slab
- Staircase: All parking levels in granite & upper floor in Kota or Mosaic



### Security and Safety

- 15/16 passenger elevator and service lift of reputed make in each block
- Access Disabled-friendly access with Braille switches in lift
- Electronic security system provision only for lobby area
- Fire detectors & fire sprinkler systems



### Landscape

- Plot sides are landscaped with plants - Drought-tolerant, floral and medicinal plants



### Plumbing & Sanitary

- EWC: Wall mounted with dual flush of reputed make
- In Toilets: Wash basin Counter Top in master bed and basins in other toilets of reputed make
- Single lever diverter with spout and overhead shower
- All plumbing fittings of Jaquar or equivalent make in chrome plated finish
- Water softening plant



### Wall Finishes

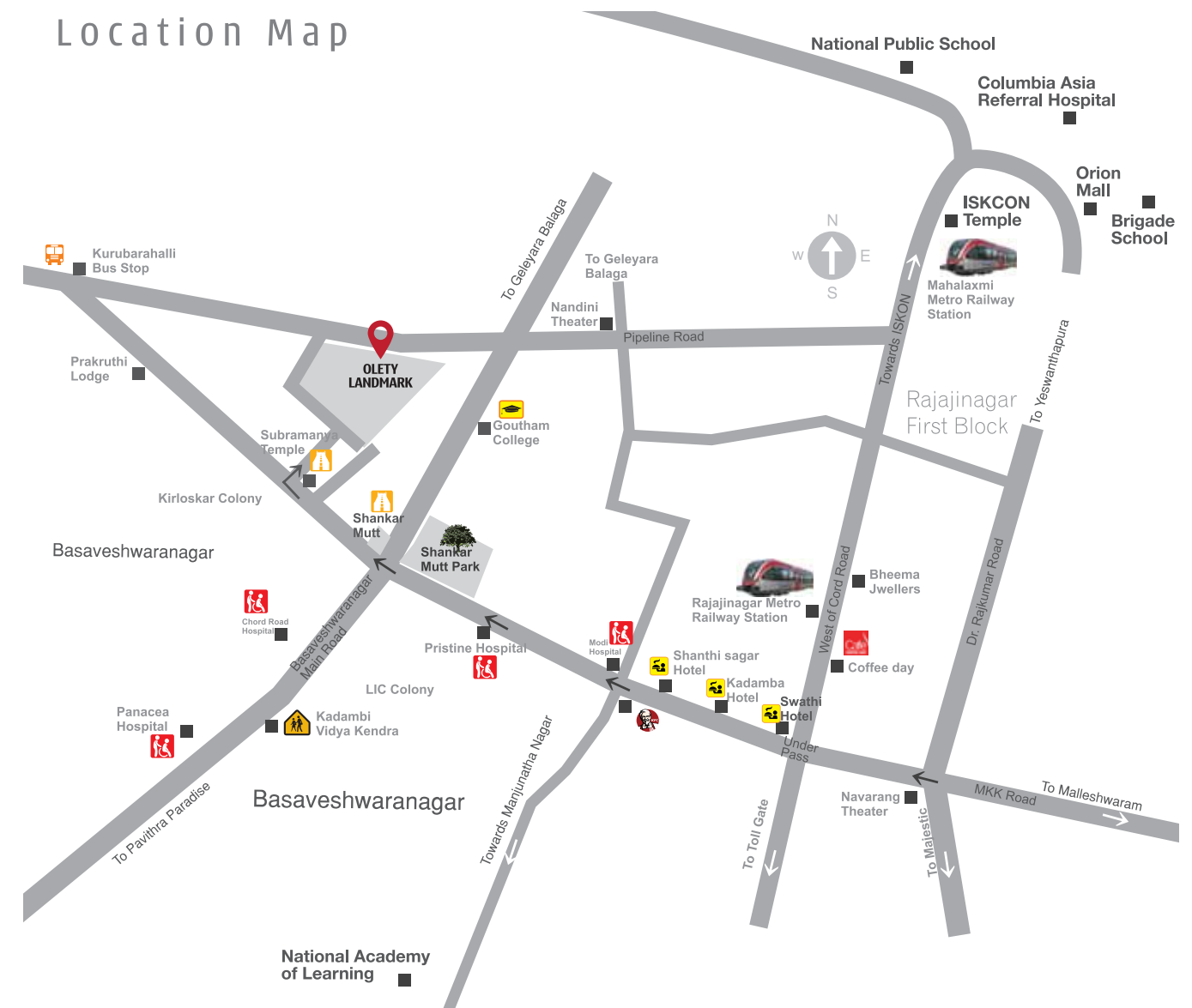
- Ceiling and internal wall are painted with VOC free Plastic emulsion paint
- External walls are treated with texture paint and cement based waterproof paint of reputed make
- All fabricated members are finished with synthetic enamel paint



### Electrical

- 3 phase power supply from electricity board
- ELCB & MCB for every apartment
- Geyser point provision in all toilets
- Single TV and Telephone points in Living and Master Bedroom only
- Necessary electrical points and provided in kitchen
- Washing machine point and additional sink in utility
- Necessary fan, light and socket point in all rooms
- Modular switches of reputed make
- 100% generator power back up for common area lighting, lifts and pumps, lighting backup of 1 KVA for 2BHK & 3BHK
- Provision for AC only in Master Bedroom

## Location Map



### OLETY LANDMARK

Site Address : 9/1, Pipeline Road, Kurubarahalli, Bangalore-560086.

### OLETY CONSTRUCTION COMPANY

Corporate Office : #412, 1st Floor, 20th Main, Eastern Service Road, Chord Road, Near Rajaji Nagar Metro Station, 1st Block, Rajaji Nagar, Bangalore-560010. Tel : 080 23325581/82

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