



CROWN TOWER

(E - Block)

OHANA
857 OMR





**Crowning
Everyday
Living
with
Timeless
Elegance.**



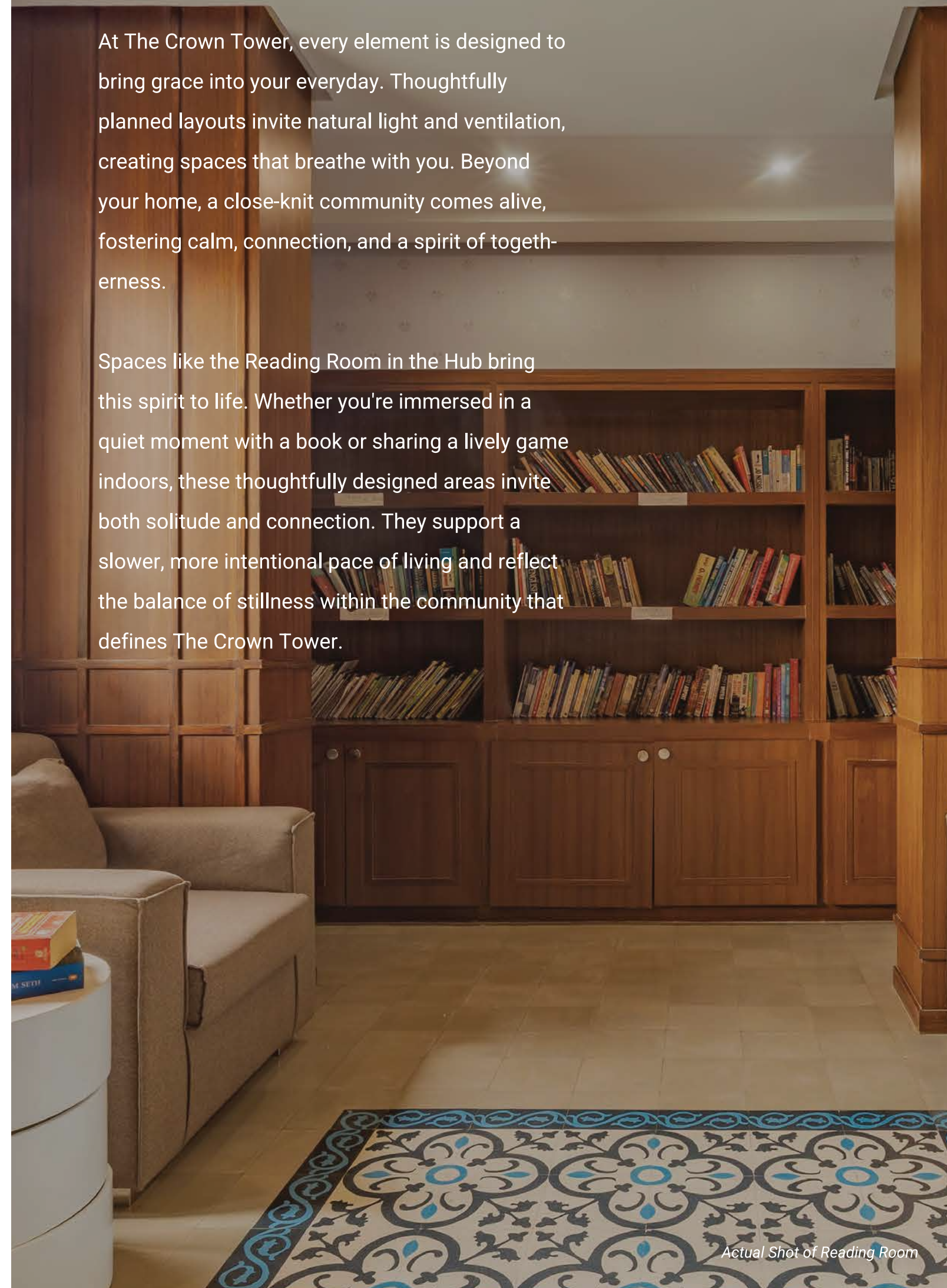
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Where Every Detail Reflects Poise, Purpose, and the Essence of Refined Living.

Welcome to The Crown Tower, a modern classic rising in East Bengaluru's most promising neighborhood. Inspired by timeless British architecture and crafted for those who appreciate the art of detail. More than just a residence, The Crown Tower embodies refined taste, intentional living, and enduring design.

At The Crown Tower, every element is designed to bring grace into your everyday. Thoughtfully planned layouts invite natural light and ventilation, creating spaces that breathe with you. Beyond your home, a close-knit community comes alive, fostering calm, connection, and a spirit of togetherness.

Spaces like the Reading Room in the Hub bring this spirit to life. Whether you're immersed in a quiet moment with a book or sharing a lively game indoors, these thoughtfully designed areas invite both solitude and connection. They support a slower, more intentional pace of living and reflect the balance of stillness within the community that defines The Crown Tower.



Actual Shot of Reading Room



Actual Shot of Clubhouse

Where Architecture Embraces the Art of Living.

Rooted in British-inspired architecture and envisioned as a landmark for East Bangalore, Ohana Crown Tower blends timeless elegance with modern precision. From sunlit balconies to detailed façades, classical design takes new form in a serene, thoughtfully planned structure. A sketch brought to life, it stands with quiet poise, a home crafted - not constructed.



Location



*Distances shown are approximate, this map is not to scale and is purely representational.

In the Realm of Reach

OFFICES

- Bhoruka Tech Park 6.7km
- SAP Labs 7.7km
- RMZ Infinity 8.2km
- Evolve Coworking Space 8.4km
- ITPL 8.4km
- Schneider Electric 8.8km
- Seimens Ltd. 8.8km
- Bagmane Tech Park 11km
- Samsung R&D 12km

EATERIES & HOTELS

- Dominos 1.4km
- Starbucks 1.9km
- Evoma Hotel 4.2km
- Hotel Zuri 6.9km
- Vivanta by Taj 8.3km
- Windmills Carftworks 9.1km
- Marriot, Whitefield 9.8km
- Nomad Pizza 11km
- House of Commons 12km

EDUCATIONAL INSTITUTIONS

- Indus Valley Residential School 3.5km
- Kristu Jyoti College 3.5km
- Princeton Public School 3.9km
- Garden City University 4.1km
- New Baldwin International School 6km
- East Point College of Engineering & Technology 7.7km
- CMR Institute of Technology 10km

SHOPPING

- Reliance Digital 0.6km
- KR Puram Market 3.1km
- Gopalan Signature Mall 7.1km
- Park Square Mall 8.1km
- Big Bazaar 9.4km
- Inorbit Mall 9.4km
- Phoenix Market City 10km
- Brookefield Mall 10km

MEDICAL FACILITIES

- Sathya Sai Orthopaedic Hospital 0.5km
- Apollo Pharmacy 1.5km
- Teleradiology Solutions 8.4km
- Sathya Sai Hospital 8.8km
- Vydehi Hospital 9.4km

STATIONS

- Hoodi Railway Station 4.8km
- KR Puram Railway Station 7.8km
- Whitefield Railway Station 8km
- Baiyappanahalli Metro Station 9.4km

Why Ohana?

Because everything here is designed to make everyday living easier, calmer, and effortlessly in sync with you. From smart layouts and quality finishes to well-planned amenities and a warm, welcoming community, Ohana Crown Tower offers a place that simply feels right, now and for years to come.



Location

Nestled on Old Madras Road, Ohana offers easy access to Indiranagar, Whitefield, and the airport. It keeps you connected to the city offering a peaceful retreat from the city's rush.

Vastu Compliant

Every home is vastu-compliant, designed to bring balance, peace, and positive energy into daily living.

Growth Potential

Set in one of Bangalore's most promising neighbourhoods, Ohana offers more than just a home. It's a home that grows in worth and in warmth.

Open space

With over 80% open space and lush landscapes, Ohana brings light, air, and calm into your everyday.

Thoughtfully Planned

Each space is crafted with purpose, where comfort and flow come together to create a life that simply feels right.

Rooftop Pool

High above the city, on the 20th floor, discover a quiet escape of your own. A rooftop pool where the city fades and the sky begins.

Masterplan

01. Entry/ Exit
02. Entrance Plaza
03. Circular plaza area with water feature
04. 8m wide drive-way
05. Basement Entry
06. Clubhouse Entrance
07. Feature wall
08. Parents Plaza
09. Kid's splash pool
10. Kid's play area
11. Tennis court
12. Basketball hoop
13. Badminton court
14. Jogging Track
15. Skating rink
16. Central lawn
17. Herbal garden
18. Park
19. Exit Ramp
20. Boundary planting
21. Surface parking
22. Rooftop swimming pool
23. Organic Waste Converter
24. Transformer yard
25. Bonfire Pit
26. Meditation Zone



Amenities

ELEVATORS

By using only the best-in-class elevators, you will never have to worry about taking the stairs.

CAR PARK

Ample parking space for both residents and visitors ensures your vehicle is always safe.

CLUB HOUSE

A well-equipped clubhouse with a steam room, gym, indoor games, and a reading room for peaceful escapes. It also features guest rooms for when you are hosting friends or family.

CRÈCHE

Your kids will make new friends in the crèche, while you are busy at work.

Sky Lounge & Pool Deck

Entertain guests at the sky lounge on the 19th floor or take a quiet dip by yourself in the rooftop swimming pool on the 20th floor.

OUTDOOR AMENITIES

Shoot some hoops on the basketball court if you don't like sweating it out in the gym.

A game of badminton or tennis to really get your competitive side out.

Burn calories as you make your rounds on the jogging track.

The kids have a play zone and a skating rink to keep them entertained.

A fun-filled splash pool thoughtfully crafted for tiny tots.

For moments of much needed calm head to the meditation plaza.

The elders plaza resonates with Ohana's theme of 'Family', making sure there is always a space for everyone.

The herbal garden adds a breath of wellness to your everyday.



Actual Shot of Clubhouse

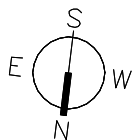
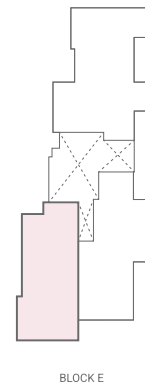
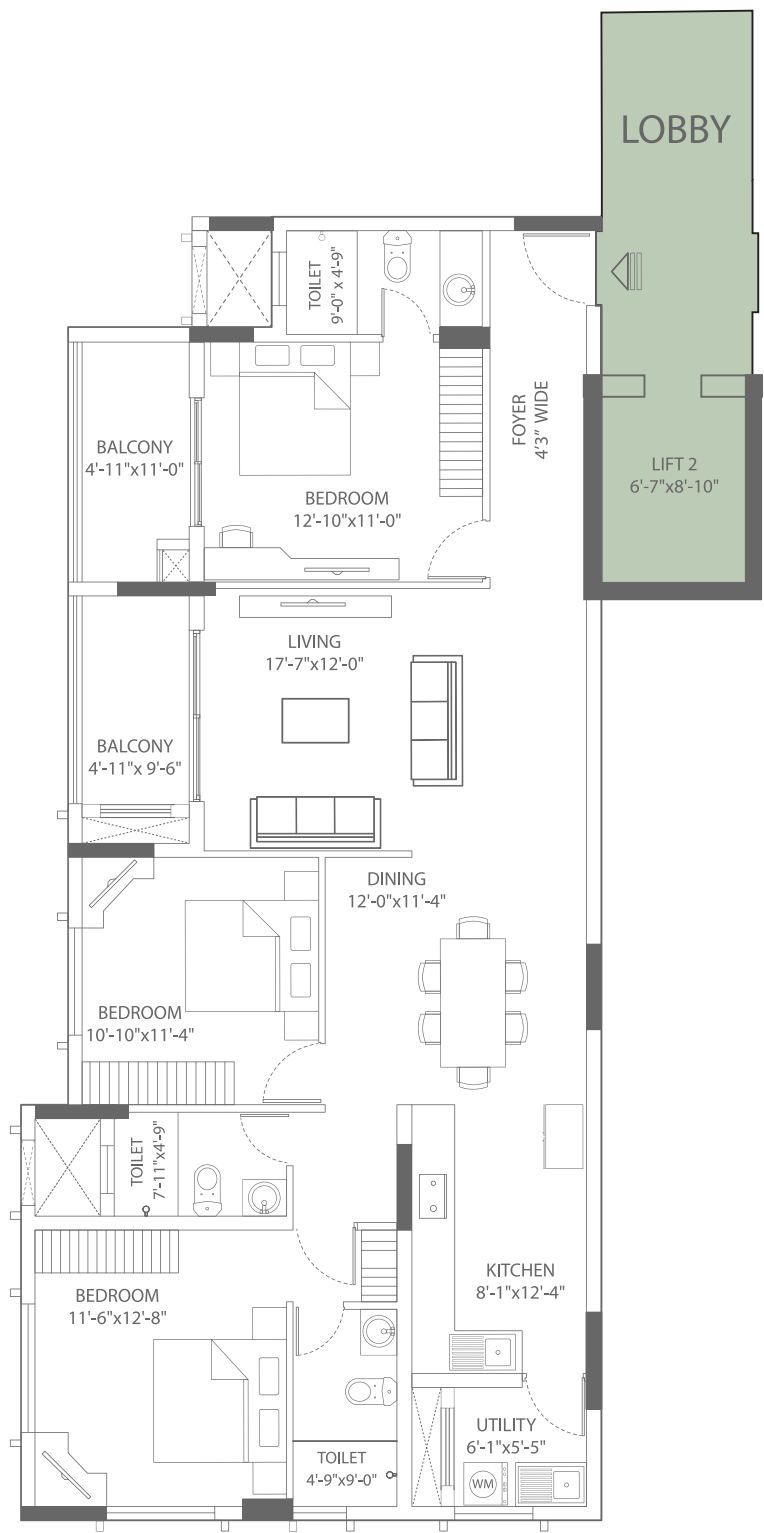
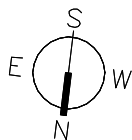


Actual property shown in all images



Actual Shot of Rooftop Pool

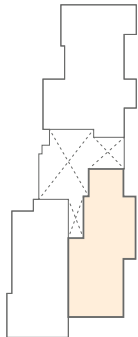
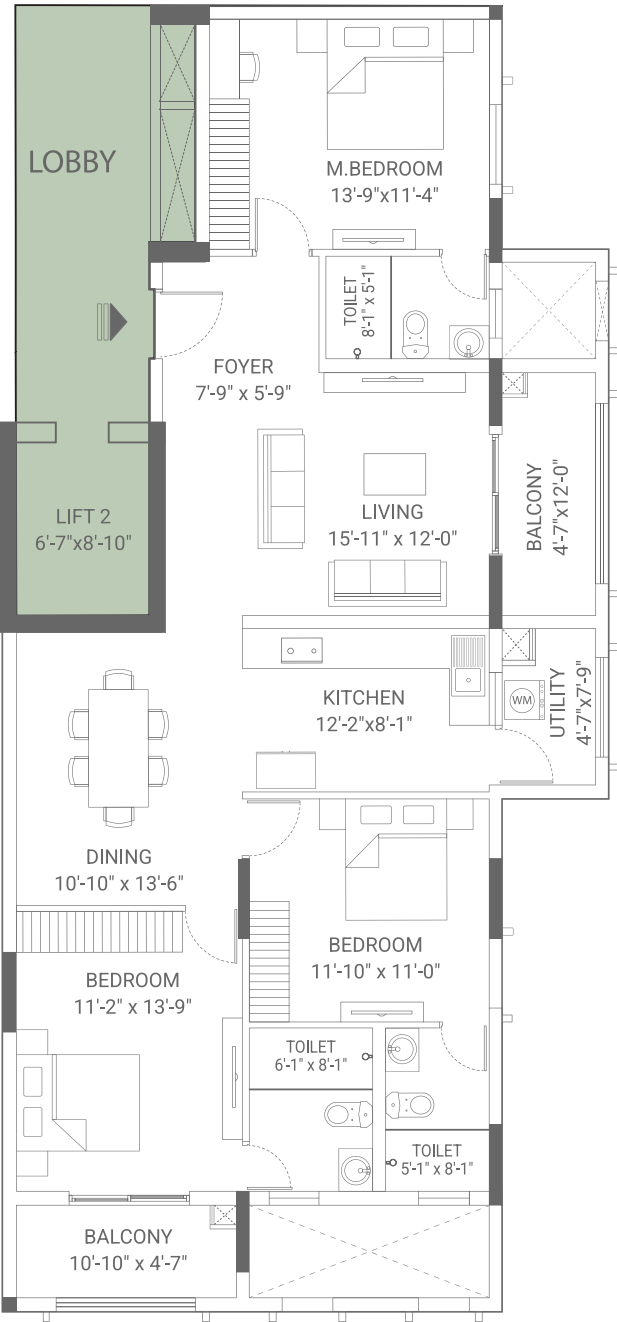
3 BHK | CARPET AREA 1299



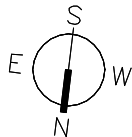
02 SERIES | 1895 SQFT

3 BHK | CARPET AREA 1256

BLOCK E



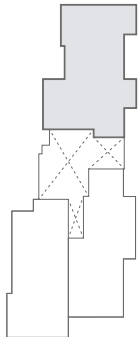
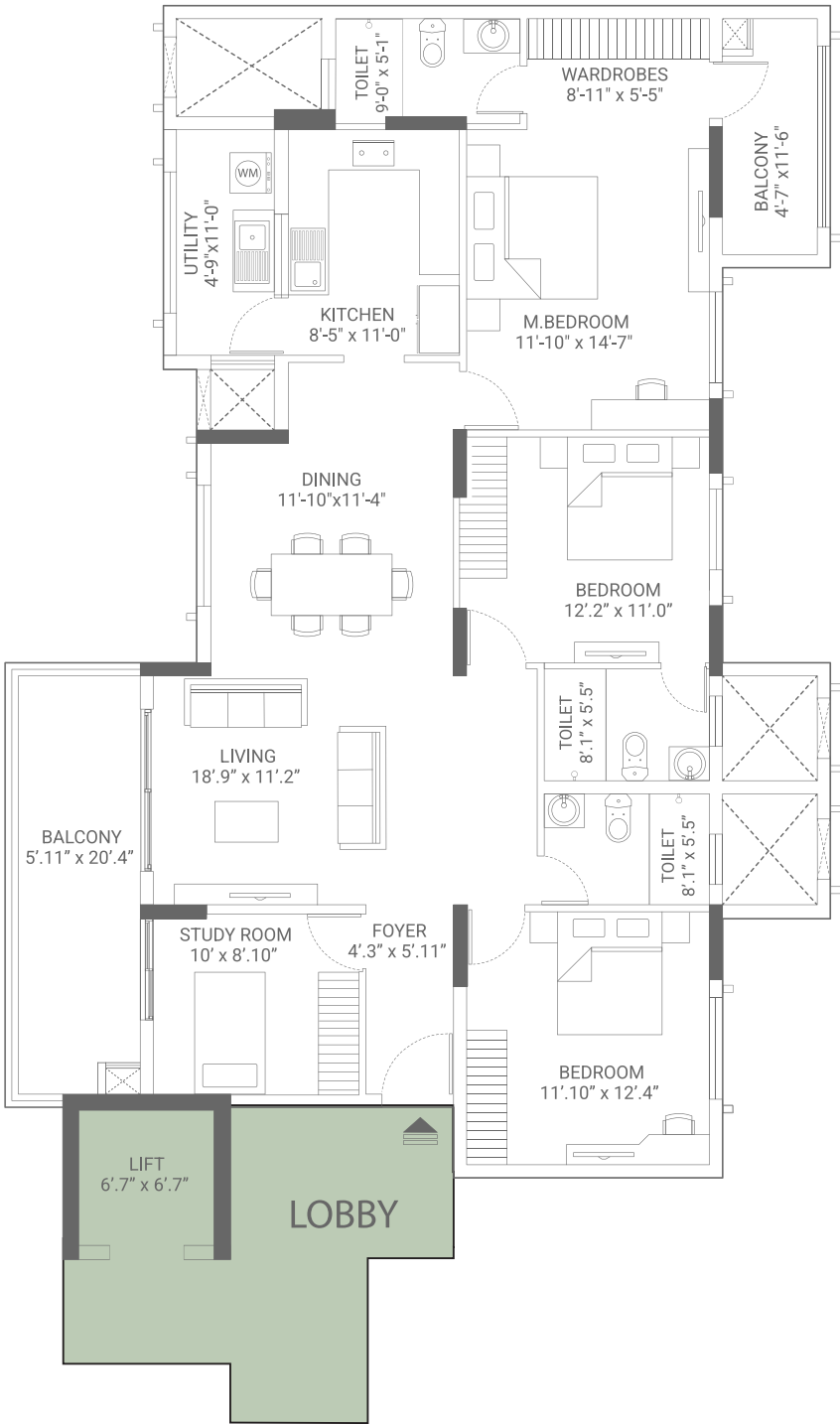
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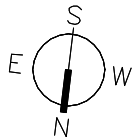
03 SERIES | 2305 SQFT

4 BHK | CARPET AREA 1537

BLOCK E



BLOCK E



Specifications

Crafted with care and precision, Ohana blends thoughtful design with premium detailing. Specifications below highlight the refined finishes and features that define life here.



GENERAL SPECIFICATIONS

- Seismic Zone II compliant RCC framed super structure with solid block masonry wall
- Basement, ground + 19 upper floors
- Vastu-compliant apartments
- Large windows with ample ventilation

APARTMENT FINISHES



WALL FINISHES

- Interior emulsion paint for internal walls
- Weather shield exterior emulsion for external walls



FLOORING

- Superior quality vitrified tile flooring for living, dining, kitchen and bedrooms
- Laminated wooden flooring in master bedroom
- Anti-skid tiles as per architect's selection for toilets, utility and balconies



DOORS

- Main entrance door with seasoned hardwood frame and polished veneered shutter
- Internal doors with seasoned hardwood frames and laminated shutters



WINDOWS

- Premium UPVC/aluminium windows and ventilators



KITCHEN

- Adequate power outlets in the kitchen
- Provision for sink and water purifier in the kitchen
- Provision for washing machine in the utility



BATHROOM

- False ceiling in all bathrooms
- Ceramic wall tiling up to false ceiling
- Sanitary fixtures of Hindware or equivalent make
- CP fittings of Jaquar or equivalent make
- Granite countertops for all wash basins



ELECTRICAL

- Adequate BESCOM power supply for all units
- DG power back up for lights and fans
- Premium quality modular switches
- Concealed conduits with PVC-insulated copper wires
- Adequate power outlets
- TV and telephone provision in living room
- AC provision in all bedrooms



COMMON AREAS

- Granite /marble flooring for entrance lobby as per architect's selection
- Granite / superior quality vitrified tile flooring for lift lobbies and corridors on all other floors
- Power backup for common area facilities
- Timer-based lighting in corridors for convenience and efficiency



SECURITY SYSTEMS

- Biometric main door locks for each apartment
- Strategically located surveillance cameras in common areas



GREEN LIVING

- 80% open areas with ambient landscaping
- Sewage treatment plant
- Rainwater harvesting



**Crown Your Days with Light.
Your Nights with Calm.**





At Skav, the passion to create inspiring spaces drives all our endeavours. These endeavours translate into homes that personify gracious living, offices in which you would love to work, and retail spaces that exemplify shopping experiences.

Our uncompromising commitment to quality is not just limited to designing and creating great spaces. Be it luxury homes that resonate with your lifestyle or the attention to smaller details in office and retail spaces, at Skav, the focus is on the overall experience.

We have carved a niche for ourselves in the space of construction services through a perfect combination of innovative and ethical practices. Above all, a unified vision amongst the promoters of SKAV and the years of experience we bring to the table in this ever evolving field will work to your advantage.

While we know that we are all about building exquisite living and commercial spaces, deep inside, we firmly believe that we are in the business of building long-term relationships.

MARKETING OFFICE

#48, 3rd Floor, Hitananda - 2, Lavelle Road, Bangalore - 560001
Ph: +91 80 4128 8999, +91 4227 5677/ 78 / 79, +91 99000 70416

Projects



Retail & Commercial
**909
Lavelle**



Retail & Commercial
Seethalakshmi



Retail & Commercial
**Onyx
Centre**



Residential
Aastha



Residential
Akasa



Residential
Bliss



Retail & Residential
Audel



Residential
Aura



Residential
**Mehkri
Ritz**



Residential
Blanca



Residential
Ohana



Residential
Grande



Residential
Palladio



Residential
Sapphire



Residential
261 Orchards



Commercial
**Silver
Cloud**



Retail & Commercial
Raha



Retail & Commercial
Nava



Residential
Ashirwad



Retail & Commercial
Inaya



Retail & Residential
Ansh



Retail & Residential
Madhura



Commercial
Atria



Residential
El Recreo



Commercial
Azal



In 1981, the Ahuja Projects, formerly known as Sunrise Builders, arose like a new dawn in the field of real estate. At a time when the industry was still in its developmental stages, we introduced projects with world-class construction quality at affordable prices. We pioneered high-rise construction in Bangalore and led the way with many residential, commercial, retail and hospitality projects along with a variety of high-end villas.

We have helped pave the way for the future of the real estate sector by focussing on attention-to-detail and high quality construction. Our proven track record has helped us rank high up on customer satisfaction as we build homes that are an extension of its owner.

CORPORATE OFFICE

Ahuja Palace, 96 Richmond Road, Bangalore - 560 025

Ph: +91-80-41237032

www.ahujaprojects.com



AHUJA CHAMBERS
Race Course Road



DISTRICT 171
Gunjur, Whitefield



FAIR HAVEN
St. John's Road



MAGNOLIA
Vittal Mallya Road



OHANA
857, Old Madras Road



NAGA RESIDENCY
St. John's Road



PEACE HEAVEN
Langford Road



STERLING APARTMENTS
St. Marks's Road



AHUJA PALACE
Richmond Road



JANAK RESIDENCY
Kumara Krupa Road



ASTRIS
Richmond Road



AHUJA ENCLAVE
St. John's Road



A veteran of the real estate industry, Mr. Arjun Gokaldas helped usher in the development boom in the country by creating world-class real estate projects for corporate behemoths. Through the years, Mr. Gokaldas has implemented and completed projects in many cities across South India which have transformed the cityscape. Projects he is involved in are widely sought after for their impeccable eye for detail and unmatched quality.

Mr. Gokaldas is the visionary behind the inception of Shakti Towers, a 2.25 lakh sq.ft. office space in the heart of the city that houses corporate stalwarts like Polaris Software, Havell's India, RBI Clearing House and Citibank N.A. He is also involved in many development projects in Kochi. Ohana too, is a testimony to his support and clear vision. With a keen eye on the future he ensures every project he is involved in, is tuned to the needs of the customer.



SHAKTI TOWERS
Anna Salai, Chennai
Built-up area: 2,25,000 sqft



REGGALIA
Kilpauk, Chennai
Built-up area: 20,000 sqft



LMA COURTYARD
Harrington Road – Chetpet, Chennai
Built-up area: 15,000 sqft



VASISHT
Valmiki Nagar – Thiruvananthapuram, Chennai
Built-up area: 15,000 sqft



OXFORD BUSINESS CENTER
Ravipuram, Kochi
Built-up area: 60,000 sqft



OXFORD SYMPHONY
Pallarivattom, Kochi
Built-up area: 80,000 sqft

857, Bhattarahalli, Old Madras Road, Bangalore - 560049
RERA No: .PRM/KA/RERA/1251/446/PR/200825/008009

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