



Birla Ojasvi

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Birla Ojasvi is a futuristic, nature-themed Residential **Township** located in well-laid locales of RR Nagar in South-west Bangalore. The project spreads over a lush **10-acre** boundary and offers **630** luxury **apartments** and **row houses**. The enclave features 3 high-rise towers to array 1, 2, 3, & 4 BHK premium flats and 5 BHK row houses in sizes scaling from 450 sq ft to 3000 sq ft. The price quote of the apartment units starts at Rs **70 Lakhs**.

Birla Ojasvi RR Nagar is an exquisitely planned low-density project with just 630 units set over 3 tall towers. The Towers have 33 upper floors that overlook the scenic 250 acres of reserve forest that surrounds the project site. The premise has been planned and conceptualized by Broadway Malyan, a global architectural firm known for creating iconic structures across the world.

The project is embellished with grand comforts and amenities, with more than 80% open zones and green spaces. The premise includes a 25,000 sq ft Clubhouse that is home to 50-plus varieties of fitness, sports, and leisure luxuries. The outdoor facilities are grouped into Health Street and Club Street for easy access and approach.

The RERA approval for Birla Ojasvi is underway and is expected to be granted by Feb 2024. The Launch date of the project is by the end of Feb 2024, with 4 years of development time. The occupancy and possession will begin in February 2028.

Project Details:

- Project Type: Residential
- Net size: 10 acres
- Unit Type: High rise Apartments and Row Houses
- Unit Sizes: 1, 2, 3 & 4 BHK flats and 5 BHK Rowhouses
- Size Range: 450 sq ft - 3000 sq ft
- Towers: 3
- Structure: G + 33 floors
- Clubhouse SBA: 25,000 sq ft
- Launch: Feb 2024
- Possession: 2028

Project Highlights



Project Type

Apartments



Total Land Area

10 Acres

[Top](#)

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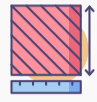
Unit Variants 1,2, 3 & 4 BHK



Towers and Blocks 3 Towers
B + G + 33 Floors



No. of Units 630 Units
8 Row Villas



Size Range 600 - 3800 Sq.Ft



Possession Time Dec 2028 Onwards



Rera No Rera Applied

Configuration

1 BHK	600 - 680 Sq Ft *	Get Price
2 BHK	1300 - 1400 Sq Ft *	Get Price
3 BHK	1700 - 2100 Sq Ft *	Get Price
4 BHK	3800 Sq Ft *	Get Price

Birla Ojasvi Complete Costing Details

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Master Plan

Birla Ojasvi Master Plan

[Master Plan](#)

Birla Ojasvi 1 BHK Floor Plan

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Birla Ojasvi 2 BHK Floor Plan

2 BHK Floor Plan

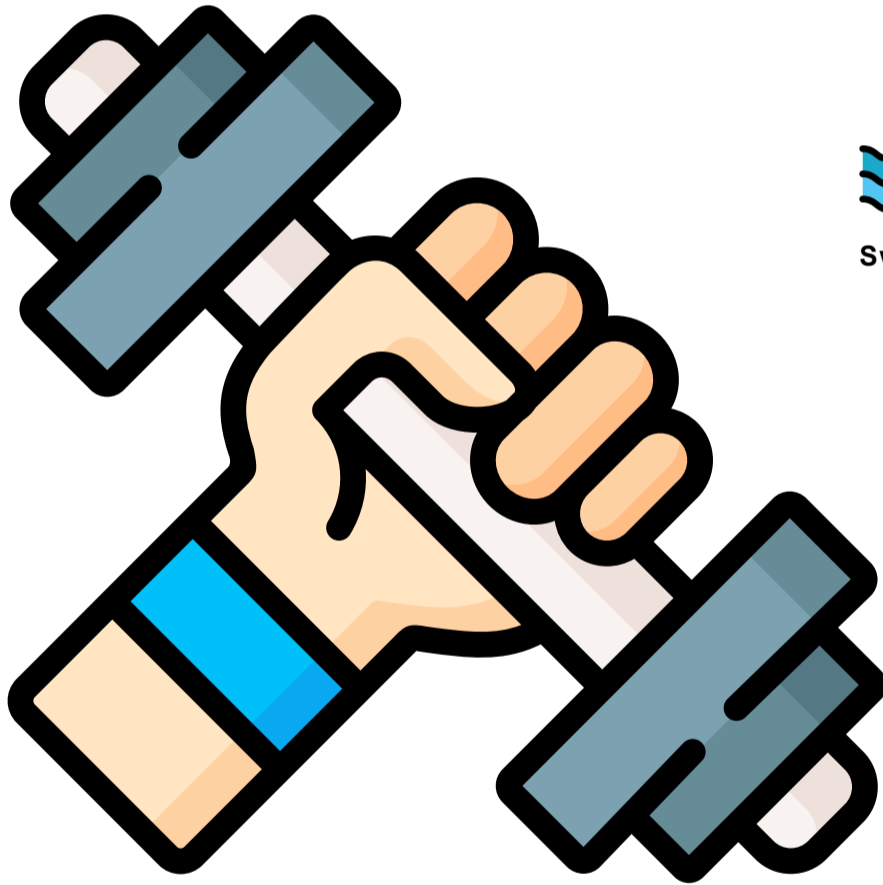
Birla Ojasvi 3 BHK Floor Plan

3 BHK Floor Plan

Birla Ojasvi 3 BHK Floor Plan

4 BHK Floor Plan

Amenities



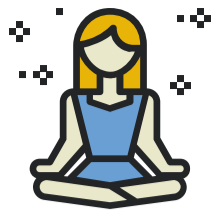
Gymnasium



Swimming Pool

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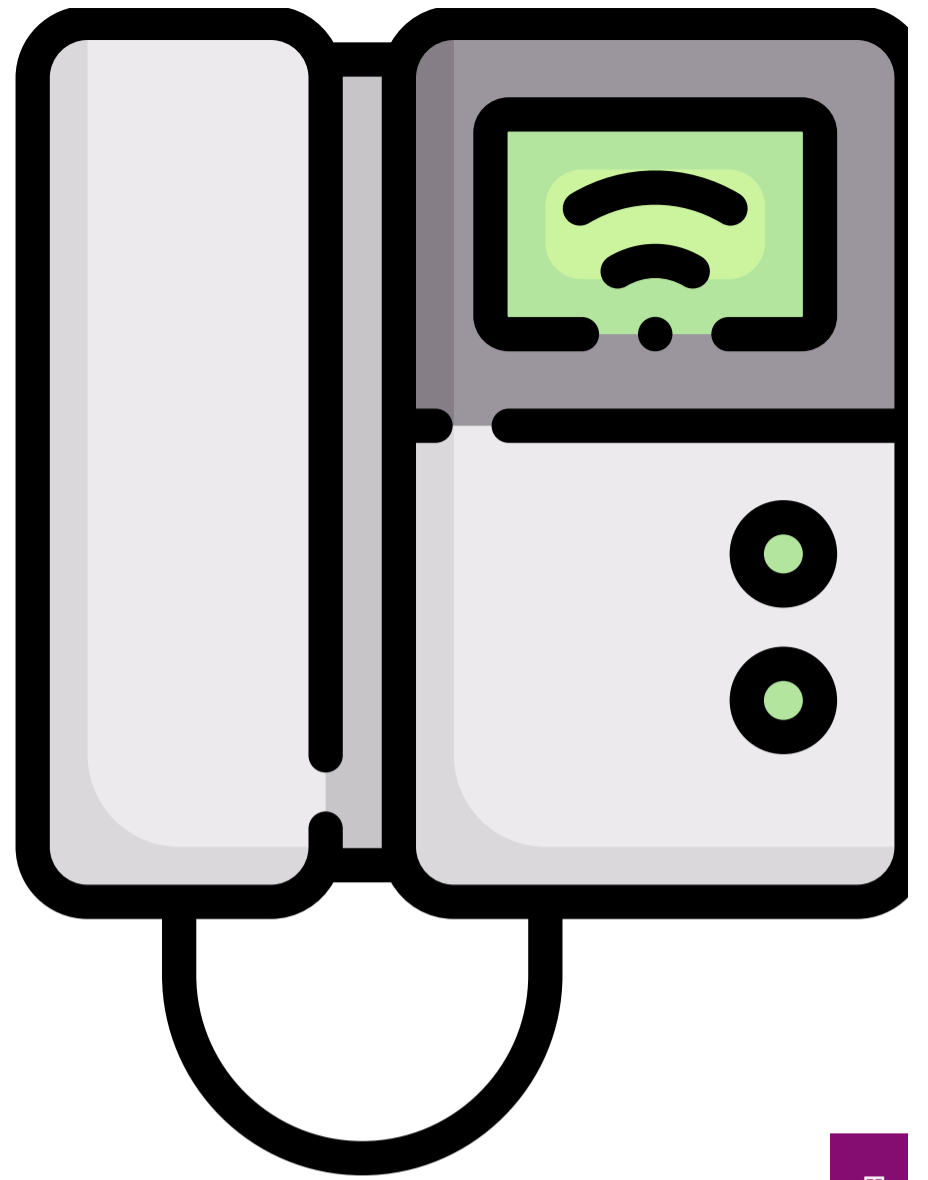
✉ Enquiry



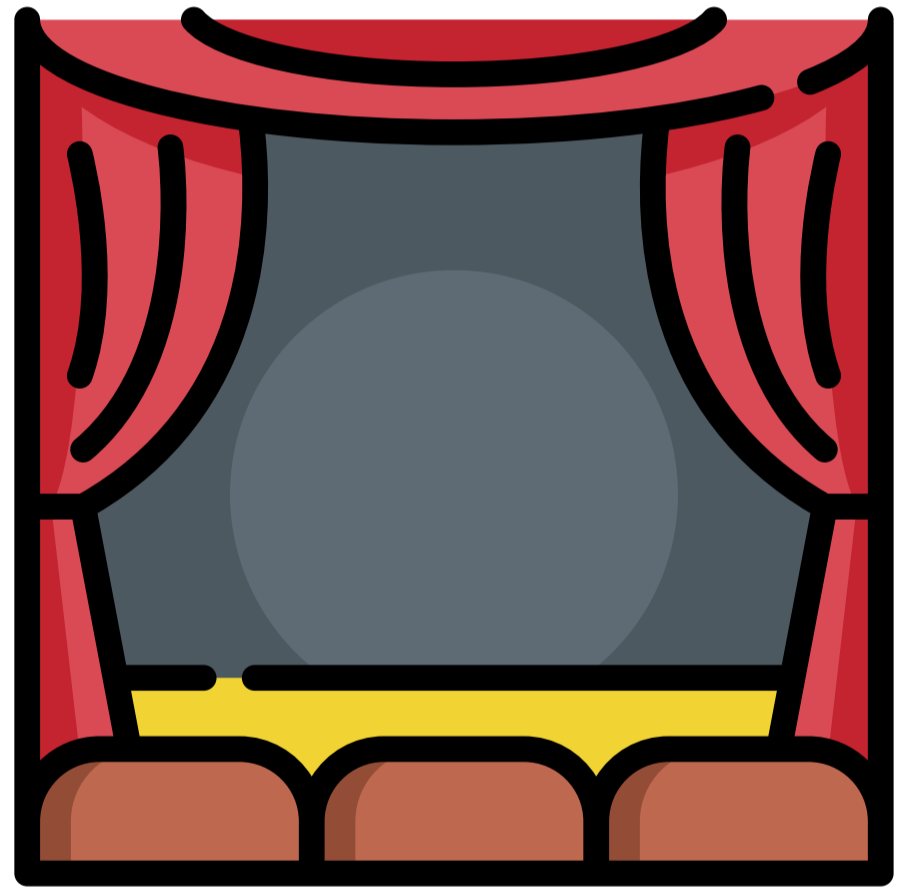
Yoga Pavilion



Kids Activity Zone

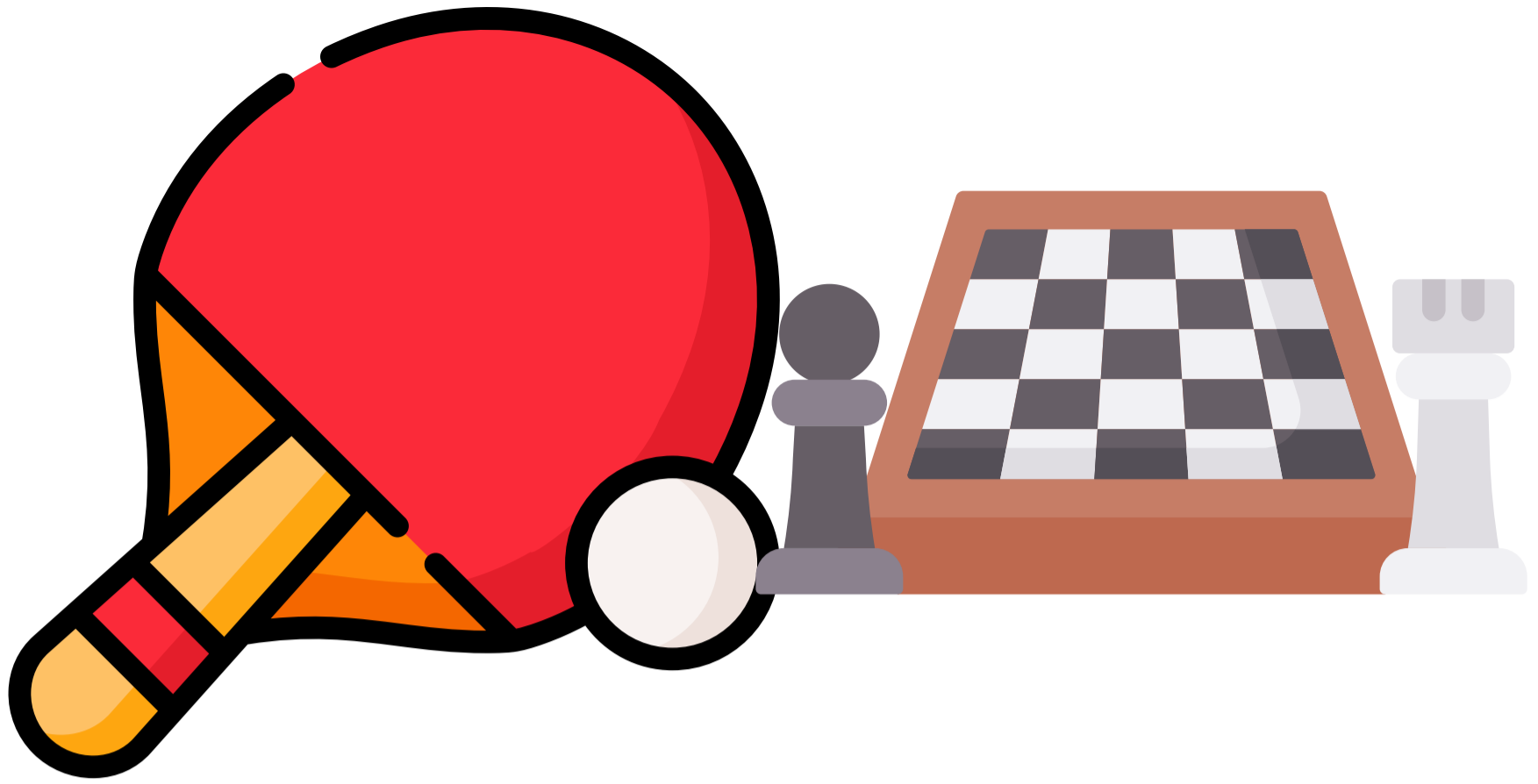


Video Door Phone



Mini Theater

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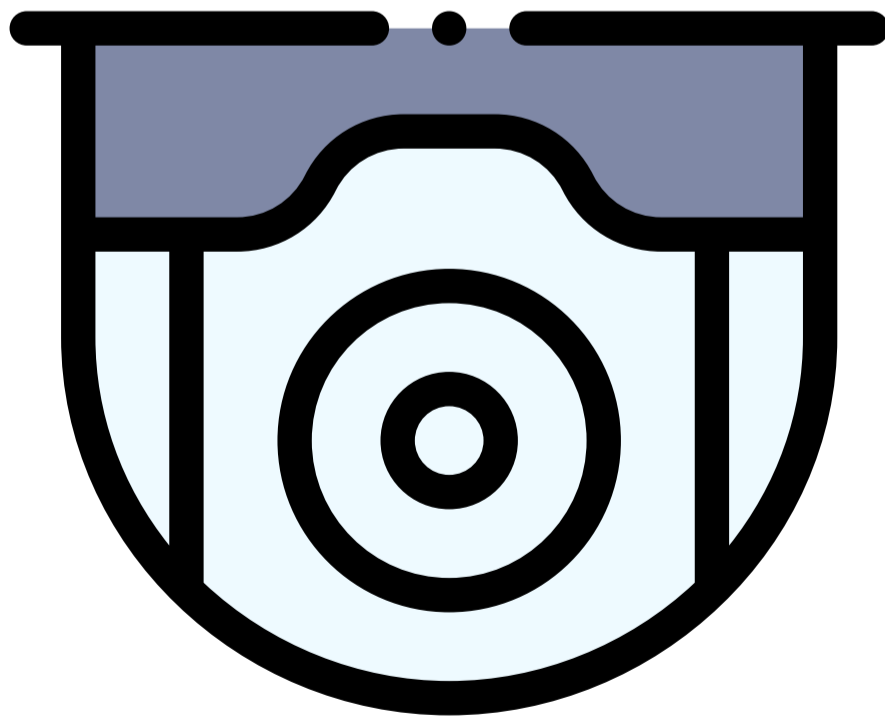
Tennis Court

Indoor Games Room



Club House

Dance/Music




24/7 CCTV Monitoring

Jogging Track

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Location

 Birla Ojasvi Location Map

[View Location Map](#)

Address:

Hemmigepura Ward 198, Rajarajeshwari Nagar, Bengaluru, Karnataka

Pin Code: 560098

The address of the Birla Ojasvi location is Hemmigepura, RR Nagar (Rajarajeshwari Nagar), Bangalore West 560098. RR Nagar is a vibrant locality of the city noted for its green retreat and harbor, coupled with top-notch infrastructure and connectivity. The region is amongst the most sought-after housing localities of the city, with the right blend of urbanity and tranquillity.

Birla Ojasvi Bangalore is a majestic housing community by Birla Estates located in the south-west suburbs of Bangalore. The site has easy access to prime commute links of Mysore Road, Kanakapura Road, and NICE Road. The premise is just 10 minutes away from RR Nagar Metro Station. It is 30 minutes away from the city's CBD areas. The site location is in the close precinct of reputed schools, colleges, shopping malls, temples, hospitals, and other vital services.

USPs or Distinct features of project location:

- Located in the prime surrounds of RR Nagar, one of the tranquil, vibrant locales of the city.
- Faces 250-acre Reserve Forest Area.
- The distance from RR Nagar Arch to the project site via RR Nagar Main Road is just 4.1 km.
- Distance to Kanakapura Road, Mysore Road, and NICE corridor is less than 5 km.
- The distance between ORR and the project site is 7 km via Uttarahalli Main Road.
- Distance from Kanakapura Road to the project site is 6.5 km via 80 feet Road.
- The RR Nagar is the nearest Metro Station (Purple Line) and is just 3.8 km from the project site.
- Distance to Sattva Global City, or the Global Village Tech Park is just 2 km. This Tech Park, is home to top MNCs like Accenture, Mindtree, and Mphasis.
- The Airport in Devanahalli is around 40 km away from the project location. The approximate travel time is 1 hour 20 minutes.

Civic facilities in & around the project location: Top Schools:

- Sri Jnanakshi Vidhyaniketan – 2 km
- RNS Institute – 2 km
- BGS Global Institute of Medical Science – 1.3 km
- BGS Public School – 2 km
- RV College of Engineering – 3 km
- Global Academy of Learning - 2.5 km
- National Hill View Public School (NHVPS) – 4 km
- NPS Banashankari – 3 km
- Rashtrorathana Vidhya Kendra – 6 km
- DPS Bangalore South – 10 km

Health Centers:

- Jayadeva Memorial Hospital - 2 km
- BGS Global Hospitals – 1.3 km
- Sparsh Hospital – 4 km
- Cloudnine – Kanakapura - 7 km

Tech Parks:

- Sattva Global City - 2 km
- Bidadi Industrial Hub (hosting Toyato, Bosch, Coco-cola) – 20 Km
- Kalyani Magnum (Oracle, Honeywell, VMware, E&Y) - 12 km

Malls:

- Gopalan Arcade Mall – 4 km
- Global Mall – 6 km
- Dmart – 7 km
- Metro Cash & Carry – 9 km
- Forum Mall South – 8 km

Cultural & spiritual Centres

- Rajarajeshwari Temple - 3 km
- Yogi Hills - 4.5 km
- Shakthi Hills - 5 km
- ISKCON Vaikuntha Hill – 7 km
- Krishna Leela Theme Park – 7 km
- Art of Living International Center – 11 km

About

Apartments

RR Nagar

Bangalore

Apartment

Connectivity

Investment

Advantages

Faqs

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About**About Birla Ojasvi**

Birla Ojasvi Rajarajeshwari Nagar is an upcoming pre-launch venture by Birla Estates in the panoramic locales of RR Nagar, Bangalore. The net size of the project is 10 acres, with 8 acres of dedicated open green zones. The project intends to relish and rejoice in the soul & ethos of the garden city with its designs and themes. The Township includes 3 towers in a G + 33 floors structure featuring 630 luxury apartments. It also features 5 BHK rowhouses with private gardens & backyards.

The word Ojasvi comes from Sanskrit, which means to behold positive energy & influence. The design theme of Birla Ojasvi includes a timeless, innovative concept to create a sustainable township that positively influences and energizes its residents for a blissful and fulfilling life and lifestyle. Hence the name.

The premise is designed for eco-friendly living, with a limited number of apartments and row houses in various sizes. The site overlooks the greenery of a 250-acre forest reserve zone and delivers the most stylish habitat with world-class facilities at the very core of the city.

Birla Ojasvi features 3 massive housing towers over which 630 high-rise apartments rest in 1, 2, 3, and 4 BHK size forms. The 1 BHK units have a carpet area ranging from 450 to 550 sq ft. The price quote of 1 BHK begins at Rs 70 Lakhs. The carpet area of 2 BHK flats varies from 950 sq ft to 980 sq ft. The price quote starts at Rs 1.4 Cr. The carpet area of 3 BHK+3T flats scales from 1250 sq ft to 1280 sq ft with price quotes starting from Rs 2.25 Cr.

The 3 BHK-Large flats are outlined on a carpet area of 1380 sq ft. Their price starts at Rs 2.8 Cr. The carpet area of 4 BHK flats is 1800 sq ft and has a price quote of Rs 3 Cr. The 5 BHK Row Houses have a carpet area of 3000 sq ft and are priced at Rs 7 Crores.

Birla Ojasvi offers a wide range of indoor and outdoor facilities and amenities for sports, fitness, leisure, and entertainment. The Clubhouse has an SBA of 25,000 sq ft and includes several indoor themes and services like a pool, café, and library. The Health Street and Club Street are decked with various outdoor facilities. The project includes a 350 ft Sky Club designed exclusively to provide a beautiful view of the city's skyline.

Clubhouse Amenities:

- Party Hall
- Swimming pool

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- Yoga Studio
- Café
- Lounge
- Kid's Pool
- Indoor Gym
- Crèche
- Library
- Gaming Zone
- Cards Room
- Squash Court
- TT Rooms
- Billiards

Outdoor Facilities

- Kids play area
- Jogging track
- Sports Courts
- Pet Park
- Skating Rink
- 24/7 Power Back-up
- CCTV monitoring
- Gardens
- Cricket Pitch

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Apartments

Birla Ojasvi Apartment

Apartments are modern, self-contained homes within buildings. These light-filled and roomy spaces are ideal for today's buyers. The enclaves have many facilities for their residents. These are designed to build strong bonds between the people. These are well-liked options to live in since they are safe and watched over.

Bangalore is a modern city with a lovely dose of culture. More and more people are moving into it, and the market for homes in the city is growing. Buyers are choosing apartments in projects by well-known builders, such as Birla

Why Choose Birla Apartments in Bangalore

- **Location** – Homes by the builder are in growing areas. These are close to work areas, schools, and hospitals. The well-located Birla Ojasvi in Rajarajeshwari Nagar is the latest project.
- **Amenities and Security** – The projects have the best amenities that help give a high-end living experience. The builder makes sure its projects are safe spaces. There are well-trained teams on duty.
- **Investment** – Homes built by the builder are great investments. They are always in demand, and owners can earn well from sales or rent.

Apartment Types

- **High-End** – These are the pinnacle of modern city life and are built with the best materials. These are homes for those who want a luxurious life. They also have the best facilities available.
- **Affordable** – These are homes for those with more limited budgets. There are amenities offered, though these are quite limited.
- **Service** – For short stays, these are the ideal places to stay. These spaces are fully furnished with housekeeping services. They are for anyone visiting the city for business or pleasure.

Apartments by Birla Estates in Bangalore

Birla Ojasvi is the latest apartment enclave in the city by the builder. It has also built other enclaves here. A couple of these are:

Birla Trimaya

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Birla Trimaya

On 52 acres at Devanahalli in Bangalore's north is the Birla Trimaya project. It has 556 spacious and luxurious 1, 2, and 3-BHK apartments. The project has more than 73% of its area open and green. There are 30 amenities for the people of Birla Trimaya. There is a clubhouse, tennis court, basketball court, skating rink, swimming pool, and a cricket pitch here.

Birla Tisya

Birla Tisya

The 4.7-acre Birla Tisya has 392 elegant apartments in the Magadi Road area. There are two 31-floor towers with homes of 2, 3, and 4 BHK. The 2-BHK are 850- 860 square feet in size, and the 3-BHK are 1156-1160 square feet. The 4-BHK apartments are 1353-1369 square feet in size. Birla Tisya has over 30 opulent amenities, such as a private clubhouse, an amphitheater, and a jacuzzi-equipped swimming pool.

Row Houses

Row houses are built next to one another and have a common boundary wall. These single-family homes are suitable for buyers who want homes that are larger than apartments. Here are a few benefits of row houses:

- **Spacious Living Areas** – Row houses are larger living areas and are ideal for those who want more room to live in.
- **Luxury** – The layout of these homes is exquisite. These are grand spaces that are ideal for modern buyers.
- **Top Amenities** – There are many upscale amenities in these projects. They are laid out to provide a high-end, fun lifestyle.
- **Affordability** – Row houses are priced lower than villas. The homes in Birla Ojasvi start at Rs. 7 crores and are more than 3,000 square feet in size.
- **Exclusivity** – Living in a row house affords a high degree of privacy. While part of a larger community, these homes are very exclusive.

The grand **Birla Ojasvi** project is on 10 acres at Rajarajeshwari Nagari in the southeast of Bangalore. It is made up of large 5-BHK row houses. The complex is designed to satisfy all of the needs of its modern residents. It has the greatest facilities and opulent homes on its lush grounds.

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RR Nagar

Birla Ojasvi RR Nagar

Rajarajeshwari Nagar is a growing area in the southeast part of Bangalore, close to Mysore Road. It is now a favorite space in the city to have a home. The Sri Jnanakshi Rajarajeshwari Temple is the source of its name, and a grand arch marks the area. It is known for having lots of greenery and for its cleanliness.

Birla Ojasvi Rajarajeshwari Nagar is located at the heart of the city, close to Mysore Road, Outer Ring Road, and NICE Road, and has excellent connectivity. It is the most awaited project in Southwest Bangalore. RR Nagar is one of the top residential areas where people prefer to live in Urban Bengaluru. The area has seen a lot of growth and development in recent years. It is attracting a lot of buyers, and more people are moving to live here. Here are the reasons why:

1. **Closeness to Work:** There are many large work areas nearby. A few of these are the Global Village Tech Park, Bidadi Industrial Area, and Kalyani Magnum Tech Park. A lot of people are moving here because it is close to their workspaces.
2. **Excellent Connection:** There are many ways to travel to the area. The neighborhood can be reached from all other parts.
 - **Major Roads** – Wide roads such as NICE Road, Mysore Road, and Outer Ring Road serve the area. These have lowered the time it takes to travel.
 - **Metro Connection** – The Purple Line of the metro runs into the Rajarajeshwari Nagar area, with a station here.
 - **Public Transportation** – There is a lot of public transport here. There are many buses, taxis, and rickshaws that ply the area.

3. **Well-established Infrastructure:** The public services here have seen a lot of development. These have raised the quality of life of the people in the area. There is easy access and a comfortable way of life here. These have made it a

 Enquiry

4. Hospitals and Educational Institutions: There are a number of colleges, schools, and hospitals. These are vital services for comfortable urban living, and some of these are:

- SS Sparsh Hospital
- Rajarajeshwari Medical College and Hospital
- Global Academy for Learning


5. Spaces for Shopping and Fun: The area is well-known for its active social life. There are many restaurants, hotels, and cafes around. There are also quite a few shopping areas and malls nearby. Some of the spaces for entertainment here are:

- Gopalan Arcade Mall
- RR Nagar Complex
- G Corp Lotus Mall

6. Types of Homes: All types of homes are available, from high-end to reasonably priced. The elite Birla Ojasvi project has grand apartments and row houses that are well-suited to the needs of modern buyers.

7. Rising Property Value: There is a growing demand for property in the area. The cost of homes here is going up rapidly. In today's scenario, buying real estate here is a wise financial decision. The sale and rental of homes at Birla Ojasvi will bring good returns to owners.

Bangalore

 Birla Ojasvi Bangalore

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Karnataka's capital, **Bangalore**, is in the southeast of the state. It was founded 400 years ago and now is a modern metropolis. The city is the center of the IT industry in the country. It has been called the IT Capital and the Silicon Valley. It is home to the offices of companies like Wipro, TCS, IBM, and Infosys.

The many jobs in the city have led to an influx of people into it. This, in turn, has led to a demand for homes. Birla Estates Private Limited is a reliable name in the sector. Birla Ojasvi Bangalore allows people to invest in their projects and be assured high returns. It will be the next massive landmark in the area. Investing in Birla Ojasvi Prelaunch is an excellent financial decision as it offers a premium lifestyle in a single-gated community.

The Real Estate Market in Bangalore

The city is among the best places in the country to buy a home, and here is why:

1. **IT Hub:** The IT sector has created a booming market for jobs. Professionals are moving to the city in large numbers thanks to the many jobs available.
2. **Well-developed Services:** The city is home to world-class hospitals, schools, colleges, and universities. There is everything one needs for a pleasant modern life.
3. **Sound Infrastructure:** The city's infrastructure is expanding. The metro here is one of the country's most advanced. There is also a wide network of roads and flyovers here.
4. **Culturally Diverse, Green Area:** Bangalore is a 400-year-old city. It has embraced modern times and also held onto its culture and traditions. It is known for its welcoming locals and diverse population. The large green spaces here have earned it the name Garden City of India.

The Role of Birla Estates Private Limited in the City's Real Estate

Projects by Birla Estates Private Limited have added to the city's rich skyline. This is what sets the builder apart from others:

- **Fine Homes** - The builder is known for its well-built, exquisite houses. It has earned a name for its cutting-edge projects in lovely premises with the best amenities.
- **Broad Variety** - The company has built many different types of homes. Birla Ojasvi, Birla Trimaya, and Birla Tisya are some of its grand projects in the city.
- **Eco-friendly** - The builder knows the impact of the construction industry on the earth. Its projects make use of the latest green building methods. It only uses sustainable materials in its builds.
- **Trust** - Buyers have come to love and trust the builder over the years. They are aware of the high-quality homes that it builds. There is a lot of faith in the company.

Connectivity

Connectivity to Birla Ojasvi

Connectivity is one of the most attractive features of an area. Every buyer wants to have a home that can be easily reached. Rajarajeshwari Nagar has some of the best connectivity in the city. It is one of the main reasons there is such a high demand for homes here.

- **Roads** – There are many large roads that connect to the area. A few of these are Mysore Road, NICE Road, and Outer Ring Road. Birla Ojasvi can be reached by many routes.
- **Work Areas** – There are many places of work nearby. Global Village Tech Park, Kalyani Magnum Tech Park, and the Bidadi Industrial Area are a few of these. Getting to work is easy for the residents.
- **Public Transport** – The area has a large number of buses, taxis, and rickshaws. Birla Ojasvi can also be reached by the metro, which has a station in the area.
- **Infrastructure** – The area's well-developed infrastructure makes it very livable. The excellent roads here have helped improve connectivity.

Here is how far the city's other areas are from **Birla Ojasvi**:

- **Distance to Airport** – The airport is 47 kilometers away by NH 44 and NH 48. It takes an hour to reach.
- **Distance to Hebbal** – Hebbal is linked by NH 48 and the Outer Ring Road. It takes an hour to travel the 24 kilometers from Birla Ojasvi.
- **Distance to MG Road** – MG Road is 15 kilometers away from the project. Mysore Road and Residency Road run

- **Distance to Electronic City** – Electronic City can be reached by NH 48 and Anjanapura Road. It is 28 kilometers from the Birla Ojasvi project.

Investment

Birla Ojasvi Investment

An asset that is bought with the intent of profiting from its growth in value is called an investment. Those who buy something as an investment hope to profit from it later on. Investing in real estate is among the best financial decisions today. The market is growing and is stable and reliable.

Bangalore is one of the country's fastest-expanding cities. There are many jobs available here, and the city is growing at a rapid pace. These factors have made it attractive to people who want to invest in homes.

There is a lot of buzz among investors about Birla Ojasvi at Rajarajeshwari Nagar. Here are some of the benefits of investing in the project:

- **Top-class Project** – It has beautiful homes that are built to high standards. These and the world-class amenities here meet people's needs. The enclave provides an excellent, comfortable lifestyle.
- **Excellent Location** – Birla Ojasvi is in a favorite housing area. There is great connectivity here through wide roads. It is simple to get to because of the metro link. There are work areas close to the project, and these can be easily reached.
- **Trusted Builder** – Buyers hold the builder, Birla Estates Private Limited, in high regard. It has a stellar reputation for quality. Buyers are sure that their homes are built with care and using the best materials.
- **Excellent Value** – The real estate market in the area is keeping pace with its growth. Prices here are going up, and there is a steady demand for homes. Buyers of homes in Birla Ojasvi are assured of a profit if they choose to sell or rent their homes.

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Advantages

Advantages in Investing in Birla Ojasvi

Buying a home is a safe and reliable mode of investment. The housing market in Bangalore is thriving, and the number of buyers here is at an all-time high. A lot of people are interested in Birla Ojasvi by Birla Estates. These are the advantages of having a home here:

- **Area** – The project is in the heart of the southeast zone. There are work areas and a lot of city services nearby. It is very well-connected by roads and the metro. It is one of the most favored areas to live in the city.
- **Convenience** – Birla Ojasvi is near work areas, hospitals, banks, malls, schools, and colleges. People living here will have a comfortable quality of life with all these services close at hand.
- **Homes** – The project has both apartments and row houses. These are available in many sizes and layouts. People can choose a home that best suits them.
- **Luxury** – The project has grand homes and the best amenities. These ensure that residents will have luxurious and comfortable lives.
- **Safety** – The lavish living area is a secure space with the best systems and an ace team in place.
- **Value** – The company behind Birla Ojasvi is a respected builder. The reputation of the builder and the growing area means that homes here will appreciate over time.

 Enquiry

FAQS

1. What is Birla Ojasvi?

Birla Ojasvi is a grand enclave with 1, 2, 3, and 4-BHK apartments as well as 5- BHK row houses. It is on 10 acres at Rajarajeshwari Nagar in Bangalore.

2. What are Frequently Asked Questions (FAQs)?

Frequently asked questions (FAQs) are a list of inquiries with answers that help to understand the details of a subject.

3. What are the sizes of the apartments and row houses in the project?

There are 630 apartments in the enclave, of 1, 2, 3, and 4-BHK layouts. These range in size from 450 square feet to 1800 square feet. The project also has 5-BHK row houses of 3000-plus square feet.

4. What are the facilities at the Birla Ojasvi enclave?

The project has amenities for socializing, sports, and relaxation that meet the needs of its contemporary residents. The premises have a clubhouse, sports courts, a gymnasium, and a swimming pool, among other amenities.

5. Is it possible to access the project from other areas of the city?

Public transport, like the metro, buses, cabs, and rickshaws, ply to the area. There are large roads that link the enclave to the city, and the international airport is 47 kilometers away.

About Builder

Birla Estates Private Limited was set up in 2017 with the aim of providing excellent homes for Indians. It is a branch of Century Textiles and Industries Limited. The builder is one of the most regarded in the country. It is well-known for its creative projects of high quality. The following are the factors that have led to its success:

The company has entered the hospitality, residential, commercial, and retail fields. The group has been established and is based in Bangalore. It has 205 projects in its home city, and there are 247 projects around the country. There are 45 projects in the works. The group has a vast area in its land bank of a total of 262 acres.

Birla Projects in Bangalore

- The happiness of its customers is a top priority for the builder. It pulls out all the stops to make sure that its buyers are happy.
- The firm is focused on building homes with the best engineering and design.
- The company is open about its projects and shares all details. Buying a home by the builder is a simple process.

The group is careful about its impact on the earth. It aims to have a low carbon footprint and uses green methods to build its homes. These luxurious housing enclaves are built using sustainable materials.

The following are a few of the builder's exquisite projects in Bangalore:

- Birla Ojasvi
- Birla Arnaa
- Birla Alokya
- Birla Tisya
- Birla Trimaya

The projects by Birla Estates are the best examples of modern engineering and design. They are in areas that have excellent transport links. The builder makes sure that a wide range of services are available near its enclaves. Homes in these projects are the best real estate investments today.

Birla Ojasvi Blog

 Birla Ojasvi Township Birla Ojasvi Township

 Birla Aurora Birla Aurora


 Birla Estate Birla Estate

 Birla Navya Birla Navya

 Metro Bangalore Metro Bangalore

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