



# Know Your Neighbourhood

SOBHA



Presidential Villas, Devanahalli





Until now, Devanahalli, was famous for two things; being the birthplace of Tipu Sultan, the fiery 18th century ruler of Mysore and for the Bengaluru International Airport. Now, that is set to change by Devanahalli becoming the address of corporate India's superstars. Amidst paddy fields, brown earth and acres and acres of greenery, are emerging rows of

elegant villas that cater to the who's who of industry. All this set to the backdrop of the Nandi Hills.

With the city's infrastructure crumbling, with space becoming a luxury, with the clam of the city giving way to the hustle-bustle, Devanahalli is becoming the natural choice for the affluent. But then ironically, this part of the city is now also becoming the hot favourite for industry with many of the leading IT firms looking at relocating to North Bangalore.

It's just not only the IT firms that are moving base to North Bangalore, leading 5 star hotel chains, IT parks, Nano projects, universities and institutions, well connecting peripheral ring roads will soon change the landscape of North Bangalore. And people want to cash in on this opportunity before it's too late.

#### Upcoming Developments

- Manipal Education, is setting up a 200 acre university campus in North Bangalore
- KSIIDC has proposed 309 acres of land for commercial development around the airport
- Other projects of hotels, malls, convention center and SEZ coming up around the airport. In addition the government has awarded a contract to construct the biggest convention center which will come up on approximately 35 acres of the land. This convention centre will have 2 five star hotels enclosed within the campus.
- Aero SEZ: As part of BIA project, a Special Economic

Zone (SEZ) and other commercial developments are proposed within the Airport.

- Hi-Speed Airport Rail Link: In order to ensure fast and easy connectivity from Bangalore City Centre to the International Airport, a Hi-Speed Airport Rail link of around 34 kilometers from CBD to the Airport is proposed, which will enable passengers to reach the Airport in approximately 25 minutes.
- Widening of NH-7 to 8-lanes: National Highway Authority of India (NHAI) is in the process of widening the existing NH-7, from the existing 6-lanes to 8-lanes, which can sustain higher traffic flow.
- Improved connectivity to the Airport: Government of Karnataka has widened and improved the major district roads from the city and neighboring areas to the Airport, which would enable passengers to reach the Airport from the city and surrounding areas easily. In addition, Government of Karnataka has initiated the development of Peripheral Ring Road (PRR), Intermediate Ring Road (IRR) and Satellite Towns Ring Road (STRR), which will significantly improve connectivity to different parts of the Bangalore Metropolitan Region and the Airport.
- Peripheral Ring Road (PRR): Government of Karnataka is developing the PRR as an 8-lane expressway along the periphery of Bangalore for a total road length of 109 km.





- Upcoming Hotel Projects: The Oberoi at the Bangalore International Airport, Hyatt Residency and The Oberoi Luxury Hotel near the Hebbal lake area, Taj Airport Hotel and Holiday Inn at Devanahalli.
- Shapoorji Pallonji's Magnum Opus, a 1,450 acre IT hardware park in Devanahalli at a cost of Rs. 8,820 crore is to be developed in phases, the IT hardware park will see the development of 425 acres each in Phase I and II. The remaining 600 acres will be included in Phase III. While the main hardware park will be spread over 1,109.25 acres, the rest of the facility will boast of an IT park, residential area (80.53 lakh sq.ft.) with roads, a star-rated hotel (2.5 lakh sq.ft.), an effluent treatment plant (2.25 lakh sq.ft.) and a power plant.
- Nano Park: Government of Karnataka is planning to set up India's first nano park, in Bangalore North with hopes to gain a major share in the emerging, cutting-edge technology area. The state IT department has identified a 15 acre plot in North Bangalore, for the park.
- Bangalore International Airport Area Planning Authority (BIAAPA) has come up with a Masterplan 2021 for developing land around the Bengaluru International Airport. Of the 14,627.63 hectares identified under the Masterplan, 7,284.34 hectares (49.80%) have been reserved for residential purposes. For industrial and commercial purposes, 566.70 hectares (3.87%) and 470.33 hectares (3.23%) has been respectively

earmarked. BIAAPA has also reserved 1,841.89 hectares (12.59%) of the area for parks and open spaces.

- North Bangalore is expected to be populated with technology parks. The recently proposed ones include Aero SEZ, TCS SEZ, Infosys – 350 acres, Century Building (Pai Group) – Rs. 2,500 crores SEZ, IT/ITES/BPO SEZ (Rs. 1,040 crores).
- Infosys Technologies has acquired 10 acres of land in Devanahalli.

#### NEARBY EDUCATIONAL INSTITUTIONS

- Ryan International School
- Canadian International School
- Mallya Aditi International School
- Vidya Shilp Academy
- Delhi Public School
- Nagarjuna Vidyaniketan School
- B.M.S Institute of Technology

#### NEARBY HOSPITALS

- Columbia Asia Hospital
- Baptist Hospital

#### NEARBY CLUBS / RESORTS

- Angsana Hotel & Resorts
- The Golden Palms - Hotel & Spa



## LOCATION MAP



SOBHA



### INDIA

#### Bangalore

# 368, 7th Cross  
Wilson Garden  
Bangalore – 560027  
Tel: +91 80 4349 0000  
Mob: + 91 99015 87777

#### Mumbai

# 101, B Wing, Charmee Enclave  
CHSL 342 Service Road, Ville Parle  
East Mumbai – 400057  
Tel: +91 22 261 261 01/ 02/ 03  
Mob: +91 98903 90808

### DUBAI

P.O. Box 52687  
Dubai, UAE  
Tel: +971 4 886 7500 Extn.: 734  
Fax: +971 4 886 7800  
Mob: +971 50 2123138

### EMAIL

[lifestyle@sobha.co.in](mailto:lifestyle@sobha.co.in)

### SMS

sobha <space>  
your mail id to 56767