

A HOME THAT  
FEELS LIKE A *Vacation*

— INTRODUCING —  
**PRESIDENTIAL PLOTS**

SHRIRAM  
*Pristine*  
ESTATES  
A home away from routine

 **Doddaballapura  
Highway**



# NORTH BENGALURU,

## An Ultimate Destination Of Growth

North Bengaluru is one of the promising residential real estate destinations in the city. It has seen a significant uptick in real estate activity in recent times. The region has undergone significant development in recent years, with the construction of new flyovers, underpasses, metro stations amongst others. It is a vibrant and diverse region with a rich cultural heritage and a strong sense of community. The region offers a wide range of housing options, catering to the diverse needs and preferences of homebuyers.





# BIG & CONNECTING ROADS

## **SATELLITE TOWN RING ROAD**

The 280-km Satellite Town Ring Road (STRR), part of the Bharatmala Pariyojna, is a 4-6 lane access-controlled expressway under construction around Bengaluru. It connects 12 peripheral towns planned as satellite economic hubs. The functioning stretch includes 4 lanes from Dobaspet to Doddaballapur (Km 0-42) and 6 lanes from Doddaballapur to Hoskote (Km 42-80) on NH-648.

## **BELLARY ROAD RENOVATION**

Bellary Road (NH 7) is getting widened to 8 lane and is expected to sustain higher traffic due to airport expansion and the growing real estate developments on either sides of the NH 7.

## **PERIPHERAL RING ROAD**

The upcoming 73.5 km Peripheral Ring Road is a major infrastructure project that connects Tumkur and Hosur roads via Doddaballapura Road, Hesaraghatta Road, Bellary Road, Hennur Road, Old Madras Road, Hoskote Road, and Sarjapur Road. The ring road is expected to provide a boost to the local economy by improving connectivity and promoting development along its route.







# ADDITIONAL COMMERCIAL PUSH

## **BIAL IT INVESTMENT REGION**

Bangalore-BIAL ITIR is a 50 sq. km. (12,000-acre) IT Investment Region. This large-scale project, costing one lakh crore rupees (\$22 billion), is set to attract over 55 multinational IT companies, including Infosys, Wipro, and TCS. Foxconn's 300-acre Apple assembly site further positions the region as a key technology and employment hub.

## **AEROTROPOLIS – AIRPORT CITY**

Bengaluru International Airport Area Planning Authority (BIAAPA) region, which currently employs around 35,000 people, is fast developing as India's first aerotropolis development with high demand for satellite offices as well as residential units.

## **BENGALURU AEROSPACE HUB**

Spanning 950 acres, Bengaluru Aerospace Park hosts global leaders like Airbus, Boeing, and Rolls Royce, making it a key player in aerospace and aviation.

## **BENGALURU SIGNATURE BUSINESS PARK**

Stretching across 407 acres near Bengaluru Airport, this park by KSIIDC features the Bengaluru International Convention Centre, Media Centre, Cultural Museum, Corporate Tower (Business District), and High-Street Retail, creating a dynamic blend of business and culture.



# OTHER KEY HIGHLIGHTS



## **Proximity to Kempegowda International Airport**

North Bengaluru is located close to the Kempegowda International Airport, which makes it an attractive location for real estate investors.



## **Good connectivity**

North Bengaluru is well connected to the rest of the city through the Outer Ring Road, National Highway 44, and the upcoming metro rail network, enhancing the value of the real estate in the region.



## **Growing IT-ITeS sector**

North Bengaluru is home to many IT-ITeS parks, SEZs, and business centers, which has led to a growing IT-ITeS sector in the area. This provides employment opportunities and increases demand for residential properties in the region.



## **Educational institutions**

North Bengaluru has several educational institutions, including prestigious engineering and management colleges, which attract students from across the country.



## **Presence of industrial clusters**

North Bengaluru is home to several industrial clusters, including those related to aerospace, defense, and manufacturing.



## **Government initiatives**

The Karnataka government has launched several initiatives to improve the infrastructure in North Bengaluru, such as the development of the Peripheral Ring Road and the extension of the metro rail network.



## **Growth of healthcare sector**

With the presence of several healthcare institutions, North Bengaluru presents opportunities for developers to build healthcare-related facilities like hospitals and clinics.



## **Tourism potential**

North Bengaluru has several tourist attractions, such as the historic Devanahalli Fort and the Nandi Hills, which could be developed further to attract more tourists.



# LAND, HIGHER RETURNS GUARANTEED!



## Greater Flexibility

- Design your dream home without architectural constraints.



## Lucrative Returns

- Land appreciates at a higher rate than residential properties.
- Surrounding infrastructure developments boost land value.



## Low Maintenance Costs

- Minimal upkeep costs compared to apartments.
- No recurring maintenance fees for landowners.



## Low Property Tax

- Substantially lower property tax for landowners.
- Long-term savings on taxes.



## Quick Possession

- No delays in possession, as with under-construction properties.
- Immediate ownership upon land purchase.



## High Resale Value

- Unaffected by building wear, land has a better resale value.
- The scarcity of available land raises market competition.
- Increased demand leads to higher prices.



## Boosting Transparency for Residential Plot Investors

- Registration is required by the Real Estate (Regulation and Development) Act of 2016.
- RERA registration increases transparency for investors in residential plots.



## Government-Driven Digitization

- Government is digitizing land records for transparency and ease of access.
- The process aims to simplify the translation of ancient data.
- The objective is to make property investments more appealing.





# Doddaballapura Highway

A location which speaks for itself



D-mart Store

2 min



Doddaballapura Railway Station

4 min



Doddaballapura Old Bus Stand

8 min



ITIR

15 min



International Schools

20 min



Kempegowda International Airport

30 min



## Schools & Colleges

GITAM University - 10 min  
Amity University - 10 min  
Presidency University - 20 min  
BMSIT College - 20 min  
Jawahar Navodaya Vidyalaya - 8 min  
Nalanda High School - 10 min  
Harrow International School - 12 min



## Healthcare Facilities

Manipal Hospital  
Doddaballapura - 5 min  
L V Hospital - 6 min  
Suraksha Hospital - 7 min  
Drishti Eye Hospital  
Doddaballapura - 8 min  
Lion's Trust Dialysis Centre & Health Centre - 9 min  
Aadya Hospital Speciality Surgical Centre - 10 min



## Apparel/IT Parks

DITPL, KIADB Apparel Park - 8 min  
ITIR - 15 min  
KIADB Aerospace SEZ - 30 min  
Kirloskar Tech Park - 30 min  
Manyata Tech Park - 30 min



# LOCATION MAP





# MASTER PLAN

## PLOTS CLASSIFICATION

### ODD SITES

12.19m x 20.53m

12.19m x 21.34m

9.14m x 15.24m

12.19m x 18.29m

## SERVICES

- A. Transformer yard
- B. STP
- C. OHT
- D. UGR



## LEGEND

1. Children's park
2. Toddler's park
3. Cricket practice nets
4. Multipurpose lawn
5. Parent's bay
6. Flower garden
7. Miyawaki plantation
8. Jogging/walking track
9. Lawn tennis court
10. Basketball court
11. Spectator zone
12. Aroma garden
13. Amphitheatre
14. Stage
15. Traditional games
16. Floor games
17. Senior citizen corner
18. Pet park
19. Multipurpose lawn
20. Seating alcove
21. Meditation lawn
22. Yoga court
23. Swing court
24. Reflexology
25. Outdoor gym
26. Multipurpose lawn
27. Jogging / Walking track
28. Organic gardens



# Pure bliss; your recreational centre awaits

## Your haven of wellness

Step into our lavish clubhouse, where a state-of-the-art gym and refreshing swimming pool await your indulgence.

## Your evening escapade

Zone out in our gaming room where excitement blends with relaxation, creating a vibrant and youthful vibe.

## Your Social Network

Within its eclectic ambiance, forge connections with like minded folks & elevate your social life without having to step out.





# Upgrade Your Future with Presidential Plots



## Your Gateway to Unparalleled Living

Elevate your status with key front plots strategically placed near the entrance and roundabout.



## Stay Active Always

Embrace a Pro-Active Life with easy access to amenities like lawn tennis, basketball court, cricket net, children's play area, multipurpose lawn, and an amphitheater.



## Prompt Commercial Zones Within The Vicinity

Experience the convenience of prompt commercial access to two bustling commercial zones.



## Breathe In Nature

Immerse yourself in the greenery, as these premium plots are nestled near multiple parks.



## Breezy Driving Bliss

Cruise through luxury with a 50 ft wide breezy drive, connecting you seamlessly to new age living.



## Recreational Paradise

Enjoy effortless access to the 17,600 sq.ft recreational club, defining a lifestyle of leisure and sophistication.



# *The seal of trust!*

48 COMPLETED  
PROJECTS

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25 YEARS OF  
LEGACY

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26.5 MILLION SQ.FT.  
DELIVERED


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30,000+ SMILING  
CUSTOMERS

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PRESENCE  
ACROSS 6 CITIES

BENGALURU | CHENNAI | KOLKATA | COIMBATORE | VIZAG | PUNE

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