

BUY NOW, BUILD *Today*

THE PERFECT PLOT FOR YOUR STORY



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

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.

SATELLITE TOWN RING ROAD

The 280-km long Satellite Town Ring Road (STRR) is an under construction 4-6 lane access-controlled expressway under Bharatmala Pariyojna. It connects 12 towns (Doddaballapura, Dobbasapete, Devanahalli, Sulibele, Hoskote, Sarjapura, Attibele, Anekal, Tattakere, Kanakapura, Ramanagara and Magadi) in Bengaluru's peripheries. These towns are intended to be developed as satellite towns to provide alternate economic centres around Bengaluru.

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.





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

PLOT CLASSIFICATION				
ODE SITE	15.77m x 20.33m	12.17m x 21.33m	9.14m x 15.25m	12.77m x 18.25m

SERVICES

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



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 Bungalow 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!

44 COMPLETED
PROJECTS

25 YEARS OF
LEGACY

24.4 MILLION SQ.FT.
DELIVERED

28,000+ SMILING
CUSTOMERS

PRESENCE
ACROSS 5 CITIES

BENGALURU | CHENNAI | KOLKATA | VIZAG | COIMBATORE

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