GK BUILDERS & DEVELOPERS

YOUR OWN EARTH YOUR OWN SKY



Hill View



Gk Hill View Project Location



GK Hill View, Phase - 1	
Site Facing	Quoting Price
East	₹3,500.00
North	₹3,500.00
West	₹3,500.00
South	₹3,500.00
North East Corner	3,500 + 20% = 4,200
Other Corners(NW,SE & SW)	3,500 + 15% = 4,025
Entrance Road/North	3,500 + 15% = 4,025
Entrance Road/South	3,500 + 15% = 4,025
Entrance Road North East Corner	4,180 + 10% = 4,598
Entrance Road, Other Corners (NW,SE & SW)	4,100 + 10% = 4,411

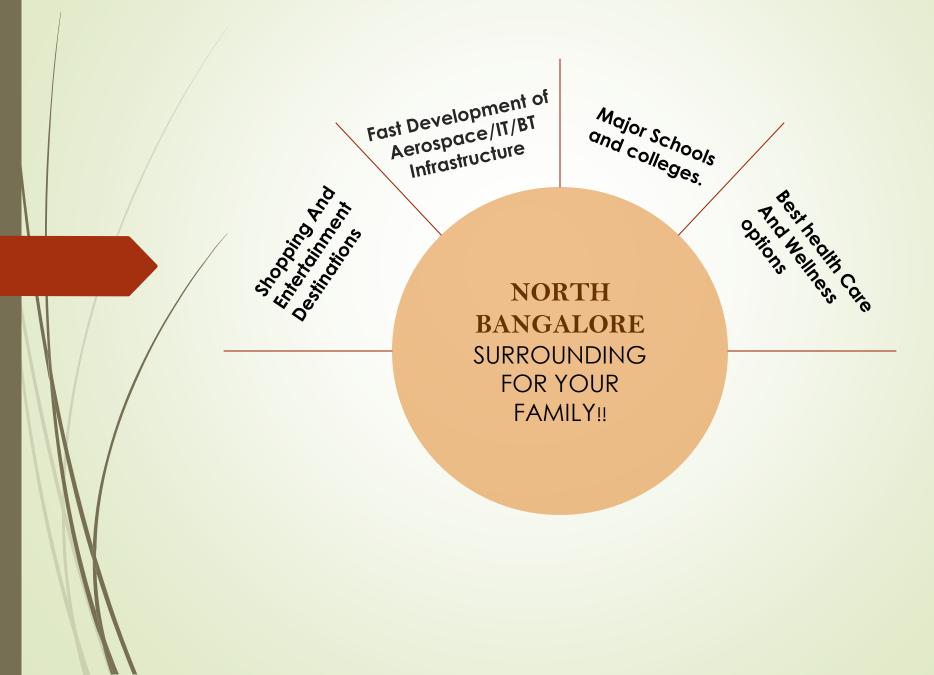
Note 1: No Extra Development Charges

Note 2: No Park Facing Charges

Note 3: No Maintenance Charges For 1 Year From The Date Of Completion

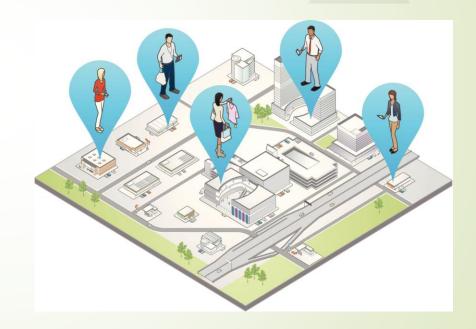
Welcome to life

Worthy of Being Called your "Dream life".



Residential Plots are Sale Devanahalli

30+ Amenities
 30X40(1200 SQ.FT)
 30X50(1500 SQ.FT)
 40X60(2400 SQ.FT)
 Facing: East, West, North
 Bank Loan Available





30+ AMENITIES

- 1) Grand entrance arch
- 2) 24/7 security
- 3) 50ft and 40ft wide roads
- 4) / Drainage, sewage
- 5) Water connection
- **6) Rain water harvesting**
- 7) Over head Water tank
- 8) Foot path
- 9) Individual site number
- 10) STP- sewage treatment plant
- 11) Underground cable connection
- 12) Street fools
- 13) Borewells
- 14) Security room
- 15) CC roads

- 16) Surveillance cameras
- 17) Intercom systems
- 18) Electronic locks
- 19) Swimming pool
- 20) Gymnasiums
- 21) Clubhouses
- 22) Children's play area
- 23) Parks
- 24) Garden
- 25) Walkways
- 26) Community garden
- 27) Elevators
- 28) High-speed internet
- 29) Energy-efficient system
- 30) Waste management system

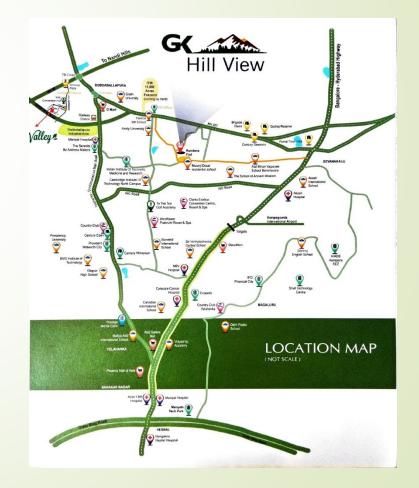
CONNECTIVITY FEATURES:

- Bangalore International Airport 15 Min
- Bangalore Rural DC Office 2 Min
- ITIR Special Economic Zone(SEZ) 11,000 acres 2 Min
- Foxconn 2 Min
- NH-207 (300 ft rd) 6 lane National Highway 02 Min
- KWIN city STRR –45 Min
- Amity University 2 Min
- Gitam University 05 Min
- Akash International School 8 Min
- Stone Hill International School 10 Min
- Harrow International School 10 Min
- Godrej Reserve 03 Min
- Century Green 03 Min
- Brigade Oasis 03 Min
- /Orchid Nirvana North 05 Min
- / D-Mart Devanahalli 5 Min
- Nandi Upachar 2.5 Min
- Airport Toll 12 Min

 \triangleright

KIADB Tech Park – 13 Min

Railway Station Devanahalli – 6 Min



Present Pictures of the Layout









LAYOUT PLAN

LOCATION ADVANTAGES :

» BANGALORE International Airport

Kempegowda International Airport is an international airport serving Bangalore, the capital of Karnataka, India. Spread over 4,000 acres (1,600 ha), it is located about 30 kilometers (19 mi) north of the city near the suburb of Devanahalli. It is owned and operated by Bengaluru International Airport Limited (BIAL), a public–private consortium. The airport opened in May 2008 as an alternative to increased congestion at HAL Airport, the original primary commercial airport serving the city. It is named after KempeGowda I, the founder of Bangalore. Kempegowda International Airport became Karnataka's first fully solar powered airport, developed by CleanMax Solar.



Office of Deputy Commissioner, District Administrative Bhavan, Beerasandra village, Devanahalli taluk, Bengaluru Rural District. Deputy Commissioner's Office is the Principal Administrative unit below the state level. It is a unit of administration covering most of the departments of Government. Deputy Commissioner is head of the district administration. It is spread across four taluks: Doddaballapur, Devanahalli, Hosakote and Nelamangala. There are 17 hoblis (cluster of villages), 973 inhabited and 79 uninhabited villages, 5 towns and 98 gram panchayats.



INFORMATION TECHNOLOGY Investment Region Zone (ITIR)

The state government is going full throttle on the proposed Information Technology Investment Region (ITIR) near the Bangalore airport. If a feasibility study by the government is to be believed, Karnataka will attract a mammoth Rs 1 lakh crore in investment in the next 25 years and generate jobs for over 40 lakh people. Consultants for the state government are giving finishing touches to a 'techno economic pre-feasibility survey' of the ITIR.

> INFORMATION TECHNOLOGY Investment Region Zone (ITIR)

The survey estimates that over 12 lakh direct jobs and 28 lakh indirect jobs will be created if the project is implemented. The state has chalked out a plan to develop about 50 square km of land near the Bangalore International Airport as the ITIR. The region will be developed as an integrated township through public private partnership. The township will have residential areas, schools and other public utilities, and will include environmental protection mechanisms. The project, after obtaining the Centre's sanction, will be implemented by the state government. The Centre will provide external infrastructure like road, rail, telecommunication links and so on.



IPHONES MADE IN DEVANAHALLI Taiwanese company Foxconn may start manufacturing iPhones at its Devanahalli plant from April 2024

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> FOXCONN (iPhone maker Foxconn)

Foxconn- The 13 million-square-foot acquisition was announced in a statement to the London Stock Exchange Taiwanese electronics giant Foxconn has bought a huge tract of land on the outskirts of Bengaluru, the key Apple supplier said in a filing on Tuesday (May 9) as it looks to diversify production away from China. Also known by its official name, Hon Hai Precision Industry, Foxconn is the world's biggest contract electronics manufacturer and a principal assembler of Apple iPhones.

> FOXCONN (iPhone maker Foxconn)

Both companies are seeking to shift manufacturing away from China after strict COVID-19 policies, a bout of industrial unrest and ongoing diplomatic tensions with the United States hurt production. The 1.2 million-square-meter (13 million-square-foot) acquisition in Devanahalli, near the Bengaluru airport, was announced in a statement to the London Stock Exchange. Taiwanese electronics giant Foxconn has bought a huge tract of land on the outskirts of Bengaluru, the key Apple supplier said in a filing on Tuesday (May 9) as it looks to diversify production away from China. Also known by its official name, Hon Hai Precision Industry, Foxconn is the world's biggest contract electronics manufacturer and a principal assembler of Apple iPhones. Both companies are seeking to shift manufacturing away from China after strict COVID-19 policies, a bout of industrial unrest and ongoing diplomatic tensions with the United States hurt production. The 1.2 million-squaremeter(13 million-square-foot) acquisition in Devanahalli, near the Bengaluru airport, was announced in a statement to the London Stock Exchange. It said that subsidiary Foxconn Hon Hai Technology India Mega Development was paying three billion rupees (\$37 million) for/the site, the size of more than 50 Manhattan city blocks.

Karnataka government launches KWIN city near Bengaluru

This project was earlier called Knowledge **Health, Innovation, and Research (KHIR) City**, bu it has now been renamed KWIN City.

The project aims to create a parallel city to Bengaluru for equal growth and opportunities in all sectors within an accessible distance to Karnataka's capital. After taking all the suggestions, the state government rounded off the area between **Doddaspete and Doddaballapur**, which is roughly 60 kilometers from Bengaluru. This will be built in a total of 2000 acres of land which is on the Satellite Town Ring Road (STRR)

Key Features of KWIN City

• **Strtegic Locationa:** Situated 45 minutes from Kempegowda International Airport, 50 km from Bengaluru city centre, and five km from the Bengaluru-Pune Greenfield Expressway, KWIN City offers excellent connectivity.

- **Sustainable Infrastructure:** The city prioritises sustainability with a solar farm covering 465 acres and an advanced rainwater harvesting system.
- Four Key Pillars: KWIN City focuses on Knowledge, Health, Innovation, and Research, creating a synergistic ecosystem for growth and development.

• **World-Class Amenities**: The city will feature state-of-the-art infrastructure, including residential and commercial spaces, educational institutions, healthcare facilities, and recreational areas.

Economic Potential:

KWIN City is expected to attract prestigious universities, startups, research centres, and global health institutions, creating employment opportunities for the local population. The project's strategic location and focus on innovation are expected to draw significant investments and foster economic growth in the region.

Partnerships and Support:

KWIN City is supported by an advisory board comprising prominent figures from various fields, including Kiran Mazumdar-Shaw, Dr Devi Shetty, Ranch Kimball, Thomas Osha, Mohandas Pai, Nikhil Kamath, Prashant Prakash, Dr Vivek Jawali, Stephen S Ekker, and Dominique Rossin. Their guidance and expertise will contribute to the success of the project.

KWIN city near Bengaluru

Karnataka Chief Minister Siddaramaiah, along with his cabinet ministers, launched Knowledge, Wellbeing, and Innovation (KWIN) City near Bengaluru on Thursday. This project was earlier called Knowledge, Health, Innovation, and Research (KHIR) City, but it has now been renamed KWIN City.

KWIN City will primarily focus on attracting top educational institutions, start-ups, research centres and global health centres, which can provide employment to the local people. The Department of Commerce and Industries is implementing the project, and as it is away from the usual Bengaluru traffic, it is likely to attract investors, keeping its accessibility to the international airport in mind. The Kempegowda International Airport is just an hour away from the KWIN city, and a new real-estate boom is expected around Doddaballapur.

Karnataka minister MB Patil earlier said that the KWIN city is going to contribute a lot to the state's GDP. He said, "There is an increased economic activity in the state, and we need to attract investments. Karnataka is known for its publicprivate partnership, which will be enhanced further for the city of KHIR. It is also easy for the global players to find talent here in Bengaluru, and they would not find a better option than this new city. It will provide a big-time contribution to the state's GDP." According to Patil, this project is expected to attract investments worth ₹40,000 crores in all four segments and will likely create around 80,000 new jobs.



> AMITY University

Amity University, Noida (also known as Amity University Uttar Pradesh) is a private research university located in Noida, India. It was established in 2005 by an Act of the State Legislature of Uttar Pradesh. The university is recognized by University Grants Commission and accredited by the NAAC with grade 'A+'. It has campuses in India and overseas branch campuses in London, Dubai, Singapore and New York. Internationally, Amity University, Noida was ranked 1001–1200 by The QS World University Rankings for 2023 and 200 in Asia

> AMITY University

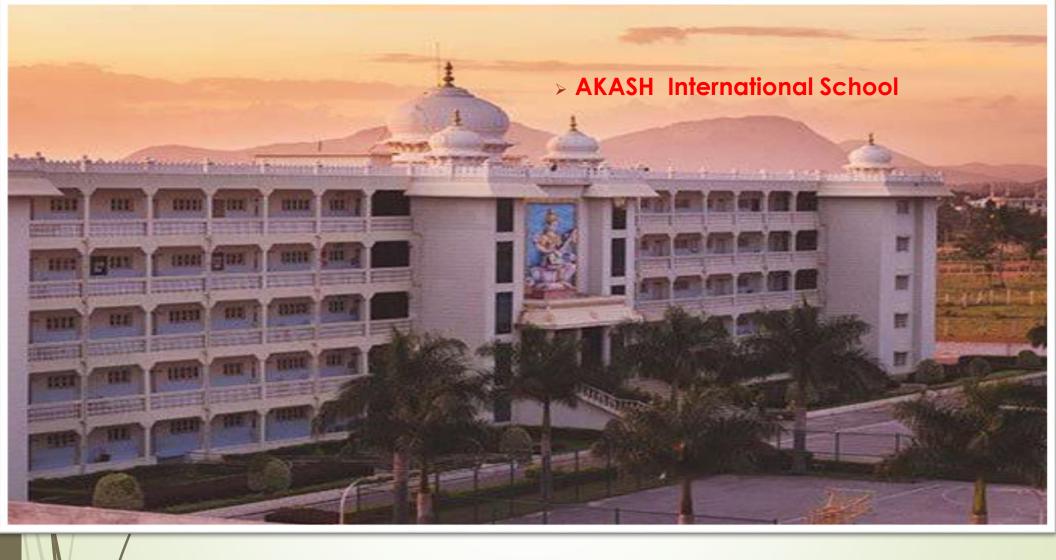
The Times Higher Education World University Rankings also ranked it 1001–1200 in the world for 2023. It also ranked the university 401–500 in Asia for 2022 and at the same band among emerging economies. The university was ranked 901–1000 in the Academic Ranking of World Universities of 2022. In India, the National Institutional Ranking Framework (NIRF) ranked it 65 in the overall ranking for 2018, 58 among universities (2019), 25 in the pharmacy ranking and 48 in the management ranking. Amity School of Engineering & Technology, Noida was ranked 25 in India by the NIRF e Amity University, Noida has been accredited by the National Accreditation and Assessment Council (NAAC) with grade 'A+'. The university has secured the IET's international accreditation for six of its engineering programs. Amity law programs are recognized by Bar Council of India. Distance mode programs of the university are recognized by the Distance Education Bureau.] The management programs are accredited by the Accreditation Council for Business Schools and Programs (ACBSP). Amity University, Noida has also been accredited by the WASC Senior College and University Commission (WSCUC). Engineering ranking for 2020. The university was ranked 236 in Times Higher Education Global Employability Ranking 2020.



GITAM UNIVERSITY – Gandhi Institute of Technology and Management (GITAM) is a private deemed university located in Devanahalli.

> GITAM University

The university was founded by the late Dr M. V. V. S. Murthy in Visakhapatnam in 1980. It was previously affiliated with Andhra University under the name GITAM College, then gained autonomy status in the year 2007. The campus in Visakhapatnam is the oldest of the bunch. It spreads across a little over 100 acres. Collectively, the three campuses have 19 institutions under their wing. On 2015, the GITAM Institute of Medical Sciences and Research (GIMSR) was founded as a private medical college and teaching hospital. GIMSR enrolls 150 students annually for the MBBS undergraduate program based on the national entrance test (NEET) and 52 postgraduate students in various medical specialties. The college currently has around 200 medical faculty members, 170 paramedical staff, 350 nursing, administrative and support staff. GITAM University has its main Campus located at V In/March 2023, the National Assessment and Accreditation Council (NAAC) granted GITAM an 'A++' grade after it secured a 3.54 CGPA out of 4 in the third cycle of accreditation, for an extended duration of seven years. GITAM is accredited by AICTE for Engineering, Management and MCA, COA for Architecture, PCI for pharmacy, INC for Nursing, NMC for medical and BCI for law programs.



Akash International School provides a holistic education to its students, emphasizing both academic and personal growth. The school has a well-qualified and experienced faculty who are committed to creating a safe and nurturing learning environment for students. The curriculum at Akash International School is designed to promote critical thinking and problem-solving skills, preparing students for success in the modern world.

We offer IGCSE, ICSE & CBSE curricula, making us one of the best schools in Devanahalli.

> AKASH International School

The school offers a wide range of extracurricular activities, including sports, music, and art, to help students develop their interests and talents Akash International School has state-of-the-art facilities, including spacious classrooms, a well-stocked library, and modern labs. The school provides a safe and secure campus with 24/7 surveillance and access control measures. Akash International School has a strong track record of academic excellence, with its students consistently achieving high scores in national and international exams .The school encourages parent involvement and has an open-door policy, allowing parents to actively participate in their child's education. The school follows an international curriculum, providing students with a global perspective and preparing them for higher education abroad. Akash International School is located in a prime location in Bangalore, making it easily accessible to students from all over the city.



> AKASH Medical Collage

Turning Today's Students Into Tomorrow's Medical Leaders AIMSRC believes in nurturing medical students with compassion, care and professionalism to turn them into successful healthcare leaders

> AKASH Medical Collage

AIMSRC they provide excellent medical education to students with a mix off traditional and advanced technology.

They provide high-quality medical education as well as an environment that fosters the intellectual, emotional, and economic development of faculty, students and support staff AIMSRC established in the year of 2015 under the Akash development and

education trust. AIMSRC built on a 35 - 40 acres of lush green campus.

AIMSRC provides

Advanced infrastructure
 /Technology enabled classrooms
 Cutting edge laboratories



> AKASH hospital

They provide high-quality medical education as well as an environment that fosters the intellectual, emotional, and economic development of faculty, students and support staff

The hospital is built with a lot of value additions, namely, parking facilities for patients and their attendants, designated areas for patients and their attendants to spend time together while the patient is in the hospital & a cafeteria for faculty, staff, students, patients and attendants.

> AKASH hospital

Separate Intensive Care Beds with Ventilator Facilities (MICU, SICU, PICU, EICU) • Advanced Radiological Services (X-Ray, Colour Doppler, Ultrasound, CT Scan, MRI, Mammogram, Fluroscopy Special Procedures)

Emergency & Trauma Care Dedicated Diagnostics & Laboratory Services Well Stocked Pharmacy Ambulance Service



» STONEHILL International School



Stonehill International School is committed to fostering a diverse, equitable, and inclusive community where every individual is valued and respected regardless of their race, background, religion, gender identity, or cultural beliefs. Inclusion is at the heart of Stonehill's mission as it strives to create a school culture where everyone feels a sense of belonging and can thrive socially, emotionally, and academically. Stonehill is dedicated to promoting these principles throughout the school community by embracing differences and celebrating the unique perspectives and experiences that each student, faculty member, and the wider community brings to the school. Founded in 2008, Stonehill International School is a part of Embassy Education, the education vertical of the Embassy Group.



A co-educational boarding and day school for students, located on a magnificent new campus, close to the international airport in the Devanahalli area.

Harrow international school built on a 60 acre site on a Devanahalli quater of Bengaluru

With academic building built over four levels and a 700m library

Along with academic building they have music lab, drama & dance theatre, classroom dedicated to fine art, swimming pool, sports hall, outdoor & indoor sports facilities and Boarding houses



» D-MART Devanahalli

D-Mart is a one-stop supermarket chain that aims to offer customers a wide range of basic home and personal products under one roof. Each D-Mart store stocks home utility products - including food, toiletries, beauty products, garments, kitchenware, bed and bath linen, home appliances and more - available at competitive prices that our customers appreciate.

Our core objective is to offer customers good products at great value. D-Mart was started by Mr. Radhakishan Damani and his family to address the growing needs of the Indian family.

» D-MART Devanahalli

From the launch of its first store in Powai in 2002, D-Mart today has a well-established presence in 341 locations across Maharashtra, Gujarat, Andhra Pradesh, Madhya Pradesh, Karnataka, Telangana, Chhattisgarh, NCR, Tamil Nadu, Punjab and Rajasthan. With our mission to be the lowest priced retailer in the regions we operate, our business continues to grow with new locations planned in more cities. The supermarket chain of D-Mart stores is owned and operated by Avenue Super marts Ltd. (ASL). The company has its headquarters in Mumbai. The brands D Mart, D-Mart Minimax, D Mart Premia, D Homes, Dutch Harbour, etc are brands owned by ASL. At D-Mart, we research, identify and make available new products and categories that suit the everyday needs of the Indian family. Our mission is to provide the best value possible for our customers, so that every rupee they spend on shopping with us gives them more value for money than they would get anywhere else.



1.Nandi Upachar is a highly treasured culinary brilliance, located at 29/5, Hoysala Corpus, Rani Circle – BB road, on the way to the Bangalore International Airport (Kempegowda International Airport).

2.It is Counted as the most promising veg restaurants in Bangalore, which offer the finest Indian cuisine in an A/C environment. The food is prepared by experienced Chef's in an Open Kitchen background.

> NANDI Upachar

3.It takes pride in being one of the best 'North Bangalore' restaurants to serve a multi-veg cuisine.

4. They have Kesari Bhath, Masala Dosa, Benne Dosa, Bhutte Angare Salad, Palak Paneer, Dum Aloo Kashmiri, Veg Kabab Platter, Baby Corn Manchurian, Crispy Fried Vegetables, Khara Bhath, Cream Of Mushroom Soup, Garlic Naan, Singapore Fried Rice, Malai Kofta, Sabzi Dum Biryani, Veg Szechuan (Sichuan) Noodles, Pav Bhaji, Chaat varieties, Ice-creams, Kulfi, Rabdi and many more recipes that will delight our taste buds.
5. TASTE:Length and breadth Vegetarian Nandi Upachar is a fine dining restaurant in Bangalore, is popular only for its lip-smacking dishes and delectable taste; only believes in client satisfaction, quality service and tasty food.

- 6. Each cuisine under this roof is made by using the choicest ingredients experientially used in that dish by master chefs. Traditionally rich and authentic taste lingers in one's mind after experiencing Nandi Upachar snacks and savories.
- 7. STOPOVERS AND TAKE AWAYS: Just give the branch manager a call and he'll make sure you leave this place with a smile.

8. They also can provide immediate takeaways too; in case, you don't want to sit and eat – just speak to the manager for details.

9. They take cleanliness and hygiene very seriously. Their stand-alone restaurant only serves RO water (Reverse Osmosis) and mineral water.

10. At this NANDI UPACHAR veg restaurant in Bangalore, heavy-duty performance in catering, parcel takeaways and fine-dining helps keep the food and beverage departments in-house profitable.



1. Operates a strategic arterial 22 km six lane toll road in the state of Karnataka, connecting Bengaluru city and its airport.

2. The road links the city to its airport, and the homes at Birla Trimaya are 5.3 kilometers from the toll plaza.

3. Having a toll plaza on the road is needed for its upkeep. Open communication has to take place in order to keep it running and effective.

> Devanahalli TOLLWAY

4. The project was awarded by National Highways Authority of India (NHAI) for upgradation of road from 4 lanes to 6 lanes on Build-Operate-Transfer basis.
5. The road, part of National Highway 44 (erstwhile NH7), has an operational history of over seven years

6. It is well poised to cater to the growing needs of Bengaluru City and the airport and will benefit from the growth potential of Bangalore as a metropolis.

7. Post its acquisition, the project has successfully completed its major maintenance leading to substantial improvement.

8. its credit rating and has witnessed significant reduction in road accidents through implementation of comprehensive Environmental & Social Action Plan (ESAP), correction of accident-prone spots and organization of regular road safety

KIADB Tech Park



In the Indian state of Karnataka, there is a tech park called the KIADB Tech Park. The Karnataka Industrial Areas Development Board (KIADB) is in charge of running it.

> KIADB Tech Park

1. Karnataka's government made KIADB an official group to help companies in the state grow. The park covers about 2,980 acres and is close to Kempegowda International Airport.

2. In the business area of the park, there are two water tanks with drinking water and tertiary treated water. There are also two water tanks, underground power lines, street lights, and a road with several lanes that lead to the gate. A 220/66/11 KV transformer keeps getting bigger and better. There are also areas like parks, safety zones, and parking spots.

3. There are several office buildings, storage buildings, and company buildings for sale or rent. The fact that the Bangalore International Airport is only about 20 minutes from the park, which also has good services, is a big plus.

4. They are happy to work with real estate agents and managers to help people find the best commercial spaces for them.

5. About 31 kilometers away from Bengaluru city and about 9 kilometers away from this park from National Highway

KIADB Tech Park

7. Dodd Jala Railway stop is 9 km away and is the closest train stop.

8. The KIADB Tech Park is pretty big, so there is plenty of space for all the companies to set up their offices and services. It's a nice place to work because it's a new well-built park.

9. One of the best things about this tech park is the chance to grow. Since so many businesses work together, there are plenty of opportunities to work together and get to know each other.

10.LOCATION: The location of the KIADB Tech Park makes it easy for workers and visitors to get there. It is close to major roads and transportation networks, which makes it easy to get around.

11. In conclusion, KIADB Tech Park in North Bangalore is a place where people get together to change the future. It gives you a lot of chances to grow and achieve because it has cutting-edge technology, a collaborative environment, and good connections.



Devanahalli Southegowdanahalli Karnataka 562110 Near International Airport with IT Hub Traveling Gauribidanur Industrial Area and Yelahanka Junction, Nandi Halt, Chikkabalapura, Avathihalli, Venkatagiri Kotte Halt. Railway stations provide access to a variety of services and amenities, including ticketing, baggage handling, food and beverage facilities, and accommodations for travelers.



At GK Hill View, Nature and creative intelligence have together created a personal space for you and your loved ones, that is classic and functional.

We truly believe, that here is an opportunity for our clients to see their investment grow manifold in the immediate future.