

DEVANAHALLI

WHERE, A REWARDING
ADVENTURE BECKONS AT
EVERY STEP.



DEVANAHALLI

THE EPICENTRE OF ENDLESS POSSIBILITIES

The story of Devanahalli, is about a gold mine in the making.

The Government has kicked off the show with visionary initiatives, setting the stage for a commercial extravaganza. Strategic infusion of billions of rupees by the Government will amount to rapid infrastructural, residential, and retail growth.

Right now, Devanahalli is at the cusp of a smash hit, and you're invited to be part of the cast.

Let's have a look how.

Why DEVANAHALLI?

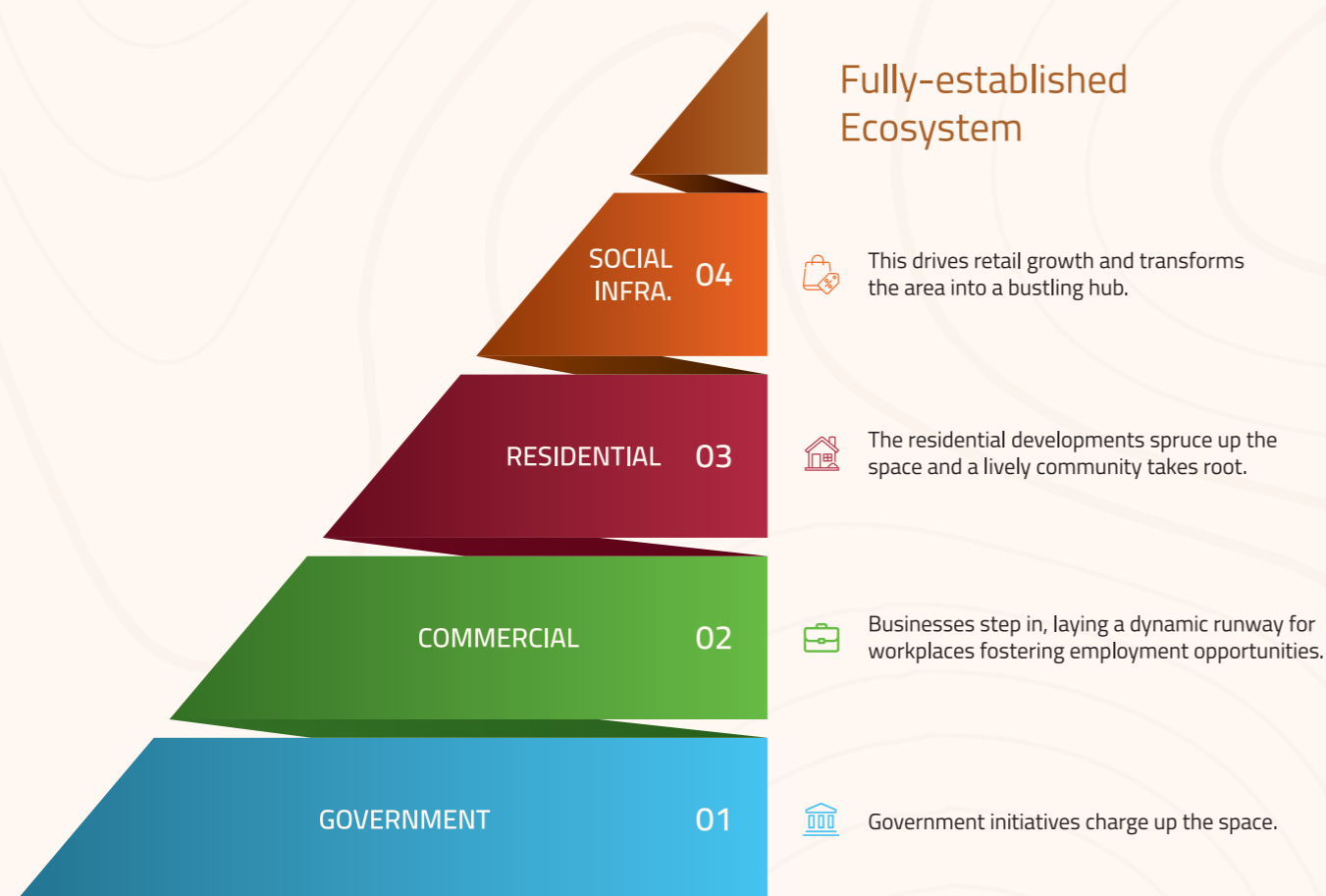
The storyline of success

In the narrative of growing locales, the government lays the foundation, paving the way for growth through essential infrastructure.

Businesses step in, crafting dynamic workplaces and fostering employment opportunities.

As residential developments emerge, a lively community takes root. The vibrant energy amplifies with the addition of markets, transforming the space into a bustling hub.

This plot reflects the journey from a blank page to a thriving, vibrant chapter of progress - a route marked by tactical planning and collective development.



*Map not to scale

Pathfinding GOVERNMENT initiatives

It all begins with the vision and initiative of the government, setting the stage for remarkable growth.



Devanahalli Business Park (DBP)

- Area: 413 acres
- Status: Planned
- Estimated completion: 2024
- Investment: ₹16,000-18,000 crores
- Developed by: KSIIDC

Information Technology Investment Region (ITIR):

- Area: 12,000 acres
- Status: Planned
- Estimated completion: 2030
- Investment: ₹1,00,000 crores
- Employment potential: 12,00,000 jobs



Aero Space Park

- Area: 1,000 acres
- Status: Partially operational
- Estimated completion: 2024
- Employment potential: 2,50,000 jobs



Airport City

- Area: 463 acres
- Status: Planned
- Estimated completion: 2025
- Investment: ₹ 30,000 crores
- Employment potential: 4,000-5,000 jobs



Satellite Town Ring Road (STRR)

- Status: Partially operational
- Estimated completion: 2024
- 4-lane and 6-lane, access controlled expressways linking 12 satellite towns and 331 villages including Doddaballapura, Devanahalli, Sarjapura, and Kanakpura
- Reduces traffic congestion at Hebbal by 25%



K.H.I.R City

- Area: 2,000 acres
- Status: Planned
- Estimated completion: 2030
- Investment: ₹ 40,000 crores
- Employment potential: 80,000 jobs



Metro

- A high-speed airport metro rail link (34 km) is being constructed and expected to be completed by 2026
- It will connect Whitefield, Electronic City, Hosur to the airport metro rail via a multi-modal hub at Hebbal

The promising COMMERCIAL high

The commercial sector comes to life, attracting investments and businesses, illuminating the path for prosperity. As the commercial landscape thrives, it creates a blooming hub of job opportunities, breathing life into the community.

The projects which are driving substantial investments and employment opportunities in the region, are as follows:

Business Parks

1

Brigade World Trade Centre

Location: Devanahalli
Area: 74 acres
Status: Planned
Estimated completion: 2027
Employment potential: 10,000-25,000 jobs



2

Purvankara Business Space

Location: Chikkajala
Area: 140 acres approx
Status: Planned
Estimated completion: 2026
Employment potential: 50,000-60,000 jobs



3

Divyasree Tech Space

Location: Devanahalli
Area: 100 acres
Status: Planned
Estimated completion: 2026
Employment potential: 15,000-25,000 jobs



4

Prestige Tech Cloud Park

Location: KIA - Devanahalli
Area: 33 acres
Status: Planned
Estimated completion: 2024
Employment potential: 5,000-8,000 jobs



5

Embassy Knowledge Park

Location: Doddaballapura
Area: 209 acres
Status: Planned
Estimated completion: 2027
Employment potential: 50,000-70,000 jobs



Global Associations



Boeing

- Location: Devanahalli
- Area: 43 acres
- Status: Planned
- Estimated completion: 2024
- Investment: ₹1,600 crores

Rakon

- Location: Devanahalli
- Area: 2 acres
- Status: Operational
- Investment: ₹375 crores
- Employment potential: 500-1,000 jobs

Centum Technologies

- Location: Devanahalli
- Area: 6 acres
- Status: Operational
- Investment: ₹50 crores
- Employment potential: 250 jobs



Foxconn

- Location: Devanahalli
- Area: 300 acres
- Status: Planned
- Estimated completion: 2024
- Employment potential: 1,00,000 jobs
- Investment: ₹16,000 crores

Carl Zeiss

- Location: Devanahalli
- Area: 34 acres
- Status: Planned
- Estimated completion: 2024
- Employment potential: 5,000 jobs

Shell

- Location: Devanahalli
- Area: 52 acres
- Status: Planned
- Estimated completion: 2024
- Employment potential: 1,500 jobs

SAP Labs

- Location: Devanahalli
- Area: 41 acres
- Status: Planned
- Estimated completion: 2024
- Employment potential: 15,000 jobs

Exide Energy

- Location: Devanahalli
- Area: 40 acres
- Status: Planned
- Estimated completion: 2024
- Investment: ₹6,000 crores

International Battery Company

- Location: Devanahalli
- Area: 100 acres
- Status: Planned
- Estimated completion: 2030
- Investment: ₹8,000 crores

RETAIL and RESIDENTIAL

hub

The expansion of workforce results in increasing the demand for housing options, giving rise to intriguing residential projects. This shift isn't confined to homes alone, it gracefully spills into the retail sector, fostering the foundation of more jobs. Thus, the community undergoes a positive transformation, becoming more dynamic and lively with these impactful changes.

Educational Institutions:

- | | |
|---|---|
| <p>1 Harrow International School
Location: Devanahalli
Area: 60 acres
Status: Operational</p> | <p>4 Vidyashilp University
Location: Kundana Hobli, Bengaluru North
Area: 37 acres
Status: Operational</p> |
| <p>2 Stonehill International School
Location: Jala Hobli, Bengaluru North
Area: 34 acres
Status: Operational</p> | <p>5 Cambridge University
Location: Devanahalli
Area: 16 acres
Status: Operational</p> |
| <p>3 Manipal Education Campus:
Location: Yelahanka
Area: 126 acres
Status: Operational</p> | <p>6 Chanakya University
Location: Near KIA, Devanahalli
Area: 148 acres
Status: Operational</p> |



One of the premier institutions of the world, Harrow International School stands as a timeless beacon for educational distinction.



Hospitality

- Taj Bangalore**
Location: KIA, Devanahalli
Status: Operational
Capacity: 141 Luxurious rooms, 13 suites.
- Taj Resort**
Location: Rajanukunte
Area: 45 acres
Status: Proposed
Capacity: 254 Keys, 50 Taj Branded Villas
- JW Marriott Golfshire**
Location: Devanahalli
Area: 23 acres
Status: Operational
Capacity: 301 Keys, 56 Executive rooms
- Discovery Village**
Location: Nandi Hills
Status: Operational



Healthcare

- Manipal Hospital**
Location: Hebbal
Capacity: 90 Beds
Chain of 9,500 beds with 33 hospitals
- Aster CMI Hospital**
Location: Hebbal
Capacity: 500 Beds
Specialist Doctors: 90



Phoenix Mall of Asia is one among the largest destination malls spread over 13 acres.



Retail

- Phoenix Mall of Asia**
Location: Hebbal
Retail space: 12,00,000 sq. ft.
Brands: 440
- RMZ Galleria**
Location: Yelahanka
Retail Space: 8,63,211 sq. ft.
Brands: 129
- Bhartiya Mall of Bengaluru**
Location: Thanisandra
Retail Space: 9,50,000 sq. ft.
Brands: 155



Recreation

- Padukone Dravid Centre for Sports Excellence**
Area: 16 acres
Status: Operational
Location: Yelahanka
Trains in: 9 different sports
- Bren Racing Track - FIA Grade**
Area: 95.6 acres
Status: Planned
Location: Doddaballapura
Investment: ₹174.18 crores



LET'S SEE WHY **NORTH BENGALURU** IS THE EMERGING INVESTMENT EPICENTRE FOR **MAXIMUM RETURNS.**



North Bengaluru

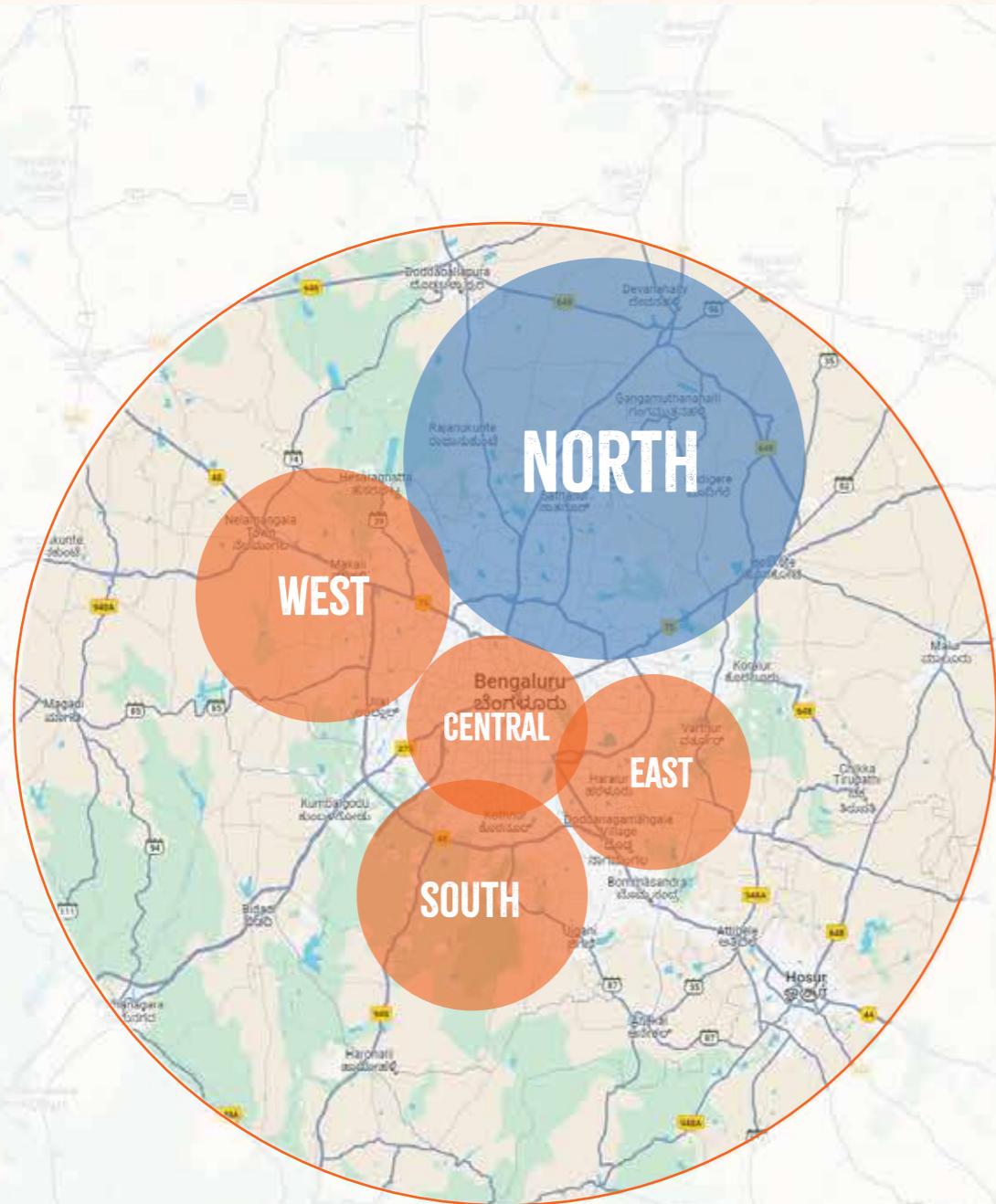


POTENTIAL RISK



POTENTIAL RETURN

Strategically planned for commercial growth amidst the city's northward expansion, North Bengaluru surfaces as the key investment hub.
Micro Market: Thriving
Outlook: Right time to invest



POTENTIAL RISK



POTENTIAL RETURN

Central Bengaluru

Central Bengaluru has everything, right from commercial centers to ready social infrastructure.
Micro Market: Saturated
Outlook: Too late to invest



POTENTIAL RISK



POTENTIAL RETURN

West Bengaluru

West Bengaluru leads in early-stage growth, backed by government initiatives.
Micro Market: Premature
Outlook: Too early to invest



POTENTIAL RISK



POTENTIAL RETURN

East Bengaluru

Areas around the east are saturated at the moment, it has reached the top of the pyramid with social infrastructure in place.
Micro Market: Saturated
Outlook: Too late to invest



POTENTIAL RISK



POTENTIAL RETURN

South Bengaluru

South Bengaluru has attained full development, notably in the retail sector.
Micro Market: Saturated
Outlook: Too late to invest

**EXPLORE FAR ENOUGH,
THAT YOU MEET YOURSELF.
MAKE YOUR LIFE
THE BEST
ADVENTURE**



Address of **ADVENTURE**

*Feel the heartbeat of thrills.
Breathe in the air of excitement.*

Step into Devanahalli, where adventure is your compass tracing untapped routes of high octane rushes of adrenaline. Let your morning start with horizon chasing hikes and end with rattling tales of new escapades. Live a life that longs for thrills.



Campsite of **EXCITEMENT**

*Nandi hills, wide-open fields,
ramp like highway, and tranquil lakes
Explore your basecamp for heart-pounding hikes,
high-speed cycling, and water escapades.*



It's like dropping into a live-action wildlife showdown where you're in the front row. Beyond investment, Devanahalli is where your adventure sways supreme, set against the epic backdrop of nature's grandeur.



Spot the hairpin bends of

PROSPERITY

way before the rest

This perfect storm of government support, global interest, and booming infrastructure projects sketches the outline of unprecedented progress. Devanahalli isn't just a place to invest; it's a unique opportunity to be part of a thriving hub, to write the story of success and innovation amidst the opus of nature's beauty.

Your moment is **NOW**

So,

GET. SET. INVEST.



**A LEGACY OF 5 DECADES - HARNESSING THE PAST,
DEFINING THE PRESENT AND CREATING THE BLUEPRINT FOR THE FUTURE.**

One of the most respected and trustworthy names in Indian real estate industry.

Over 3,000 acres of land bank, with massive development potential.

Over 20 mn. sq. ft. of quality residential and commercial assets under construction.

Sources:

www.ibtimes.co.in/upcoming-tech-parks-bengaluru-over-25-mega-projects-transform-north-bluru-see-list-862473
www.cloudcdn.taiwantradeshows.com.tw/2019/smartasia/summit/1017-1620-1640-sec1-3-steve-chang.pdf
www.moneycontrol.com/news/business/sap-labs-starts-constructing-second-office-in-bengaluru-to-create-15000-jobs-10691141.html
www.newindianexpress.com/states/karnataka/2023/jun/02/foxconn-to-receive-300-acres-of-land-in-devanahalli-by-july-2580999.html
www.newindianexpress.com/cities/bengaluru/2023/sep/14/karnatakas-1st-vehicle-scrapping-facility-to-start-at-devanahalli-2614626.html
www.thehindu.com/business/Industry/exide-energy-to-double-lithium-cell-production-in-karnataka/article67220286.ece
www.thehindu.com/news/national/karnataka/ibc-to-invest-8000-crore-in-karnataka-to-make-batteries/article66990659.ece
www.thehindubusinessline.com/info-tech/carl-zeiss-india-plans-to-hire-800-people-with-the-launch-of-new-facility/article67045315.ece
www.timesnownews.com/bengaluru/bengaluru-airport-metro-line-from-kia-to-devanahalli-set-for-completion-by-june-2026-article-100827006
www.moneycontrol.com/news/business/first-stretch-of-bengalurus-satellite-town-ring-road-to-be-ready-by-dec-2023-11001991.html
www.timesnownews.com/bengaluru/new-startup-park-for-bengaluru-govt-announces-a-hub-to-stimulate-25000-startups-in-city-and-beyond-article-98037292
www.business-standard.com/content/b2b-manufacturing-industry/centum-electronics-opens-fourth-manufacturing-facility-in-bengaluru-117021600370_1.html
www.economicstimes.indiatimes.com/jobs/c-suite/maximising-synergy-integrating-product-and-project-management-for-optimal-outcomes/articleshows/105877770.cms
www.moneycontrol.com/news/business/boeing-india-to-open-a-43-acre-complex-in-devanahalli-bengaluru-11403021.html
www.newindianexpress.com/business/2023/jun/15/new-zealands-rakon-opens-research-and-manufacturing-centre-in-bengaluru-2585327.html
www.indiaonline.com/company/dynamic-technologies-ltd-share-price/management-discussions/651
www.wtca.org/world-trade-center-devanahalli
www.skyscrapercity.com/threads/bengaluru-it-parks-it-sezs.1177023/page-105#post-184478409
www.divyasree.com/Commercial/Ongoing/TECHSPACE.html
www.embassyindia.com/press-release/embassy-announces-project-investments-worth-rs-15000-crores-in-karnataka-signs-mou-with-government-of-karnataka-at-the-global-investors-meet-gim-2012
www.shell.in/media/news-and-media-releases-2017/new-state-of-the-art-technology-centre-in-bangalore.html
www.prestigeconstructions.com/commercial-projects/
www.constructionworld.in/transport-infrastructure/aviation-and-airport-infra/phase-1-of-bengaluru-airport-city-to-open-by-2025/35797
www.themetrorailguy.com/nhai-bangalore-satellite-town-ring-road-route-map-status-update-tenders/
www.deccanherald.com/india/karnataka/karnataka-eyes-investment-of-rs-40000-crore-through-khir-city-2766613
www.indianexpress.com/article/cities/bangalore/metro-bengaluru-airport-june-2026-d-k-shivakumar8649143/#:~:text=Works%20of
www.hospitality.economicstimes.indiatimes.com/news/hotels/ihd-to-open-its-seventh-taj-hotel-in-bengaluru/92513566
www.google.com.pk/travel/hotels/entity/Cgsl-9at6vmEha2qARAB/details?utm_campaign=sharing&utm_medium=link&utm_source=htls&ts=CAEalAoCGgASGHlUCgcl5w8QCxglEgcl5w8QCxgkGAEyAhAAKkKBToDSU55GgA
www.economicstimes.indiatimes.com/industry/auto/auto-news/motorheads-can-rejoice-a-racetrack-is-coming-up-near-you/articleshows/99649233.cms
www.practo.com/bangalore/hospital/columbia-asia-hospital-hebbala-hebbal/reviews
www.indiadentalworld.com/dental-clinic/Yelahanka-New-Town/Narayana-Hrudayalaya-Dental-Clinic/Narayana-Hrudayalaya-Dental-Clinic
www.practo.com/bangalore/hospital/aster-cmi-hospital-hebbal-1/doctorsManipal Hospital Hebbal Bangalore - Doctors List, Book Appointment | Credihealth
www.careers360.com/university/vidyashilp-university-bengaluru
www.amity.edu/bengaluru/contact-us.aspx
www.collegedunia.com/college/56039-cambridge-institute-of-technology-citech-bangalore
www.shiksha.com/university/chanakya-university-bangalore-181399
www.harrowbengaluru.in/co-curricular.asp
www.centreforsports.in/about
www.imagesbof.in/bhartiya-mall-of-bengaluru/
www.scai.in/portfolio/rmz-galleria/
www.indiaretail.com/2023/10/27/phoenix-mall-of-asia-opens-in-bengaluru/

Disclaimer: The information and material contained or referred to in this document are for reference only. Century Real Estate Holdings Pvt. Ltd. Makes no representation or warranty of any kind express, implied or statutory regarding this report or the materials and information contained or referred to on each page associated with this report. The information and materials contained on this report are subject to change without notice, are provided for general information only and should not to be used as a basis for making business decisions. Any information or advice received via this document should not be relied upon without consulting primary or more accurate or more up-to-date source of information or specific professional advice. All images in this document are for representational purposes only.

Century Real Estate Holdings Pvt. Ltd.

Century Sales Galleria, Opposite Sahakar Nagar Cross,
Bellary Road, Bengaluru 560 092, India.

T. (+91) 80 4433 4444 | www.centuryrealestate.in

