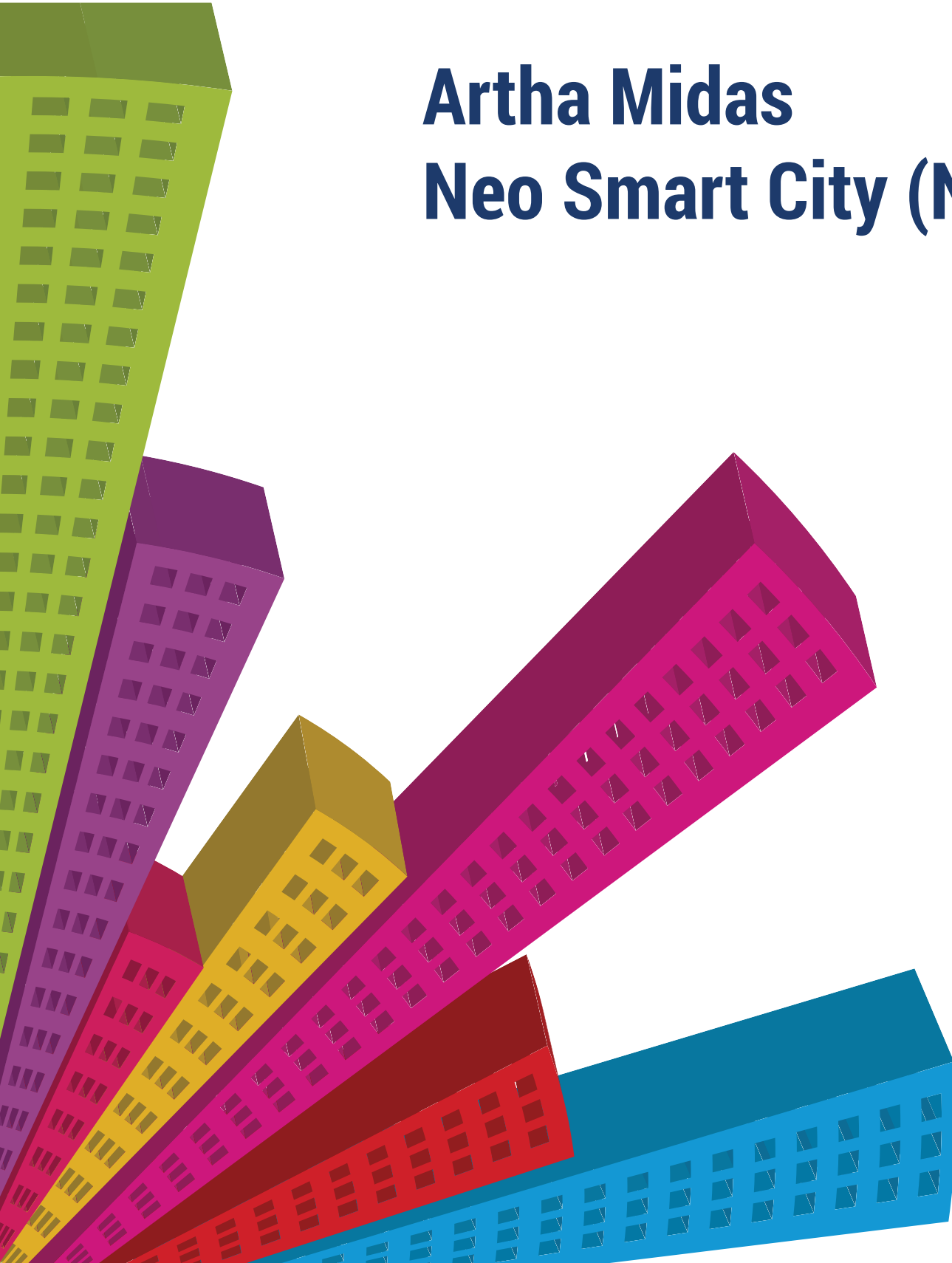


# Artha Midas Neo Smart City (NSC)



# Satellite Township Ring Road (STRR) and Town Ring Road (TRR) Project



Map not to scale

Source: BMRDA

# Hoskote Growth Story

## The Social Infrastructure

- ▶ Massive BMTC bus depot inaugurated more than 150 buses connecting all parts of Bangalore
- ▶ Development of Malur Railway Station
- ▶ Proximity to whitefield micro market gives a prospect of a flourishing residential market
- ▶ Development of the retail market with malls along with good social infrastructure and international schools
- ▶ Bangalore University has plans to have its base in Hoskote, the campus in Hoskote will be spread over 150 acres and will have all infrastructure, including adequate faculty and other amenities
- ▶ Just 25 min drive to Airport approximately 30-40 minutes with normal traffic

## The Industrial Scenario

- ▶ KIADB has proposed to develop a massive industrial township in three phases, spreading over 3,000 acres
- ▶ 1,500 acres Auto Hub coming up in Narsapura near Neo-Bangalore
- ▶ Hoskote Industrial Area houses 200 industrial units
- ▶ Home to manufacturing units of many corporate giants
- ▶ VOLVO, Bando & Honda manufacturing plants
- ▶ 468 Japanese companies have units on the Bangalore-Chennai belt
- ▶ Over 40,000 Japanese expected to work in this corridor
- ▶ SEZ (Special Economic Zone) for Electronics, hardware and IT at Bagur
- ▶ Aero IT SEZ under development at Budigere to create employment for 100,000. Mahindra & Mahindra Aero space is being setup.
- ▶ Allocation of 200 acres to IT company on Malur road
- ▶ Logistics Park coming up in Kambalipura, Neo Bangalore
- ▶ Neo Bangalore set to become a warehousing hub

## The Infrastructure

Infrastructure corridor spreading 6,000 acres to come up soon in Hoskote offering high employment

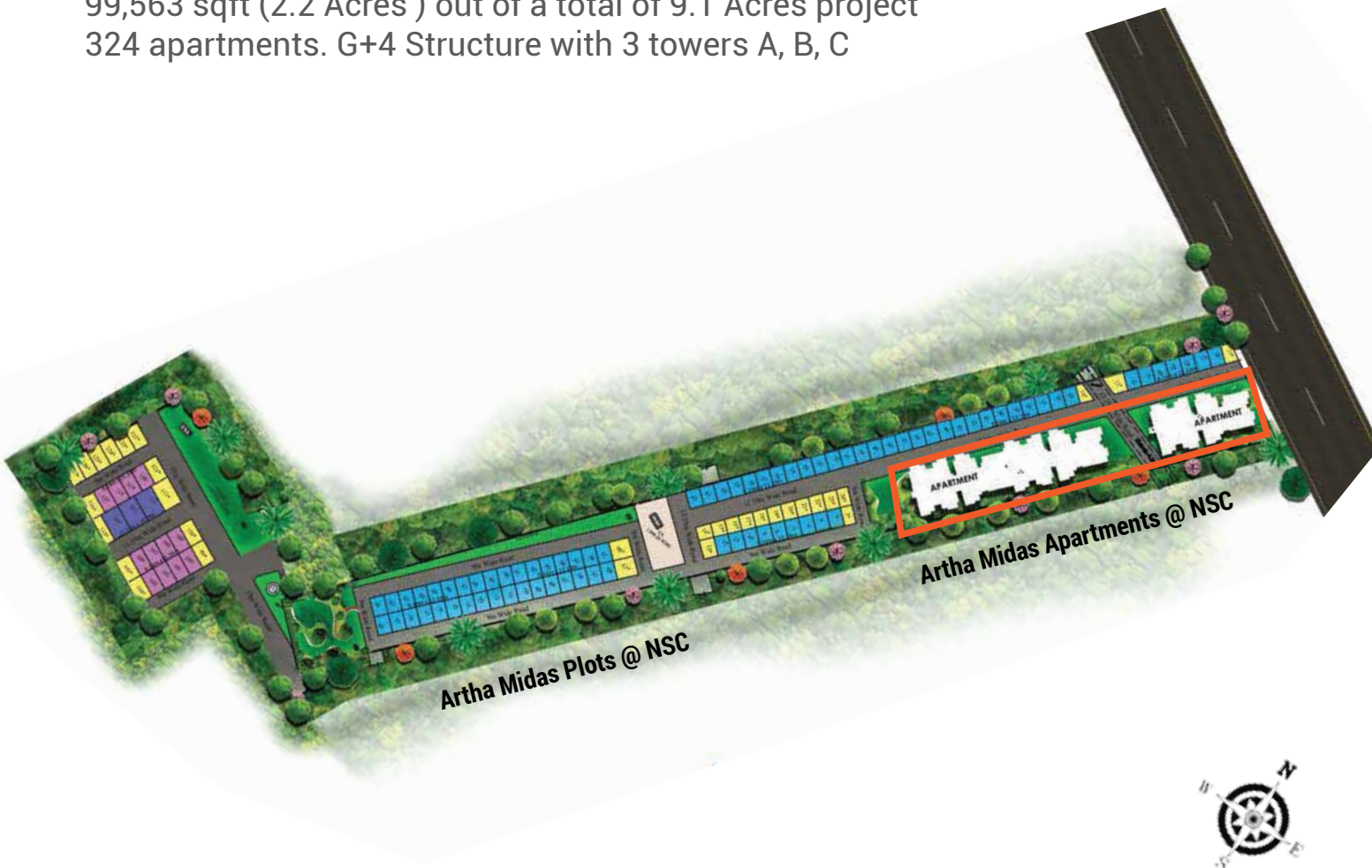
Japan International Cooperation Agency (JICA), to lend \$600M to construct ORR in Bangalore and Chennai as part of its plan to finance Chennai-Bangalore industrial Corridor

### The Road Network

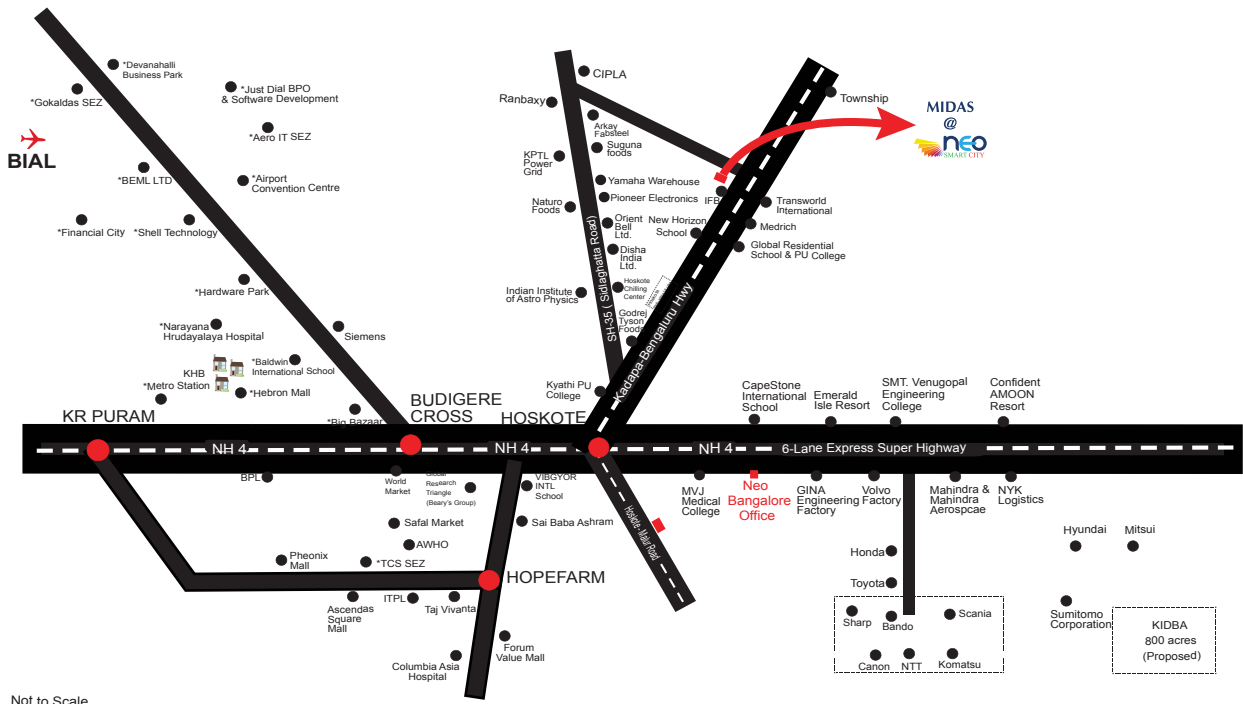
- ▶ 284Km STRR Connecting Hoskote to all important satellite towns
- ▶ 188Km IRR to connect to rest of Bangalore
- ▶ 6-lane Bangalore-Chennai Expressway
- ▶ Excellent connectivity to all the major landmarks of Bangalore
- ▶ K. R. Puram Railway Station - approximately 10-15 minutes with normal traffic
- ▶ Byappanhalli Metro Station - approximately 15-20 minutes with normal traffic
- ▶ Kempegowda Intl Airport - approximately 30-40 minutes with normal traffic

# Master Plan

99,563 sqft (2.2 Acres ) out of a total of 9.1 Acres project  
 324 apartments. G+4 Structure with 3 towers A, B, C



# Route Map



Not to Scale

# Apartment - Specifications

## STRUCTURE

- ▶ Ground + 4 storey RCC framed structure with concrete block masonry walls
- ▶ Internal walls, external Walls and Ceiling – Cement plastered surface with smooth finishes

## LIVING/DINING

- ▶ Vitrified tile flooring and skirting

## BEDROOMS

- ▶ Vitrified tile flooring and skirting

## KITCHEN

- ▶ Vitrified tile flooring and skirting
- ▶ Ceramic wall tiling 2 feet dado above Kitchen platform
- ▶ Black granite / coddapah stone platform with stainless steel single bowl sink

## TOILETS

- ▶ Ceramic anti skid tile flooring
- ▶ Ceramic wall tiling upto 7" Height

## BALCONIES/UTILITIES

- ▶ Ceramic anti skid tile flooring and skirting
- ▶ MS handrail as per design.

## DOORS & WINDOWS

- ▶ Main Door frame and shutters is of Sal wood and Skin Door with melamine polish.
- ▶ Bed room / Utility / Door Frames of Hard Wood and Shutters of Flush doors.
- ▶ Water Proof Flush Door shutters for Toilets.
- ▶ Glass windows with 2 track powder coated Aluminium frames.

## PAINTING

- ▶ INTERIORS - One coat of wall primer, Two Coats of Wall Putty with Emulsion of reputed Brand.
- ▶ EXTERIORS- One coat of wall primer with Emulsion (ACE) of reputed Brand.

## PLUMBING & SANITARY

- ▶ CP fittings & PVC/ CPVC drainage & storm water pipes
- ▶ All water supply lines are PVC/ UPVC of reputed make.
- ▶ European WC's, Wash Basin of ISI Approved or Equivalent
- ▶ Other Sanitary fixtures of reputed make in all toilets.
- ▶ SS/ Chromium plated fittings of reputed make in all toilets

## ELECTRICAL

- ▶ Miniature Circuit Breaker (MCB) provided at the main distribution box within each Flat.
- ▶ Individual meter provision for individual Flats.
- ▶ The electrical switches and switch boards would be of Anchor or equivalent make.
- ▶ Insulated wires of Finolex or equivalent make with concealed pipes.
- ▶ Provision for exhaust fans in kitchen and bathrooms
- ▶ Provision of Electrical point for Home accessories and Lighting requirements.
- ▶ Provision of Electrical points for television, telephone in Bed room and living room.
- ▶ 100% power backup for Common areas and Common amenities.

## WATER SUPPLY

- ▶ Water Supply through common over head tank.

## AMENITIES

- ▶ Club House Membership | Swimming Pool | Gym | Meditation Area

# Hoskote in Media



ET Bureau/Updated: Nov 30, 2015, 03:00 PM IST

## The rise & rise of Neo-Bengaluru

Located about 25 km from the eastern part of the City, Hoskote is a taluk belonging to the Bengaluru Rural district. In spite of not being an integral part of Bengaluru, Hoskote finds its share of charm in the form of historical legacy. However, with changing times, the commercial allure for the place has increased, partly due to the expanding boundary limits of the City, and partly due to the land.

Being called 'Neo Bengaluru' in recent times, Hoskote has a number of well-known industries and enterprises being set up. This has resulted in rapid growth of the region, providing what developers have termed a "much-needed boost to the real estate sector".

The foremost reason for the area's development is its location, which proves to be tremendously advantageous. It is located along the Bangalore-Chennai National Highway 4 and is easily accessible from the City centre.




Published: 15th September 2017 03:24 AM

## Whitefield Metro Line may get extended in the direction of Hoskote

Deviating from the original plan, the new line will not terminate at Whitefield now. Instead, it will pass over the Bengaluru-Chennai railway line and terminate at Brindavan Layout so as to facilitate easy expansion of this line in future. Passengers will have to alight at Whitefield station itself

**BENGALURU:** The Metro line between Baiyappanahalli and Whitefield is now set to be extended a further 200m away from the original plan so as to facilitate easy expansion of this line in future.



Bangalore | Press Trust of India | Updated: September 02, 2013 15:59 IST

## Govt put Rs 2100 Cr in 8 city clusters Nelamangala, Magadi, Anekal, Bidadi, Dabaspeta, Harohalli, Devanahalli & Hoskote

The Karnataka government is drawing up a Rs. 2,100 crore project with loan assistance from Asian Development Bank, to develop and upgrade eight city clusters around Bangalore to woo investment and ease the load on the State capital.

The city clusters proposed to be developed are Nelamangala, Magadi, Anekal, Bidadi, Dabaspeta, Harohalli, Devanahalli and Hoskote, Urban Development Minister Vinay Kumar Sorake told reporters in Bangalore.

# Launch Event



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A PROJECT BY

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