

INSPIRED choice  
modern LIVING ..



# BESCOM CITY

Premium Residential Plots



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*Creating An Electrifying  
Atmosphere Around You ...*



# About Bangalore

Bangalore is the capital city of Karnataka. The city is a potpourri of culture. **Bangalore is placed as 12<sup>th</sup> fastest growing city in the world** and it is one among the top contributors to the GDP of the Indian economy. The city is also known for its round-the-year pleasant weather. It is India's third most popular city, inducted in the list of Global Cities and ranked as "Beta World City".

Also known as India's Silicon Valley and the Garden City, Bangalore is the largest exporter of India's Information Technology (IT) and allied services. Some of the major IT firms are headquartered in the city. Bangalore is also the preferred city for budding entrepreneurs and start-ups. The city is home to numerous public sector units, research, defence and aerospace institutions such as Hindustan Aeronautics Limited (HAL), Defence Research and Development Organisation (DRDO), Bharat Heavy Electricals Limited (BHEL), Indian Institute of Science (IISc) and Indian Space Research Organisation (ISRO).

Bangalore is the most resilient real estate market. Some of the largest and the most renowned real estate firms are based out of this city. The city is witnessing the growth of numerous real estate pockets, due to the explosive growth of population in the city and the extensive focus on development of infrastructure. This end-user demand driven market is also known to be the dream market for investors and PE funds.



# B'lore will get 1,000-crore Financial City, says Pranab

INDIA NEWS NETWORK



Pranab Mukherjee

Bangalore: A large country like India requires regional financial centres. Union Finance Minister Pranab Mukherjee said on Sunday at the inauguration of a new laying out of a financial city in the outskirts of Bangalore. "For a country of our size, concentration of regional financial centres can help in financial services becoming more equitably distributed among the different regions of the country," he said.

The financial city near Devanahalli in Bangalore is one of the first of its kind in India and will enable financial institutions to flourish and run a variety of operations, and help meet regional financial demands. He said:

"Karnataka-continuesly"

figures among the top five cities in credit-deposit ratio, with Bangalore ranks next only to Mumbai and New Delhi in terms of size of bank credit and deposits. The importance of Bangalore is reinforced by the massive tax collection, as the city needs not only to Mumbai and Delhi, and Hyderabad. The proposed 15-acre financial city will be developed over a period of three years at an investment of over Rs 1,000 crore. Special incentives have already been given to many banks and financial institutions including Citibank, Bank of America, Citicorp, Citicorp Bank, Citicorp Bank, Citicorp Bank of Mysore, Indian Bank, and LIC.

The project will be executed by BCI Infrastructure Development Ltd, the country's first financial institution, set up in 1994. Banks and financial institutions will be able to carry out a wide range of support activities, including banked operations. Since the financial city, said Pranab Mukherjee, will be a

"Increasing direct taxes' sign of fiscal muscle" Bangalore: The share of direct taxes in the country's income from taxes has touched 20%, confirming India's financial muscle.

"All this while, the contribution of direct taxes was low. The dependence on indirect taxes was very high. With the changed scenario now, the country's economy is on par with other developed and developing countries," Union Finance Minister Pranab Mukherjee said while inaugurating the state-of-the-art Direct Taxes Regional Training Institute (DTRI) at Jalahalli earlier on Sunday, flanked out districts. Mukherjee said the revised budget estimates for the ongoing financial year has been fixed at Rs 5 lakh crore, which is half again volume about the size of the country's budgetary transactions, 200

# About North Bangalore

The city of Bangalore has been a favorite destination for real estate investors now. North Bangalore is all set to be the Bangalore of the future. The infra structural activities like the improvement of a 22kms stretch of the NH-7 from Hebbal flyover to the international airport and high speed rail link project(HSRL) from Central Business District(CBD) to the international airport. Good connectivity is a prerequisite in making smart investment decision, since in the long term it will provide great opportunity, high returns and capital gains for the investor.

Just a decade ago, areas like Jayanagar, Malleswaram, Koramangala, Indiranagar, or Basavanagudi used to be the localities of choice for realty investors. However, saturation in the above areas and the continuous expansion of the city has given rise to a number of new neighbourhoods, which are becoming more appealing to the buyers because of competitive price points and the availability of huge land banks. Among all the new locations, North Bangalore holds maximum importance because of the tremendous activity in the infrastructure development. If planned well, this area could turn into 'Greater Bangalore' like its counterparts – Noida, Gurgaon and Navi Mumbai.

With BIAL all set to become South India's busiest airport, the growth in infrastructure in this region has also gained tremendous momentum. The area has seen numerous hospitals, educational institutions and shopping malls coming up in the recent years. After evaluating the prospect of North Bangalore, the State government has decided to develop a number of projects here, which includes the planned aerospace SEZ, Rs 1,000-crore financial city and the Information Technology Investment Region (ITIR).



# About BESCOM City

BESCOM CITY is located at the foothills of Nandi.

BESCOM Employees House Building Co-Operative Society Ltd. has decided to provide a State-of-the-art Residential Plots to its Karnataka Electricity Board & Escom Officers & Employees.

Keeping today's financial & Market Trends, about 81 acres of land between Devanahalli & Nandhi Hills, BEHBCS has developed a Residential layout and the plots sizes are of 30x40, 30x50, 40x50 & 40x60

Though the Market price in the surrounding area is very high, BEHBCS has decided to give maximum benefits to its Officers & Employees at a very Low price.

Having Many hospitals, Star hotels and Supermarkets for your day to day life near by to SEZ, International Airport. This project will fetch you 100% appreciations with in span of 3 years. The BESCOM CITY is surrounded by:

- Satya Sai Education Trust with 200 acres campus - 1Km
- Prestige Group Resort - 1.5Km
- Oberoi Hotel - 2Km
- Nagarjuna College of Engineering - 5Km
- SJC Institute of Technology - 4Km
- Vishweshwaraiah University - 6Km

With all the above infra structural facilities, BESCOM CITY is the perfect location to own your dream house.

The allotments will be on First come - First serve basis. Please grab the opportunity to have your dream home plots.





# State-Of-The-Art Amenities

- Gated Community
- Club House & Party Hall
- Swimming Pool
- Sports & Play Area
- 40 Ft Main Road and 30ft Approach Roads with BDA NOC
- Well developed Park.
- Round the clock Water and power Supply
- Storm Water Drains.
- Underground Sanitary Connection
- Water pipelines to Each Site.
- Asphalted Roads.
- Avenue Plantation
- 24 Hours Security
- Parks, Line Trees



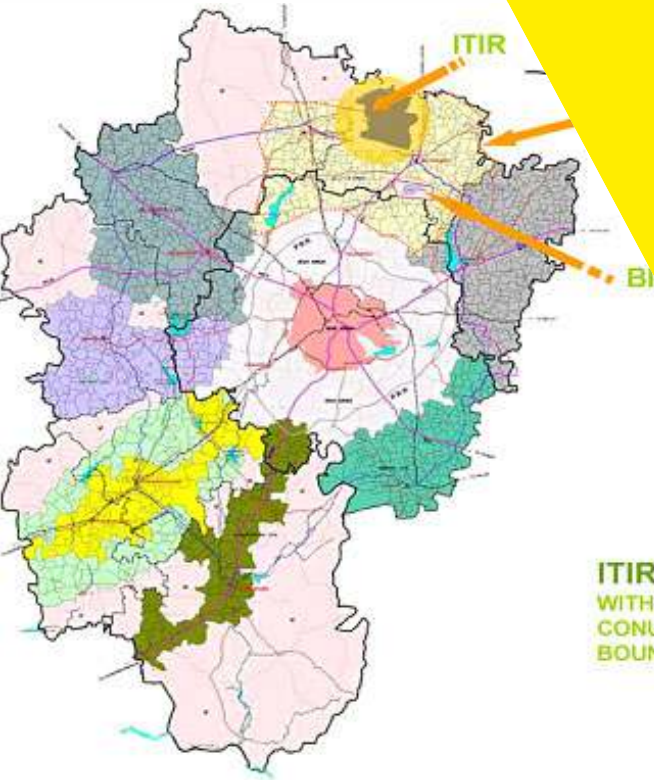
# State-Of-The-Art Features

- Clear Titles
- Bank loans Available
- D C Conversion & Approval
- Complete Vastu Compliant
- Near to Hardware park, Software park  
& Aerospace SEZ, Financial City
- Close proximity to NH-7 Road
- Located very close to International Airport
- Surrounded with Colleges, Hotels & Hospitals



# About ITIR

[Information Technology Investment Region]



ITIR [Information Technology Investment Region] planned near Devanahalli on 10,000 acres of land with an investment of Rs. 2-lakh crores in two phases.

First phase, an integrated information technology (IT) city with all physical and social infrastructures will come up on 2,200 acres of land, involving an investment of Rs. 40,000 crores in three to four years including IT majors like Infosys, Wipro and TCS lining to setup.

Second phase works will involve an investment of Rs. 1,60,000 crores and they will be implemented in 10 to 15 years.

The ITIR would be governed by a management board, A State-empowered committee, headed by the Chief Minister of the state of Karnataka.





# Aero SEZ Aviation Hub



## COMPANY

## EMPLOYMENT

• DYNAMATIC TECHNOLOGIES	2100
• HINDUSTAN AERONAUTICS LTD.	1631
• JUPITER AVIATION LOGISTICS PVT. LTD.	9000
• BEML LIMITED,	1235
• WIPRO LTD	1600
• MAXWATT ENERGY SYSTEMS PVT. LTD.,	400
• KARNATAKA CNC TECH PVT. LTD.,	450
• AIMIL LTD.,	550
• DYNATECH TOOLS & DEVICES,	500
• JSS MAHAVIDYAPEETHA,	750
• AERO ACCESSORIES AND SYSTEMS PVT. LTD.,	500
• STARRAGHECKERT MACHINE TOOLS PVT. LTD.,	750
• OCIMUM CONSTRUCTIONS PVT.LTD., SY.NO.12(P), ASTRA	400





# Apprd. from Govt. of Karnataka IT & Hardware Parks

## IT SECTOR

COMPANY	EMPLOYMENT
• CORNERSTONE SHELTERS PVT. LTD.	20000
• BAGAMANE TECH PARK	39400
• ETL INFRASTRUCTURE SERVICES LTD.	10000
• TATA ELEXI LTD	8683
• MANYATA DEVELOPERS PVT. LTD,	100000
• A&B VENTURES,	6250
• TARGET CORPORATION INDIA PVT. LTD,	3500
• GOEL GANGA REALTY PVT LTD,	8000
• HONEYWELL TECHNOLOGY	2500
• INFOSYS TECHNOLOGIES LTD,	20000

## HARDWARE SECTOR

• GOKALDAS IMAGES INFRASTRUCTURE PVT. LTD.	11450
• BANGALORE INTERNATIONAL AIRPORT LTD.	99970
• OZONE URBANA LAND DEVELOPMENT PVT. LTD.,	67790
• WIPRO LIMITED	15000
• JUST DIAL PVT. LTD.	20991
• IFCI LTD.,	4300
• PRESTIGE ESTATES PROJECTS LTD,	25000
• TATA CONSULTING ENGINEERS LIMITED,	610
• OCTAMEC INFRASTRUCTURE LIMITED,	3880
• BRIGADE ESTATES & PROJECTS (P) LTD.	26000
• TYCO ELECTRONICS CORPORATION INDIA	5000
• TATA HOUSING DEVELOPMENT COMPANY LTD.	2655
• SLK SOFTWARE SERVICES PVT. LTD.	7000
• BOSE INFRA ENERGY INDIA PVT. LTD.	4000
• SUN FOREST CITY VENTURES LTD.	242000
• TCS LTD	12600

# Food & Hotel Hub

## COMPANY

- Com Info Hospitality Services Pvt. Ltd.,
- Shivakar Developers Pvt. Ltd.,
- Sn Damini Enterprises,
- Scope Promoters,
- Kalyani Developers,
- Vishnuchakra Realtors Pvt. Ltd.,
- Redwood Enterprises Pvt. Ltd.,
- Rosh Resorts Pvt.ltd.,
- Ajvj Hotels & Inns Pvt. Ltd.,
- Br Property Developers Pvt. Ltd.,
- The Grand Krishna Rooms,
- Dharshita Hotels & Motels Pvt. Ltd.,
- Ar International Hotel,
- Goel Ganga Realty Pvt. Ltd.,
- Jh Patel Hotels India Pvt. Ltd.,
- Great City Club Time Ltd.,
- Primrose Hospitality Pvt. Ltd.,

## SECTOR

- 5 Star Hotel
- Boutique Hotel
- Hotel Industry
- Hotel Industry
- 5 Star Hotel
- Star Hotel
- Hotel And Business Centre
- Hotels And Resorts
- Hotel
- 4 Star Hotel
- 5 Star Hotel
- 4 Star Hotel And Service Apartments
- Hotel
- Hotel
- 4 Star Budge Hotel And Service Apartments
- 3 Star Hotel
- 5 Star Hotel With Convenstion And Conferncing Fac.



# Health & Hospitality



## COMPANY

## SECTOR

- |                                                     |                                                   |
|-----------------------------------------------------|---------------------------------------------------|
| • Narayana Hrudayalaya Pvt. Ltd.,                   | Health                                            |
| • Healthcare Global Enterprises Ltd.                | Health                                            |
| • Sagar Health Care & Diagnostic Services Pvt. Ltd. | Health                                            |
| • White Oaks Hospital Of Bangalore,                 | Medical Tourism & Hospital                        |
| • Ronald Colaco Inc.                                | Health Club, Club House                           |
| • Dharshita Hospitals Pvt. Ltd.,                    | Hospital And Medical Tourism                      |
| • Narayana Eye Foundation Pvt. Ltd.,                | Super Speciality Hospital And Medical Tourism     |
| • Sahara Hotels & Medical Tourism,                  | Hospitality Industry                              |
| • Hygllea informatics Pvt. Ltd.                     | Healthcare Technology Consulting And Bpo Services |
| • Nadavan Education Trust.                          | 200 Bed Multi Speciality Hospital                 |



# Other Projects Sourrounded

## Layouts Surrounded

- Divyasree Ball View
- Divyasree Base Ball
- City Layout
- BEML Housing Layout
- Wellnest Layout
- Urban Mist and many more

## Villas Surrounded

- Divyasree Villa of the Wind
- Prestige Golf Shire
- QVC Villas
- Wellnest Villa and Many More

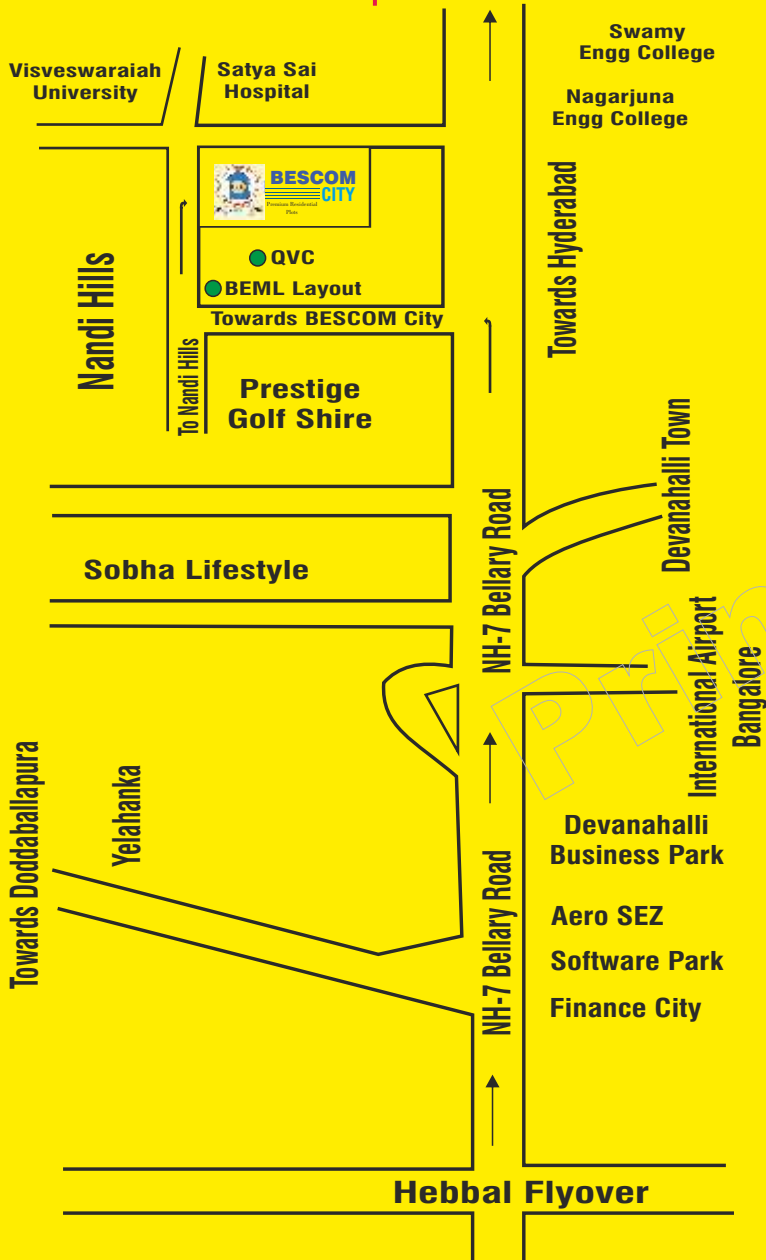
## International Schools, Colleges & Hospitals

- |                                    |        |
|------------------------------------|--------|
| • Geethanjali International School | - 2 km |
| • Proposed Sathya Sai Hospital     | - 1 Km |
| • Sathya Sai Eductaion Campus      | - 1 Km |
| • Nagarjuna Engineering College    | - 5 Km |
| • SJC Institute of Technology      | - 4 Km |
| • Akash International School       | - 9 Km |
| • Akash Hospital                   | - 9 Km |

and Many more.



# Location Map



## Payment Schedules

Dimensions	Price / Sqft	On Booking	30% withing 45 days	Remaining 70% will be
30 x 40 ft	1245/-	2,00,000/-	2,50,000/-	10,44,000/- (Bank Loan or Self fund)
30 x 50 ft	1245/-	3,00,000/-	3,50,000/-	12,17,500/- (Bank Loan or Self fund)
40 x 50 ft	1245/-	4,00,000/-	3,50,000/-	17,40,000/- (Bank Loan or Self fund)
40 x 60 ft	1245/-	5,00,000/-	4,00,000/-	20,88,000/- (Bank Loan or Self fund)







## **BESCOM EMPLOYE'S HOUSE BUILDING CO-OPERATIVE SOCIETY LTD.**

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