

A blurred background image of a tropical resort. In the foreground, there is a swimming pool with a pinkish-red pool deck. The background shows several palm trees and a clear blue sky. The overall scene is bright and sunny.

**“WELCOME TO A NEW
STANDARD OF LIVING.”**

PRESENTING...



**ORAIYAN
DISTRICT**



**ORAIYAN
DISTRICT**

MARKETING PARTNER



Premium Villa Plots Designed for Elite Living



Strategic Location

World-Class Amenities

High ROI Investment



Live Premium



Live Tropical



Live Connected



**BMRDA
APPROVED**

**RERA
APPROVED**

**INDIVIDUAL
E - KHATA**

**TOTAL
NO.
PLOTS
226 PLOTS**

**SPREAD
ACRES
14.5 ACRES**

MASTER PLAN



PLOT SIZES	NO. OF PLOTS
30' X 40'	74
30' X 45'	07
30' X 50'	70
ODD SIZES	76
TOTAL PLOTS	226

LIVE PREMIUM



From top-tier infrastructure to a future clubhouse-crafted for quality living and lasting value

Access to a **Sports Club** with indoor and outdoor activities

Aerial View

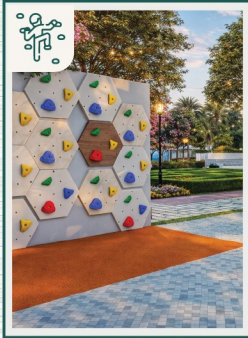
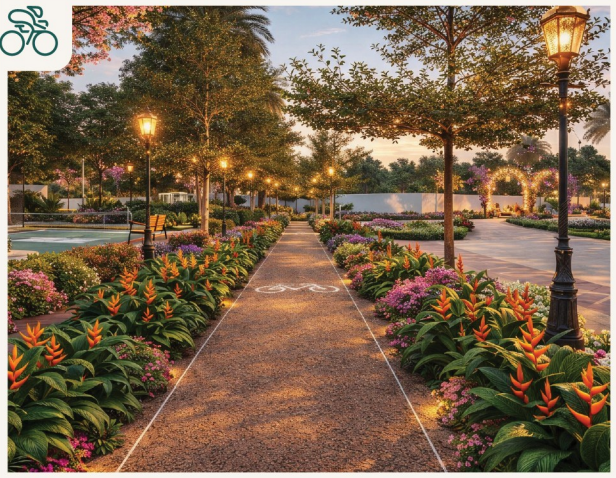


100 ft Master Plan Road Entry



Gymnasium and Coworking pods in Clubhouse





SPORTS & KIDS ZONE



Cycle Track



Rock Climbing



Cricket Pitch



Open GYM



Pickleball Court



Chess



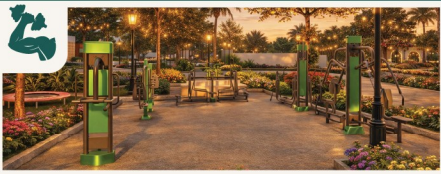
Basketball Court



Skating Rink



Children's Play Area



South Bangalore's First Pickleball Court in a Layout



& many more...

LIVE TROPICAL



A lush tropical community with 10 themed parks, water cascades & green zones where nature lives with you

Gazebo



Palm-Lined Avenues

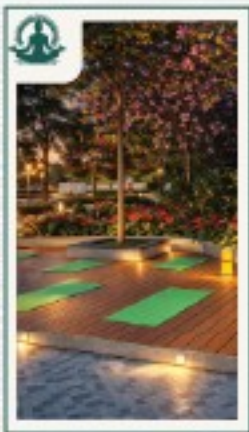
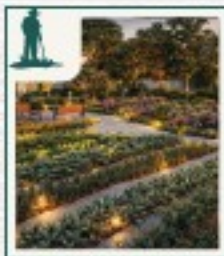
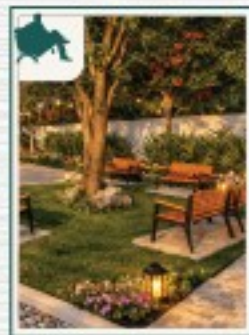


Butterfly Garden





COMMUNITY ZONE & ELDERLY



Barbeque Deck



Elder Seating



Reflexology Path



Garden Seating



Tree Grove



Swimming Pool



Pond



Yoga



Herbal Garden

& many more...

“MODERN 38+ AMENITIES FOR A VIBRANT LIFE.”

- Grand Entrance Arch
- Security Cabin
- Cycling Track
- Jogging Track
- Reflexology Pathway
- Gazebo
- Aroma Garden
- Butterfly Park
- Plaza with Seatings
- Lily Pond
- Pargola Pathway
- Pet Park
- Sand Pit
- Grass Mounds
- Open Gym
- Herbal Garden
- Water Cascade
- OAT
- EV Charging Bay
- Tot Lot
- Cricket Pitch
- Badminton Court
- Pickleball
- Party Space
- Playground
- Maze
- Sensory Garden
- Rock Climbing
- Meditation Deck
- Watch Tower
- Elder's Court
- Water Feature View Court
- Wall Mural
- BBQ Deck
- Traditional Games
- Giant Chess

& Many More...

LIVE CONNECTED



Access to 100 ft CDP Road, STRR (Satellite Town Ring Road), NICE Road, Metro Phase 3, and proximity to Hosur Road enhances long-term asset value.

20 Min to
Bommasandra Metro



Close to Biocon, Infosys,
Wipro



Hosur Road, NICE Road
access



FOUR REASONS TO INVEST



Strategic Location



Strategic Location

Prime location near Jigani & Electronic City with seamless access to Hosur Road, NICE Road & Metro Connectivity



High ROI Potential

High ROI Potential

Premium plotted development in a fast-growing corridor ensuring strong appreciation and rental returns.



Industrial Growth



Infrastructure Growth

Close to STRR, 100 ft CDP Road & Upcoming Metro Phase 3



Major Infrastructure



Ease Of Commute



Commerical Expansion

Commercial & Industrial Hub

Surrounded by major Pharmaceutical, IT Hub & industrial giants like Cipla Ltd, Microlabs Ltd & Himalaya Company



“SWIFT CITY THE NEXT BIG DESTINATION.”

Swift City to Jigani: 15–20 km

SWIFT City is a major 1,000+ acre, state-sponsored integrated township project by the Karnataka Industrial Areas Development Board (KIADB) planned near Sarjapur, Bengaluru.

- Close to Electronic City
- Near Sarjapur IT Corridor
- Easy access to major road networks
- Well-connected to IT hubs and industrial corridors

Coming soon: Swift City at Sarjapur to support startups

Times News Network

Bengaluru: The state govt has announced plans to develop 'Swift City' at Sarjapur as an ambitious project aimed at fostering integrated industrial development.

Over 1,000 acres of land in the Sarjapur Industrial Area will be reserved for the project, envisioned to become a startup hotspot. It will feature 8.33 plug-and-play infrastructures, each spanning 28-35 acres.

GOVT PLAN

"This will be the state's first major planned industrial hub after Electronic City and ITPL," said industrial minister **MR Patil**, who is spearheading the initiative.

"While Bengaluru hosts thousands of companies, many stakeholders are dissatisfied

with the lack of well-planned workspaces. To address this, we will ensure 100-ft-wide connecting roads and world-class facilities, including residential clusters and schools, in Sarjapur," Patil added.

Swift City will offer no-amenity, no-residential spaces, and co-working environments designed to support startups. It aims to create a structured industrial ecosystem that encourages collaboration. Small and medium-sized startups will have access to spaces ranging from 5,000 to 10,000 sqft, available through lease, sale or investment-sharing models.

The govt hopes Swift City will emerge as a leading innovation hub for AI, data analytics and fintech.

State vision

As part of a broader vision to transform Karnataka into a "million state," the govt plans to extend Bengaluru's "million city" reputation across the state. This includes the development of five Mini-KVIC Cities in collaboration with the 15th state departments. Proposed locations include Vijayapura and Hubballi-Dharwad.

Patil said more details about these initiatives will be unveiled at the Invest Karnataka conference scheduled for Feb.

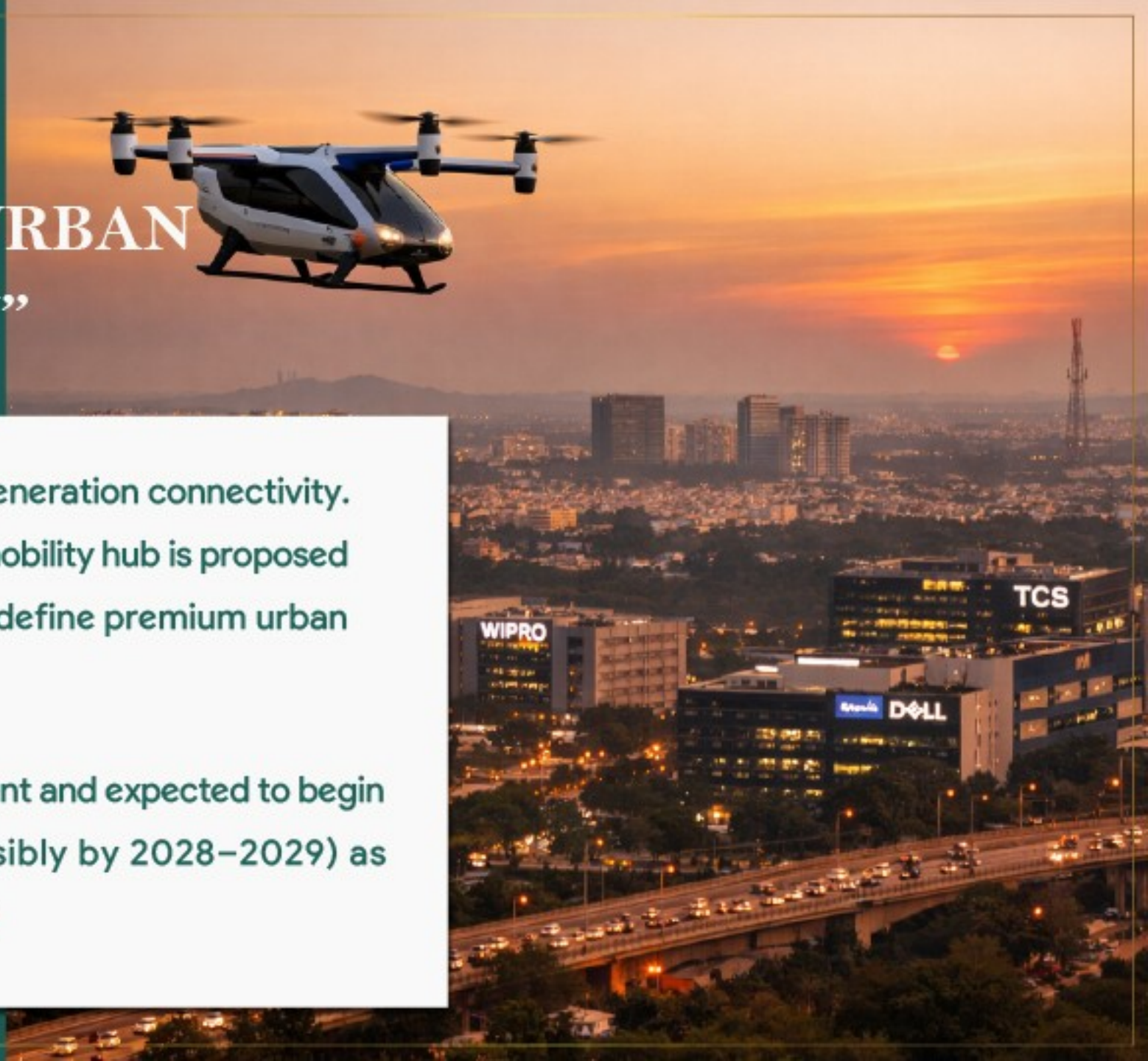
"Innovative concepts are essential to attract investors. If we don't act proactively, neighbouring states could gain an edge in securing investments. Our government is committed to staying ahead by ensuring a steady flow of investments, employment opportunities and economic growth," Patil added.



“THE FUTURE OF URBAN AIR MOBILITY”

Jigani stands at the threshold of next-generation connectivity. A Bengaluru aerospace-led electric air mobility hub is proposed to create a scalable network that will redefine premium urban travel in the coming decades.

These services are experimental at present and expected to begin operations in the coming years (possibly by 2028–2029) as infrastructure and certification progress.



“A LANDMARK OF INSPIRATION & PRIDE”

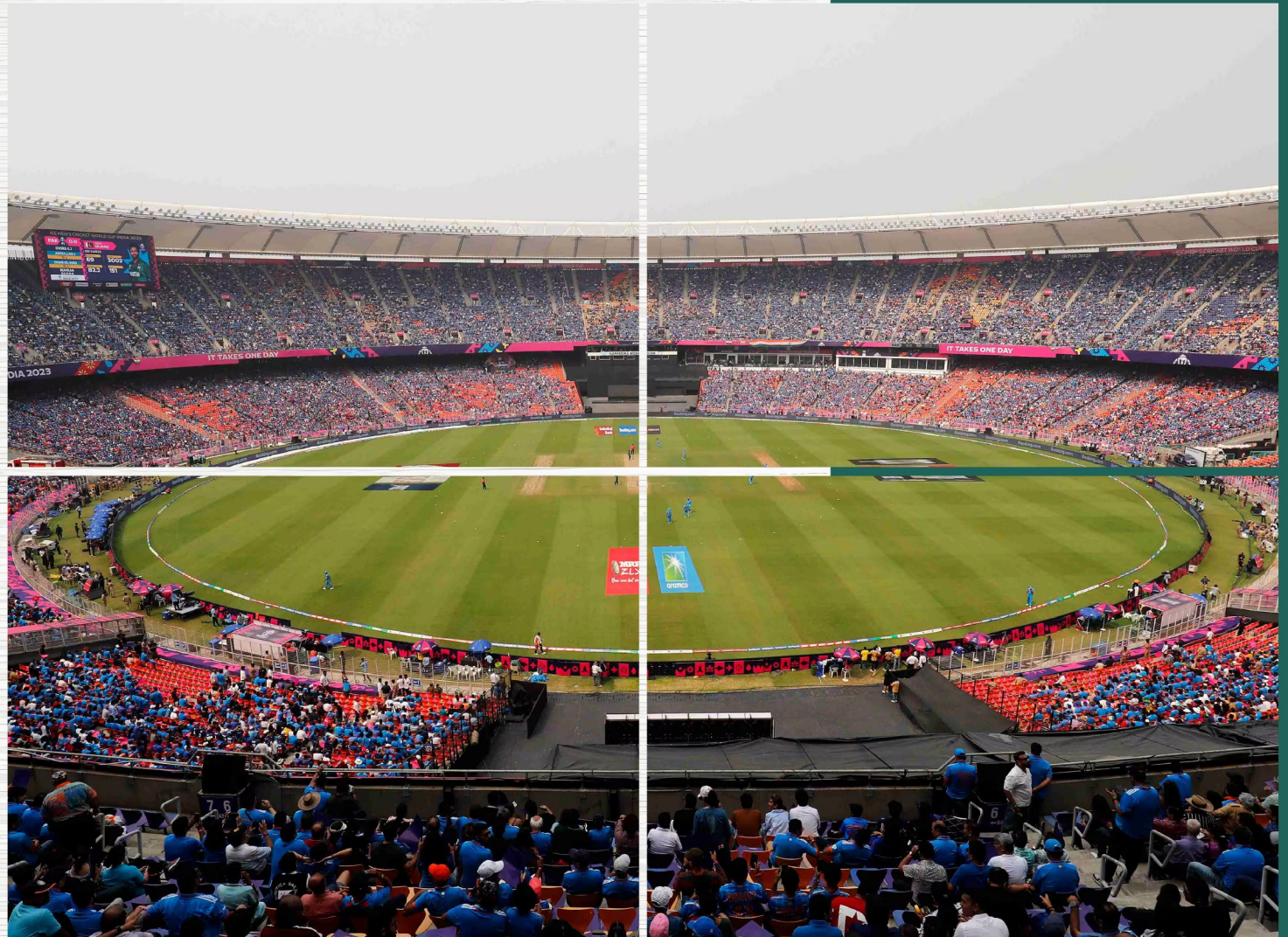
Introducing the 120-foot Tall Statue of Swami Vivekananda near Jigani — a grand symbol of youth power, spirituality and national pride.

Strategically located near Bengaluru, this iconic monument is envisioned as a cultural and spiritual landmark that blends heritage with modern infrastructure.



“WORLD-CLASS SPORTS ZONE”

Strategically located near Jigani Industrial Area, this upcoming World Class Sports Zone is designed to transform South Bangalore into a premier sports and recreation destination. With international standard infrastructure and world class amenities it offers a perfect blend of fitness, entertainment, and community living.



EXCELLENT EDUCATIONAL INFRASTRUCTURE



15 Mins

New Oxford International School



25 Mins

St. Joseph's PU College



35 Mins

Mother Theresa College Of Nursing



30 Mins

Sri Sairam College of Engineering



Christ Nagar Public School - 15 Mins

TOP HEALTHCARE MINUTES AWAY



Fortis Hospital - 35 Mins



Athreya
Hospital

35 Mins



Vijayashree
Hospital

35 Mins



Narayana
Hrudayalaya

35 Mins



Ganga Speciality
Hospital

20 Mins

LIVE CLOSE TO WORLD-CLASS WORKSPACES



Himalaya Wellness



Sun Pharma



Ranbaxy
Laboratories



Torrent
Pharmaceuticals



Micro Labs

LIVE CLOSE TO WORLD-CLASS WORKSPACES



HCL Technologies Ltd.



Toyota Industries



Wipro



Biocon



Bosch

Kalyani Techpark Pvt Ltd



LIVE CLOSE TO WORLD-CLASS WORKSPACES



Cipla Limited



Accenture



OTIS Elevator Company



Smile Softcom Private Limited

**ANY GUESSES ON THE PRICE
OF THE PREMIUM VILLA PLOTS?**



SUNDAY

**PRE
LAUNCH**

OFFER

~~₹ 4,999 /-~~ Per Sq.
Ft.
₹ 4650 /- Per Sq.
Ft.

Plot Dimensions Ranging from 1,200
Sq. ft.

Premium Villa Plots
Starting from 55* Lakhs Onwards

Crafting spaces that inspire & elevate your Lifestyle!



30,00,000+
Sq. Ft. Delivered



6,000+
Happy Families



60+
Completed Projects



45+
Ongoing Projects



Hassle free
Transactions



Dedicated
Support Team

THANK YOU..!

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