



ਵਾਹਿਗੁਰੂ ਜੀ ਕਾ ਖਾਲਸਾ !
ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫਤਹਿ !!

**Waheguru Ji Ka Khalsa !
Waheguru Ji Ki Fateh !!**

VISION



GurSikh Housing Co-operative Society Limited was formed by a group of likeminded people from the Sikh Community with one single, simple and strong vision; to provide an opportunity for the Sikhs of Karnataka a chance to own a registered villa plot in a privileged Gated Community

MISSION

“To provide **sustainable equitable** ,
ecofriendly and **affordable housing**”

“To function in a manner that is
transparent, **member friendly**,
consultative and **participative**”

“To constantly strive to work for **members satisfaction**”

BOARD OF DIRECTORS & PROMOTERS

Very high-ranking former **Bureaucrats**,
Diplomats, **Technocrats** and individuals with very
high social standing are the **Board of Directors**

All these motivated individuals are presently
engaged in **Niskam Sewa**

*Dedicated Team of 8 Directors led by
S. Mahendar Pal Singh (President) & Founder Promoters
led by S. Chiranjiv Singh Ji (IAS Retd)*

FACILITIES

- **Row Villa plots** with common Façade
- More than **47% of open area** in the project
- **Asphalted wide roads** with solar powered street-lights and **ample greenery**
- **Underground box type drainage sewage and cabling system** for trouble free experience
- **State of Art Sewage treatment plant (STP) and Rainwater harvesting**
- **24*7 water supply** : 2 lac liters of ground sump and 1.5 lac liters of overhead sump
- **Society roads are 30 / 40 / 50 feet wide**

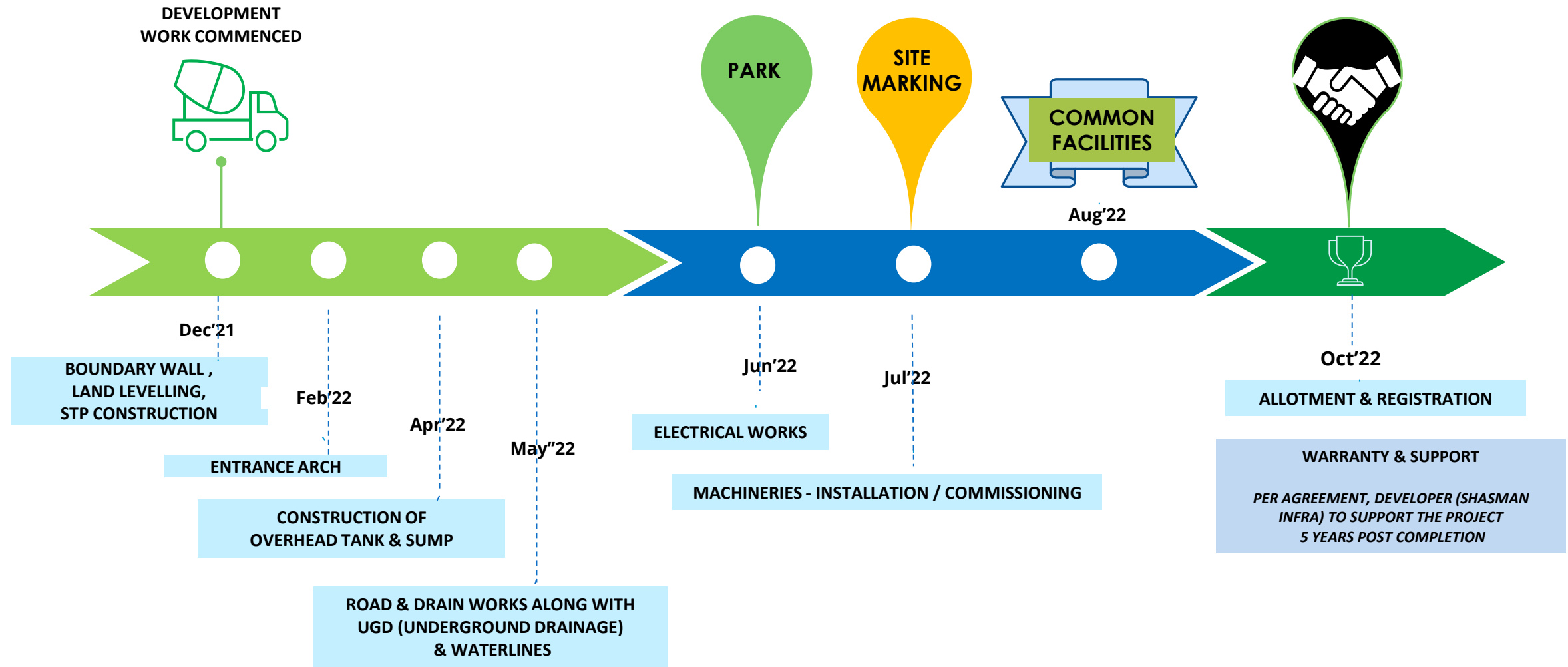
AMENITIES

- **Gated Community with Grand Welcome Arch & Security**
- **Modern Smart, Green and Energy Efficient layout**
- Provision for **Gurdwara Sahib, Club House and Commercial Complex**
- **Central Park** with **Open Area Gym, Kids Play Area** and **Sitting benches**
- **Side Walks** on both sides of the Road
- **Security & Centralized CCTV**

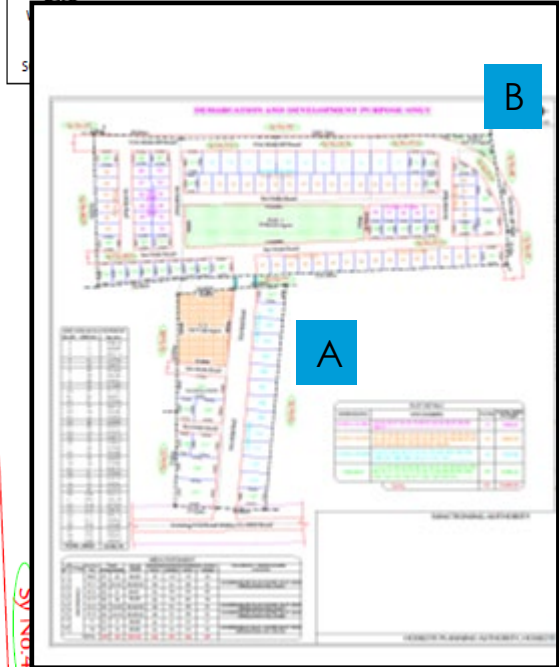
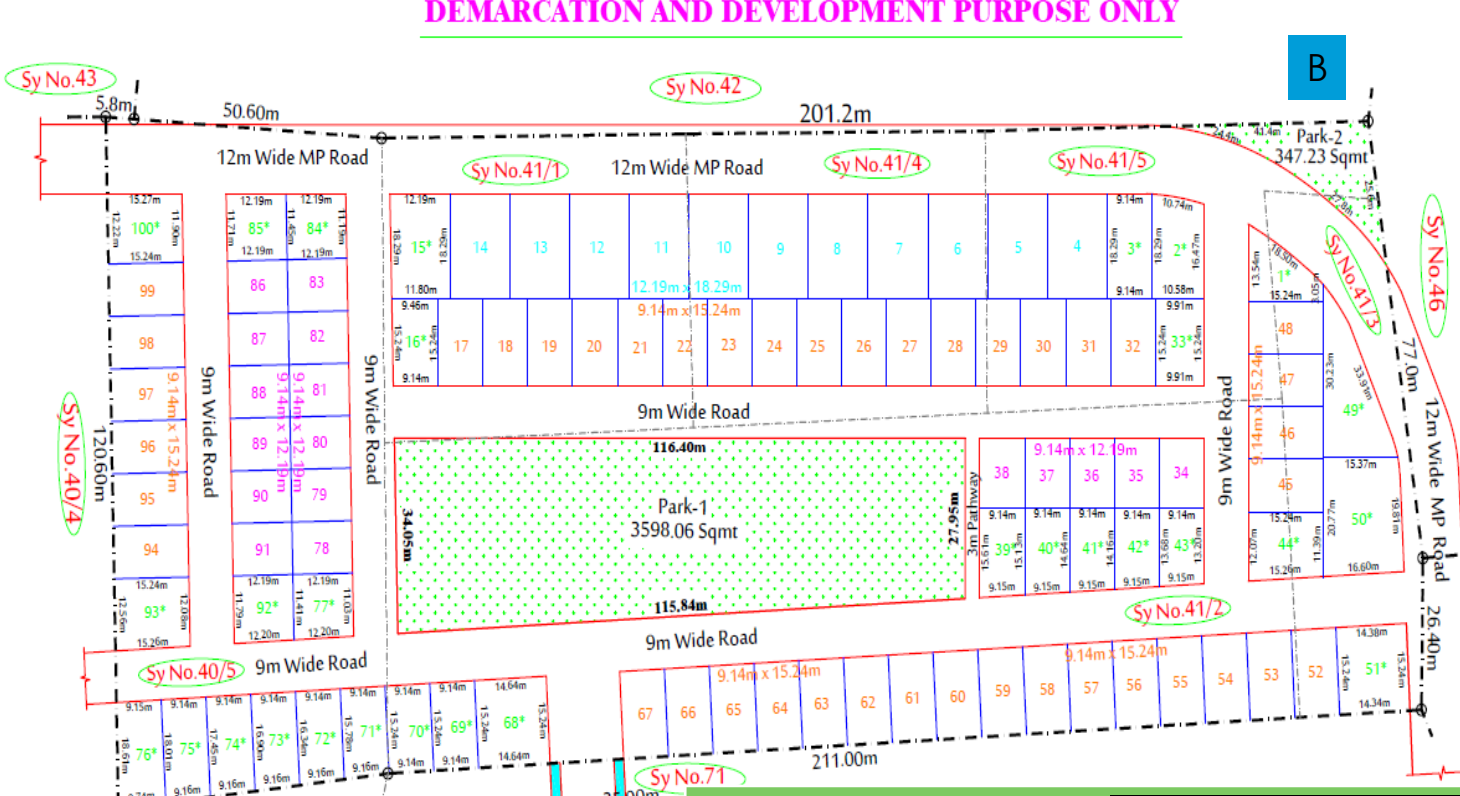
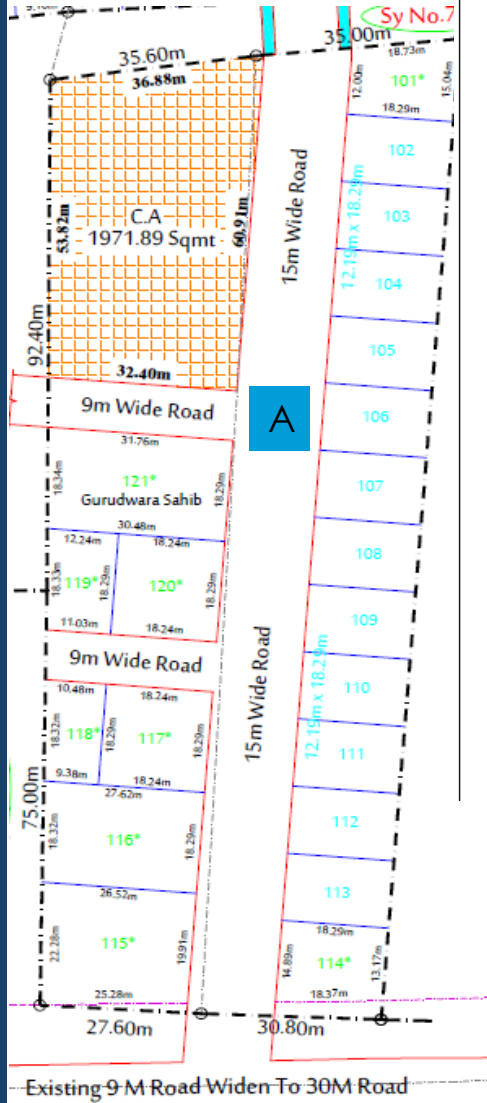
APPROVALS

- ❖ *Registered under Karnataka Housing Act 1959 (HSG – 01/144/HHS/47962/2015-16)*
- ❖ *Would be approved under RERA ACT in appropriate timelines*
- ❖ *Development in progress as per BMRDA norms & it would be approved shortly*

PROJECT TIMELINES



LAYOUT & PLOT AVAILABILITY



LOTS AVAILABILITY (AS OF 01/01/2022)

Type	Size	Availability
Type A	Upto 1490 sqft	Not available. All booked
Type B	Upto 2000 sqft	Only few left
Type C	Upto 3000 sqft	Only few left
Type D	3000 sqft +	Not available . All booked

PROPOSED DEVELOPMENT

CURRENT DEVELOPMENT



HANCHARAHALLI : A REAL ESTATE HOT BED

(MAJOR PROJECTS IN AND AROUND OUR PROJECT)

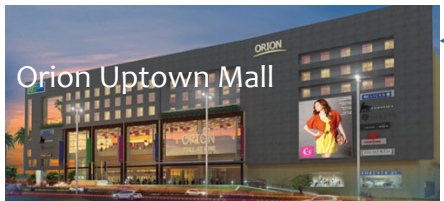
BEML Layout, Suzane Properties, Bhoo Developers & 6 other DC Converted Layouts are within 500mtrs from project



5.5Kms



4.9Kms



4.5Kms



Villa Dews

450 mtrs



Gurunanak Enclave

Current rates within 1 km vicinity is ~ 4000/Sft for BMRDA approved Layouts

ROI on land appreciation is over 150%



Prestige Glenwood Villas

3.2Kms



Signature Tulips Villa

3Kms

4.8Kms



Brigade Signature Towers

4.3Kms



Brigade Buena Vista

4.5Kms



Chaithanya Samarth

2.3Kms



Shriram Greenfields

NEARBY AREAS



GROCERIES & MARTS 10 - 15 Mins

- Grand Plus Hypermarket ~ 5km
- All Market (Orion Uptown Mall) ~ 4.7 Km
- Farmers Market ~ 6 Km



SCHOOLS & INSTITUTIONS 10 - 15 Mins

- Shri Ram Global School OMR ~ 2.1 Km
- New Baldwin School ~ 3 km
- Silver Oak International ~ 6.7 Km



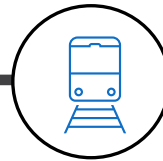
HOSPITALS 20 - 30 Mins

- Sri Sathya Sai Hospital ~ 15 Kms
- Narayana Multi Specialty ~ 16 Kms
- Vydehi Hospital ~ 17 Kms
- Manipal Hospital ~ 16 Kms
- KR Puram Hospital ~ 14 kms



MALLS & HOTELS 20 - 30 Mins

- Orion Uptown Mall ~ 4.7 km
- Forum Mall ~ 17 km
- Gopalan Mall ~ 18 km
- Phoenix Market City ~ 18 km



RAILWAY STATION 25 - 60 Mins

- Whitefield ~ 12 kms
- KR Puram ~ 16 Kms
- City Railway Station (Majestic) ~ 30 Kms



AIRPORT

25 ~ 30 Mins (~ 22kms)



Gurudwara Sahib Guru Singh Sabha (Ulsoor)

40 mins (~ 23kms)



TECH PARKS 15 - 40 Mins

- KIADB / Aero & IT SEZ Park ~ 13 Km
- Brigade Signature ITPL ~ 5.1 Km
- ITPL / EPIP Zone ~ 19 Km
- Bagmane Tech Park ~ 22 Km
- Manyata Tech Park ~ 20 Km



Central Business District 30 - 40 Mins

PLOT DETAILS

Total Land Size ~ 10 Acres
Total Plots in Layout ~ 121

(including a plot for Gurdwara Sahib and Commercial)

- Gurudwara Sahib plot size ~ 6,125 sqft
- Park Plot Size ~ 38,728 sqft
- Common Amenities Plot size ~ 21,227sqft
- Commercial Plot size ~ 10,763 sqft

HIGHWAYS

- Located at ~ 5 kms distance from **Old Madras Road 8 lane highway**
- Budigere Road (at a distance of 1~ km) is being widened to **300 ft.** & is a part of the proposed 10~lane ITRR / STRR (Individual Town Ring Road)

THANK YOU

*For Membership, Plot Booking, Queries & Suggestion
Please contact ~*



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