



Karnataka Suvarna Bhoomi Housing
Co-operative Society Ltd. (R)



The Golden Gateway

Hirehalli

Developed By



FLY HIGH
GIVING WINGS TO YOUR DREAMS

About Us

Welcome to “Karnataka Suvarna Bhoomi Housing Co-Operative Society Ltd ®”

It was formed in 2021 & Registered under Karnataka Co-operative Act 1959(8)

Reg No. HSG-3/27/HHS/53751/2021-2022 DATE 15.11.2021

“KSBHCSL” main vision is to serve our members with high approved residential plots with premium class development & modern amenities for an affordable price.

To fulfil the dream of society a team of well-organized individuals are dedicating their experience and time towards achieving the goal.

Project Overview

The Golden Gateway Hirehalli Is TUDA Approval Residential project Located at pemmanahalli Village Urdigere hobli, Tumkur District. Just 01 km from National Highway The Plots are well equipped with best in class amenities and modern infrastructure surrounded by industrial and educational hub Thus the lush green plots are nestled in lap of nature with peace and serenity..

Highlights

Tumkur is a District and a Smart city and highly called as Educational Hub of Karnataka with more than 220 educational institutes. It also has lot of industrial growth in its vicinity, the road to tumakur has many Industrial Basins along its length The profile varies from pharmaceuticals, biotechnology, automobiles and auto components, aerospace, apparel, machine tools, precision components tooling, food processing and floriculture etc.

Tumakur Smart City Initiative Tumakur has been distinguished as one of the seven smart cities in Karnataka selected for development under the Smart City Mission. The initiatives delineated within the Smart City Proposal aim to furnish the citizens of Tumakuru with secure, smart transit options, improved transportation systems, and sustainable green infrastructure. This transformational endeavor seeks to elevate Tumakuru beyond its current status as a peripheral city to Bengaluru, aspiring to become the most favored destination in the region. The project's primary goals include bolstering economic growth, enhancing connectivity, ensuring a high standard of living, fostering ecological harmony, and promoting inclusive growth.

Industrial Hub Tumakur is increasingly recognized as a very practical and appealing site for industrial expansion. Due to its convenient accessibility to Bangalore city and its closeness to the capital, Tumakur is a model location for establishing industries. The district of Tumakur, boasts an investment of INR 1,911.42 crore from 22 large-scale industries, which provides employment to approximately 8,500 individuals. Furthermore, the 8 medium-scale industries represent an investment of nearly INR 790 crore in the district.

Satellite Town Ring Road Project, aiming to establish an integrated transportation link encircling the city. This initiative aims to connect satellite towns, alleviate congestion in central areas. As Bangalore's urban sprawl continues, the STRR seeks to accommodate the growing population and improve the overall quality of life for its residents. Stretching across approximately 290 km, it is a carefully designed road project that connects 12 satellite towns and over 330 villages surrounding Bangalore. According to the Ring Road Bangalore map, it will connect the following 12 satellite towns around the city- **Dobbaspete, Doddaballapura, Devanahalli, Sulibele, Hoskote, Sarjapura, Attibele, Anekal, Ta Tekere, Kanakapura, Ramanagara and Magadi.**

The extension of the Namma Metro, connecting Bengaluru to Tumakuru, which is approximately 70 km away, is part of the visionary Bengaluru-Tumakuru metro initiative set to be undertaken through a Public-Private Partnership (PPP). It is imperative to acknowledge that the proposed extension of the Namma Metro's Green Line from Nagasandra to Madavara, previously referred to as the Bangalore International Exhibition Centre (BIEC) line on Tumkur Road, is slated for completion and expected to be fully functional by July 2024. A comprehensive plan is in place to extend the metro services to Tumakuru, with a Detailed Project Report (DPR) presently under formulation. For this ambitious endeavour, a substantial budget allocation totaling INR 8,697 crores has been dedicated to cover construction costs and developmental activities. The proposed extension is anticipated to significantly drive real estate expansion within the northwest sector of Bangalore, thereby catalyzing economic growth in the region.

The Mandaragiri Temple serves as a significant center of pilgrimage for devotees of Jainism and is dedicated to the respected Mallinatha. The First temple on the premises is notable for not housing any idols, while the subsequent three temples honor the revered figures of Chandraprabha, Parshvanatha, and Suparshvanatha, respectively. At the base of the hill, one finds the 'Guru Mandir,' an 81-foot structure established in homage to the esteemed Jain Acharya Shantisagar. This particular temple has earned the names 'Pinchi Temple' and 'Peacock Temple,' a tribute to its unique architectural design that follows a 'Pinchi' — a peacock feather fan traditionally used by Digambara monks.

Educational Institutions Near by

- TVS School
- Prudence International School
- Krushi Vignana Kendra Hirehalli
- Govt Tool Room and Training Centre
- Govt High School Hirehalli
- Vivekananda Pre-University College
- HMS Rural polytechnic
- Siddartha Group of Institution (Dental, Medical, Arts, Science, Commerce Etc..)
- Sri Siddaganga Group of Institutions (Technology, Medical, Arts, Commerce, Science Etc..)
- Sridevi Group of Institutions (Arts, Commerce, Science, Medical, Pharmacy Nursing Etc..)
- Rajiv Gandhi College of Education
- Sapthagiri Group of Institutions

Infrastructure

- Durable Wide Black-Top Roads
- Modern LED Street Lights
- Underground Water Connections
- Underground Sanitary System
- Concrete Drain with Slabs
- Storm Drain Network
- Rain Water Harvesting
- Sewage Treatment Plant
- Water Loaded Overhead Tank
- Transformer Yard
- Borewell
- Colourful Flowering Avenue Plantation

Amenities

- Children's Play Area
- Out Door Exercise Station/ Gym
- Walking Track
- Amphitheatre
- Herbal Garden
- Fruit Orchard
- Senior Citizen Park
- Pet Park
- Reflexology Walkway
- Rock Garden
- Yoga Lawn
- Lilly Pond

- The Booking of a Plot Will be Accepted once 35% of Down Payment on Total Sale Value Has been Made.
- The Remaining Balance Amount Must Be paid in Three Equal Instalments as and when Demanded Depending Upon the development of the layout.
- Time Required for completion of layout will be 15-18 Months.
- Allotment of plot will Be done on First-Come First Serve Basis

Payment Chart

DIMENSIONS	PRICE	DOWN PAYMENT	1st INSTALLMENT	2nd INSTALLMENT	3rd INSTALLMENT	TOTAL
20x40 (800)	1599/Sqft	4,47,720	2,77,160	2,77,160	2,77,160	12,79,200
30x40 (1200)	1599/Sqft	6,71,580	4,15,740	4,15,740	4,15,740	19,18,800
30x50 (1500)	1599/Sqft	8,39,475	5,19,675	5,19,675	5,19,675	23,98,500
40x60 (2400)	1599/Sqft	13,43,160	8,31,480	8,31,480	8,31,480	38,37,600

Note : The Payment Should Be Made In favour of **Karnataka Suvarna Bhoomi Housing Co-Operative Society Ltd.** Through **Cheque/DD/RTGS/NEFT** Only.

Cash Payments Not Accepted

Bank Details :

Bank Name : BDCC Bank Ltd.
 Account Name : Karnataka Suvarna Bhoomi Housing Co Operative Society Ltd.
 Account Number : 119004238920
 IFSC Code : KSCB0002001
 Branch : Yeshwanthpur, Bangalore

Bank Name : ICICI BANK
 Account Name : Karnataka Suvarna Bhoomi Housing Co Operative Society Ltd.
 Account Number : 093705003589
 IFSC Code : ICIC0000937
 Branch : New BEL Road, Bangalore

Required Documents For Booking :

- Government ID proof – Aadhar Card / Pan Card
- Passport Size Photos – 4 Nos
- Address Proof – Aadhar Card / Passport / Voter ID



Scan for Broucher



Scan for Location

The Golden Gateway Hirehalli



FLY HIGH DEVELOPERS

702, 1st Floor, 6th Main,
11th Block, Nagarbhavi 2nd Stage,
Bangalore - 560 072.

E-mail : info@flyhighdevelopers.com,
Website : www.flyhighdevelopers.com

Contact : +91 7996 955 955



KARNATAKA SUVARNA BHOO MI HOUSING CO-OPERATIVE SOCIETY LTD.

No. 25, 1st Floor, 8th Main, 19th Cross,
Bandappa Garden, Muthyala Nagar,
Mathikere, Bangalore-560054

E-mail : info@ksbhousing.com
Website : www.ksbhousing.com

Contact : +91 98868 95555