



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

The Golden Gateway *Somwarpet*

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 Somwarpet is SUDA Approval Residential project located at Chowdalu village Situated In Somwarpet Taluk, Kodugu District within the town limits of Somwarpet near Vokkaligara Samudaya Bhavana . The Plots are well equipped with best-in-class amenities and modern infrastructure, Surrounded by peace & serenity thus the lush green plots are nested in the lap of nature, This is the perfect place to enjoy a quiet weekend and escape the town with your family.

Highlights

Somwarpet is a serene hill town in Kodagu district, known for its lush greenery, pleasant climate, and rich natural surroundings. Located in close proximity to major tourist destinations of Coorg. It offers excellent connectivity and a peaceful environment. The region is supported by essential infrastructure including educational institutions, healthcare facilities, government offices, and a growing local economy making it an ideal destination for premium living and smart real estate investment.

Harangi Water Aerodrome Project is part of the government's ambitious UDAN Seaplane Project now you can “Fly Home Minutes” away and experience the ultimate in luxury travel bypassing traffic to land right in the serene backwaters of Harangi which Connect to Bengaluru and Mysuru in just 45 minutes. A rare infrastructure perk that guarantees massive value growth, boost to local tourism and property appreciation. Positioning your plot in one of the India's only few locations to offer highend water based travel and exceptional longterm value.

Mysore-Kushalnagar Expressway project is a green field project designed to drastically improve regional connectivity and drive economic growth. Which is a 6 lane project with 4 lane access controlled highway is a game changer. It will reduce the travel time by half between 2 cites and connecting directly to Mysuru Bangalore 10 lane expressway which brings the state capital closer than ever. Thus, your investment is positioned perfectly on the path of progress where infrastructure meets convenience.

The Kudlur Industrial Hub : The Kudlur Industrial Hub which Fueling Economic Growth located just minutes away, the 250-acre KIADB Industrial Township at Kudlur is transforming near by towns into an economic engine. With over 114 industrial units and a dedicated KSSIDC estate, this hub is attracting massive corporate investment and creating thousands of local jobs ensuring a steady and high demand for residential housing and rental appreciation.

The Kushalnagar Mini-Airport is the proposed 140-acre Mini-Airport and Heliport at Chikka Aluvara is set to redefine regional travel. Designed to handle 20-seater aircraft and high-end charter flights, this facility will put Kushalnagar and near by towns on the global tourism map, providing unparalleled convenience for businss travelers and luxury tourists alike which provides global access.

Near by Places

- Vokkaligara Samudaya Bhavana : 0.5 km
- Sandeepany High School : 0.4 km
- St. Joseph's College : 1.3 km
- Shree Sai Hospital : 1.5 km
- Belur Golf Club : 6 km
- Makkala Gudi Betta : 11 km
- Harangi Dam : 18 km
- Kote Betta : 20 km
- Mallahalli Falls : 20 km
- Dubare & Golden Temple : 28 km
- Kushalnagar : 25 km
- Shanivarasanthe : 20 km
- Madikeri : 35 km
- Kukke Subramanya : 54 km
- Sakleshpur : 55 km

Infrastructure

- Durable wide C.C Roads
- Modern LED Street Lights
- Underground Water Connections
- Underground Sanitary System
- Water Loaded Overhead Tank
- Concrete Drain with Slabs
- Storm Drain Network
- Rain Water Harvesting
- Sewage Treatment Plant
- 24x7 CC TV at Main Entrance
- Temple
- Borewell
- Entrance Arch
- Transformer Yard
- Colourful Flowering Avenue Plantation

Amenities

- Children's Play Area
- Out Door Exercise Station/Gym
- Walking Track
- Amphitheatre
- Herbal Garden
- Fruit Orchard
- Senior Citiien 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 Installments as and when Demanded Depending Upon the development of the layout.
- Time Required for completion of layout will be 18-24 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
30x40 (1200)	1500/Sqft	6,30,000	3,90,000	3,90,000	3,90,000	18,00,000
30x50 (1500)	1500/Sqft	7,87,500	4,87,500	4,87,500	4,87,500	22,50,000
30x60 (1800)	1500/Sqft	9,45,000	5,85,000	5,85,000	5,85,000	27,00,000
40x60 (2400)	1500/Sqft	12,60,000	7,80,000	7,80,000	7,80,000	36,00,000

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 : IDFC FIRST BANK LTD.
 Account Name : Karnataka Suvarna Bhoomi Housing Co Operative Society Ltd.
 Account Number : 58111674317
 IFSC Code : IDFB0080154
 Branch : Malleshwaram, Bangalore

Required Documents For Booking :

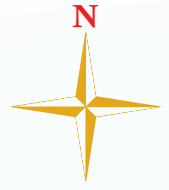
- Government ID proof – Aadhar Card / Pan Card
- Passport Size Photos – 4 Nos
- Address Proof – Aadhar Card / Passport / Voter ID



LOCATION MAP

THE GOLDEN GATEWAY — SOMWARPET —

WELL CONNECT. WELL POSITIONED.
WELL WORTH IT.



Scan for Location

Distance From Project

	Madikeri	35Km
	Somwarpet Bus Stand	1 Km
	Main Road Access	500 m

Excellent Road Connectivity

Close to Town Centre

High Growth Location

Safe & Serene Environment

The Golden Gateway Somwarpet



FLY HIGH DEVELOPERS

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