

RERA No. PRM/KA/RERA/1251/446/PR/250222/004732

OUR COMPLETED PROJECTS



Neeladri Prince



Neeladri Princess



Neeladri Deo Bliss



Neeladri Kota Hills



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SCAN HERE  
FOR LOCATION



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concept, design & execution by: ragdes - 98450 74047

RERA No. PRM/KA/RERA/1251/446/PR/250222/004732



Waves of joy...  
lapping at the shores of life.

**Saravaram**  
Experience the ripples of joy

LUXURIOUS 1, 2 & 3 BHK HOMES  
VARTHUR VILLAGE & HOBLI





*Building with confidence*

## About Builders

**NEELADRI PROPERTIES** is one recognized name in the Bangalore real-estate-sector. It's been a brand name that has been synonymous with quality homes and aesthetic lifestyles.

Construction has been its core competency and **NEELADRI PROPERTIES** is known for delivering on time, every time with quality.

NEELADRI PROPERTIES, with specialization in the areas of construction and property development, is one of the fastest growing companies. As a leading developer, we are always keen to maintain quality by selecting premium fixtures and branded construction-materials with aesthetic interior and exterior finishing.

This is evident from the fact that most of **NEELADRI PROPERTIES** apartments get sold to the full satisfaction of customers.

As a company, it is our driving ambition to grow, succeed and become pre-eminent in every field of construction in which we engage. We plan to achieve this through a unique combination of experience, expertise, innovation and vitality. Of course, we'll also strive to achieve our goals while earning the respect of our customers, suppliers, associates and competitors.

Strong, experienced and totally committed, we bring our traditional family-values of fairness, honesty and openness to bear on modern and innovative ways of working and developing businesses.

We extend a grand welcome to you to our home.



## Presenting A Comfortable Lifestyle

Ever wanted a home that is the definition of serenity and at the heart of a bustling locality? This is precisely what Neeladri Sarovaram is - a home that feels like a breath of fresh air with everything you need at a stone's throw away. Step into a world of tranquillity that's well-connected, brilliantly designed and facilitated with every form of luxury.





# Saravaram

Experience the ripples of joy

An ever green lifestyle  
for generations



**321**  
UNITS

**3.08**  
ACRES

**VAASTU**  
COMPIANT

**CC & OC**  
PROJECT

**NO**  
COMMON  
WALLS

**CLOSE TO**  
METRO  
STATIONS

\*This is an artistic impression and not a site photograph.

With G+4 upper floors, **NEELADRI SAROVARAM**, a multi-storied edifice, consisting of 321 units of 1, 2 & 3 BHK apartments, is a 100% Vaastu - compliant architectural masterpiece in the making on a green canvas of sprawling 3.8 acres of land.

Located, amidst greenery, in-between IT and BT corridors in Varthur, our project is nearby Kadubisanahalli and Channasandra metro stations.

It is close to Accenture, Wipro Eco Space, Tech Mahindra, Capgemini, Cognizant and major reputed companies, international residential and boarding schools and hospitals.

High on aesthetics, the units have no common walls and have 60% open space. Every flat is thoughtfully designed to let in more light and facilitate abundance of air-circulation. All homes, at **NEELADRI SAROVARAM**, sport enchantingly textured mix of colors in fantastic designs. Affordable and adorable as well, these highly-spacious homes offer scenic and stunning views.

Varthur, a downtown in the eastern periphery of Bangalore City, is a part of Whitefield township, the heart of hi-tech that put Bangalore on world map. A part of Bruhat Bengaluru Mahanagara Palike, Varthur is located in South-Eastern Bangalore, sandwiched between Old Airport Road and Sarjapur Road.

While ITPB is very close to Varthur, it is also home to many IT giants like Cisco Systems, ARM, Aricent group, hi-tech industries, MNCs, start ups and the head office of IT bellwether WIPRO.







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If day-view of the structure tempts you to flash your address card, night-view just mesmerizes you into speechless admiration. You wouldn't be faulted for assuming that nights were specifically made to highlight the imposing edifice. The elevation, with an artful mix of materials that are glazed, shining, having embedded design and other architectural edicts, makes one want the picturesque night to last and last. But take heart, there is another night coming along.





## Project Highlights

Developed by Neeladri Properties | Situated in Varthur Village & Hobli | Ground+4 upper floors | No common walls | 60% open space | Quality branded materials  
World class amenities | All round RCC compound wall with grand entrance | No legal hazards | Approved by major banks | Delivery on time | No violation | Water softener  
Vaastu compliant units without compromising space & style | Host of institutions, hospitals, shopping malls, hospitality & recreational arenas | Power backup 1 KW for each flat  
100% natural light and cross ventilation | Sufficient 24/7 water supply through borewell (cauvery) water | Spacious lower basement & upper basement car parking



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## You will be enjoying amenities

It's an assortment of amenities that makes life at **NEELADRI SAROVARAM** the most desired one. A swimming pool-cum-pool deck fit for the wannabe sports enthusiasts and habitual swimmers alike plus a toddlers' pool, a children's play area uniquely designed to wean the kids away from sedentary games, meditation hall to aid the fulfilling of your spiritual and philosophical quests...all promise a grand living at NEELADRI SAROVARAM.

### CLUBHOUSE

The apartments boast of an exclusive clubhouse for the more jovial to unwind and for the more social to indulge in camaraderie. It has a pedestrian entry, an entry lobby, visitors lounge and hosts a cafeteria, co-working space and provides for all indoor games like a badminton court etc including a spacious gym with state-of-the-art equipments plus a yoga & meditation area

### LANDSCAPE

Above all, it is the landscaping at **NEELADRI SAROVARAM** that's as spellbinding. Apart from the meandering rows of romantic roses, smiling lilies, dazzling orchids and other flowers and plants on the lawns of wavy grass, few exquisite sculptures dotting the landscape here and there turn the atmosphere as mystic as fit for a leisurely break like a stroll... enjoying the fragrance of flowers and inhaling enough oxygen. Tired of walking? Never mind! There are nicely laid out seats made of stone for you to recline. There's also a separate kiosk for the Senior Citizens and also an elderly corner.

### BUDDHA STATUE

Cynosure of the garden is the Buddha statue that's quite imposing and ensnaring. Intricately chiseled to its spiritual best, the statue sits on a pedestal facing a placid pond lulled by the burbling water. The positive vibes the entire setting sends is beyond words. The place that surrounds the statue is perfect for anyone who wishes to practice yoga in the early morning or indulge in simple meditation or just keep musing.

### PRIVATE GARDEN

Moreover, an exclusive private garden sporting the front view of flat in the ground floor comes as a bonus for the privileged few offered on a first-come-first-served basis.

### SENIOR CITIZEN KIOSK

The user-friendly Senior Citizen Kiosk with its highly visible display screen in big fonts, placed in the lawn will prove very helpful to the elderly in accessing updated info on health, news and availing benefits under various schemes, enabling bank transactions etc.

**NEELADRI SAROVARAM** also boasts of services that are lifestyle necessities such as ample parking space, 24x7 generator sets, lifts, security round the clock etc.



Living up to its name, Sarovaram boasts of not just one but two Swimming Pools for the adult and two for the toddlers. One exclusively for Block 'A' with a toddlers pool and one in the middle of Block A & B again with a toddlers' pool. Now, that's like four pools altogether in a single complex! Come discover the oceans of joy!



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## Amenities

Grand entrance arch with security check point  
 Outdoor children play area | Indoor childrens play area  
 Amphitheatre | Two swimming pools with toddlers pools  
 Grand multipurpose party hall | Cricket pitch  
 Waiting lounge | 2 nos individual indoor gym | Outdoor gym  
 Club house (with billiards table, table tennis, chess, carrom, cards table, separate steam room for ladies and gents)  
 Badminton court | Meditation center | Water bodies  
 Provision for EV charging 2 points | Rain water harvesting  
 CCTV camera 24/7 | STP with treatment plant  
 Senior citizen kiosk | Jogging track | Half basketball court  
 Water softener | Intercom | 24/7 security service  
 24/7 power backup 1 KW for each flat and 100% backup for all common area



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Ground floor area statement - Block:A

FLAT Nos.	TYPE	SBA	CARPET AREA	UDS	FACING
01	2 BHK	1070 Sft	693 Sft	449 Sft	North
02	2 BHK	990 Sft	633 Sft	384 Sft	North
03	2 BHK	960 Sft	615 Sft	386 Sft	North
04	2 BHK	960 Sft	615 Sft	386 Sft	West
05	2 BHK	960 Sft	615 Sft	386 Sft	North
06	3 BHK	1075 Sft	773 Sft	452 Sft	East
07	3 BHK	1105 Sft	758 Sft	464 Sft	North
08	2 BHK	980 Sft	648 Sft	412 Sft	East
09	3 BHK	1105 Sft	758 Sft	464 Sft	North
10	3 BHK	1105 Sft	758 Sft	464 Sft	North
11	1 BHK	630 Sft	400 Sft	265 Sft	East
12	3 BHK	1170 Sft	802 Sft	491 Sft	East
13	2 BHK	940 Sft	589 Sft	376 Sft	North
14	2 BHK	990 Sft	660 Sft	393 Sft	North
15	2 BHK	865 Sft	624 Sft	363 Sft	North
16	3 BHK	1185 Sft	776 Sft	475 Sft	West
17	2 BHK	1055 Sft	668 Sft	420 Sft	West
18	2 BHK	1060 Sft	692 Sft	445 Sft	North
19	3 BHK	1210 Sft	837 Sft	508 Sft	North
20	2 BHK	1140 Sft	795 Sft	479 Sft	North
21	3 BHK	1235 Sft	842 Sft	519 Sft	North
22	2 BHK	620 Sft	432 Sft	260 Sft	North
23	3 BHK	1075 Sft	773 Sft	452 Sft	East
24	3 BHK	1105 Sft	753 Sft	464 Sft	North
25	2 BHK	980 Sft	648 Sft	412 Sft	East
26	3 BHK	1175 Sft	752 Sft	464 Sft	North
27	3 BHK	1105 Sft	752 Sft	464 Sft	North
28	3 BHK	1560 Sft	1037 Sft	626 Sft	North
29	2 BHK	1110 Sft	733 Sft	466 Sft	East
30	1 BHK	595 Sft	331 Sft	229 Sft	West
31	2 BHK	910 Sft	644 Sft	382 Sft	East

Ground floor area statement - Block:B

FLAT Nos.	TYPE	SBA	CARPET AREA	UDS	FACING
32	2 BHK	945 Sft	602 Sft	380 Sft	North
33	2 BHK	945 Sft	602 Sft	380 Sft	North
34	2 BHK	970 Sft	1010 Sft	407 Sft	North
35	2 BHK	965 Sft	656 Sft	405 Sft	North
36	2 BHK	675 Sft	410 Sft	252 Sft	East
37	3 BHK	1400 Sft	833 Sft	504 Sft	East
38	2 BHK	1130 Sft	675 Sft	447 Sft	East
39	3 BHK	1270 Sft	811 Sft	533 Sft	East
40	3 BHK	1290 Sft	852 Sft	542 Sft	East
41	3 BHK	1235 Sft	842 Sft	519 Sft	North
42	2 BHK	655 Sft	430 Sft	260 Sft	North
43	2 BHK	980 Sft	631 Sft	395 Sft	North
44	2 BHK	1010 Sft	651 Sft	407 Sft	North
45	3 BHK	1175 Sft	756 Sft	494 Sft	North
46	2 BHK	600 Sft	410 Sft	252 Sft	East
47	3 BHK	1180 Sft	823 Sft	496 Sft	East
48	2 BHK	1100 Sft	673 Sft	435 Sft	East
49	3 BHK	1150 Sft	760 Sft	483 Sft	East
50	3 BHK	1165 Sft	789 Sft	489 Sft	East
51	3 BHK	1235 Sft	842 Sft	519 Sft	North
52	2 BHK	1000 Sft	635 Sft	401 Sft	North
53	2 BHK	655 Sft	430 Sft	260 Sft	North
54	2 BHK	980 Sft	578 Sft	382 Sft	East
55	3 BHK	1150 Sft	757 Sft	483 Sft	East
56	3 BHK	1295 Sft	894 Sft	544 Sft	North
57	2 BHK	1040 Sft	676 Sft	437 Sft	East
58	2 BHK	1040 Sft	691 Sft	437 Sft	North
59	3 BHK	1160 Sft	754 Sft	485 Sft	North
60	1 BHK	580 Sft	399 Sft	244 Sft	East
61	3 BHK	1205 Sft	820 Sft	506 Sft	East

**Saravaram**  
Experience the ripples of joy  
LUXURIOUS 1, 2 & 3 BHK HOMES

## Legends

01. Security, entry & exit

02. Bus bay

03. Water body

04. Sitting area

05. Visitors car parking

06. Cycle bay

07. Drop of plaza with unique centre

08. Waiting lounge

09. Transform station

10. Children's play area

11. Half basketball court

12. Repose zone with sculpture sitting cube

13. Accent plaza

14. Swimming pool with toddlers pool
15. Elders sitting area

16. Kid's play area

17. Swimming pool with toddlers pool

18. Ramp

19. Deck area

20. Gents changing room with steam and shower

21. Ladies changing room with steam and shower

22. Multipurpose party hall

23. Biotal garden

24. Amphitheatre

25. Hopscotch with sitting area

26. Shuttle court
27. Children's play area

28. Outdoor gym

29. Climbing wall with sand pit & fame wall

30. Cricket pitch

31. Sculpture of Buddha

32. Multipurpose gathering

33. Giant chess

34. Yoga & meditation area

35. Floral garden

36. Medicinal plantation

37. Path way

38. Kids sitting area

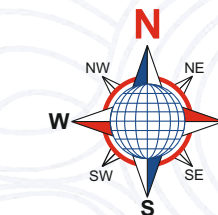
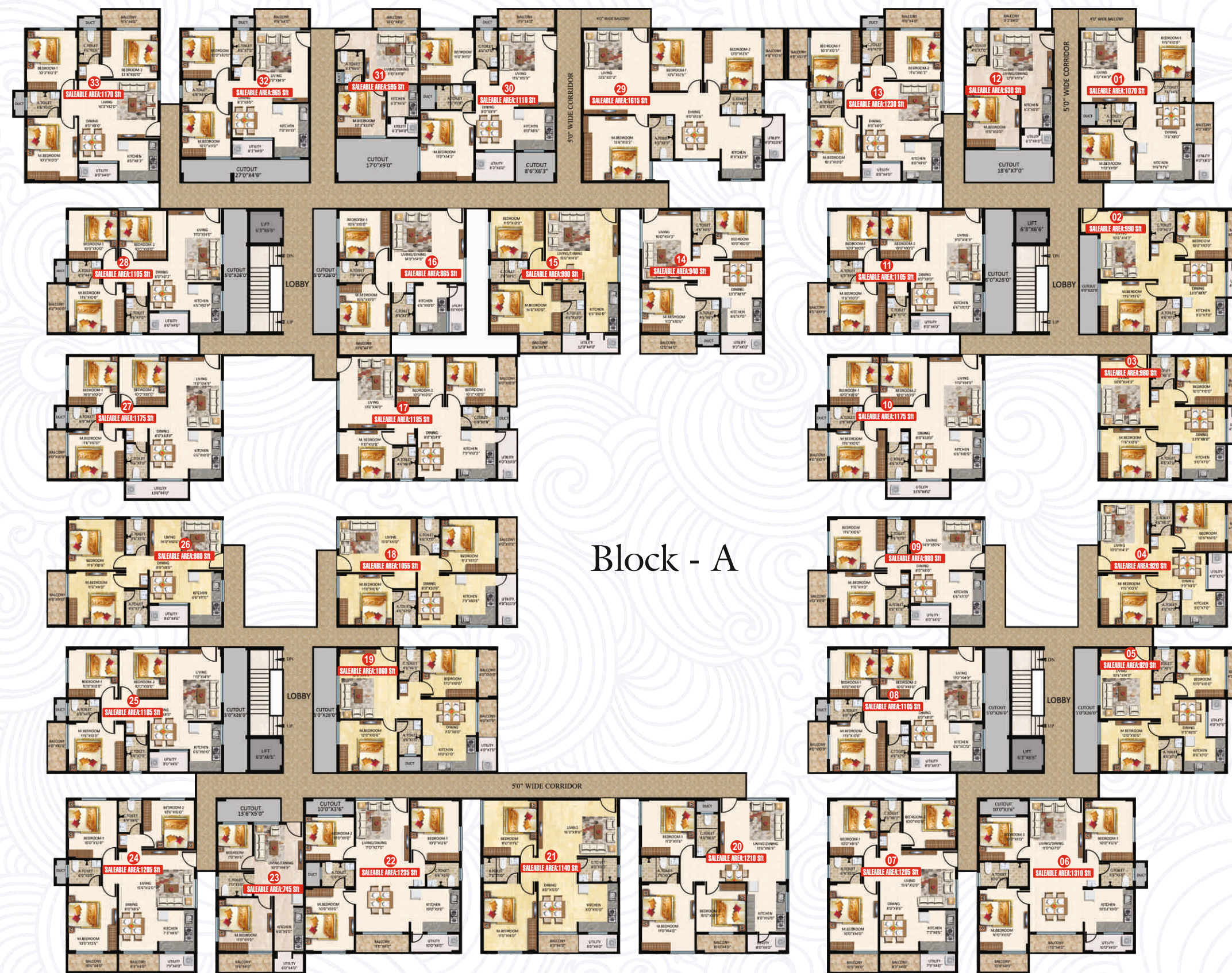
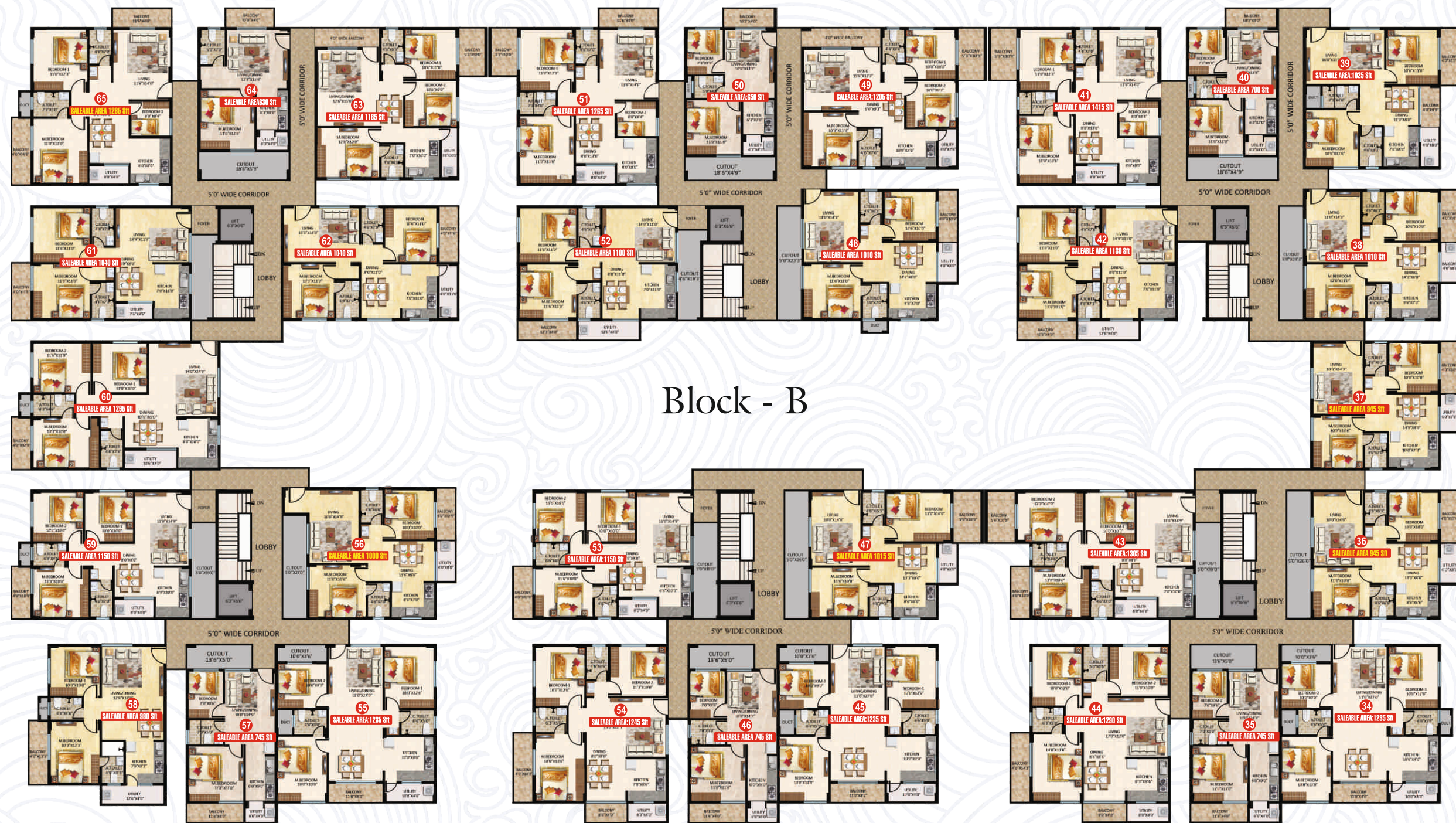
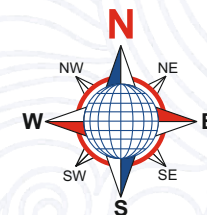
39. Senior citizen kiosk

40. Accent tree court



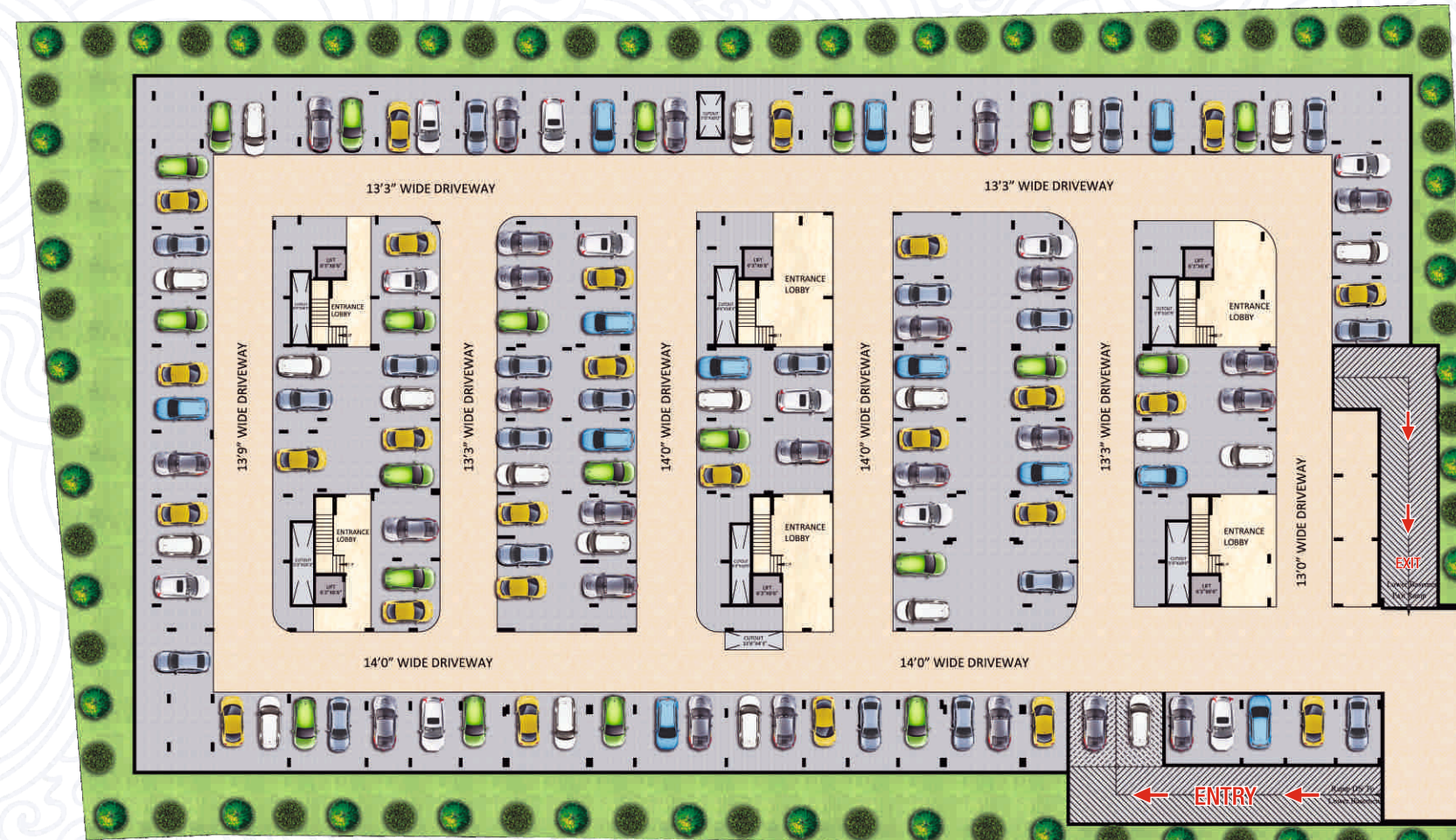


## Typical Floor Plan

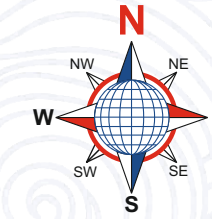


## Typical Floor Plan

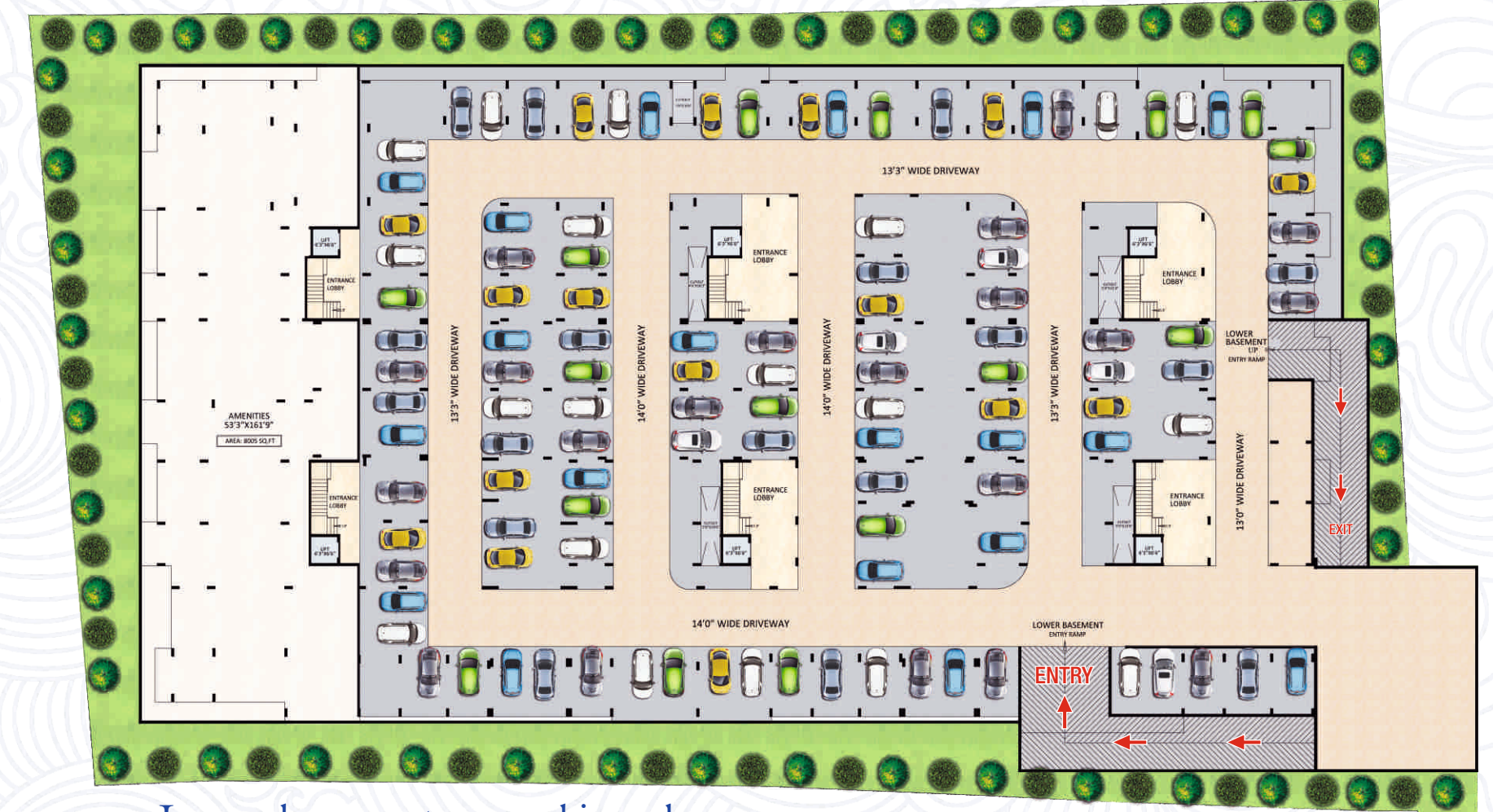




Upper basement car parking plan



## Car Parking Plans



Lower basement car parking plan

**Saravaram**  
Experience the ripples of joy

LUXURIOUS 1, 2 & 3 BHK HOMES







1 BHK HOME	
01) LIVINGROOM	: SIZE - 12'9" x 11'9"
02) KITCHEN	: SIZE - 6'3" x 8'0"
03) UTILITY	: SIZE - 6'3" x 4'0"
04) M BEDROOM	: SIZE - 11'0" x 12'0"
05) TOILET	: SIZE - 4'6" x 7'0"
06) BALCONY	: SIZE - 9'3" x 4'0"

3 BHK HOME	
01) BEDROOM - 2	: SIZE - 11'6" x 10'3"
02) LIVINGROOM	: SIZE - 16'3" x 12'0"
03) KITCHEN	: SIZE - 8'0" x 8'0"
04) UTILITY	: SIZE - 8'0" x 4'0"
05) M BEDROOM	: SIZE - 10'3" x 13'0"
06) A TOILET	: SIZE - 6'9" x 5'0"
07) BEDROOM - 1	: SIZE - 10'3" x 12'3"
08) TOILET	: SIZE - 4'6" x 7'0"
09) BALCONY	: SIZE - 11'6" x 4'0"

2 BHK HOME	
01) LIVINGROOM	: SIZE - 10'9" x 14'9"
02) KITCHEN	: SIZE - 7'0" x 11'0"
03) UTILITY	: SIZE - 8'3" x 4'0"
04) M BEDROOM	: SIZE - 10'0" x 11'0"
05) A TOILET	: SIZE - 6'6" x 4'6"
06) BEDROOM	: SIZE - 10'0" x 10'0"
07) TOILET	: SIZE - 4'6" x 7'0"

Your dream  
plans laid out

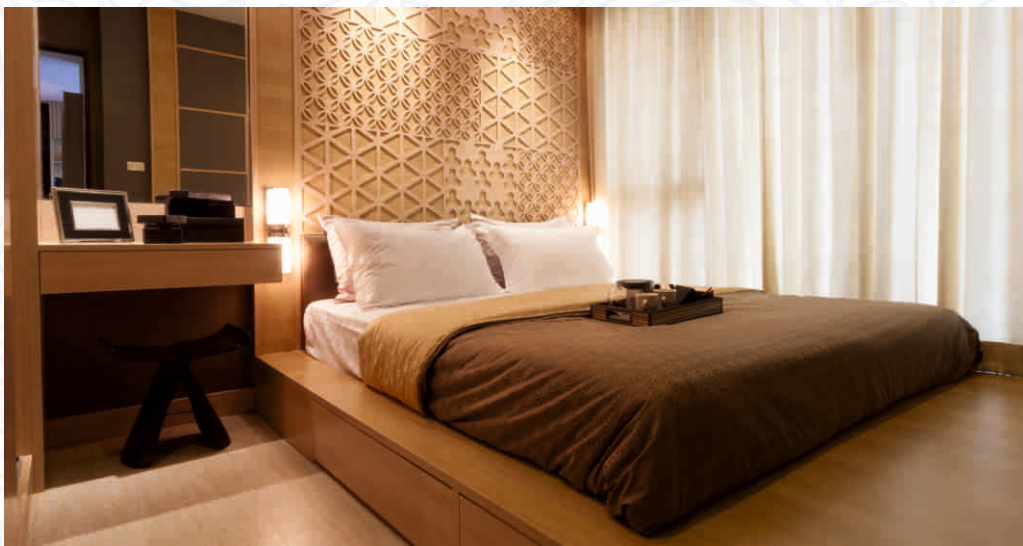
### Typical floor area statement - Block:A

FLAT Nos.	TYPE	SBA	CARPET AREA	UDS	FACING
01	2 BHK	1070 Sft	693 Sft	449 Sft	North
02	2 BHK	990 Sft	633 Sft	399 Sft	North
03	2 BHK	960 Sft	615 Sft	386 Sft	North
04	2 BHK	960 Sft	615 Sft	386 Sft	West
05	2 BHK	960 Sft	615 Sft	386 Sft	North
06	3 BHK	1310 Sft	863 Sft	550 Sft	North
07	3 BHK	1205 Sft	807 Sft	506 Sft	East
08	3 BHK	1105 Sft	758 Sft	464 Sft	North
09	2 BHK	980 Sft	648 Sft	412 Sft	East
10	3 BHK	1175 Sft	758 Sft	464 Sft	North
11	3 BHK	1105 Sft	758 Sft	464 Sft	North
12	1 BHK	630 Sft	400 Sft	265 Sft	East
13	3 BHK	1230 Sft	802 Sft	517 Sft	East
14	2 BHK	940 Sft	589 Sft	376 Sft	North
15	2 BHK	990 Sft	624 Sft	393 Sft	North
16	2 BHK	865 Sft	611 Sft	363 Sft	North
17	3 BHK	1185 Sft	776 Sft	475 Sft	West
18	2 BHK	1055 Sft	668 Sft	420 Sft	West
19	2 BHK	1060 Sft	694 Sft	445 Sft	North
20	3 BHK	1210 Sft	837 Sft	508 Sft	North
21	2 BHK	1140 Sft	795 Sft	479 Sft	North
22	3 BHK	1235 Sft	842 Sft	519 Sft	North
23	2 BHK	745 Sft	458 Sft	300 Sft	North
24	3 BHK	1205 Sft	805 Sft	506 Sft	East
25	3 BHK	1105 Sft	753 Sft	464 Sft	North
26	2 BHK	980 Sft	648 Sft	412 Sft	East
27	3 BHK	1175 Sft	752 Sft	464 Sft	North
28	3 BHK	1105 Sft	752 Sft	464 Sft	North
29	3 BHK	1615 Sft	1037 Sft	651 Sft	North
30	2 BHK	1110 Sft	733 Sft	466 Sft	East
31	1 BHK	595 Sft	331 Sft	229 Sft	West
32	2 BHK	965 Sft	644 Sft	405 Sft	East
33	3 BHK	1170 Sft	802 Sft	491 Sft	East



### Typical floor area statement - Block:B

FLAT Nos.	TYPE	SBA	CARPET AREA	UDS	FACING
34	3 BHK	1235 Sft	844 Sft	519 Sft	North
35	2 BHK	745 Sft	459 Sft	300 Sft	North
36	2 BHK	945 Sft	602 Sft	380 Sft	North
37	2 BHK	945 Sft	602 Sft	380 Sft	North
38	2 BHK	1010 Sft	651 Sft	407 Sft	North
39	2 BHK	1025 Sft	655 Sft	431 Sft	North
40	2 BHK	700 Sft	410 Sft	273 Sft	East
41	3 BHK	1415 Sft	836 Sft	519 Sft	East
42	2 BHK	1130 Sft	675 Sft	447 Sft	East
43	3 BHK	1305 Sft	812 Sft	548 Sft	East
44	3 BHK	1290 Sft	852 Sft	542 Sft	East
45	3 BHK	1235 Sft	844 Sft	519 Sft	North
46	2 BHK	745 Sft	459 Sft	300 Sft	North
47	2 BHK	1015 Sft	632 Sft	410 Sft	North
48	2 BHK	1010 Sft	651 Sft	407 Sft	North
49	3 BHK	1205 Sft	756 Sft	506 Sft	North
50	2 BHK	650 Sft	410 Sft	273 Sft	East
51	3 BHK	1265 Sft	820 Sft	506 Sft	East
52	2 BHK	1100 Sft	673 Sft	435 Sft	East
53	3 BHK	1150 Sft	760 Sft	483 Sft	East
54	3 BHK	1245 Sft	820 Sft	523 Sft	East
55	3 BHK	1235 Sft	844 Sft	519 Sft	North
56	2 BHK	1000 Sft	635 Sft	401 Sft	North
57	2 BHK	745 Sft	459 Sft	300 Sft	North
58	2 BHK	980 Sft	578 Sft	382 Sft	East
59	3 BHK	1150 Sft	757 Sft	483 Sft	East
60	3 BHK	1295 Sft	894 Sft	544 Sft	North
61	2 BHK	1040 Sft	676 Sft	437 Sft	East
62	2 BHK	1040 Sft	691 Sft	437 Sft	North
63	3 BHK	1185 Sft	752 Sft	498 Sft	North
64	1 BHK	630 Sft	400 Sft	265 Sft	East
65	3 BHK	1265 Sft	820 Sft	506 Sft	East





## Specifications



### STRUCTURES :

RCC Frame structure with solid blocks and cement plastering.



### WALLS :

6" Cement Concrete Blocks and 4" Cement Concrete Blocks for internal walls.



### DOORS :

Main door Teak wood frame with teak veneer 40 mm shutters with polish and all other doors sal wood frame (maranta wood) with 32 mm shutters with enamel paint/ polish.



### FLOORING :

Scratch proof premium brand vitrified tiles for entire flooring and anti skid flooring in balconies, Granite flooring for common areas.



### PAINTING :

Premium emulsion paint for internal walls and Exterior with Apex paint.



### WATER SUPPLY :

24 hrs water supply from borewell with overhead tank & sump tank.



### TOILET :

Anti skid ceramic tiles flooring & glazed tiles dado up to 8 feet height



### KITCHEN :

30 mm granite/quartz platform with glazed tiles dado up to 4ft height above the granite platform with stainless steel sink



### ELECTRICAL :

Concealed copper wiring and switches of Great white / Anchor / Panasonic or equivalent, cables with wires, switches and sockets.



### WINDOWS :

Branded UPVC windows made from specially designed and manufactured with 3 track along with mosquito mesh.



### SANITARY :

Jaguar, Kohler, & Hindware / equivalent make.



### CAR PARKING :

Lower basement & upper basement covered car parking.



### TV & TELEPHONE :

Individual TV & Telephone point in living & master bedroom.



### LIFT :

10 Numbers of 8 passenger lift of Schindler / equivalent make, from lower basement.



## Know your Neighbourhood

- The Cambridge International School
- Orchid International School
- Good Caring, Nice School
- Inventive Academy International School
- Sri Sri Ravishankar School
- VIBGYOR School
- Call Spring Board International Pre school
- Ryan International School (ICSE)
- Global Indian International School Whitefield
- Gopalan International School
- Chrysalis High Varthur
- Oakridge International School Bangalore
- Greenwood High ICSE/ISC Campus
- United World Academy International School
- Krupanidhi Residential PU College
- Cambridge PU College
- Cmr National PU College, ITPL
- Varthur Road
- Sri Sathya Sai Super Speciality Hospital
- Manipal Hospital Whitefield
- Colombiasia Hospital SJP Road
- Sakara World Famous Hospital
- Nexus Whitefield (The Forum Neighbourhood Mall)
- Brookefield Mall
- Nexus Shantiniketan Mall
- Phoenix Market City
- Central Mall Marathalli Ring Road
- Multiplex Innovate Film City Mall
- 10 Minuts drive to Metro Railway Station and Marathalli Ring Road
- All Major Corporate Companies Near by
- Place is Located at Center of IT and BT Corridor



### Metro, the game-changer

Thanks to the Metro work in full swing, Varthur will soon be enjoying connectivity to all major nodal points in Bangalore, with the safest, fastest, most economical and enviable mode of transit. This is apart from the high connectivity enabled by BMTC and advanced road infrastructure since Whitefield and its surroundings enjoy the status of most the favoured location.

