

The best of Mass & Class!



GSQUARE CITY BALLARI

INDIA'S FIRST WATER THEMED PLOT TOWNSHIP NEXT TO TB SANATORIUM, BELAGAL ROAD, BALLARI

> AMC's Rukmin Avenue





About G Square



South India's largest plot promoter



1000 acres of land delivered so far



Best Luxury Plotted Developer - G Square (Times Business Awards - 2021)



4000+ happy customers



Committed to plot perfection by finding you the perfect plot in the perfect location, size and price



Spread across Chennai, Coimbatore, Trichy, Hosur, Bengaluru and Ballari





Own a part of

A Revolutionary Community

You always had to make a choice between a good location and a serene lifestyle. But not anymore!

You can now have the best of location, price, amenities, all inside a serene setting that's bustling with trees, plenty of water parks and a waterfall!

Presenting G Square City, Ballari, India's first-ever water-themed plot township, next to TB Sanatorium, Belagal Road.

Live a mass lifestyle in a classy setting!



Salient Features



India's 1st water-themed plotted township



Ballari's 1st eco-friendly township with 1000 tress and 200+ amenities



Ballari's 1st RERA approved plot community



Ballari's biggest township



5 years of free maintenance



Post-purchase guidance for easy villa construction



Next to TB Sanatorium, Belagal Road and Vijayanagar Institute of Medical Science College (VIMS)



821 residential plots in a gated plot community spread across 100 acres



Ballari's first project with 1 Lakh sq.ft lavish clubhouse



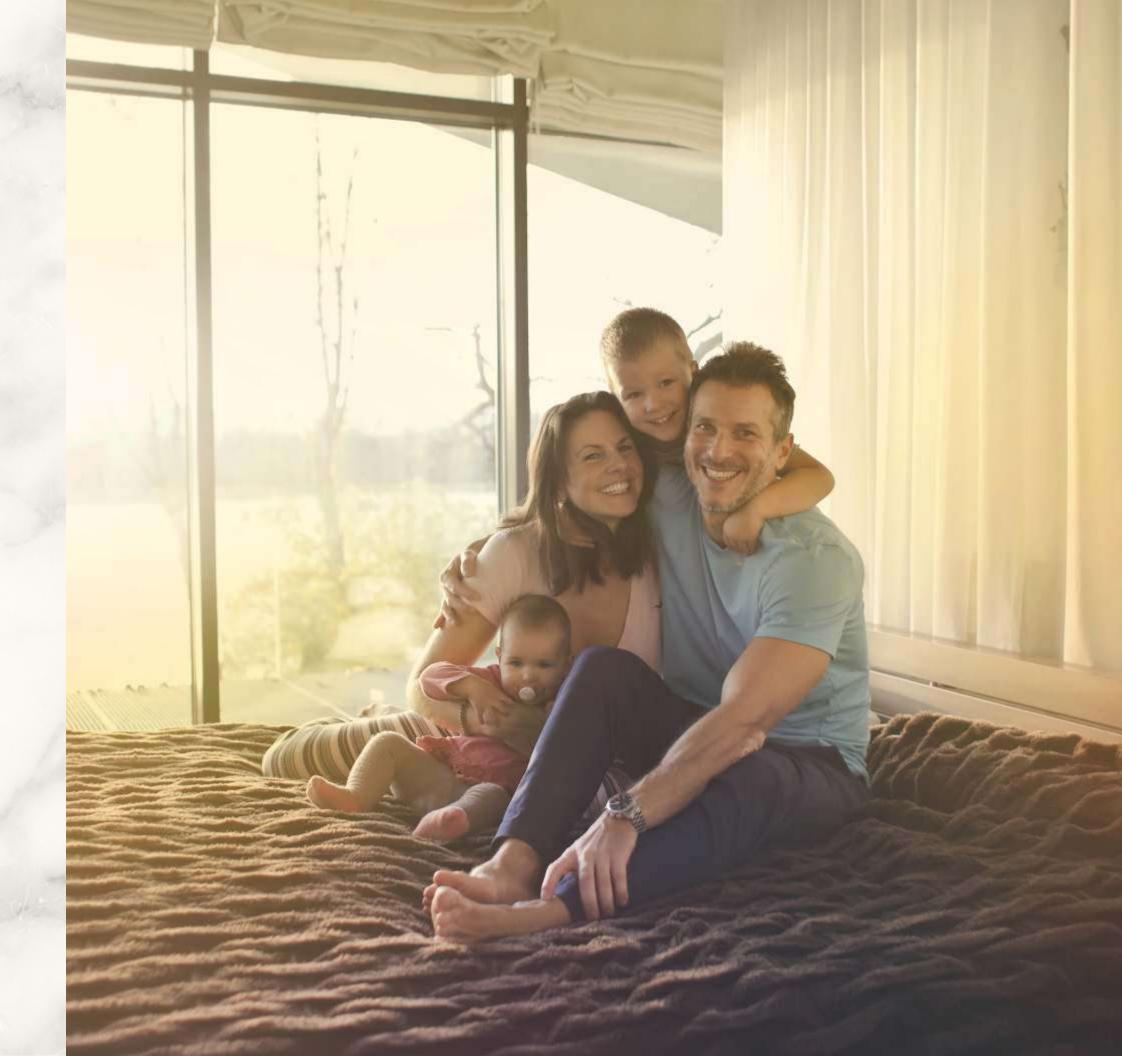
One-of-a kind features like helipad, exotic flora, artificial waterfalls, etc.



Well-laid blacktop internal roads with street lights



Ready-to-build plug-n-play plots with all essentials like underground EB, water, drainage, etc.





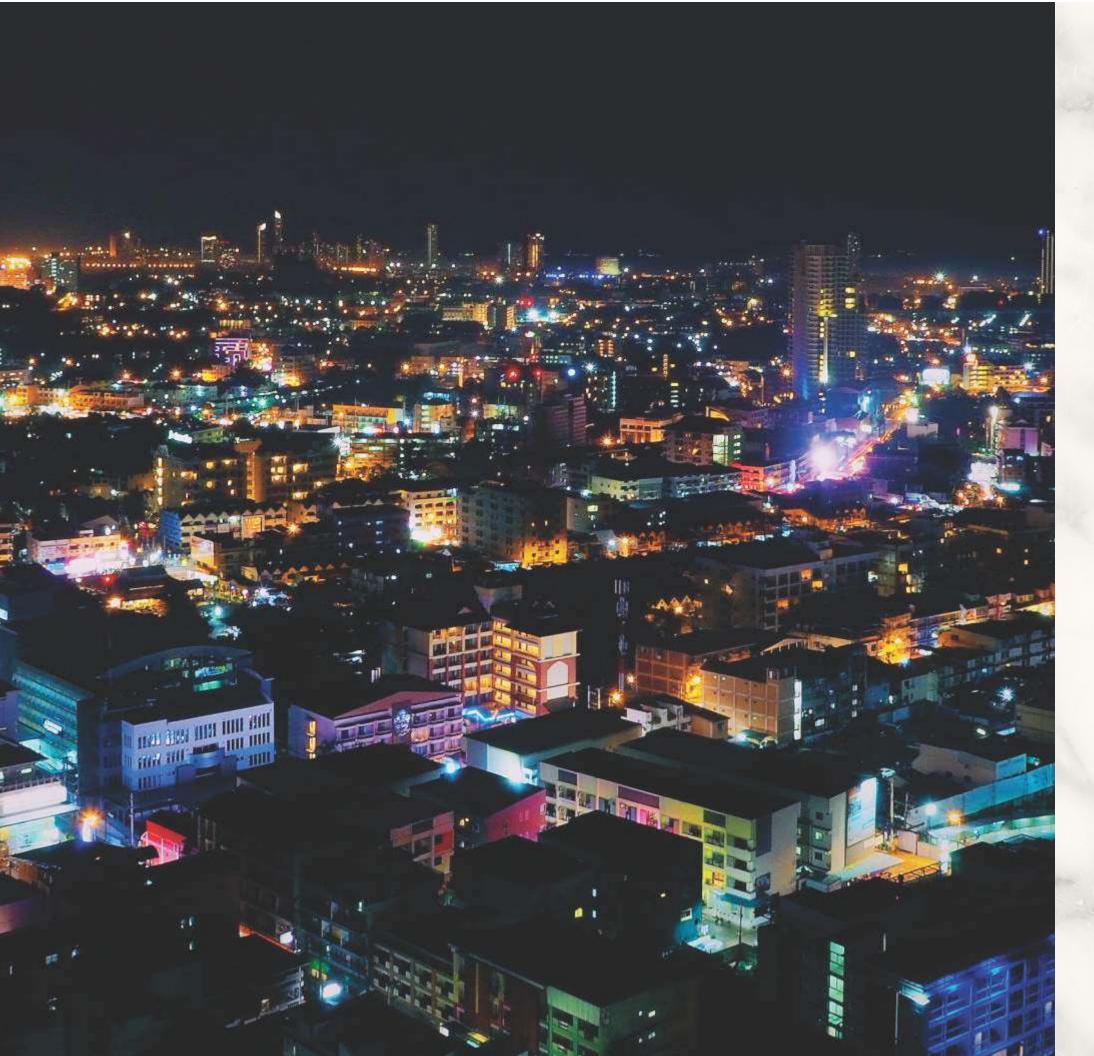












Heart of the City

Experience unbeatable connectivity and ease of travel. G Square City in Ballari is located bang on Belagal Cross. It's perfect if you want to build a home in the heart of Ballari city. Industries, schools, colleges, hospitals, entertainment zones and parks are all in proximity and just within 20 minutes' drive. Ballari is also strategically situated between Andhra Pradesh and Karnataka, giving easy access to both the states.

LOCATION HIGHLIGHTS

- 5 mins from Infantry Road
- 10 mins from Ballari Cantonment
- 15 mins from Ballari Junction
- 10 mins from Ballari Fort
- 10 mins to Dr. Vishnuvardhan Park

HOSPITALS

- Narayana Multispeciality Hospital
- Government Wellesley Tuberculosis Hospital
- S. R. Multispeciality Hospital (Subba Rao Hospital)
- Adarsh Heart Care & Multispeciality Hospital

EDUCATIONAL INSTITUTIONS

- Ghalib High School
- Nandi High School

- Brahma Chaithanya School
- Indian College of Nursing
- Indian PU College
- Nalanda PU College

RESTAURANTS

- NH 67 Kitchens
- Brigade Garden Restaurant
- Dashmesh Punjabi Dhaba

ENTERTAINMENT

- RR Multiplex
- Radhika Theatre
- Durgamma Temple
- Daroji Dear Sanctuary
- Bellari Zoo
- Mall SLN Mall(under construction)

Why Ballari is the hot investment destination

Press Articles

Ballari emerges as an investment destination among millennials

By Times Propertyl 28 Mys. 2023

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Post lockdown, there has been a paradigm shift in sentiments and home buying patterns with the With Ballari, being the place for investment, several government employees are eying a slice of millennials keen on making early investments in homeownership. The millennials are increasingly interested to buy a land as opposed to buy a small apartment in the congested parts of the city considering the growth of 34% YOY growth in real estate market. There has been a spike in demand from millennials who are keen to invest in land in developing cities of notable amenities offering a great value within budget.

Called as the Steel city of South India, Ballari is the second fastest growing city in the state of Karnataka, Located in the eastern part of the state, the city is well connected by Bengaluru-Hyderabad Highway on either side connecting the capital cities of Rayalseema and Karnataka. Situated on the eastern side of the state, the place is rich in natural mineral reserves. This, coupled with the growth of sectors like Textile and Tourism provides immerse investment. opportunities in the region. With more than 18,000 small scale industries and 70 large and medium scale industries, Ballari is at the forefront of growth. Céreals and oilseeds dominate its net sown land. With more than 67% literacy rate and the presence of several engineering, medical: and polytechnic institutions. Ballari provides a strong talent pool of trained professionals. The Ministry of New and Renewable Energy (MNRE) recently identified sites for developing solar park in Ballan, with a cumulative development potential of 11.07 GW.

There are proposed plans for the construction of an airport within Bellan. By road, Bellary is well. connected to different parts of Karnataka, Andhra Pradesh, Maharashtra and Goa. Through National Highway 13 (NH-13), National Highway 63 (NH-63), State Highway 19 (SH-19), and State Highway 132 (SH-132); Ballari is connected across India. Bellary comes under Southwestern Railway and is well connected to major cities like Bengaluru, Hyderabad, Tirupati, Hubli, Raichur, Vijayawada, Pune, and Kolhapur. At present, two railway stations serve the city. Bellary junction and Cantonment.

the pie by purchasing lands in small parcets. The Kamataka government through its industries ministry is pushing to set up processing units, including agro, horticulture, animal, mineral, and textiles, metal, engineering automobile, biotechnology, artisan, and handicraft, are being canvassed among investors to set up their enterprises.

The shift to suburban living in the lookout for bigger spaces is a using trend and developers need to focus and recognize the suitable size and unit layout plans best suited for their lifestyle on

Consequently, more beginners would prefer to invest in smaller parcels or plots for residential.

Banks have also lowered home loan rates since the last quarter of 2020, passing on the benefits to customers, and boosting the demand for housing loans. Home loan rates are at currently at a 15-year low. Kotak Mahindra Bank, State Bank of India, HDFC, ICICI Bank, Axis Bank and LIC Housing Finance, among others, slashed their home loan rates in 2021, and reduced them further in 2021. They are currently in the range of 6,65 -7 per cent per annum. Some banks are still offering these record low rates as a limited-time offer.

Over 70% ER&D firms in India to hike spending in GCCs, ESPs: Survey



r 70 per cent of the companies that e their global capability centres CC) and engineering services wider arms in India are planning to crease their budget in the range of 10per cent this year, according to a survey by Deloitte and industry

India GCCs within 'automotive and transportation' and 'industrial' sectors is expected to grow the most, and predicted to be in the range of 10-25 per cent,

"Earlier reports have persed the Indian ER&D market growth at a CAGR of 12. per cent until 2025 and this growth story has been well reinforced by the findings of the pulse survey. With more companies planning to strengthen their presence in the country, the growth prospects for India GCCs and ESPs. have grown manifolds," Deloitte India partner Keerthi Kumar said.

The survey analyses responses from 104 R&D leaders across 19 countries. including North America, Germany, Israel, Japan, and India, and 12 sectors encompassing automotive and transportation, aerospace & defence, telecom. software products, medical devices, hardware and electronics, industrial, and

according to the survey, 72 per cent of respondents with India GCCs expect to see an increase in their ER&D budget in the range of 10-25 per cent, while 52 per cent with India ESPs expect their ER&D spend on ESPs to increase in the range of 10-25 per cent.

"Building in-hoose remains the most favourable strategic choice for approximately 70 per cent of the surveyed companies to accelerate their R&D initiatives, however co-creation is gradually gaining traction," the report said.

Kia India ramps up production to full capacity at Anantapur plant

PTI - Lag Updated Feb 28:2022 0143 PM IST



Automaker Kia India on Monday said it has ramped up production to full capacity of 3 lakh units annually with the start of the third shift at its Anantapur plant in Andhra Pradesh. Kia India had commenced mass. roduction from the facility in August 2019. It had recently crossed 5 lakh cumulative dispatches from the

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Anantapur plant, including 4 lakh domestic sales and 1 lakh exports, the company said in a statement.

"We have hired additional manpower and aligned resources to minimise the waiting period on Kia cars and help us cater to the high demand in domestic and international markets," Ria India Managing Director and CEO Tae-Jin-Park said in a statement.

He further said, "India is a strategic market for Kia globally, and all our products have received an overwhelming response here".

The company has exported cars to more than 91 countries in the Middle East, Africa, Central & South America, Mexico and the Asia Pacific since it started shipping Seltos in September 2019, Kia India said.

The South Korean auto major, a part of the Hyundai group, had committed an investment of USD 1.1 billion on the plant.

Greenko setting up 100GWh, \$10-billion integrated renewable energy unit in Kurnool, Andhra Pradesh



hours a day to 2027 with an investment of \$10 talket.

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capacity. The petiest will also have Editorately of side capacity and MICHAW OF

or are sensely setting up to own of storage capacity each in Madri,

count promit There, they will assume present present at thesepot retrictiven us. These will be a firm process supplied on a 24-7 basis," Kall part. However Group will also be up with us for purposes the Karnassika?

Eye on investment, govt to set up 1,000-acre SEZ corridor in Satya Sai

government for acquiring 880 acres from farmers for the proposed SEZ in the district.



district









ANANTAPUR: Aimed at generating employment opportunities for locals who migrate to other parts of the State and country in search of livelihood due to persistent drought combitions, the State government is gearing up to set up a Special Economic Zone (SEZ) corridor in around 1,000 acres in the newly-formed Satya Sai distric

While the government has set up an industrial corridor in Hindupur, where a few firms have already started their operations, the proposed SEZ will come up at Tekulodu in Chilamathur Mandal, bordering Karnataka. The new SEZ at Tekulodu, just 100 km away from Bengaluru, is

The Andhra Pradesh Industrial Infrastructure Corporation (APIIC) has sent proposals to the government for acquiring 880 acres from farmers for the proposed SE2 in the district. Of the total 880 acres, 174 acres are patta lands and the remaining, assigned lands. Authorities have proposed to pay Rs 25 lakh per acre; irrespective of the type of land, and sent proposals to the government in this regard.

Following the proposal to create a SEZ corridor at Tekulodu, the land value in the area witnessed a three-fold increase with many realtors evincing interest to buy land in and around the corridor. While the APIIC has already earmarked 200 acres for commissioning the SEZ, it is planing to acquire more land as a standby. Once the industries start functioning, it is expected to provide direct and indirect employment opportunities to thousands of locals.

Further, the proposed new industrial corridor is well-connected by road and adjacent to National Highway 544 (Pune) and NH-44 Benguluru-Hyderahad. Also, the presence of the Klacar manufacturing plant, Nasin Training Institute and Indus Gene Vaccine manufacturing plant in the district is expected to attract more industries to the corridor.

APRIC chairman Mettu Govinda Reddy told TNIE that plans are afoot to develop the SEZ corridor into an electronics and hiotechnology hub. He said water pipelines were laid with an outlay of \$5.10 crore. Officials anticipate that companies will make a beeline to set up their units as the corridor is close to Bengalura airport.

Mega industrial Hub in Kadapa, Andhra Pradesh

Hans News Service | 29 Dec 2021 11:45 PM IST









HIGHLIGHTS



Though conceptualised in August 2019, YSR Jagananna Mega Industrial Hub and YSR Electronic Manufacturing Cluster (EMC) were opened at Kopparthy in YSR Kadapa on December 23, 2021. Andhra Pradesh government has developed the hub in an area of 3,155 acres. It expects that the hub will contribute significantly to the State's plan to achieve an export turnover of \$33.7

Major investments in the electronics sector include Century Plyboards India Ltd with an investment of Rs 1,000 crore, All. Dixon Technologies with Rs 207 crore, United Telelinks Neolyncs India Pvt Ltd (UNTPL) with Rs 112 crore, and Celkon Resolute Electronics LLP and Digiconn Solutions to invest Rs 50 crore each to develop their manufacturing facilities. AP Chief Minister YS Jagan Mohan Reddy said, "These facilities will enable industrial growth, attract investment and improve industrial infrastructure climate in Kadapa and thereby, contribute to the development of the State economy. In total, all the activities that we have taken up will lead to an investment of Rs 1,052 crore and generation of over 14,803 jobs."

Global Capacity Centres in India to add 2,00,000 jobs in FY22





With several new captives in the

mp.000-200.000 by the end of this

biring plans of existing and uncoming

fiscal as per an estimate based on

dobal capability centres (GCCs).

making and over 500 new GCCs to se up their captive tech centres by 2005, the total headcount is set to double to 3.0-3.2 million by EV25 from 1.5 million zow as the market size is estimated to increase to \$60 billion from \$36 billion, according to data put together for ET.

here are currently about 1,500 GCCs in India across sectors such as banking. financial services and insurance (RESI), IT software, automotive. pharmaceuticals, retail and oil and eas-

tris cohort of companies together net added about 170,000 jobs in India in 2021-22, while green hiring stood at around 250,000, according to Xpheno

The growth of GCCs in India accelerated since the outbreak of Covid-19, which led to an increasing number of organisations opening up to the idea of remote working. As a result, locations like India that have the calent pool -especially in the field of technology - and cost advantages are increasingly turning into a trategic hotspot for multinationals, top industry officials said.

India has a very deep takent pool and a large number of resources from across. engineering and finance buckgrounds," said Dilipkumar Shandelwal, CEO of Deutsche India, which will hire 3,000 people this year mainly in its echnology and operations teams. "India is a very important location in term of Deutsche Bank's overall footprint muside of Germany."

He said the starrup landscape in Initia is perting bigger by the day and banks and financial services companies are collaborating with the flatechs on specific areas, integrating those services within the technology stack, making India a preferred destination for talent

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Anil Ethanur, cofounder at Xphesto, said. The pickup in hiring post-pandemic is powered by a release of peni-up demand and expansion hiring by active GGGs. Further, the hiring action by and for new captives in the making has added to the funnel of hiring action."

Ton recruiture emony GCCs in India on BESI companies. In EV21 the BESI GCC stoster net-added more than 60,000 jobs, accounting for nearly one-third. of the total net additions during the fiscal. Other top sectors include software. automotive pharms, retail, and oil and gas.

Companies on top of the hiring action include Amex, Bank of America, Wells. Farso, Citi, Barriave, Morgan Stanley, HSBC, Standard Chartered, Goldman lachs, Amazon, Target, Walmart, Shell, GSE, Abbott, Pitzer 1631 U.No. 151. Novartis NSE 2.75% and AstraZeneca NSE 11.99%, among others, according

"India as a market is very attractive from a commercial perspective. It also has one of the largest university systems with both quality and quantity of talent." Mohit Kapoor, global chief technology officer at consumer researcher Nielsen 1Q, had told ET in a recent interview.

Nielsen is planning to him over 5,000 people in the country at its three global Inubs in Chennal, Vadodara and Prine by the end of 2025, 'Our India hubs will. be of strategic advantage for us going about." Kupoor said.

he roles in demand are across the spectrum. However, with an enhanced focus on digital transformation post-pandemic, top talent and roles in demand are in the tech and digital space. Roles in solutioning, condevelopment. DevOps. cloud and cyber security, virtualisation, data analytics. and enterprise mobility are in demand. That apart, roles in artificial. intelligence/machine learning, internet of things (IoT), vototic process sutomation (RPA), and blockchain continue to be in demand.

Press Articles

Anantapur: Formula 3 car race project likely to be launched in early 2022



Photo for representational purpose only

Tanakal (Anantapur): Civil works of the Formula 3 car race project is in full swing and the first phase of the project is likely to be completed by early 2022. The project at Kotipalle village in Tanakal mandal in the district with an investment of Rs 220 crore had been cleared by the then TDP government in 2019 just before the Assembly elections. Bengaluru-based project promoters Nidhi Marque One Motors Private Limited is implementing the project in the private sector with an investment of Rs 220 crore in 3 phases. The first phase will conclude by January 2022. This Formula Three car racing project will place Anantapur district on the national and international map in future. The project being facilitated by the Department of AP Tourism will complete its phase 1 within 18 months.

"In the first phase, Race Track will be laid and Resorts with 40 rooms are under construction apart from establishing the Automotive testing facility," says AP Tourism Regional In-charge Director B Eshwaraiah during a chat with The Hans India. In phase-2, a 5-hole Golf Course, a sports complex and a Human Performance Centre would be set up. In the phase 3, an Automotive Theme Amusement Park will be set up at a cost of Rs 100 crore. The other facilities include 3.2 km FIA grade 3 circuit, with 40 metres elevation, low friction dynamic zones, Skid pan circles, and off road and rock circuit driving area. The non-track facilities include light industrial technical business centre, Automatic research centre besides other facilities. The promoters performed ground-breaking ceremony last year and civil works are under progress, Eashwaraiah added. Anantapur district is zeroed in view of its proximity to international airport in Bengaluru and airport in Puttaparthi.

Under the project, a track would be laid, which can withstand a top speed of 250 kmph. The main difference between Formula One and Formula Three is top speed. In Formula One, the top speed of cars is in the range of 350 kmph to 450 kmph. A modern resort, middle-level conference comforts and amusement park with modern sound and light shows will be available. The project is the third in the country with the other two projects located in Delhi and Chennai. One more would also come up in Amaravati region.

Kia Motors in Penukonda is mandated to use the car racing track for carrying on trial runs of Kia Cars to ensure extra revenue for the car racing project. The project is expected to place the district on national and international map and give a fillip to the infrastructure in the region. The project has been delayed due to Covid-19 and lockdown conditions etc.

Rs 2,755 crore set aside for industries; Kadapa Steel Plant gets Rs 250-crore push

The Andhra Prudesh government has set aside Rs 2.755.17 crore for industrial and infrastructure development in the State in 2022-23.



By S Viswanath Express News Service

VIJAYAWADA: The Andhra Pradesh government has set aside Rs 2,755.17 crore for industrial and infrastructure development in the State in 2022-23. In the annual State Budget presented on Friday, the government earmarked Rs 250 crore for Kadapa Steel Plant, Rs 200 crore for YSR Electronic Manufacturing cluster, Rs 150 crore for development of Machilipatnam port and Rs 100 crore each for Ramayapatnam and Bhavanapadu ports.

Asserting that small and medium industries form the foundation of the 'third pillar of livelihood' and are central to the realisation of the United Nations Sustainable Development Goals (UNSDG). 8 and 9 of 'Decent Work' and 'Industry, Innovation and Infrastructure', Finance Minister Buggana Rajendranath said the State has huge investment potential in food and agro-processing, textiles and spinning, marine products, mineral products, iron and steel, cement, granite, ferro alloys, engineering goods, automobiles; defense and aemspace, electronic hardware, biotech, and retail trade.

The Chittoor-Nellore region figures in the top-10 manufacturing destinations in India, attracting domestic and international investors alike. He said the State has improved its exports performance and was ranked fourth in 2020-21 from seventh in 2019-20 due to an increase in exports to \$16.8 hillion, a growth of 13.8 per cent in a year.

Till January 31, 2022, 11 large and mega projects were established with an investment of Rs 2,048 crore providing employment to 3,989 people. In addition, 55 large and mega projects are under various stages of implementation with an investment of Rs 44,097 crore. Through YSR Navodayam, 1,78,919 MSME accounts worth more than Rs 7,976 crore were restructured to support and nurture the growth of MSMEs under the One-Time Restructuring of MSME loans' scheme.

"There are 10 investment proposals under the IT sector at advanced stages of grounding with an investment of over Rs 500 crore in the next 2 to 5 years. They will generate 20,000 jobs. In addition, there are 15 investment proposals under the electronic system design and manufacturing sector at initial stages of implementation for the generation of 25,000 jobs with an investment of over Rs 4,000 crore over next 3 years," the FM noted.

CII welcomes Budget

Confederation of Indian Industry (CII)-AP chapter welcomed the Budget proposal and attributed the performance in exports to the government's proactive approach to ensure business continuity during Covid. The CII lauded the government's move to enter into a concession agreement for the development of Bhogapuram Greenfield International Airport under PPP mode.

Phoenix Mills to add 4.4 million sq ft to retail portfolio in 12-15 months

By Karlesh Baber, ET Bureau . Last Updated: May 25, 2022, 09:40 PM:/ST



RELATED

Phoenix Mills FY22 net profit jumps 10%, income up 26%

Trehan his to develop one million square fact of retail space in Creater Norda

n real estate attracts \$1.78 billion te equity investments in QI, says t The Phoenix Mills, India's largest "We are seeing vertail-led mixed-use asset developer and operator, will be operationalizing consumption actions of Pune, seen very strong Bangalore, Ahmedabad and Indore over the next 12-15 months owing to a robust rebound in retail activity driven by pent-up demand and revenge shopping post the Covid19 pandemic. "We are seeing very earlied to consumption accounts of Pune, seen very strong Shrivastava, Ma conference call, rebound in retail activity driven by pent-up demand and revenge shopping according to him post the Covid19 pandemic. 2021-22, and the

Phoenix that counts Singapore sovereign wealth fund GIC NSE 1.23 % and the Canada Pension Plan Investment Board (CPPIB) as its partners will hold around 4.4 million

sq ft cumulative leasable retail space across the four malls.

The company is investing around Rs 4,000 crore to develop the retail component of these projects.

Notwithstanding the disruption caused by the Covid19 pandemic over the last two years, retail consumption is making steady progress in recovery, which is supporting mall developers' confidence to continue focusing on their plans to develop more mails across major cities of India.

"We are seeing very encouraging trends in consumption across all categories...

Overall, we are cheered by the momentum that has been built up and consumption across all our malls and we are confident that the trend should continue going forward under normal operating conditions...We have further seen very strong trajectory in the first three weeks of May 2022," Shishir Shrivastava, Managing Director, The Phoenix Mills said at earnings conference call.

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According to him, barring the impact of the Delta wave in the first half of 2021-22, and the Omicron wave in the month of January 2022, consumption across all categories has recovered to pre-COVID levels in the year ending. March 2022. The company has seen a strong recovery in consumption growth in the second half of 2021-22.

Of the total four malls, two malls with nearly 2 million sq ft space in Ahmedabad and Indore will start operations by Diwali this year.

The company's mall Phoenix Citadel Indore has already locked around 75% of its leasing through pre-commitments, while Palladium Ahmedabad property has completed 85% leasing, which indicates revived business confidence and expected further recovery in consumption.

The company has completed the a Classic Mall Development Company has completed the analysis of the Phoenix-CPPIB joint venture.

Both malls Phoenix Millennium in Pune's Wakad and Phoenix Mall of Asia Bangalore in Hebbal with around 2.4 million sq ft space will start operations next year and these have also completed over 50% leasing each.

Following the completion of these four properties and one more in Kolkata, the company's total operational retail portfolio will grow to 13 million sq ft across 14 mails from the current 7 million sq ft across 9 mails.

The company has seen total consumption worth over Rs 720 crore at its 8 operational mails across the country jump 129% over the pre-covid level in April 2019 and the trend has continued in May.

Last year, GIC and Phoenix Mills entered into a strategic partnership to set up a joint venture to develop, own and operate retail-led mixed-use developments in India. As part of this alliance, GIC will initially acquire a 26.4% stake in Phoenix's Rs 5.500 crore worth select portfolio by investing an aggregate amount of Rs 1111 crore.

A week prior to this development, CPPIB had also extended its partnership with Phoenix Mills to invest up to Rs 800 crore into their existing joint venture. The mails in Bangalore, Pune and Indore are being developed under the Phoenix-CPPIB loint venture.

The company has completed the acquisition of the balance 50% stake in Classic Mall Development Company (Phoenix Marketcity Chennai) for a consideration of Rs 936 crore and with effect from May 5, 2022, Classic Mall is now a wholly owned subsidiary of Phoenix Mills Ltd NSE 1.26 %. Ends

NDHRA PRADESH

AG&P Pratham launches CNG station in Guntakal

Ramesh Susaria ANANTAPUR MAYON, 1922 88-92 927 REPORTED: PAYON, 1822 88-92 927

It is the fourth such outlet in Anantapur district

AG&P Pratham on Tuesday launched its CNG station in Guntakal at Devi Devendra filling station colocated with HPCL, which also happens to be the fourth CNG station in Anantapur district.

AG&P Pratham has also launched a 'Mega CNG Exchange Mela' aimed at giving easy and affordable exchange options for petrol, diesel and LPG-run autos with CNG autos in Tirupati, Nellore, Kadapa, and Anantapur districts.

The Green Wheels CNG Rally was kicked off in Guntakal covering all segments of CNG vehicles ranging from auto-rickshaws, cars, and small and light commercial vehicles (LCV) to spread awareness on CNG and its benefits.

The CNG station will help the residents reduce dependence on traditional fuels and move towards sustainable living with a savings of 30% to 50%, said a release quoting Regional Head G.A. Venkatesh. Guntakal MLA Y. Venkatarami Reddy was present on the occasion. The exchange mela holds special interest for the auto-rickshaw drivers as converting to CNG can benefit the drivers by helping them save up to \$10,000 every month, the regional head of AG&P Pratham said.

In Anantapur, AG&P Pratham currently distributes around 1,300 kg of natural gas every day with four CNG stations at Syndicate Nagar, Gooty, Guntakal and Hindupur. The company will launch five more stations at major demand centres in Anantapur district within the next six months, be added.

THE SECTE HINDU
Our code of editorial values

Indian data centres to receive Rs 1.05 cr-1.20 lakh cr investments

According to nating agency ICBA, the capacity of the bellion data centre sector in likely to nee liveful on the next five years, with investments of Rt 1.05 or 1.25 lisks coper.

Large hyper-scalers such as Amazon Web Services, Google, Microsoft, Facebook, IBM, Ober, and Dropton, who sustained their starage needs to third party SC providers, are driving strong development in the Indian data percent (SC) industry.

To meet the noing demand, Indian conscisions such as the Hirahandari Group and the Allani Group, as well as international companies such as Amazon. EdgeConnes, Mirropoth, Capitaliand, and the Mastra Group, have longer inventing in Indian data servers.

Existing players suct as NTT, Carts, Natia, and STT India are growing their capacity alongside them.

where experiencing a 24% compounded annual growth rate (CAGR) during the facility year IPM 2014-2021, the market is expected to grow at an 15-19% CAGR during PG002-PG0034, using or increased tack capacity. Utilisation and the range-up at new data centries.

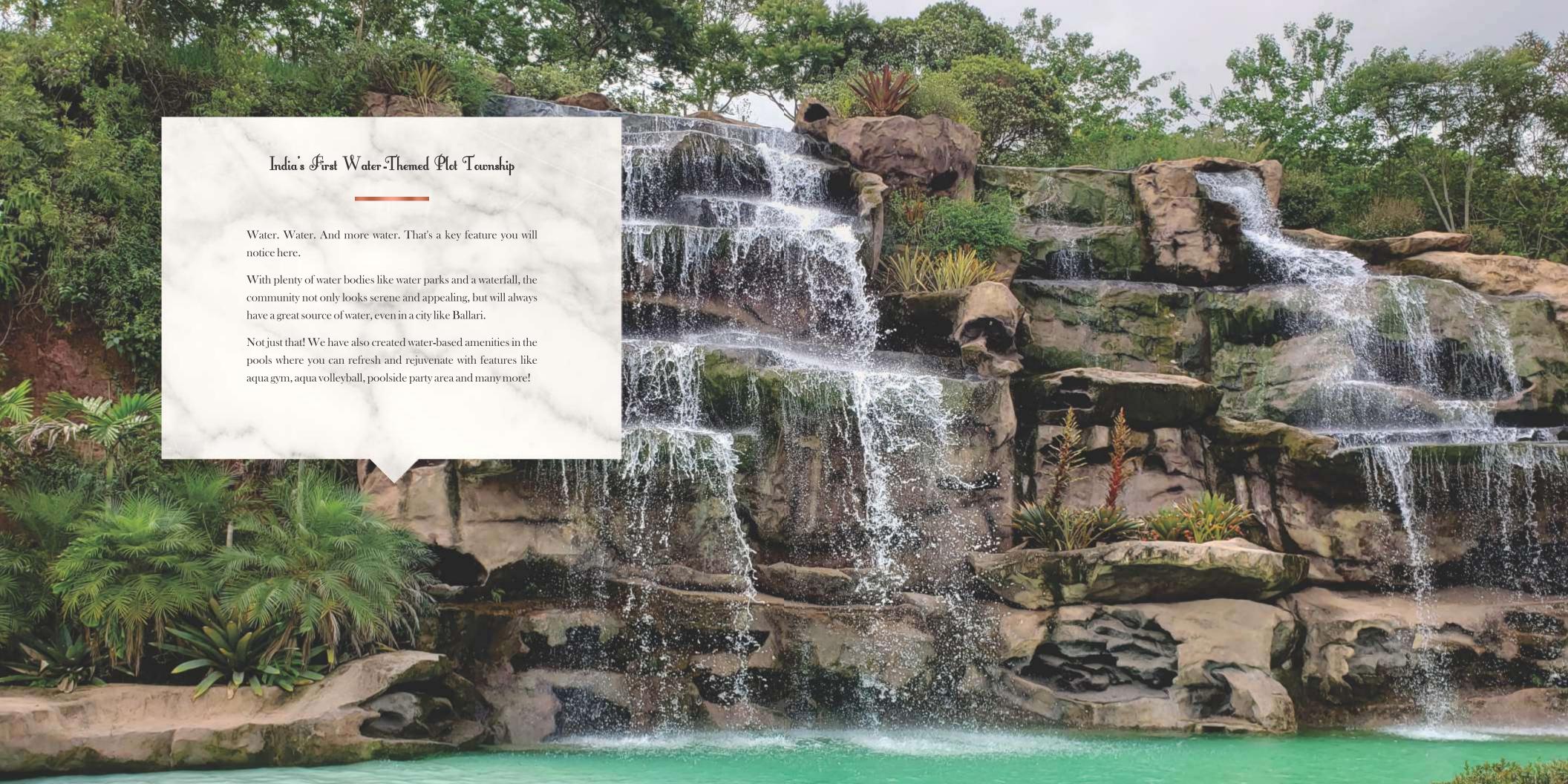
Operating margins are rikely to grow and continue hetween 40% to 42% as sales use and fixed costs are better absorbed.

As the data centre companies are in a continuous huge capital expenditure (CapEx) phase, where data sentines are rampest up over time, the return on capital employed ROCE) is projected to remain modern

The primary difficulties for the industry include rising competition intensity, projected to purpressure or mangary for anywhereal business, and large-debt-hinded capital plans, which might purp a strain on the paraparter bredit ments.

Fower state commission to \$54000 at overall expenditures for maintaining various cooling pathways and relatifiancy. Sown the \$550 concerns of the majority of critical tenents, data centre operators are flowly to WeeS it opens bedrickly to statisfy their power needs.

Some state governments, such as Meharachtra, Tellengana, Kamaraka, and Uttar Pradesh, have made provisions for apocific incontives such as staring and sinctituting duty exemptions, power subsidies, and land at a reduced cost, and other concessions to encourage data centre investment.





Eco-friendly Community

How great would it be to live among 1000s of trees? Well, you don't need to imagine, because you can live that dream here!

Not just trees. Exotic flora of every kind is also beautifully spread across the community, increasing the green cover. A community that's a few degrees lesser when you step in!

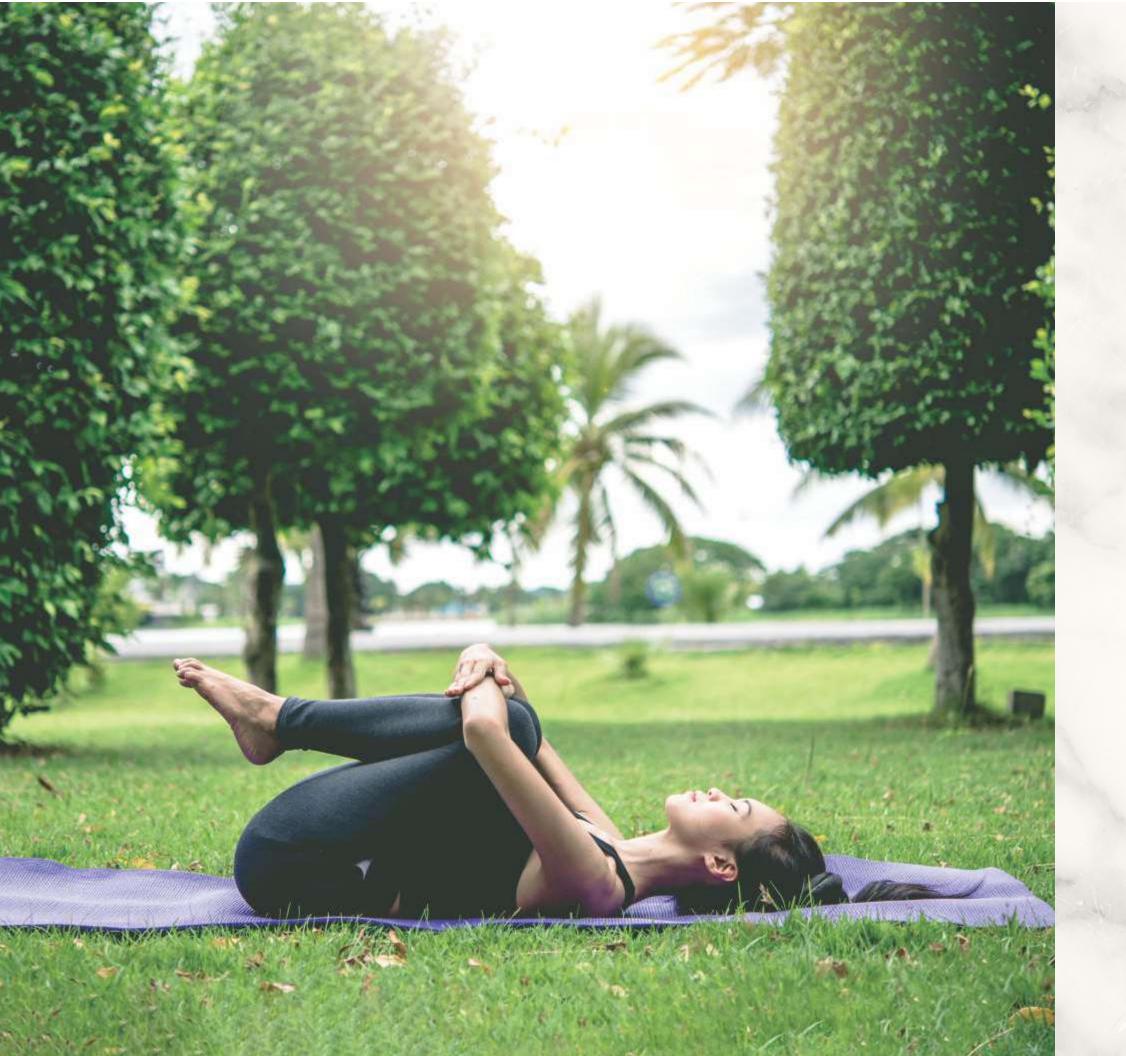
Plug-n-play Plots

Don't believing in waiting and postponing? Then this community is the one for you.

With all essential connections like underground EB, water and drainage already in place, it is now very easy to build your dream home.









Health & Wellness Amenities

Being fit is not just about physical fitness. It is a lifestyle. Since the world is prioritising wellness first, we have created amenities for you to stay fit and be in positive spirits.

- 1. Yoga lawn
- 2. Meditation deck
- 3. Foot reflexology pathway
- 4. Aerobic lawn
- 5. Infinity walking track (8 walk)
- 6. Laughing park
- 7. Outdoor gym
- 8. HIITworkout





Entertainment Amenities

With so many amenities just for your entertainment, you will never get bored here. Simply relax and unwind with your family, play with your kids, host a party for your circle... The possibilities are endless.

1. Outdoor amphitheatre

2. Barbeque lawn

3. Trampoline park

4. Outdoor party area

9. Live painting space/Art lawn

5. Zip lining

6. Bonfire pits

7. Family lawn

8. Clay pottery

10. Merry-go-round

11. Cultural court

12. Cognitive play area

13. Cycle tracks

14. Sunken pavilion

15. Lawn play mound

16. Street food court

17. Ground Planetarium









Sports Amenities

We have one of the highest number of sports amenities in Karnataka with 38 engaging sports! Put on your shoes and come out to play!

1.	Basketball	13.	Box cricket	25.	Martial arts court
2.	Cricket practice nets	14.	Gully cricket	26.	Shot put/Disc
3.	Minigolf	15.	Squash court	27.	Kick volleyball
4.	Dash track	16.	Pickleball court	28.	Javelin throw
5.	Kabaddi court	17.	Disk golf	29.	RC car track
6.	Skatingrink	18.	Nerf gun game	30.	Trek trail
7.	Kho kho court	19.	Giant board game	31.	Petangue play area
8.	Volleyball	20.	Equestrian trail	32.	Paint ball
9.	Tennis	21.	Horseshoe pit	33.	Warm up area
10.	Archery	22.	Athletic track	34.	Badminton court
11.	Throwball	23.	Futsal court	35.	Water gun tag
12.	Mini hockey	24.	Giant sling shot		







Children's Amenities

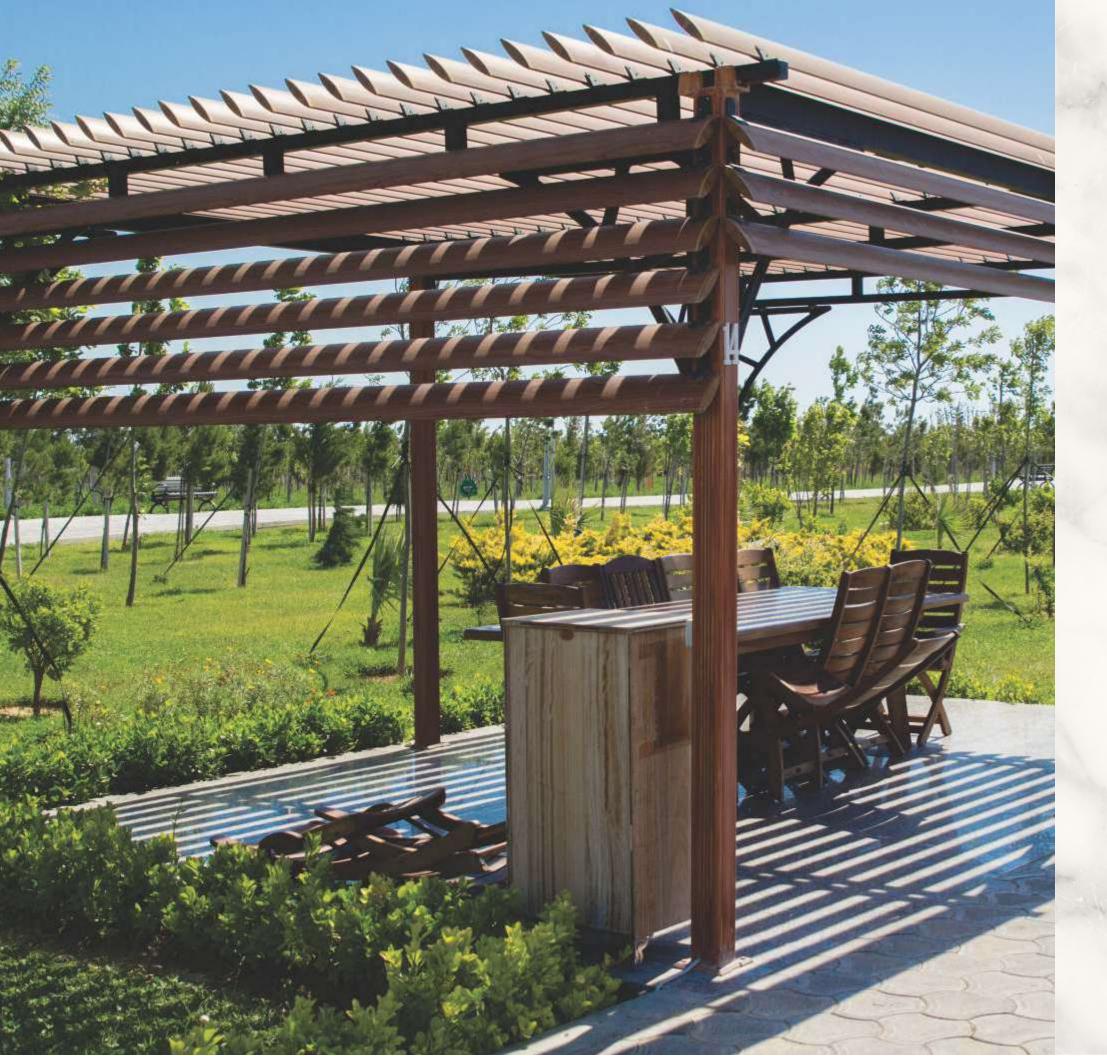
Kids will no longer be addicted to gadgets, because they'll be busy spending time outdoors with the wide range of amenities exclusively for them.

- 1. Hopscotch
- 2. Wall climbing
- 3. Kids jungle gym
- 4. Tot-lot

- 5. Sand pit with castle
- 6. Toddlers play area
- 7. Maze house
- 8. Water slide for kids









Refreshment Amenities

Looking for some quiet time? We have serene relaxation zones just for you. With hammocks, pergolas, a tree house and many more, you'll be inspired to spend quality time with your loved one here.

- 1. Hammock garden
- 2. Pergola with seating
- 3. Senior citizen gathering
- 4. Tree house
- 5. Outdoor dining

- 6. Water pavilion with seating
- 7. Tulip seating
- 8. Vitamin D Zone
- 9. Bird feeding/nest
- 10. Fish pedicure



Clubhouse Amenities

A 1 lakh sq.ft clubhouse hosts a variety of amenities of every kind. Be it conducting events or playing indoor games or working out, this clubhouse is your one destination for your entertainment and convenience.

1.	Banquet hall with kitchen	19.	Zumbaroom	37.	Boxing simulator
2.	Convenience store	20.	Spinning wheel of hope	38.	Salon
3.	Party hall	21.	Kids PSP	39.	Jaccuzi
4.	VRroom	22.	Robotic station	40.	Dance floor
5.	Library	23.	Sauna	41.	Interactive gym
6.	Science club	24.	Blackboard wall	42.	Senior citizens gym
7.	Laundromat	25.	Digital workout	43.	Mobile charging stations
8.	Carrom	26.	Instrument room	44.	Gym
9.	Chess	27.	Table tennis	45.	Massage room/Spa
10.	Snooker	28.	Pool table	46.	Simulation games
11.	Video games room	29.	Arm wrestling arena	47.	Smart tuition kiosks
12.	Mini theatre	30.	Aquarium	48.	Cards room
13.	Grand ballroom	31.	Conference room	49.	Rooftop party deck
14.	Crèche-cum-daycare	32.	Association room	50.	Package lockers
15.	Ludo	33.	Teqball table	51.	Activities room
16.	Punching bag	34.	Billiards	52.	Bouncy house
17.	Tic-tac-toe	35.	Interactive floor games	53.	Jamming room

36. Air hockey table

18. Foosball table







Pool Amenities

A swimming pool is always a fun and entertaining feature that attracts everybody, irrespective of age. Even if you don't swim, you will definitely love to relax by the pool. That's why we have elevated the pool features to make it all the more exciting!

Don't hesitate to take a refreshing dip or unwind in the pool decks.

		party area	
F00	ISIMA	nariv area	

- 2. Water throwball
- 3. Aqua volleyball
- 4. Pool basketball hoop
- 5. Pool deck
- 6. Leisure pool
- 7. Kids pool with play zone
- 8. Lazy deck
- 9. Dressing room
- 10. Bath area
- 11. Pingpongpool

- 12. DIY Slip & slide
- 13. Water bucket race
- 14. Dancing water
- 15. Sponge toss
- 16. Water bucket fall
- 17. Adult diving
- 18. Artificial waterfall
- 19. Aqua gym
- 20. Giant float slide
- 21. Water cascade with seating
- 22. Koi fish pond









Landscaping Amenities

A green relief gives a great sense of peace and tranquillity. That's why we have provided plenty of gardens, lawns and parks inside the community for you to relax. Landscaping also helps prevent soil erosion, increases the quality of air and brings down the overall temperature.

1.	Zen	garden	
١.	ZCII	garden	

- 2. Panchayat lawn
- 3. Aroma garden
- 4. Dogs park
- 5. Maple garden
- 1 0
- 6. Palm promenade
- 7. Rock garden
- 8. Nature trails
- 9. Koi fish pond
- 10. Catios / Cat parks
- 11. Bird observatory
- 12. Historical display in an open area
- 13. Stargazing

- 14. Mini forest
- 15. Sensory garden
 - 16. Tree with seating
 - 17. Miyawaki forest
 - 18. Butterfly garden
 - 19. Mud pathway
 - 20. Chime garden
 - 21. Seasonal fruits cultivation / Fruit orchard
 - 22. Rainbow arcade
 - 23. Bamboo drive24. Sculpture court
 - 25. Scrub forest
 - 26. Medicinal forest

- 27. Functional farming
- 28. Blooming boulevard
- 29. Miniature garden
- 30. Activity lawn
- 31. Therapeutic garden
- --- ----- S--- --
- 32. Green pavilion
- 33. Organic farming space
- 34. Polyfarming
- 35. Mango promenade
- 36. Gathering space
- 37. Camping site
- 38. Fountain
- 39. Sprinkler twister
- 40. Bonsai garden





Solar panels and rainwater harvesting for sustainability, helipad for convenience, CCTV and 24x7 security for your safety and so many more facilities. We have thoughtfully offered features that would greatly ease your lives.

1. Electric cycles with rack

2. Electric car / bikes – charging station

3. Ground water recharging

4. Energy efficient street lights

5. Storm drain network

6. Kiosks

7. Helipad

8. Car wash

9. Stalls (local art)

10. ATM

11. CCTV

12. 24x7 Security

13. UG-EB Cablings

14. UG-Sewer drain system

15. UG-Fresh water supply

16. Overhead tank







1 MANGO PROMENADE

2 LAUGHING PARK





- 8 PRACTICE NET
- 9 WARM UP AREA
- 10 GULLY CRICKET
- 11 INFINITY WALKING TRACK / 8 WALK

- 12 ATHLETIC TRACK
- 13 TREK TRAILS
- 14 MINI GOLF
- 15 BOX CRICKET

- 16 SQUASH COURT
- 17 SHORT-PUT / DISC THROW
- 18 OUTDOOR GYM
- 19 INTENSIVE / HIIT WORKOUT

- 20 PICKLE BALL COURT
- 21 KICK BALL COURT
- 22 DISC GOLF
- 23 DASH TRACK





24	MIYAWAKI FOREST	
25	MARTIAL ARTS COURT	

- 5 MARTIAL ARTS COURT
- 26 HORSE SHOE PIT
- 27 FUTSAL COURT
- 28 BASKETBALL COURT
- 29 MINI HOCKEY RINK

- 30 EQUESTRIAL TRAIL
- 31 JAVELIN THROW
- 32 VOLLEY BALL COURT
- 33 THROW BALL COURT
- **34** BADMINTON COURT
- **35** ARCHERY

- 36 TENNIS COURT
- 37 KABADDI COURT
- 38 KHO-KHO COURT
- 39 SKATING RINK
- 40 SAND PIT WITH CASTLE
- 41 LIVE PAINTING ARENA

- 42 PLAY MOUND
- **43** 4TRAMPOLINE
- 44 HISTORICAL DISPLAY
- 45 TOT LOT
- 46 TODDLER'S PLAY AREA
- 47 MERRY GO ROUND

- 48 WALL CLIMBING
- 49 HOPSCOTCH
- 50 MAZE
- 51 TREE HOUSE
- 52 KID'S JUNGLE GYM
- 53 GIANT BOARD GAMES

- 54 COGNITIVE PLAY AREA
- 55 HAMMOCK GARDEN
- 56 PETANQUE PLAY AREA
- 57 NERF GUN GAME
- 58 POLY FARMING
- 59 BAMBOO DRIVE



60	FAMILY MAN
61	OUTDOOR PARTY AREA

62 BONFIRE PIT

63 BARBEQUE LAWN

64 OUTDOOR DINING AREA

65 GATHERING SPACE

66 WATER PAVILION

67 TULIP SEATING

68 PERGOGLA WITH SEATING

69 BIRDS NEST WITH FEEDING

70 AEROBIC LAWN

71 RC CAR TRACK

72 OUTDOOR AMPHITHEATRE

73 ZEN GARDEN

74 REFLEXOLOGY PATHWAY

75 NATURAL TRIALS

76 YOGA LAWN

77 SENIOR CITIZEN GATHERING SPACE

78 SENIOR CITIZEN READING AREA

79 MEDITATION AREA

80 CLAY POTTERY

81 AROMA GARDEN

82 ROCK GARDEN

83 BLOOMING BOULEVARD

84 MAPLE GARDEN

85 PANCHAYAT LAWN

86 DOG'S PARK

87 CAT'S PARK

88 KOI FISH POND

89 SENSORY GARDEN

90 MINI FOREST

91 PALM PROMENADE

93 SCRUB FOREST

94 GIANT SLING SHOT

95 ZIP LINING

96 BUTTERFLY GARDEN

97 CULTURAL COURT

98 THERAPEUTIC GARDEN

99 GREEN PAVILION

92 SCULPTURE COURT

100 CHIME GARDEN

101 MUD WALK

102 CAMPING SITE

103 ORGANIC FARM

104 FUNCTIONAL FARM





- 105 EV CHARGING STATION
- 106 CAR WASH
- 107 ELECTRIC CYCLE WITH RACK
- 108 KIOSKS





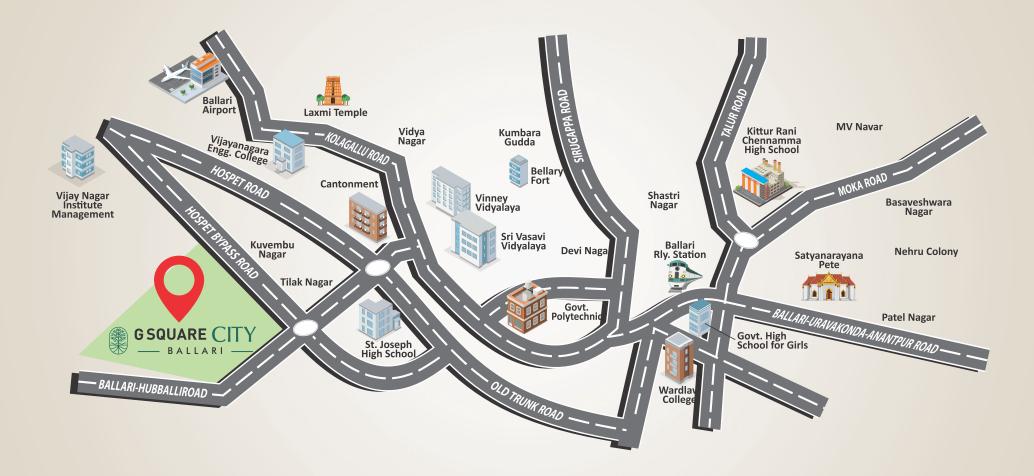
- 119 LEISURE POOL
- 120 DRESSING ROOM
- 121 BATH AREA
- 122 POOL DECK
- 123 LAZY DECK124 PARTY AREA
- 125 AQUA VOLLEY BALL
- 126 BASKETBALL HOOP
- 127 WATER THROW BALL

- 128 WATER CASCADE WITH SEATING
- 129 FOUNTAIN
- 130 WATER SLIDES FOR KIDS
- 131 KOI FISH POND
- 132 FISH PEDICURE
- 133 WATER GUN TAG
- 134 SPRINKLER TWISTER
- 135 PING PONG POOL
- 136 DIY SLIP AND SLIDE

- 137 WATER BUCKET RACE
- 138 DANCING WATER
- 139 SPONGE TOSS
- 140 WATER BUCKET FALL
- 141 KIDS POOL WITH PLAY ZONE
- 142 ADULT DIVING
- 143 ARTIFICIAL WATER FALL
- 144 GIANT FLOAT SLIDE
- 145 AQUA GYM



Location Map



Payment Pattern

Booking Advance - 10% Agreement Execution in 7 days - 40% Sales Deed Registration within 7 days - 50%

Location Advantages

SC	HOOLS		10. Royal College of Education	6 mins
1.	Ghalib High School	1 min	11. Shree Medha College	6 mins
2.	Nandi High School	1 min	12. Indo American Degree College	6 mins
3.	Brahma Chaithanya School	1 min	13. Mohammadia College for Women	7 mins
4.	Sri Jayaram Vidyalaya	1 min	14. Ballari Institute of Technology and	
5.	Jains International School	1 min	Management	8 mins
6.	Shashank Convent School Ballari	1 min	15. Ballari Business College	10 mins
7.	St Mary's Higher Primary School	2 mins	RESTAURANTS	
8.	Narbada Devi Memorial Schoo	2 mins	1. NH 67 Kitchens	2 mins
9.	S K Modi National School	2 mins	2. Brigade Garden Restaurant	4 mins
10.	Ashirvad High School	3 mins	3. Dashmesh Punjabi Dhaba	4 mins
Litt	le Flowers High School-	3 mins	4. Anushree Fast Food	4 mins
CC	OLLEGES		5. Pizza house	4 min
1.	Indian College of Nursing	1 min	6. The Grand Fortune	4 mins
2.	Indian PU College	2 mins	7. AI- Marhaba Arabian Restaurant	4 mins
3.	Nalanda PU College	2 mins	8. TFC (Tasty food court)	5 mins
4.	Veerashaiva Degree College	3 mins	9. Momos Food Point	5 mins
5.	Vijayanagar Institute of Medical Sciences	3 mins	10. Pola's Harbour Lounge	5 mins
6.	St. Philomena's Composite PU College	3 mins	11. SreeRenukaDarshani	5 mins
7.	Veerashaiva Pre-University College	4 mins	12. Hotel Atithi	5 mins
8.	AllumKaribasappa Institute of Management	4 mins	13. AaharUdupi Veg Restaurant	5 mins
9.	Rao Bahadur Y Mahabaleswarappa Engineering College	5 mins	14. AFC	5 mins