



Where the Land Still Breathes



RAJANUKUNTE,
NORTH BANGALORE



NORTH BANGALORE'S

RAREST GREEN ADDRESS

PREMIUM PLOTS AT RAJANUKUNTE,
NORTH BANGALORE

*Nature-Inspired Living Beside
Hesaraghatta Grasslands*



LIVE IN HARMONY WITH NATURE



- Imagine waking up to fresh air, endless greenery, peaceful landscapes, and a lifestyle designed around space, silence, and refined living.
- The Grasslands is a premium plotted community crafted for families who seek nature, connectivity, and refined living in North Bangalore.
- Located at Rajanukunte in North Bangalore, beside the iconic Hesaraghatta Grasslands, The Grasslands offers the perfect balance of serenity, connectivity, and future-ready growth.
- Crafted with nature-inspired planning, landscaped avenues, and luxury lifestyle amenities, this is more than a plotted development.



NATURE
INSPIRED
LIVING



NORTH
BANGALORE
PRIME
LOCATION



SEAMLESS
CONNECTIVITY
TO THE CITY
& BEYOND



SECURE
INVESTMENT
FOR
GENERATIONS



PREMIUM
VILLA
PLOTS

“

It is a destination where
your dream home rises
amidst greenery, open
skies, and a thriving future.

THE PERFECT BALANCE OF GROWTH AND GREEN LIVING

Located in Rajanukunte, just 2 km from Presidency University, The Grasslands offers excellent connectivity to business hubs, tech parks, schools, colleges, hospitals, and entertainment centers. Live amidst nature while being in close proximity to North Bangalore's key hubs.



SURROUNDED
BY NATURE



EXCELLENT
CONNECTIVITY



HIGH GROWTH
CORRIDOR



FUTURE-READY
INVESTMENT



PERFECT FOR
FAMILIES

UNDER
40
MINUTES

Foxconn
Manufacturing
Campus

Kempegowda
International
Airport

KIADB
Aerospace Park

Prestige Tech
Cloud

Manyata Tech
Park

Upcoming
KWIN City

Aster CMI
Hospital

Hebbal

UNDER
30
MINUTES

Bagmane Sierra
Business District
(10.5 Million Sqft)

Sattva Horizon
(Amazon Office)

Sparsh Hospital

Bangalore
International
Exhibition Centre

Phoenix Mall
of Asia

RMZ Galleria Mall

Yelahanka Air
Force Base

Manipal Academy
of Higher Education

Manipal Hospital

Vidyashilp
University

UNDER
20
MINUTES

NITTE School
& PU College

Padukone
David Sports
Academy

BMS Institute of
Technology

Oxygen Park

Stonehill
International School

Manipal Hospital
Doddaballapur

Yelahanka New Town

Acharya Institute of Technology

UNDER
10
MINUTES

Presidency
University

SVIT Engineering
College

TATA Institute

Vishwaguru
Basavanna
Biodiversity
Park (153 Acres)

Hesaraghatta
Grasslands
(5678 Acres)

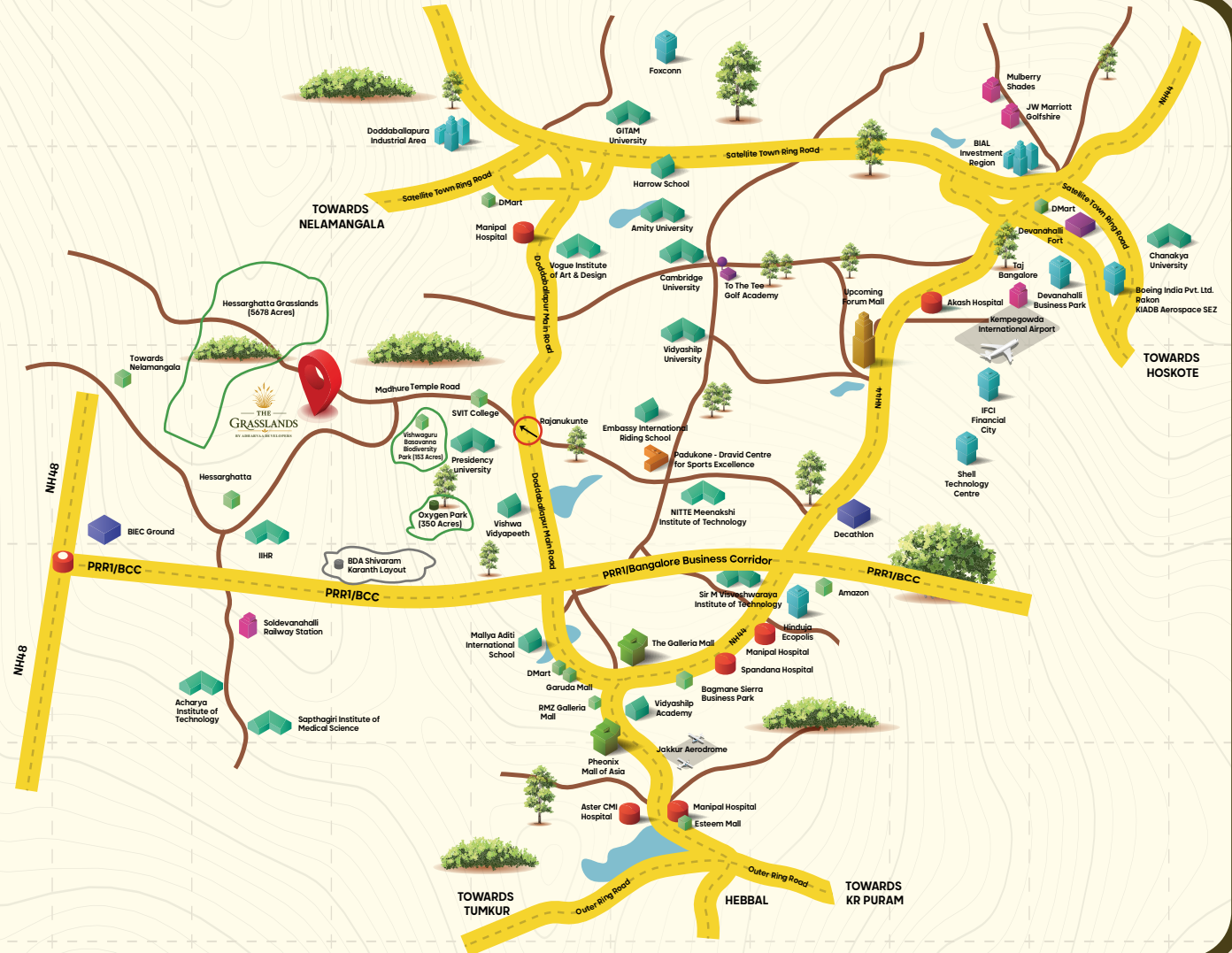
Orchids
International
School

Chiguru
Multispecialty Hospital



Travel times are approximate and may vary depending on traffic conditions.

CONNECTED TO EVERYTHING THAT MATTERS



STRATEGIC NORTH
BENGALURU LOCATION



SEAMLESS CONNECTIVITY
TO MAJOR HUBS



HIGH GROWTH CORRIDOR
WITH EXCELLENT POTENTIAL



LIVE CLOSE TO NATURE.
STAY CLOSE TO LIFE.

WHY RAJANUKUNTE?

01



Connected Yet Peaceful

Easy access to Airport, Tech Parks, Industrial Corridors, Hebbal and Yelahanka

02



Surrounded by Established Institutions

Located close to reputed Schools, Universities, Hospitals, and Lifestyle destinations

03



Positioned Within Bangalore's Fastest Growth Corridor

Upcoming PRR, STRR, Metro expansion, and Airport Corridor developments make Rajanukunte one of Bangalore's strongest investment destinations.

04



Nature & Luxury Together

A rare opportunity to experience green surroundings while staying connected to urban growth.

NORTH BANGALORE'S NEXT CHAPTER OF GROWTH

North Bangalore is rapidly transforming into Bangalore's most powerful growth corridor.

KEY GROWTH DRIVERS



Airport
Expansion



Metro
Connectivity



PRR/Bangalore business
corridor _STRR Projects



KIADB
Industrial Zones



Tech Park
Developments



Commercial
Growth Corridors

WHY INVEST NOW?

Rapid infrastructure growth and increasing demand are driving strong long-term appreciation potential across North Bangalore.

The Grasslands is strategically positioned to benefit from this transformation.



HIGH APPRECIATION
POTENTIAL



STRATEGIC
LOCATION



SECURE & FUTURE
READY INVESTMENT



IDEAL FOR END
USERS & INVESTORS

MASTER PLAN

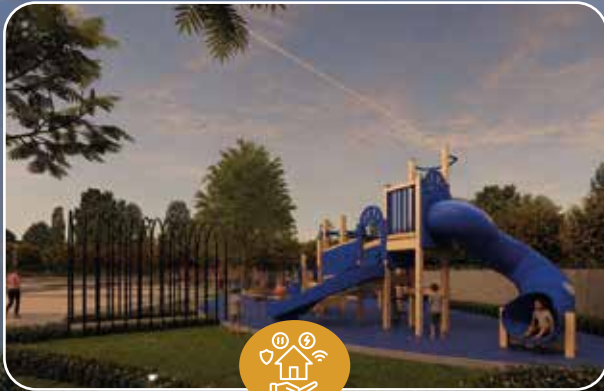


A COMMUNITY
DESIGNED AROUND NATURE

Thoughtfully designed to blend open landscapes, nature-inspired living, and future-ready infrastructure, The Grasslands offers a harmonious balance between community, connectivity, and calm living.

AMENITIES INSPIRED BY OPEN LIVING

A COMMUNITY DESIGNED AROUND NATURE



LIFESTYLE AMENITIES

- Children's Play Area
- Jogging Path
- Outdoor Seating Decks
- Senior Citizens' Seating Grove
- Vruksha Pavilion – Open Yoga & Meditation Space Beneath a Banyan Tree
- Community Gathering Plaza
- Nature Walking Trails



INFRASTRUCTURE

- Underground Utilities
- RCC Roads
- Avenue Street Lighting
- Water Distribution Network
- Sewage Network
- Centralized Sewage Treatment System
- Stormwater Management System
- Rainwater Recharge Network
- Visitor Parking Bays
- Landscaped Entrance with Security Pavilion



NATURE AMENITIES

- Landscaped Open Spaces
- Tree-Lined Avenues
- Nature Trails
- Rainwater Harvesting Systems
- Green Buffer Landscapes
- Watch Tower
- Bird Habitat Zone
- Sacred Grove Temple Space
- Butterfly Gardens
- Fragrance Gardens
- Community Fruit Orchard Featuring 50+ Varieties of Fruit-Bearing Trees

Vruksha Pavilion



Outdoor Gym



Kids Play Area



Multipurpose Courts



Jogging Trail



Watch Tower



Visitor Parking Bay



Temple Promenade



**EVERY AMENITY.
EVERY COMFORT.**

Designed to enrich your lifestyle
with nature, convenience, and
modern infrastructure.

DESIGNED FOR EVERYDAY MOVEMENT

Thoughtfully planned roads, pedestrian pathways and arrival spaces designed around a comfortable community experience.



9M INTERNAL ROAD
Typical Road Section



9M INTERNAL
ROAD VIEW



ENTRANCE VIEW



12M MAIN ROAD
Typical Road Section



12M MAIN ROAD VIEW



DEDICATED WALKING
PATH VIEW

SPECIFICATIONS

INFRASTRUCTURE, ROADS & PATHWAYS

- * 12m Wide Main Road for smooth access and circulation
- * 9m Wide Internal Roads connecting all residential plots
- * Durable RCC Concrete Roads throughout the development
- * Properly engineered road gradients for efficient stormwater management
- * Defined concrete access to individual plots
- * Landscaped avenues with carefully selected plantation
- * Pedestrian-friendly pathways integrated with landscaped open spaces

ELECTRICAL & LIGHTING

- * Underground Electrical Network throughout the development
- * Power distribution through underground cabling and feeder systems
- * LED Street Lighting across internal roads and common areas
- * Landscape lighting at selected feature areas

WATER & PLUMBING

- * Underground Water Distribution Network serving individual plots
- * Water connections provided up to plot boundaries
- * Underground plumbing network designed for efficient water distribution
- * Dedicated irrigation network for common landscape areas
- * Adequate water storage and pumping infrastructure
- * Plumbing infrastructure planned to minimise future road cutting

SEWERAGE & SERVICES

- * Underground Sewage Network across the development
- * Individual plot sewer connections at designated points
- * Sewage network connected to a Centralised Sewage Treatment Plant (STP)
- * Treated wastewater reused for suitable common-area landscaping
- * Inspection chambers provided at appropriate locations
- * Integrated Stormwater Management & Rainwater Recharge Network

SAFETY & SECURITY

- * Secure Gated Entrance to the community
- * Dedicated security infrastructure at the entrance
- * Controlled entry and exit for residents and visitors
- * CCTV surveillance provisions at key common areas
- * Visitor Parking Bays
- * Well-lit internal roads and common areas

WATER CONSERVATION

- * Rainwater Harvesting & Groundwater Recharge Network
- * Strategically positioned recharge pits
- * Stormwater directed towards designated recharge systems
- * Treated wastewater utilised for common landscape irrigation wherever appropriate
- * Water-efficient and low-maintenance landscape planning

LANDSCAPE & NATURE

- * Landscaped open spaces inspired by the surrounding grassland ecosystem
- * Tree-lined avenues with native and climate-suitable species
- * Nature Trails & Outdoor Seating Decks
- * Dedicated Bird Habitat Zone
- * Butterfly Garden
- * Fragrance gardens and sensory landscape elements
- * Community Fruit Orchard featuring 60+ varieties of fruit-bearing trees
- * Green buffer landscapes
- * Watch Tower overlooking the natural landscape
- * Sacred Grove Temple Space
- * Vruksha Pavilion – open yoga and meditation space beneath a banyan tree

LIFESTYLE & RECREATION

- * Dedicated 300m Nature Walking Pathway
- * Multi-Purpose Sports Court
- * Open Gym with outdoor fitness equipment
- * Children's Play Area
- * Reflexology Walking Path
- * Senior Citizens' Seating Grove
- * Community Gathering Plaza
- * Outdoor Seating Decks

THE WHY?

The Grasslands

A RARE OPPORTUNITY TO OWN LAND BESIDE ONE OF BANGALORE'S LAST OPEN LANDSCAPES.



UNBEATABLE LOCATION

Strategically positioned in North Bangalore's future-ready growth corridor.



A LIFESTYLE DEFINED BY NATURE

A premium villa plot community surrounded by greenery and open landscapes.



THRIVING GROWTH POTENTIAL

Close to tech parks, industrial hubs, educational institutions, and airport connectivity.



FREEDOM TO CREATE

Design and build your dream villa exactly the way you want.



A LEGACY INVESTMENT

Land ownership that grows in value for generations.

Crafted Around Nature. Built for Generations.

OWN A PIECE

OF NORTH BANGALORE'S
RAREST LANDSCAPE.



CONNECTS WITH US



+91 9901071239
+91 8951775999



Seethakempanahalli, Rajanukunte,
North Bangalore - 560089

SCAN FOR



LOCATION

