



Kumar Properties-Princeville
Mysore Road, Mylasandra, Bangalore,
Karnataka
Know-your-Neighbourhood

DEVELOPMENTS ON MYSORE ROAD

- **Well- planned localities, wide roads; adequate water-table... the Mysore Road stretch has many advantages for the real estate sector. And once the Metro is functional, it will bring Indiranagar closer to the area.**
- **Mysore Road relatively vast area and covers the outskirts of Chamrajpet right up to Nayandahalli. On the other side, it is bounded by Rajarajeshwari nagar till Kengeri and its satellite town.**
- **Chamrajpet to Nayandahalli: This area is completely saturated as far as real estate development in concerned. Should anything more take place here it will be a direct result of road widening that is taking place in a few localities.**
- **Development in this area has been commercial on the outside, like Gopalan Mall. Residential developments have been taken a bit further inwards. There are several old factories in the area that have been shut down and the land is now being taken over for residential as well as commercial development.**
- **Kengeri: As satellite town this is a well developed area. In fact once the Reach 2 of Metro is completed in five years time as scheduled, connectivity will get a huge boost. With the Traffic Transit Management Centre (TTMC) of the Bangalore Metropolitan Transport Corporation also coming up here, things are looking up in the area.**
- **Kengeri is also in close proximity with the Outer Ring Road and therefore connectivity will not be an issue for those looking to this area for investment. People will then look to this area for their residential needs.**
- **Rajarajeshwari Nagar: The advantage with this area is that it is well planned. The same is the case with the surrounding areas such as Uttarahalli Main Road and Kengeri. In fact all the roads here are 60 ft. wide. This is a great water belt as well. Projects in the area were largely standalone to begin with, but this is gradually shifting to a mix-used development strategy.**
- **One of the first few developments on this sector was the well-planned Kengeri Satellite Town, a self-contained township concept, which is currently in the center of the tremendous development this sector has witnessed. The Karnataka Housing Board (KHB) and the Bangalore Development Authority (BDA) have been instrumental in merging this satellite town into the folds of Bangalore City**

- **The second significant development in this sector was BEML's township in Rajarajeshwari Nagar. Situated on a higher plane, this serene locality saw home buyers queuing up for plots that were considerably lesser priced when compared to those in other localities of the city. Today, Rajarajeshwari Nagar has grown so much that it touches Banashankari VI Stage.**
- **In terms of infrastructure, the coming up of Metro Reach 1 in the area as well as the connectivity provided by the NICE road make this area a desirable one. Also, the Ring Road is at a walkable distance. Once the Metro is functional, it will bring Indiranagar closer to the area. People will then begin to look to the area for residential requirements. Water supply in the area is not really an issue since Cauvery lines run through here already. There are also plans for new lines to be laid to this region.**
- **Bangalore- Mysore Infrastructure Corridor Project (BMICP) by Nandi Infrastructure Corridor Enterprises (NICE), an integrated road project that is aimed at reducing the distance and traveling time between the two cities. Then followed the KIADB's Bidadi Industrial Area and subsequently the Toyota Kirloskar plant, Coca Cola's bottling plant, ancillary plants, among many other companies pitched their base here. The KPTCL's Bidadi power plant is the latest in the offing.**
- **This sector is all set to witness parallel development. While the four-lane road touching taluks on the way to Mysore is on the anvil, a part of BMICP between Bangalore and Bidadi is also on the cards for opening. These two roads will run parallel and open up many corridors for development all the way till Mysore.**
- **While the BMICP will consist of an industrial park, IT parks, residential options, tourism center, and eco center on this stretch, the old Mysore Road will be a fitting platform for other private entities to try their luck here.**
- **With Mysore getting closer and with IT companies showing keen interest in setting up offices in Mysore, massive developments are on the cards. Such is the demand here for land that sellers talk rates in terms of sqft and no more in acres, which was the practice here till recently**
- **Finally Mysore Road stretch has huge scope for those people looking to invest in homes here as well as for developers looking to add to their portfolio. With infrastructural developments such as the Metro and road widening underway, there is a great deal of scope for the area going forward.**

•NAYANDAHALLI FLYOVER TO BRING CHEERS FOR COMMUTERS



•Flyover at Nayandahalli Junction of Mysore Road and Outer Ring Road (ORR), opened for traffic free .The stretch connecting the ORR from Tumkur Road towards Banashankari is ready and the Bangalore Development Authority (BDA) that is constructing the flyover has been allowing traffic.

DISTANCE FROM PRINCEVILLE

Kengeri Satellite Town	5.0km
Nagarbhavi	10.6km
J.P Nagar	14.0 Km
VijayaNagar	10.0Km
Kanakapura Road	11.0 Km
Bannerghatta Road(NICE road)	19.5Km
Kengeri Bus Stn.	0.7km
Kengeri police Stn.	1.8km
Banashankari Bus Stn.	12.0km
Kempegowda Bus Stn /City Railway Stn	15.0km
Uttarahalli	7.5km
Rajarajeswari Nagar	4.5km
Jayanagar	15,0km
Town Hall	12.8km
K.R Market	11.8km
M.G Road	15.0km
NICE Corridor	3.5km
Global Village Tech Park	1.0km
Electronic City, (NICE road)	29.5 km
KSTRC Satellite Bus Stn.	7.9km

SCHOOLS - MYSORE ROAD

Schools Name	Syllabus	Address	Distance
Delhi Public School	Central,	Kanakapura Road, Konanakunte Bangalore, Karnataka 560062	11.0km
Shree Swaminarayan Gurukul International	ICSE,IGCSE,	Kumbalgodu, Near- Transit Living, Mysore Road Bangalore, Karnataka 560074	8.2km
VSS International Public School	Central, State	7th Block Vishweshwaraiah Lay Out, Mudhainapalya, Bangalore, Karnataka 560091	9.5km
BM Valley School	State	Nayanda Halli Mysore Road	6.3km
Kinto High School	State	# 57, 5th Cross,, Old Guddadahalli Road, Vinayaka Nagar, Guddadahalli, Bangalore, Karnataka 560026	9.0km
Almas English School	State	No. 33, Ittige Angannapa Lane, Mysore Road Cross, Old Pension Mohalla, Bangalore, Karnataka 560018	4.0km
CMA Boys High School	State	Arcot Sreenivasachar St, Arcot Sreenivasachar Street, Bangalore, Karnataka 560053	11.0km
Gnana Bhodini School	State	Duvasapalya, Kengeri Satellite Town, Bangalore, Karnataka	8.0km
Ayesha English School	State	90/14, B M Layout, Mysore Road, Vittal Nagar, Vittal Nagar, Bangalore, Karnataka 560026	17.0km

Basaveshwara Educational Institute School	ICSE,Matriculation,	17th Main Road, Rajajinagar Bangalore, Karnataka	17km
BGS International School	Central, State	Nithyanandanagar, Kengeri Gollahalli Bangalore, Karnataka 560060	14.0km
Carmel Academy	ICSE	Gottigere P.O., Bannerughatta Road, Bangalore, Karnataka 560083	20.0km
Sri Jnanakshi Vidyaniketan	Central	248, Halage Vedarahalli, Near-Manipal Hospital Road,	4.0km
National Hill View Public School	Central	Rajarajeshwari Nagar Bangalore, Karnataka	4.5.km
Baldwin Co-Education Extension High School	ICSE	Rajarajeshwari Nagar, Bengaluru, Karnataka 560098	5.7km
Little Flower Public School	ICSE	3rd Stage,100 Feet Ring Road,Hosakerehalli,, Next To Telephone Exchange,, Bangalore, Karnataka 560085	8.9km
Apollo Convent	ICSE,State	320, 5th Cross, 5th Block, Banashankari, 3rd Stage, 3rd Phase, Bengaluru	11 .0km
Auden Institute of Education School,	State	7th Block, 3rd Stage, Banashankari, Banashankari, Bangalore, Karnataka 560085	9.0km
Shri Sharada Public School	State	Banashankari 3rd Stage,Bangalore	9.0km

COLLEGES -MYSORE ROAD

Colleges Name	Address	Distance
RV College Of Engineering	Mysore Rd, RV Vidyaniketan, Mailasandra, Bangalore, Karnataka 560059	2.0km
Don Bosco Institute Of Technology	Kumbalgodu, Bangalore Karnataka	8.0 km
Rajarajeshwari College Of Engineering and Medical College	14, Ramohally Cross, Mysore Road, Kumbalagodu, Bangalore	6.5km
Ghousia College Of Engineering	Ghousia College of Engg, stone, Bangalore-Mysore Road, Ramanagara, Karnataka	32.0km
Amruta Institute Of Engineering And Management...	Bidadi Industrial Area, Near Toyota Kirloskar Motors Road, 562109, Bangalore, Karnataka 560001	21.0Km
Global Academy Of Technology	Rajarajeshwari Nagar, Bangalore, Karnataka	5.1km
JSS Academy Of Technical Education College	Uttarahalli Main Road, Kengeri Bangalore, Karnataka 560060	2.5Km
RNS Institute Of Technology College	RnsitChannasandra, Uttarahalli Main Road, Bengaluru, Karnataka 560098	5.0Km

GSS Institute Of Technology	Kommaghatta, 37/2, New Byrohalli Road, Kengeri, Kengeri Bangalore, Karnataka 560060	4.0km
PES Institute Of Technology & Management	Hanumanth Nagar Bengaluru, Karnataka 560050	8.0km
Consortium Of Medical Engineering& Dental	2nd Floor 132, 11th Main Rd, Lady CurzonRoad,BangaloreMalleshwaram, Bangalore, Karnataka 560055	16.0Km
ACS College of Engineering	207, Kambipura, Kengeri 560 074 Mysore Rd, Bangalore, Karnataka	5.7km
SJB Institute Of Technology	#67, BGS Health & Education City, Uttarahalli Road, Kengeri Bangalore, Karnataka 560060	2.0KM
Vivekananda Institute Of Technology College	Gudimavu, Kengeri Hobli, Kumbalagodu Post, Bangalore, Karnataka 60074	7.0km
Kammavari Sangham Institutions	No.14, Raghuvanahalli, Kanakapura Main Road, Bangalore - 560062	8.5km

HOSPITALS- MYSORE ROAD

Hospital Name	Address	Distance
Rajarajeshwari Hospital	Kenchenhalli, Rajarajeshwari Nagar Bangalore, Karnataka	5.0km
Sudhanva Health Care	1406, 8th Main, 7th Cross, 5th Stage, 1st phase,, BEML Layout, Rajarajeshwari Nagar bangalore, 560098	4.5km
sri venkateshwara nethralaya	120, 9th main, ideal homes circle opp nimishamba temple, rajarajeshwarinagar 560098 Bangalore,	3.8km
BGS Global Hospitals	67, Uttarahalli Main Road, Kengiri Bangalore, 560060	2.0km
Acura diagnostic centre and healthcare	subramanyapura mainroad,gowdanapalya bus stop, padmanabanagar bangalore, 560031	8.2km
K R Hospital	Uttarahalli Main Rd, Uttarahalli, Bus Stand Bengaluru, Karnataka	7.0km
Sahana Hospital	#143, 2nd Main 7th Cross, Stage II, Kengeri Satellite Town Bangalore, 560060	4.5km
Indus Westside Hospital	60 ft Road, Jnanabharathi Layout, 1st Block (Valgerhalli), Bangalore 560060	3.7km
Shreya Hospital	73, 3rd Main, 6th Cross, Kengeri Satellite TownBangalore, 560060	4.5km
Rajarajeshwari Medical College and Hospital	Mysore Road Bangalore, Karnataka	4.8km

HOTELS & RESORTS MYSORE ROAD

Hotel & Resorts -Name	Address
Sharada Residency	Bapuji Nagar Stage II, Kengeri Satellite Town, Bangalore
Shakthi Hill Resorts	BEML Layout, 5th Stage, Rajarajeshwari Nagar
Transit Hotel	100feet ring road, near Hoskerehalli cross,,
Hotel Dreamland	Opp.RVCE,MysoreRoad,RVvidyaniketan,
Panchvati Comforts	Vasanthapura Main Road
Suvee Boutique Hotel	100ftRingRoad,7THBlock,Banashankari 3RD Stage
Hill View Resorts	Ramanagaram Bangalore
Fairways (Eagleton) Golf Resort	MysoreHighway,Shyanamangala Cross
The Maverix (Gardenia Exotica)	Kumbalgodu,MysoreRoad,
Food Fusion	3rd Floor, Gopalan Mall, Mysore Road
Country Club	KumblugoduBigBanyanTree,Kengeri

TEMPLES MYSORE ROAD

Temple's -Name	Address
Sri Rajarajeshwari Temple	Rajarajeshwari Nagar
Sri Devi Karumariamman Temple	Rajarajeshwari Nagar
Sri Nagabrahma Temple	Nagadevanahalli, Jnanabharthi Gnanabharathi
Sri Karyasiddhi Hanuman Temple	Girinagar
Sri Raghavendra Swamy Temple:	Girinagar
Sri Krishna Temple	Banashankari 3rdStage
Sri Gali Anjaneya Swamy Temple	Byatarayanapura, Mysore Road
Sri Venkataramana Swamy Temple	Srinagar
Sri Sai Spiritual Centre	,Vasanthapura Main Road
Sri Jnana Muneshwara Swamy	Turahalli
Sri Shesha Mahabalamuri Ganesha Temple	Hanumantha Nagar
Sri Banashankari Amma Temple	Banashankari 2nd Stage
Sri Mukthi Naga Kshetra	Ramohalli, Big Banyan Tree Road, Kengeri

CHURCHES MYSORE ROAD

Churches Name	Address
ST Peter & Pauls	Padaranyan Pura, Mysore Road
Karnataka Pentecostal Church	Guddadahalli,Kaveri nagar, Banashankari
Infant Jesus Church	Anubhava Nagar, Nagarbhavi
St John The Baptist Church	vijayanagar
Church Of The Four Square Gospal India	Hanumantha Nagar
Christhu Alayam CSI Church	South End Circle, Basavanagudi
St Anthony's Church	Uttarahalli
Kristu Prabhalaya Church	4th Block East, Jayanagar
Salvation Army Church	Sarakki Signal, J P Nagar Kanakapura Road
St Anthony's Church	Guddadahalli

MOSQUES MYSORE ROAD

Mosque's Name	Address
Masjid E Huda	Valmiki Nagar
Masjid E Subhani	Old Gurdhalli
Masjid E Rahimai	Qabrustan,
Masjid E Umar Farooq	Padarayanapura
Masjid E Arafat	Padarayanapura
Jamia Masjid	Magadi Road,
Masjid E Allahu Akbar	Sarbandapalya, Banashankari
Masjid E Husna	S P K Garden, Jayanagar

MOVIES & THEATRES- MYSORE ROAD

Theatres Name	Address
Gopalan Cinemas	Gopalan Arch Mall Mysore Road
Vijay Theatre	Bataranapura New Extension M.M Road Bapuji Nagar
Gopalan Cinemas	Total Mall, 3rd Floor, Sirsi Circle
Eshwari Theatre	43/2, Kamakya Complex, 100 Feet Road
Kamakya Theatre	43/2, 1st Cross, 100 Feet Road, 5th Block
Mahadeshwara Theatre	Kadirenahalli Main Road
Vaibhavi Theatre	Subramanyapura Main Road
Vaishnavi Theatre	Subramanyapura Main Road
Srinivas Chitra Mandira	Uttarhaalli Main Road, Subramanpallya
Venkateshwara Theatre	18th Cross, Muneshwara Block, Avalahalli

SHOPPING MALL'S -MYSORE ROAD

Mall's Name

Address

Gopalan Arch Mall

Raja Rajeshwari Nagar

Legacy Gopalan Mall

Mysore Road

Whirlpool Home Appliances

Raja Rajeshwari Nagar

Tangent The Furniture Mall

Mysore Road

Jumbo Mall

Mysore Road

Total Hypermarket

Mysore Road

Bangalore Central Mall

J.P Nagar 2nd Phase

Sri Garuda Swagath Mall

Jaya Nagar 4th T Block

Bangalore Central Mall

Jaya Nagar 9th T Block

BANKS

Kengeri

Canara Bank

Corporation Bank

Indian Bank

Karnataka State Co-operative Apex Bank

Syndicate Bank

Category: Banks, Public Banks

United Commercial Bank

Vijaya Bank

Rajarajeswari Nagar

Andhra Bank

Bank of Maharashtra

Corporation Bank

HDFC Bank

Indian Overseas Bank

State Bank of India

State Bank of Mysore

State Bank of Travancore

Syndicate Bank

Uttarahalli

Karnataka Bank LTD

Corporation Bank

Andhra Bank

State Bank Of Mysore

Bank of Baroda

Canara Bank

State Bank Of India

Corporation Bank

National Co Operative Bank LTD

Kotak Mahindra Bank Ltd

Allahabad Bank

B.M.T.C FROM KENGERI BUS STATION

BUS No.	FROM	TO
222	K R Market	Kengeri Satelite town
222-A	Kempegowda Bus Stn	Kengeri Satellite Town
222-D	K R Market	Kengeri Satellite Town
222-E	Shivajinagar	Kengeri Satellite Town
222-F	Kempegowda Bus Stn	Kengeri Satellite Town HB Qtrs
222-G	BTM Layout	Kengeri Satellite Town HB Qtrs
236	Peenya 2nd Stage	Kengeri Satellite town
373-C	Madivala	Kengeri Satellite Town
375	Byrasandra New Bus Stand	Kengeri Satt.Town Shirke
375-B	Shanthinagar Bus Station	Kengeri Housing B.Qurts.
401-KB	Yeshwanthapura Bus Station	Kengeri Bus Station
401-M	Yeshwanthpur Bus Station	Kengeri
403-C	K R Market	Kengeri (Via Dubasipalya)
501-C	Kengeri	Kengeri
502-HB	Chikkabanawara	Kengeri Bus Station
210	K R Market	Uttarahalli
210-F	Shivajinagar	Uttarahalli
210-H	Shivajinagar	Uttarahalli
210-JA	Kempegowda Bus Stn	Uttarahalli
210-N	Kempegowda Bus Stn	Uttarahalli
401-K	Kengeri	Yelahanka
SSAC 401-K	Kengeri	Yelahanka
222-A	Kempegowda Bus Stn	Kengeri Satellite Town
222-F	Kempegowda Bus Stn	Kengeri Satellite Town HB Qtrs
222-G	BTM Layout	Kengeri Satellite Town HB Qtrs
G -6	Shanthinagar bus station	Kengeri Satt. Town K.H.B. Quarters
226-X	Kengeri Bus Station	Kaggalipura
398-BA	Kengeri Bus Station	Jigani
MBS-7	Kengeri Satt.Town	C.V.Raman Nagar
MBS-25	Kengeri Satt.Town KHB Qurts	Kadugodi Bus Station
502(C-4)	Kengeri Sattellite Town	Kadugodi Bus Station
502-A(C-2)	Kengeri Sattellite Town	Marathahalli
502-C	Kengeri Satellite Town	Hoskote

SUVARNA AC SERVICE BUS SERVICE

Route No.	From	To
S AC 210-NB/1	Kempegowda Bus Stn.	Uttarahalli
S AC 210-NB/2	Kempegowda Bus Stn.	Uttarahalli
S AC 501-A/1	Banashankari Bus Stn.	Hebbala Ring Road
S AC 501-A/2	Banashankari Bus Stn.	Hebbala Ring Road
S AC 501-A/3	Banashankari Bus Stn.	Hebbala Ring Road
SSAC 401-K/1	Yelahanka	Kengeri
SSAC 401-K/2	Yelahanka	Kengeri
SSAC 401-K/3	Yelahanka	Kengeri
SSAC 401-K/4	Yelahanka	Kengeri
SSAC 501-C/10	Hebbala Ring Road	Kengeri
SSAC 501-C/11	Hebbala Ring Road	Kengeri
SSAC 501-C/12	Hebbala Ring Road	Kengeri
SSAC 501-C/13	Hebbala Ring Road	Kengeri
S AC 501-A/4	Banashankari Bus Stn.	Hebbala
S AC 501-A/5	Banashankari Bus Stn.	Hebbala
S AC 501-A/6	Banashankari Bus Stn.	Hebbala

**Toll Free No.18004251663, Customer Care No.22029935,
Website: <http://www.bmtcinfo.com>**

Trains' starts from and passes through Kengeri (KGI), Railway Station

Train Name (Code)	Arrives	Departs	Stop time	M	T	W	T	F	S	S
Rameswaram Exp (06233)	22:08	22:10	2 min	Y	N	N	N	N	N	N
Mysore Express (06234)	9:30	9:35	5 min	N	N	Y	N	N	N	N
Chennai Exp (06235)	22:08	22:10	2 min	N	N	Y	N	N	N	N
Mysore Express (06236)	4:19	4:21	2 min	N	N	N	N	Y	N	N
Mysore Exp (06503)	10:50	10:51	1 min	Y	Y	Y	Y	Y	Y	Y
Bangalore Exp (06504)	18:32	18:34	2 min	Y	Y	Y	Y	Y	Y	Y
Chamundi Exp (16215)	9:04	9:05	1 min	Y	Y	Y	Y	Y	Y	Y
Chamundi Expres (16216)	18:34	18:35	1 min	Y	Y	Y	Y	Y	Y	Y
Chennai Express (16221)	22:33	22:35	2 min	Y	Y	Y	Y	Y	Y	Y
Mysore Express (16222)	5:07	5:08	1 min	Y	Y	Y	Y	Y	Y	Y
Mysore Express (16231)	6:44	6:45	1 min	Y	Y	Y	Y	Y	Y	Y
Mailaduturai Ex (16232)	17:59	18:00	1 min	Y	Y	Y	Y	Y	Y	Y
Kannur Exp (16517)	21:14	21:15	1 min	Y	Y	Y	Y	Y	Y	Y
Yesvantpur Exp (16518)	6:29	6:30	1 min	Y	Y	Y	Y	Y	Y	Y
Mysore Exp (16731)	7:19	7:20	1 min	Y	Y	Y	Y	Y	Y	Y
Tuticorin Exp (16732)	20:19	20:20	1 min	Y	Y	Y	Y	Y	Y	Y
Tirupati Passr (56213)	19:29	19:30	1 min	Y	Y	Y	Y	Y	Y	Y

UPCOMING DEVELOPMENT AT MYSORE ROAD

Bosch to relocate Bangalore plant to Bidadi on the Bangalore Mysore highway

Metro rail Project extension (Mysore Road Station – Kengeri Terminal station -5.9 km) With Five Metro Stations:

Stations	kilometers
Nayandahalli	5.9Km
Rajarajeswari Nagar Arch	4.0Km
Bangalore university	3.7Km
RV College	2.0Km
Kengeri Terminal station	0.7 Km

Bangalore – Mysore Express Way: The 4 lane expressway built by NICE of approximately 111 km connecting Bangalore to Mysore is currently on hold on account of land acquisition issues.

Mysore Road has opportunity for residential sector and foreseen is growth in occupancy levels at Global Village, Bidadi Industrial Area and along the NICE Corridor.

The residential activity is set to increase in Mysore road near future on account of ongoing Metro Rail Phase 1 ,IT companies expansion plans at the global tech village and on account of automobile & ancillaries companies in & around the bidadi industrial area.

A key planned residential development in this Location is likely to witness new launches & expansion of existing projects. In next 3 years, expected annual appreciation rate is between 8% and 10%

NAMMA METRO RAIL ROUTE MAP(PHASE 1-2)

