JS INFRA VENTURES

Creating Your Assets

ROYAL KADHAMBAS

LUXURIOUS VILLA PLOTS
SURROUNDED BY NATURE

JS INFRA
VENTURES
Creating Your Assets

For over 25years J.S INFRA VENTURES has spearheaded the green revolution in India, creating green havens in a world of brick and cement. The J.S INFRA VENTURES is a residential-led property developer with a passion for creating successful sustainable places, delivering exclusive signature list of lifestyle amidst nature to the comfort of your own home away from home.

COMMITMENT
We at J.S INFRA VENTURES are committed to create an environmental friendly and socially secure society.

MISSION
Our mission is to offer true value to our customers through innovative and superior quality products.

GOAL
Our goal is to combine our professional expertise with technology to make living more comfortable, blissful and peaceful.

FOCUS
Our focus is on creating spaces that you can be proud of living and working in, and we are among the few organizations in the city to faithfully implement green

technology in building design and land development. This focuses on four key areas: building greener homes, delivering sustainable communities, enhancing the customer experience and running a sustainable business. We aim to achieve through our commitment to excellence in design, sustainability, and addressing the needs of our customers and their neighbors.

With every such project we undertake, we gain new insights and are better equipped to provide solutions. From our earliest projects, we have evolved into creating clusters of homes, retaining as much of the landscape, and providing flexibility in the design of the project.

TEAM

Our team with a decade of experience in the industry is young, enthusiastic, innovative, and most importantly has a vision to set the highest standards in real estate development and would not compromise on anything short of the best practices in doing so. Our core values and ethics and dedication reflect in the character of J.S INFRA VENTURES and in all the projects we have developed. At J.S INFRA VENTURES, every member of the staff knows that excellence begins within and strives hard to attain it.

GREATER BANGALORE

NEAR GREATER BANGALORE

Bangalore remains one of India's strongest real estate markets, driven by its tech-driven economy, robust rental demand, and sustained migration of professionals.

The Greater Bengaluru Authority, launched September 2nd 2025, replaces BBMP and is intended to better coordinate urban planning across Greater Bengaluru, potentially improving civic services and development

Major infrastructure projects underway include Metro Phases 2 & 3, Satellite Town Ring Road (STRR), Peripheral Ring Road, and suburban rail systems—all enhancing connectivity in peripheral zones

Property prices are expected to rise steadily over the next five years, potentially increasing by 70–80% by 2030, especially across Kanakpura, Ramnagara & Bidadi.


GOVERNMENT WORK IS GOD'S WORK


ALL YOU NEED TO KNOW ABOUT
BENGALURU SATELLITE TOWN RING ROAD
The 4-6 lane access-controlled Bengaluru Satellite Town Ring Road (STRR) will link Bengaluru's suburban areas like Hoskote, Devanahalli, Doddaballapur, Ramanagara, Kanakapura, and Anekal and will also link Hosur in Tamil Nadu.
Doddaballapur
Devanahalli
Dobbaspet
Hoskote
Magadi
BENGALURU
Ramanagara
Anekal
Hosur
TAMIL NADU
Kanakapura
Length
288Km
(STRR, NH-948A)
Karnataka
243Km
Tamil Nadu
45Km
Estimated cost
Rs 17,000 crore
DEADLINE FOR THE ENTIRE PROJECT
December 2025

ENTRANCE ARCH

A Majestic Welcome to Your Dream Villa

Step into a world of elegance and exclusivity with our grand entrance arch – the gateway to your prestigious villa plot community. Designed to impress and built to protect, the entrance stands as a symbol of luxury, security, and pride.

Crafted with architectural finesse and adorned with elegant detailing, the archway sets the tone for a premium lifestyle from the moment you arrive. Enhanced with 24/7 security monitoring, boom barriers, and access-controlled entry, it ensures peace of mind while making a powerful first impression.

Whether you're a resident or a guest, our striking entrance arch promises a warm, secure, and unforgettable welcome every time.

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Discover Your Dream Lifestyle with Premium Villa Plots spread over 35 Acres

Imagine waking up to the sound of birdsong, with open skies above and your dream home surrounded by nature. At our exclusive villa plots, you don't just buy land—you invest in a lifestyle.

Why Choose Our Villa Plots?
Prime Location
Strategically located near key urban centers, our villa plots offer seamless connectivity to Greater Bangalore South without compromising the peace and privacy of a gated community.

Freedom to Build Your Dream Home
Unlike pre-built properties, our villa plots give you the flexibility to design a home that matches your taste, lifestyle, and needs—from layout to elevation.

Approved By
BMRDA APPROVED | READY FOR REGISTRATION & CONSTRUCTION

BMRDA APPROVED

E -KHATA

READY FOR REGISTRATION

For Buyers:

Request and verify layout sanction from the relevant Local Planning Authority—not just a "BMRDA stamp".**infrastructure, environmental norms, and plot layout standards.**

However, buyers should verify approval was granted by the local planning authority, not just the BMRDA tag—some developers misuse the phrase to mislead buyers. BMRDA has publicly warned against such false advertising and maintains a list of illegal layouts under its jurisdiction

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What is BMRDA & Its Role?

BMRDA (Bangalore Metropolitan Region Development Authority) is Karnataka's metropolitan planning agency set up under the BMRDA Act, 1985. It oversees planned development in Bengaluru Urban, Rural, and Ramanagara districts across ~8,005 km², acting as a coordinating authority—not a land acquiring body

It frames master plans and zoning regulations but does not directly sanction layouts. Instead, actual approvals are given by Local Planning Authorities under BMRDA (e.g. Anekal, Hoskote, Magadi, Nelamangala, Kanakapura LPAs), or specialized bodies like BIAAPA (airport zone) and BMICAPA (Mysore corridor)

What BMRDA Approval Signifies
Legal and Regulatory AssuranceSaying a plot is "BMRDA approved" typically means it complies with BMRDA's master plan—covering zoning, infrastructure, environmental norms, and plot layout standards

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World-Class Amenities

Our plotted developments are more than just land. Enjoy wide roads, landscaped gardens, clubhouses, children's play areas, jogging tracks, 24x7 security, and more.

Nature Meets Modern Living
Wake up every day surrounded by green spaces, fresh air, and a sense of serenity. Live where nature and modern convenience go hand in hand.

Ideal For:
Families seeking space and privacy, Investors looking for high-growth land, NRIs planning a home back in India

Anyone ready to escape the noise of the city and build a peaceful haven

Your Land. Your Legacy.
A villa plot is more than just real estate—it's a blank canvas for your dream life. Whether you're building your forever home or securing your family's financial future, our plots offer the perfect start.

THE CLUBHOUSE

Your Gateway to Leisure & Luxury
At the heart of our community lies the Clubhouse—a thoughtfully designed space where relaxation meets recreation, and neighbors become lifelong friends.

Whether you're looking to unwind after a long day, host a private celebration, or pursue your fitness goals, the Clubhouse offers an elevated living experience for every member of the family.

PHASE -1

BMRDA APPROVED

KPA/TO/LAO/02/2013-2014/678

KPA/TO/LAO/21/2015-2016/17

LEGENDS

30 X 40

40 X 50

ODD

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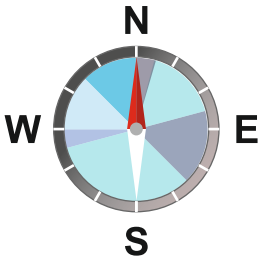

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MASTER PLAN

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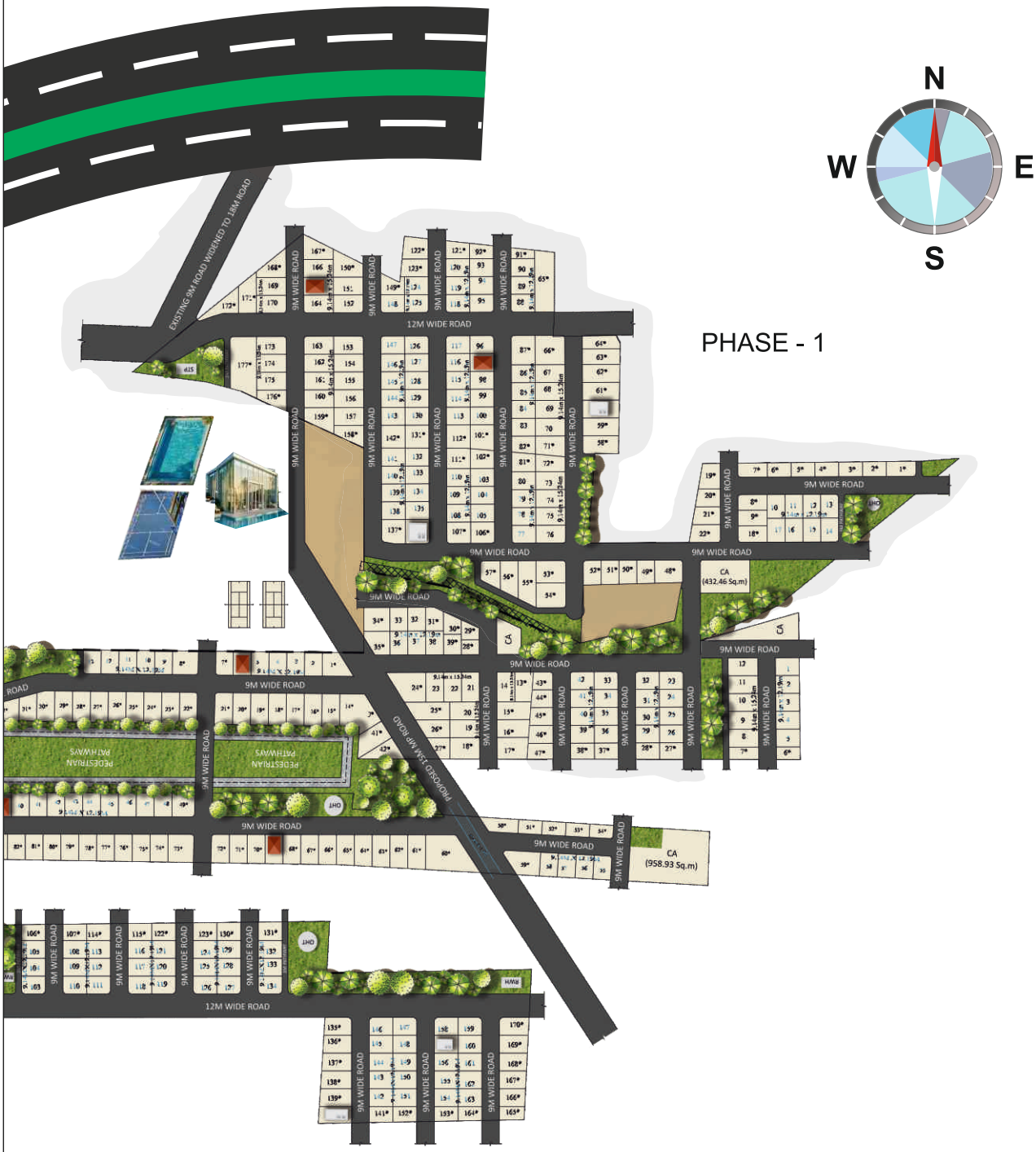


E-KHATA
BMRDA
APPROVED

PARK COMMUNITY

Morning Yoga & FitnessStart your day with energy and peace. Join our guided yoga and light exercise sessions in the park every morning. Perfect for all ages and fitness levels.

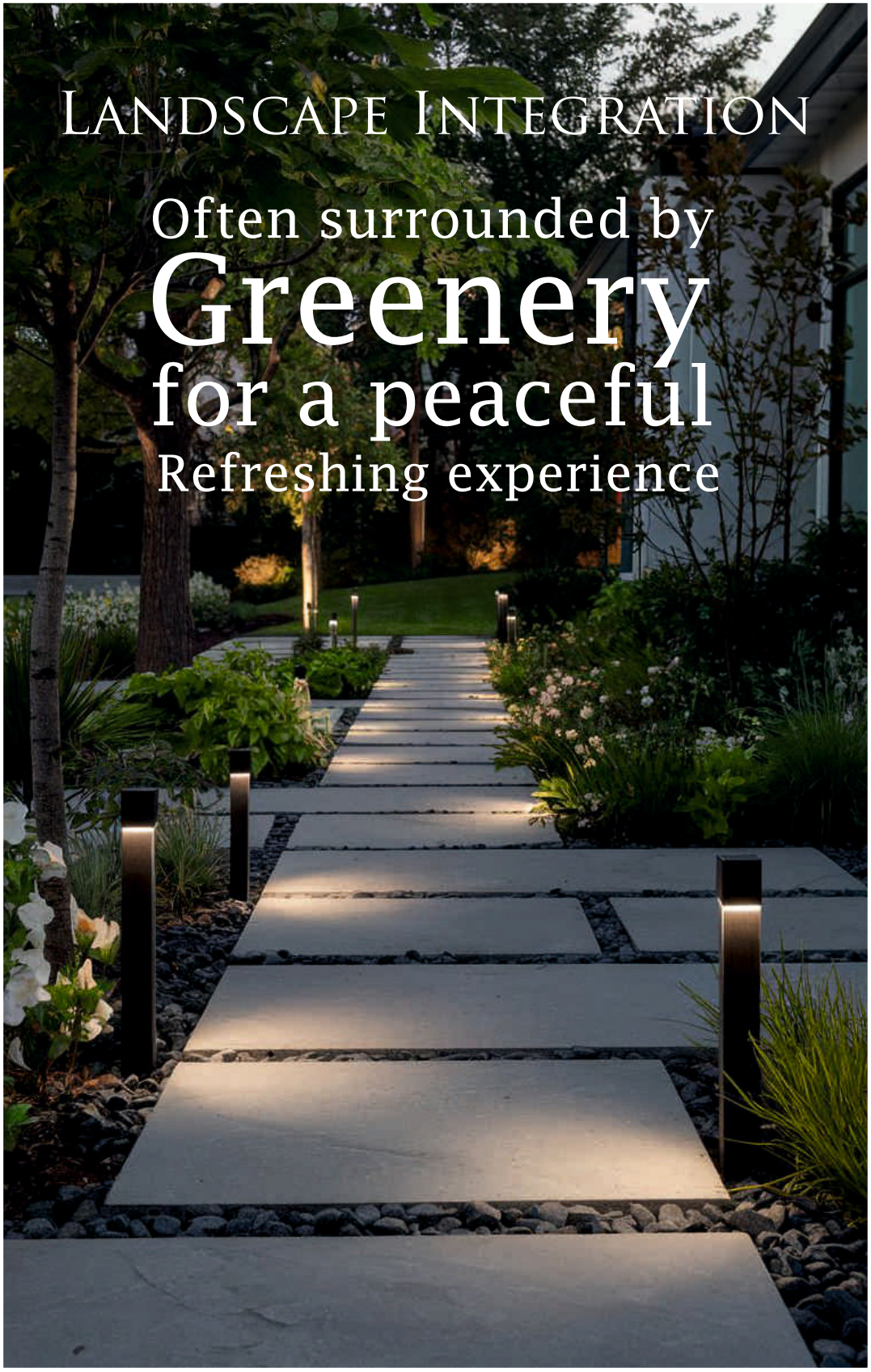
Weekend Music EveningsEnjoy live performances and community sing-alongs in the open-air amphitheatre. Bring your friends, family, and a picnic blanket!

Community GardeningGet your hands in the soil and help keep our garden spaces thriving. A great way to relax, learn, and meet fellow plant lovers.

Children's Play Area

A Children’s Play Area is a dedicated, safe, and engaging environment where kids can play, learn, and grow. Designed with child-friendly equipment and vibrant surroundings, it encourages physical activity, imagination, and social development.

Features:
Safe Play Equipment: Swings, slides, see-saws, climbing frames, and more, made from durable and child-safe materials.


Landscape Integration
Often surrounded by
Greenery
for a peaceful
Refreshing experience

JOGGING TRACK

A jogging track is a dedicated path designed for running or walking, offering a safe and comfortable space for people of all ages to engage in physical exercise. It promotes fitness, wellness, and healthy living in a controlled and accessible environment.

Features:
Smooth Surface: Ensures minimal impact on joints, reducing the risk of injuries.
Standard Width: Wide enough to allow multiple users to run or walk side by side.
Markings: Distance markers help users track their progress.
Lighting (if applicable): Facilitates early morning or evening use.


BADMINTON


CRICKET AREA

BADMINTON

Badminton is a fast-paced and exciting sport that can be played in KADAMBA GREENVILLE. The game can be played in our Badminton area and feel the real match, making it perfect for friendly matches or competitive tournaments. Whether you play for recreation or competition, KADAMBA GREENVILLE badminton area is a sport that brings energy, challenge, and enjoyment to you.

CRICKET

Get ready for an exciting day of cricket right here in our layout! Gather your neighbors, form teams, and enjoy the thrill of friendly competition on our open ground.

Weekend Cricket FunSpend your Sunday morning on the pitch! A relaxed yet energetic game where everyone's welcome—whether you're batting, bowling, or just cheering from the sidelines.

Water Tank Facility in the Layout

24x7 Water Assurance with Centralized Storage

Experience uninterrupted water supply with our centrally located overhead water tank. Designed for efficiency and durability, the tank serves the entire layout, ensuring every home enjoys round-the-clock access to clean water. Our smart distribution network and backup systems eliminate water worries completely.

Our layout includes a strategically placed overhead water tank with ample storage capacity to ensure uninterrupted water supply to all plots. The tank is constructed using high-quality RCC material and is designed as per IS codes to meet both current and future needs of residents. An efficient underground sump and pumping system are also provided to maintain consistent water pressure and availability.

Water Tank Specifications: Type: RCC Overhead Tank with Underground Sump Capacity: Overhead tank – 50,000 liters; Sump – 1,00,000 liters Location: Elevated point within the layout for optimal pressure distribution Supply: Borewell + Municipal connection (if available)Distribution: PVC/HDPE pipeline network across layout roads Automation: Float valve & pressure pump systems

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AMENITIES

- Gated Community
- 40ft & 30 ft Blacktop Roads
- Individual Water Connections
- Overhead Water Tank
- Lush Green Parks
- Swimming Pool
- Sewage Treatment Plant
- Grand Entrance Arch
- Club House
- Sanitary
- Electricity Lines
- CCTV
- Kids Play Area
- Street Light
- 24/7 Security

HIGHLIGHTS OF THE PROJECT :

Luxurious Lifestyle

High Return on Investment

6 Lane Road STRR

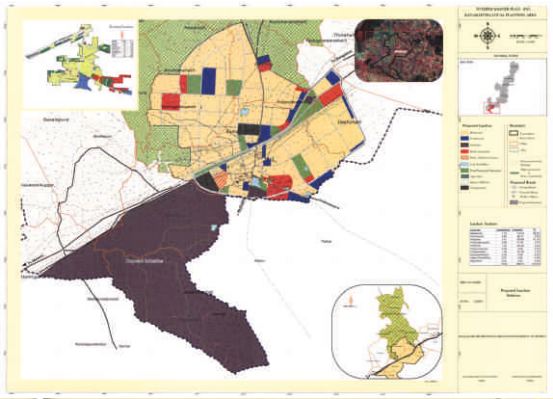
Premium Development

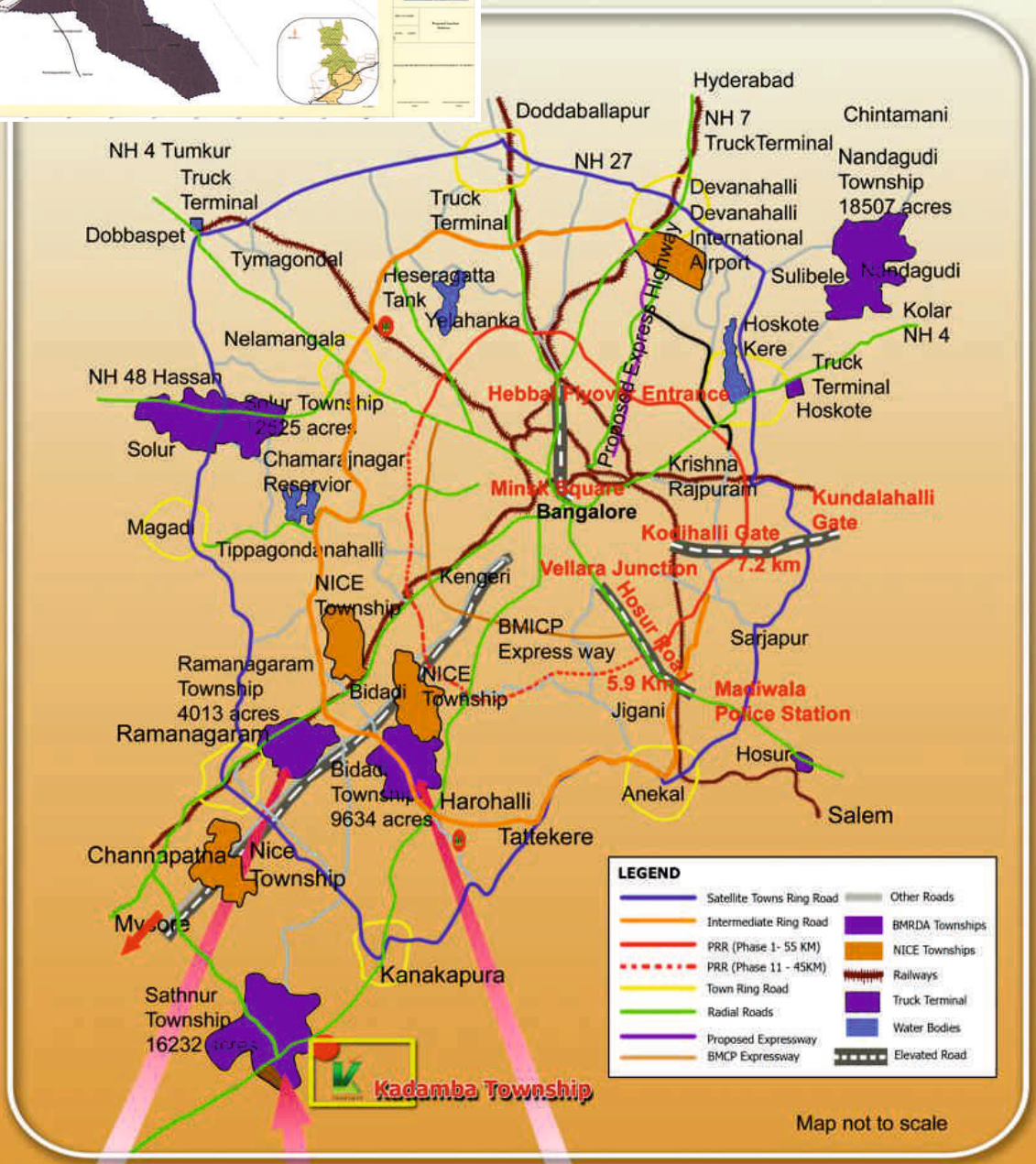
Best Connectivity

E-KHATHA

CLEAR TITLES

BMRDA APPROVED





Ramanagaram Township

Area: 4,013 acres
Location: Ramanagaram Taluk
Population: 12,000
Distance from city: 45 KM
Distance from
Devanahalli International Airport: 85 KM
Estimated Cost: Rs 1,500 Crores

Sathanur Township

Area: 16,232 acres
Location: Kanakapura Taluk
Population : 13,000
Distance from city: 72 KM
Distance from
Devanahalli International Airport85 KM
Estimated Cost Rs. 6000 Crores

Bidadi Township

Area: 9684 acres
Location: Ramanagaram Taluk
Population: 12,000
Distance from city: 35 KM
Distance from
Devanahalli International Airport: 45 KM
Estimated Cost: Rs 3,500 Crores

INTERMEDIATE RING ROAD (IRR)

Length: 188 Km. 8-Lane with 2-Lane service road
Connects Nelamangala-Bidadi-Harohalli-Tattekere-Hoskote-Aradeshanahalli-Mylenahalli
Land required: 4,182 acres
Estimated cost: Rs 750 Crores

SATELLITE TOWNS RING ROAD (STRR)

Length: 284 Kms 8-Lane with 2-Lane service Road.
Connects: Dobbaspet-Magadi-Ramanagaram-Kanakapura-Anekal-Hoskote-Devanahalli-Doddaballapur.
Land required: 6,303 acres
Estimated Cost: Rs 1,150 Crore

SURROUNDING

Easy Access to Key Facilities
Our layout is strategically located to offer convenient access to all essential services and institutions, ensuring a comfortable and hassle-free lifestyle for residents of all ages.

Education:
Close proximity to top schools, colleges, and universities Safe and easy commute for students

HOSPITALS:
KNS Hospital, SHIFA Hospital, Life Care Hospital

UNIVERSAL PRESIDENT SYSTEM's
Saketh Mother Teresa School, Karnataka Public School, Bethel International School, Harvest International School, Podar International Schoo. JAIN Engineering College, Dayanada Sagar University College of Engineering.

PRIME LOCATION ADVANTAGE:

Easy to access Ramnagara and Bidadi and Close to STRR (Satellite Town Ring Road) Access Point

Just 40 min to Art of Living (Ravi Shankar Ashram)

45 Mins. drive from NICE Road

Surrounded by Rapidly Developing Residential & Industrial Zones

Near Upcmoing KIADB Harohalli Industrial Area-Phase 3 & 4 in 4000 acres

Sathanur Township in 16000 acres.

NEIGHBOURHOOD

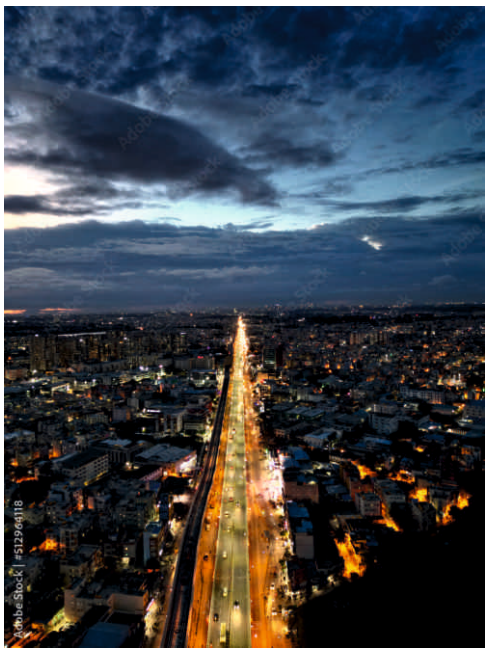
The layout neighbourhood is thoughtfully designed to foster a sense of community, convenience, and connectivity. It blends modern urban living with the warmth of traditional neighborhoods, offering residents a peaceful and harmonious environment to live, grow, and thrive.

PROPOSED SECOND AIRPORT-KANAKAPURA AREA
Kanakapura Road near Harohalli in Sathanur, Ramnagara and Bangalore Urban districts, spanning 4,800 to 5,000 acres.

UPCOMING MEDICAL COLLEGE AT KANAKAPURA

FEATURES
STRR LEANGTH : 280-290 KM
TOWN CONNECTIONS: Includes kanakapura, Sathanur, Ramnagara, Magadi, Devanahalli and more
KANAKAPURA-SATHANUR : INTERSECTED by STRR Western arc linking Kanakapura to Ramnagara region

BENEFITS : Freight bypas, traffic decongestion, real estate & economic development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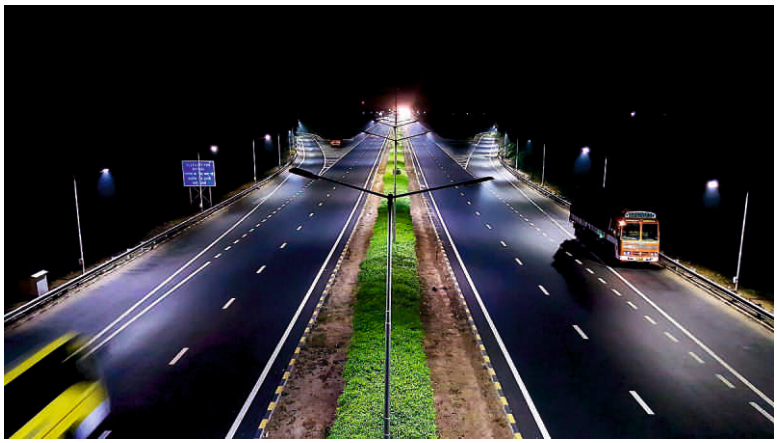
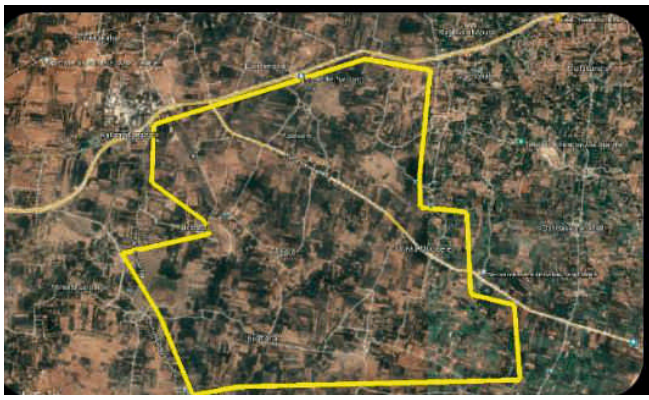
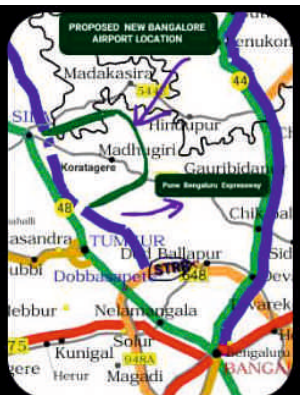
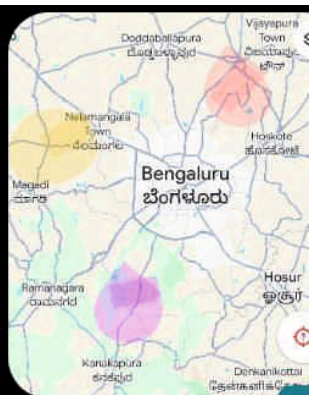



IndiGo


WELCOME TO VASANTHANARASAPURA INDUSTRIAL AREA 3rd PHASE, HOUSING LAYOUT, TUMAKURU




PROPOSED NEW BANGALORE
AIRPORT LOCATION
Madakasira
Hindupur
Madhugiri
Koratagere
Gauribidanur
Pune Bengaluru Expressway
TUMKUR
Dod Ballapur
Dobbaspet
Nelamangala
Kunigal
Herur
Magadi
Solur


Bengaluru
ಬೆಂಗಳೂರು
Hosur
Magadi
Ramanagara
Kanakapura
Denkanikottai

Tree Avenues in Layout

Tree avenues in a residential layout are linear plantations of trees along roads, walkways, and boundaries. These green corridors not only enhance the aesthetic appeal but also play a vital role in creating a healthy, eco-friendly living environment.

Purpose & Importance:
Environmental Benefits: Trees absorb carbon dioxide, release oxygen, and help reduce air pollution.

Shade & Cooling: They provide natural shade, lower ambient temperatures, and reduce the urban heat island effect.

Aesthetic Enhancement: Tree-lined streets create a pleasant, scenic atmosphere and increase the visual appeal of the layout.

LAYOUT INFRASTRUCTURE

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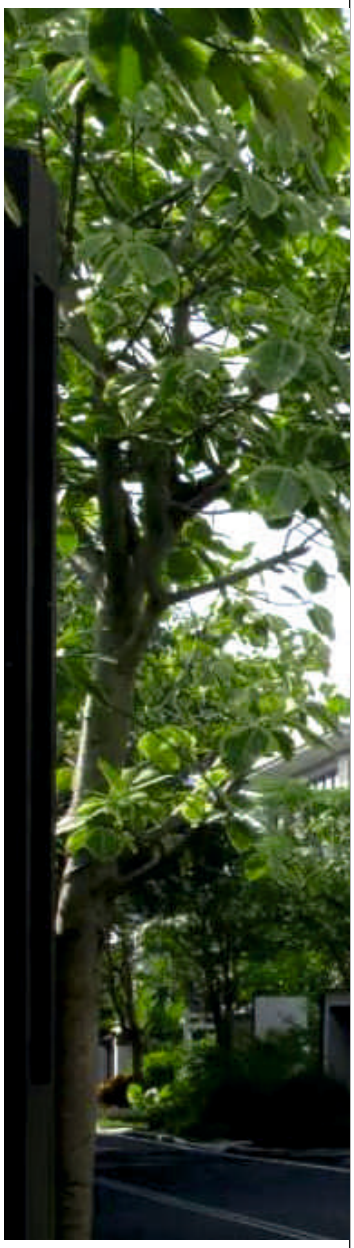

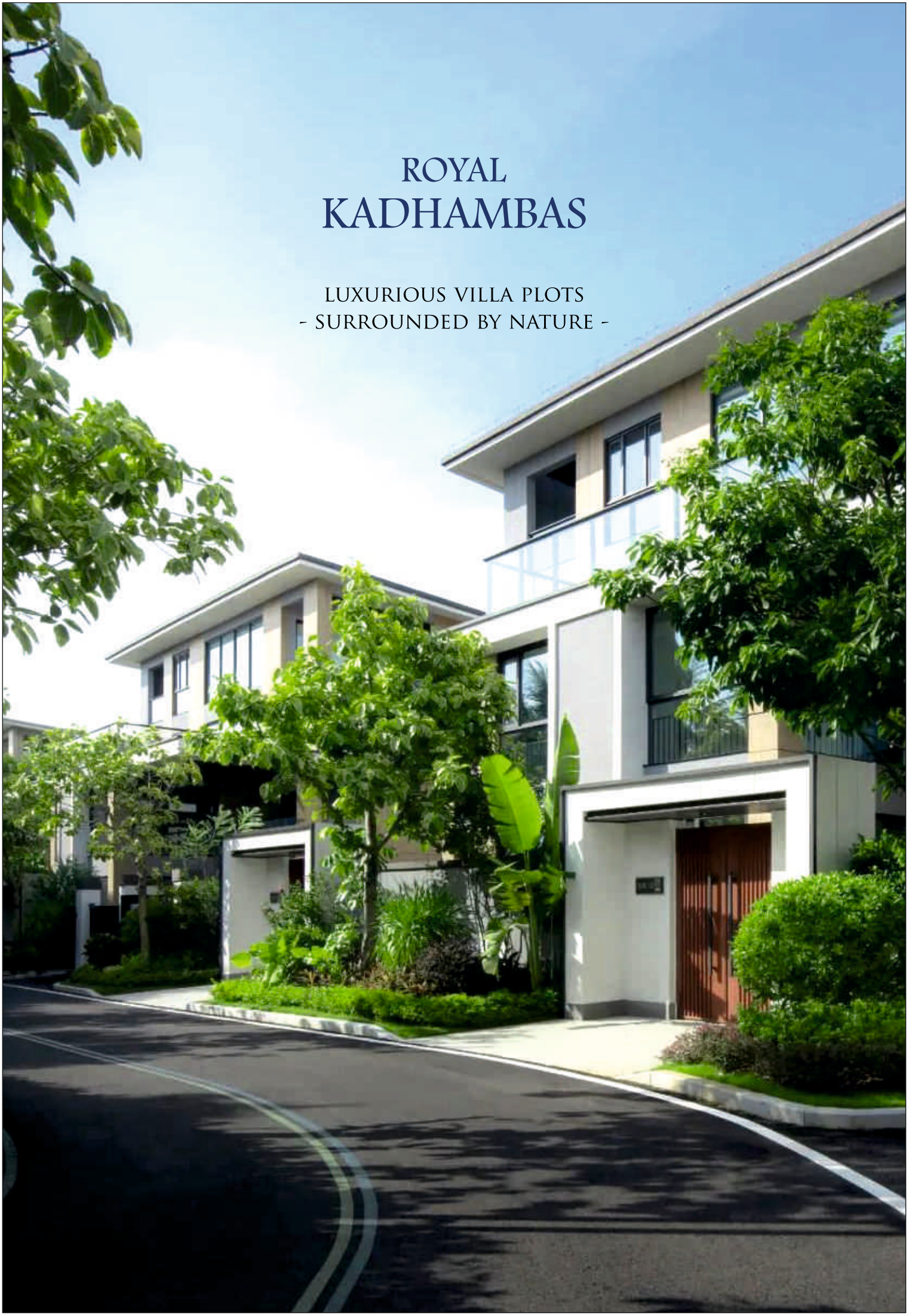

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LOCATION MAP

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BANK LOANS AVAILABLE
IN ALL LEADING FINANCIAL INSTITUTIONS

Financing Options for Land and Site Development

When investing in land or planning a construction project, securing the right financing is essential. Land or plot loans are specialized financial products offered by banks.

Lenders typically finance up to 70–90% of the plot's market value. Interest rates are usually lower than regular home.

financial strategy includes a 20% down payment from retained earnings, with an expected loan tenure.

EASY DOCUMENTS
QUICK DISBURSEMENT

LOAN PARTNERS

केनरा बैंक
Canara Bank

LIC
भारतीय जीवन बीमा निगम
LIFE INSURANCE CORPORATION OF INDIA

IDBI BANK

HDFC BANK
We understand your world

ICICI Bank

PROJECT BY

JS INFRA
VENTURES
Creating Your Assets

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