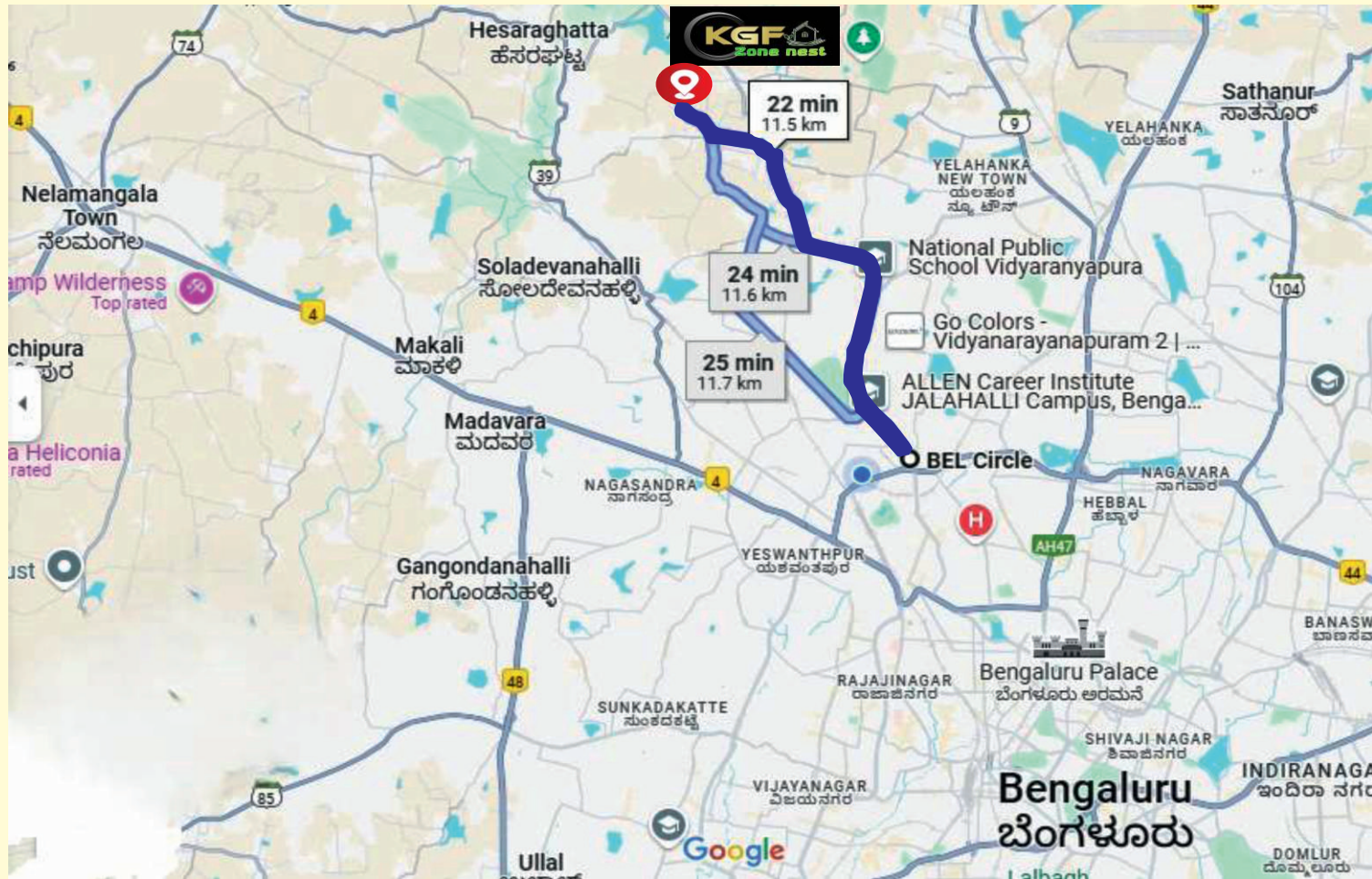




A Prestigious Project by:
KGF BABU GROUP OF COMPANIES
 Executed & Marketed by:
M/s AARNA ENTERPRISES
 Contact Us: 9844 63 64 65/9986 34 35 36
 E-mail: kgfozonenest@gmail.com

**BDA-approved Premium
 Gated Community
 Residential Layout**
 Spanning 19.5 Acres, Developed
 On Land Purchased Through A
 Public Auction By
 Govt. of Karnataka
 With Crystal-clear
 Documentation.



KGF OZONE NEST



BDA/TPM/PRL-02/23-24/2532/2024-25
 Dtd:03/01/2025

Contact : 9844 63 64 65 / 9986 34 35 36

Scan For Location

Scan For Video



Strategically Located Adjacent To
 MLA Layout, Surrounded By
 BDA's Dr. Shivaram Karanth Layout.

Sy No-95, Shivakote Village,
 Yelahanka Taluk,
 Bengaluru Urban Dist.- 560 089

KGF OZONE NEST :

HESARAGHATTA
↑
PROPOSED BMTc BUS STAND & DEPOT



BDA/TPM/PRL-02/23-24/2532/2024-25
Dtd:03/01/2025

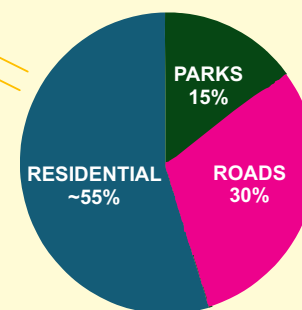
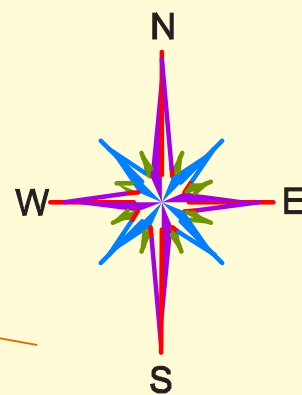
GOK SPORTS CITY



→ YELAHANKA

BDA 'A' KHATHA

- 40X60
- 30X50
- 30X45
- 30X40
- 20X40
- ODD Size



19.5
ACRES



PROJECT OVERVIEW

- 1) THIS EXCLUSIVE PROPERTY SHARES ITS BOUNDARIES WITH THE PRESTIGIOUS MLA LAYOUT.
- 2) THIS LAYOUT IS SURROUNDED BY BDA's DR. SHIVARAMA KARANTH LAYOUT.
- 3) IT IS CONVENIENTLY LOCATED 1KM FROM THE PROPOSED PERIPHERAL RING ROAD, FOR EXCELLENT CONNECTIVITY.
- 4) THE LAND IS UNIQUELY POSITIONED UNDER A SINGLE SURVEY NUMBER 95 IN SHIVAKOTE VILLAGE, YELAHANKA TALUK, BENGALURU URBAN DISTRICT.
- 5) IT WAS PURCHASED FROM GOVT OF KARNATAKA THROUGH PUBLIC AUCTION.
- 6) IT IS DC CONVERTED FOR RESIDENTIALLY BY THE GOVT OF KARNATAKA.
- 7) THIS LAYOUT PLAN IS APPROVED BY BDA & 'A' KHATHA FOR INDIVIDUAL SITES.
- 8) HASSLE-FREE OWNERSHIP AND CRYSTAL-CLEAR TITLES.
- 9) PROPOSED BMTc BUS STAND & DEPOT IN 20 ACRES LAND ADJACENT TO THE LAYOUT
- 10) PROPOSED 100 ACRES SPORTS CITY BY GOVT OF KARNATAKA AT MAVALLIPURA JUST 2 KM FROM THE LAYOUT.
- 11) CENTRALLY LOCATED FROM YELAHANKA, 8TH MILE, BEL CIRCLE & HESARAGATTA FOR BETTER CONNECTIVITY.
- 12) NEAR TO MANY REPUTED HOSPITALS, EDUCATIONAL INSTITUTIONS, SCHOOLS, SHOPPING COMPLEX.
- 13) AMENITIES : ENTRANCE ARCH, CRICKET NETS, TENNIS COURT, OUTDOOR GYM, PLAY AREA, AMPHITHEATRE, PETS PARK, MULTIPURPOSE COURT

AMENITIES



Concrete Drains



Overhead Water Tanks



Parks & Play Grounds



Avenue Trees



Gated Community



Street Lights



Tar Road



Rainwater Harvesting



STP



Under Ground Cabling

Project Approved By



ICICI Bank

KGF OZONE NEST

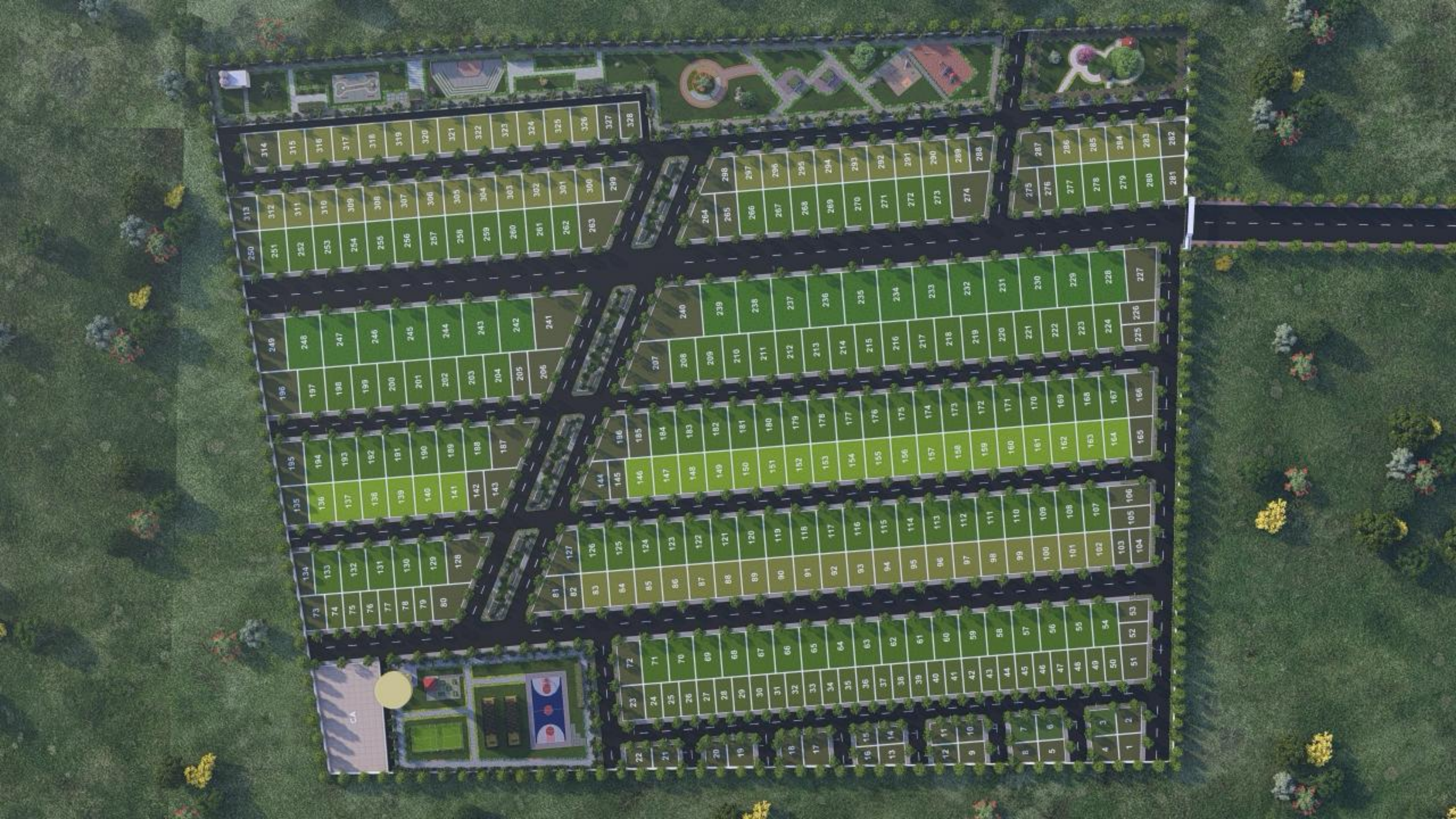


KGF OZONE NEST









22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	
16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	18	17	16	15	14	13	12	11	10	9	8	7	6	5	
20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	20	19	18	17	16	15	14	13	12	11	10	9	
28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	28	27	26	25	24
68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	
88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	
128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	
148	147	146	145	144	143	142	141	140	139	138	137	136	135	134	133	132	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	
188	187	186	185	184	183	182	181	180	179	178	177	176	175	174	173	172	171	170	169	168	167	166	165	164	163	162	161	160	159	158	157	
208	207	206	205	204	203	202	201	200	199	198	197	196	195	194	193	192	191	190	189	188	187	186	185	184	183	182	181	180	179	178	177	
248	247	246	245	244	243	242	241	240	239	238	237	236	235	234	233	232	231	230	229	228	227	226	225	224	223	222	221	220	219	218	217	
288	287	286	285	284	283	282	281	280	279	278	277	276	275	274	273	272	271	270	269	268	267	266	265	264	263	262	261	260	259	258	257	
328	327	326	325	324	323	322	321	320	319	318	317	316	315	314	313	312	311	310	309	308	307	306	305	304	303	302	301	300	299	298	297	































PET PARK





