



SOBHA

PASSION AT WORK

CHARTERED
windsong
PHASE 2

LUXURY RESIDENTIAL PLOTS, OFF DEVANAHALLI

INVEST IN TOMORROW'S BENGALURU

North Bengaluru has remained a hotbed of development, particularly after the inception of Kempegowda International Airport in 2014. Ever since, Devanahalli has been rising to prominence as a future hub.

The region has high potential for economic growth, industrial parks, SEZs, and infrastructure development.

Various industrial parks like:

- Karnataka Industrial Development Board's 3,000-acre Hardware Park
 - 980-acre Aerospace Park
 - 12,000-acre Information Technology Investment Region
- have given the locality a major push in residential development, making it the most active micro market in the city.

Price appreciation of plotted developments in Devanahalli

Apr - Jun 2022

₹3045/sq. ft.

Oct - Dec 2011 ₹930/sq. ft.

Source: Various property portals.

YOUR BEST BET FOR INVESTING IN RESIDENTIAL PLOTS

Devanahalli is pitted as the next NCR of South India. In the past five years, category-A developers have sold around 16,000 plots in the region. This gives the area one of the highest absorption rates in the country when compared to any other metro city.

SOBHA Limited, in partnership with Chartered Housing, has seen tremendous success with Chartered Woodpecker – a premium plotted development lying adjacent to Chartered Windsong Phase 2 – where 231 plots were sold in a record time of six months.

And now with the launch of Chartered Windsong Phase 2, we bring you one last opportunity to cash in on the investment rush that is currently being seen in Devanahalli.



A FUTURE ROADMAP

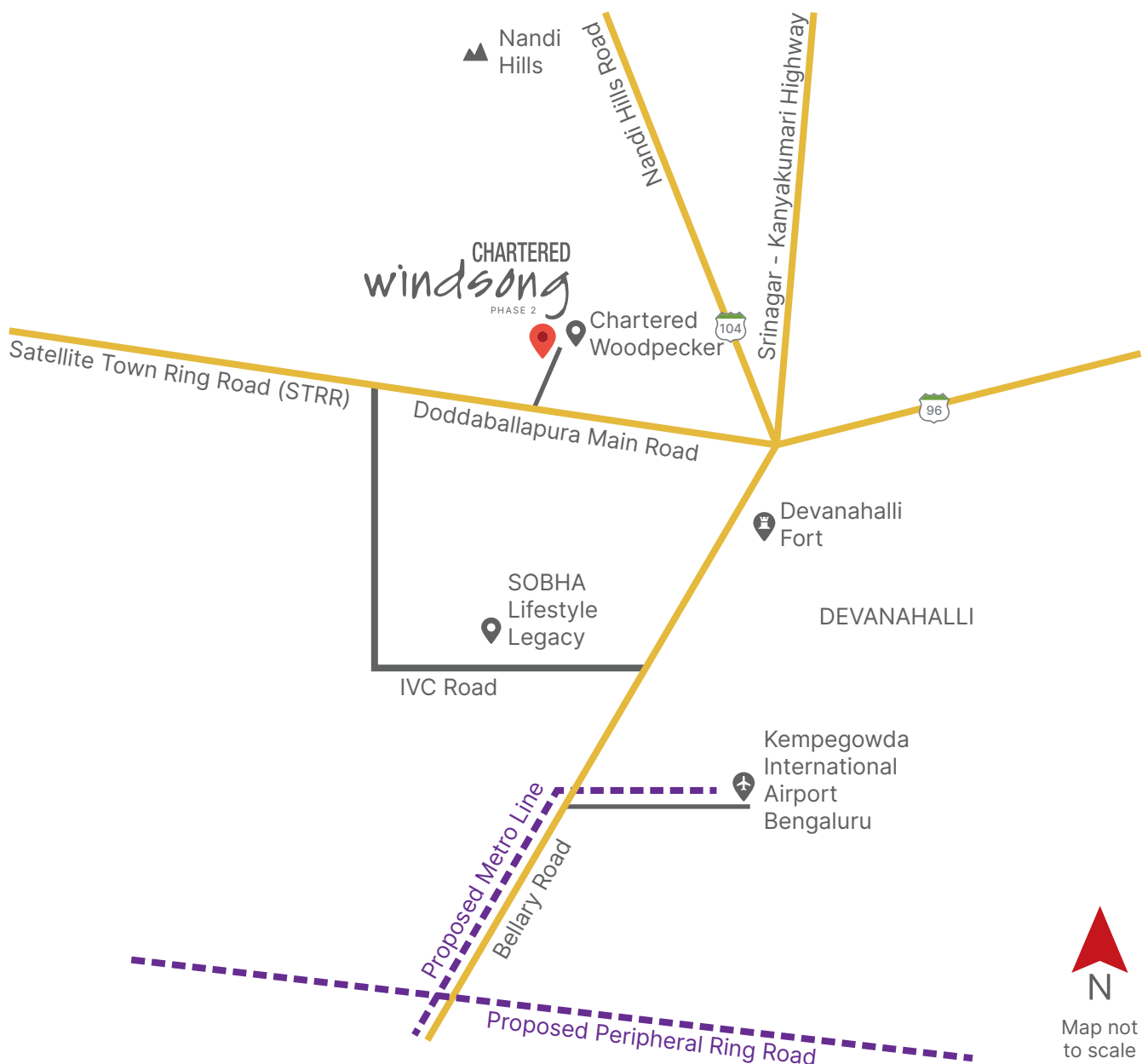
The Phase 2B metro line, slated to be completed by 2025, will link KR Puram to Kempegowda International Airport. A giant leap in connectivity, this will provide easy access to hubs like Hebbal, Yelahanka, HBR layout, etc.

The ongoing Satellite Town Ring Road will connect Devanahalli to Hoskote, Sarjapura, Anekal, and various other areas in the city. Easing connectivity further between the localities is the Madhure-Devanahalli road.

The upcoming Suburban Rail Network will seamlessly integrate all modes of transportation available and bring a massive change in the way people commute across Bengaluru.

Key Projects

Aerospace Park & SEZ • Upcoming Metro Line • Ring Road Project
BIAL IT Investment Region • Expansion of the International Airport



MASTER PLAN









- 12-metre-wide roads for smooth vehicular movement.
- All utility services are concealed underground to minimise road digging.
- Well-planned drainage system to avoid overflowing.
- Clubhouse with party area & swimming pool.
- Expansive parks.

AMENITIES

Swimming Pool • Community Park • Cycling Path • Clubhouse



LEGEND

A Security		14.10 X 15.24 m
B Underground Sump & Water Treatment Plant		12.19 X 15.24 m
C Overhead Tank		9.14 X 15.24 m
D Sewage Treatment Plant		9.57 X 15.24 m
E Civic Amenities Site		10.50 X 15.24 m
F DG & Transformer Yard		10.60 X 22.45 m
G Satellite Town Ring Road		150.23 Sqm
Land Bank		238.98 Sqm

AVENUES FOR PLAY, IN THE LAP OF NATURE

Blue sky, green grass, and a plethora of amenities to unwind! This community comes with a carefully crafted clubhouse, party area, swimming pool, and much more – now breathe in the fresh air and immerse yourself in the tranquil scenery as you indulge amidst nature.

RETURN TO THE GARDEN OF LIFE

Providing majestic views of the Nandi Hills, these 52 residential plots, spread across 4 acres, offer serene living. Here's a new way of life. One that'll allow you to revive your long-lost connection with nature. The locale, reminiscent of old Bangalore, is just that perfect weekend getaway you need. Go on, take a whiff of new blooms, and enjoy the breathtaking views of the Nandi Hills – for life!

