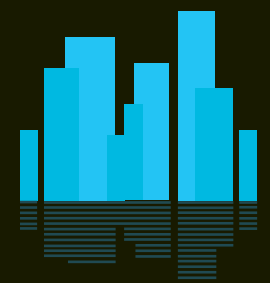




Rediscover Urban Living

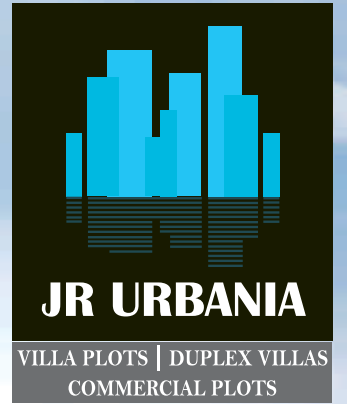


JR URBANIA

VILLA PLOTS | DUPLEX VILLAS
COMMERCIAL PLOTS



JR URBANIA Entrance Arch



Urbania, a Latin-American name meaning born of the City, is given by proud rural parents to their daughters, who have the privilege of being born in the City, who have the privilege of being and thus enjoying a superior quality of life and unlimited opportunities for self realization.

Spread over 90 acres, **JR URBANIA** is surrounded by Karnataka Housing Board's Suryanagar-2, a mega 1000 acre township with standard infrastructure and connected by existing 150 ft wide main roads from KHB, connecting 300ft Anekal town ring road, Chandapura-Anekal Major District Road, Bannerghatta-Anekal Major District Road and Bangalore-Hosur 10-lane expressway.

It is in close proximity to various reputed educational institutions, hospitals, shopping malls and transportation zones. Upcoming Metro station in Bommasandra and Suburban train stations at Helalige are just 7 km away from Urbania. It's only 10 minute drive from Electronics City and 25 minutes from Koramangala.

JR URBANIA is one of the best residential townships in Bangalore City with international standard amenities, enjoys a premium location while being more affordable. Its just 1/10th the price of plots at HSR Layout. It also benefits from Cauvery water supply which was activated in the neighborhood KHB township.

PROJECT HIGHLIGHTS

- 150ft wide 8-lane main road with tree-lined pedestrian friendly footpaths
- Dedicated 4 km length of bi-cycle lanes
- Ornamental butterfly street lights
- Eco-friendly concrete paver streets with avenue tree plantation
- Three grand entrances with security cabins
- Five designer over head water tanks
- Two rain water harvesting units
- Under ground electrification
- Sewage treatment plant

- Large parks & play grounds spread over 3,00,000 sqft
- Mini-cricket ground
- Synthetic tennis court
- Synthetic Basketball court
- Mini-football ground
- Amphi-theater
- Bus stop at JR Urbania
- Exclusive shuttle service from JR Urbania to Metro station at Bommasandra/Chandapura
- Only 30 minutes drive to Hosur domestic airport at Thally



JR Urbania North Block 150ft entrance



Residential Plots

JR URBANIA offers premium Villa plots in the township developed with 150ft wide main roads, dotted with landscaped gardens, avenue tree plantation, water bodies, concrete paver roads and open spaces.

The project offers fully functional state of the art luxury Sports Club & Sports Park spread over 1,00,000 sqft with unmatched sporting amenities.

Plot dimensions: 30' X 40' , 30' X 50' , 30' X 55' ,
40' X 50' , 40' X 60' & ODD.

Commercial Plots

In continuation of 150ft wide main roads at KHB, we have developed 2 km length of 150ft wide main road within the community which connects to upcoming 300ft wide Satellite town ring road (STRR). This commercial corridor provisions for futuristic commercial development making it ideal for investment. Commercial plots benefit from a higher 2.5 FAR when compared to 1.75 FAR for villa plots, there by having a potential for higher built up are and greater appreciation in value.

Plot dimensions: 40' X 60' , 40' X 70' and 50' X 80' & ODD.

Premium Villas

Elegantly designed Villas with modern architecture, keeping in mind the practical needs and comfort of a home buyers are on offer at JR Urbania. We understand the freedom of choice one would like to have while designing/building their dream home.

We offer customizable solutions for all your home building needs.


Ready-to-move-in Villas on 30' x 40' , 30' x 50' & 30' x 55' plots with built areas between 1250 sft and 2200 sft are on offer.




THE LUXURY SPORTS CLUB

The much awaited whopper of a Club house spread over 30,000 sft in addition to 65,000 sft outdoor sports with Tennis court, Basketball court, Cricket pitch, Mini-football court & Children play area are now fully functional ! The facility offers a host of leisure, sporting and entertainment zones, making it truly a world class offering.


 Swimming Pool


 Indoor Badminton Courts

 Children's Play Area

 Banquet Hall

 Gymnasium

 Squash Court

 Snooker

 Coffee Shop

 Mini-Theater

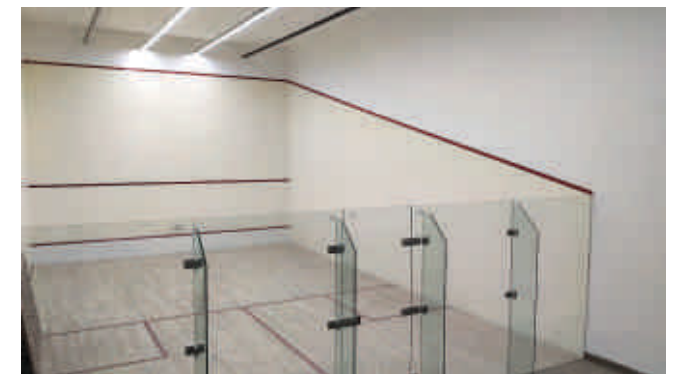
 Table Tennis

 Library

 Guest Rooms

YOU NAME IT, WE'VE GOT IT !

Luxury of lifestyle amenities





JR URBANIA APPROVED & FULLY DEVELOPED

Phase-1 (South Blk-1): 100% Developed with Release Order (O.C) dated 07-04-2012, vide no.APA/LAO/105/2010-11

Phase-2 (North Blk) : 100% Developed with Release Order (O.C) dated 20-08-2011, vide no.APA/LAO/40/2010-11

Phase-3 (Prime) : 100% Developed with Release Order (O.C) dated 20-02-2014, vide no.APA/LAO/36/2012-13

Phase-4 (South Blk-2): 100% Developed with Release Order (O.C) dated 03-02-2016, vide no.APA/LAO/60/2012-13

Phase-5 (South Blk-3): 100% Developed & RERA approved vide no.PRM/KA/RERA/1251/308/PR/171123/000428

Phase-6 (Prime Extn) : 100% Developed & RERA approved vide no.PRM/KA/RERA/1251/308/PR/171115/000275

30' X 50' Built Villa at JR Urbania



Built Villas at Villa street



READY TO MOVE IN VILLAS

JR Urbania offers ready to **move in duplex villas built** on plot dimensions ranging between 1200 sft and 1650 sft, with built areas between 1250 sft and 2200 sft.

Villa Streets with 3 or more homes have been identified across the project to further enhance security measures for secure and comfortable community living!

VILLA NO.	PLOT AREA	BUILT AREA / BHK
1133 (W)	1200	1250 (3 BHK)
370 (W)	1500	1375 (3 BHK)
976 (E)	1500	2000 (3 BHK + FAMILY)
1013 (E)	1500	2000 (3 BHK + FAMILY)
342 (E)	1650	1750 (3 BHK)
1138 (E)	1650	1750 (3 BHK)

INDEPENDENT VILLAS AS YOU LIKE

You can also choose a plot from wide range plots available at JR Urbania and customize your home as you desire. We can deliver a beautifully built home within 15-18 months.



VILLA SPECIFICATION HIGHLIGHTS

- Seismic Zone II compliant structure
- RCC framed structure with solid concrete block masonry
- Superior quality Vitrified tiles flooring in Living & Dining & all rooms
- Laminated wooden flooring in Master Bedroom
- Superior quality vitrified tiles in other rooms
- Teakwood main door
- High quality uPVC sliding windows
- Jaquar/Hindware/Cera equivalent CP fittings & Sanitary ware
- Premium modular switches
- SS Railing for staircase & balcony
- Centralized O.H.Ts for water supply & R.W.H
- Provision for solar power and water heater
- Picket fence & landscaping
- Adequate power supply & Invertor provision



JR Urbania South block aerial view



JR Urbania Prime entrance circle

JR Urbania *Master Plan*



- LEGENDS :**
- 15.24 X 24.38 M
 - 12.19 X 19.81 M
 - 12.19 X 18.29 M
 - 12.19 X 21.33 M
 - 12.19 X 15.20 M
 - 12.19 X 19.50 M
 - 09.14 X 19.50 M
 - 09.14 X 12.19 M
 - 09.14 X 16.76 M
 - 09.14 X 15.85 M
 - ODD SIZE PLOTS



Residential Villa under construction at Plot no.969 & 970, JR Urbania Prime
 - Built by our client Mr. Sunil B.U.

JR URBANIA - MORE LUXURIOUS YET AFFORDABLE

We are witnessing a steady growth in house constructions at JR Urbania. The recent addition being a Rs.3 Crore* luxury home with home office undertaken on a 3000 sft plot at JR Urbania Prime by one of our esteemed clients Mr. Sunil B.U.

The suburban real estate market is on an upswing after Covid-19 lockdown, as the focus has shifted towards home improvement and ownership which is fuelled by Work from home (W.F.H) needs.

The prospective home purchasers have been actively looking out for independent homes on large plots in premium well developed communities like JR Urbania with well developed social infrastructure.

To enable last mile connectivity to JR Urbania from the near by Metro station at Bommasandra and Suburban train station at Heelalige, JR Housing will be providing dedicated shuttle service to the residents at the project.

PRICE COMPARISON WITH NEIGHBORHOOD

PROJECT NAME	PREVAILING PRICE	PROJECT EXTENT
KHB SURYANAGAR-1	Rs.5000/sft to Rs.5500/Sft	270 Acres
KHB SURYANAGAR-2	Rs.3500/sft to Rs.4000/Sft	1000 Acres
JR GREENPARK	Rs.4000/Sft to Rs.4500/Sft	83 Acres
JR URBANIA	Rs.2750/Sft to Rs.3300/Sft	90 Acres

Location Map



7 KM TO METRO STN., | SUBURBAN TRAIN STN., | HCL | BIOCON PARK
 4.3 KM TO JIGANI APC CIRCLE & 1 KM FROM 300FT SATELLITE TRR
 WITHIN 3 KM OF REPUTED SCHOOLS, HOSPITALS & SHOPPING MALLS
 10 MIN. DRIVE TO ELECTRONIC CITY / 30 MIN. DRIVE TO HOSUR AIRPORT
 15 MIN. DRIVE TO DOMMASANDRA, SARJAPUR ROAD
 25 MIN. DRIVE TO KORAMANGALA / WHITEFIELD

ALLIANCE UNIVERSITY.....6.5 KM
 ACHIEVER'S ACADEMY.....6 KM
 NPS PUBLIC SCHOOL10 KM
 EDIFY SCHOOL2 KM
 NEW BALDWIN SCHOOL ...2 KM
 GREEN DOT SCHOOL5 KM



JR HOUSING DEVELOPERS PRIVATE LIMITED

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 "UB ELEGA" # 90, 2nd Floor, Outer Ring Road, Karthik Nagar,
 Marathahalli, Bangalore - 560 037.

SALES OFFICE:
 Sy No.75, Iggalur Village, Chandapura-Anekal Main Road,
 Opposite to Ramakrishnapura Gate, Bangalore

Mobile: +91 9590 616 616

Email: info@jrhousing.com

www.jrhousing.com



Exclusive shuttle service from JR Urbania to Metro station at Bommasandra/Chandapura