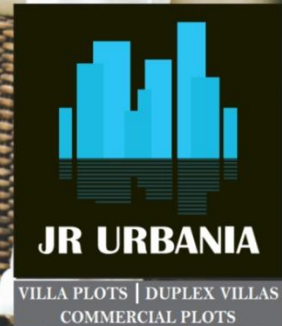




Rediscover Urban Living



NOTE: JR URBANIA PHASE-1, 2, 3, 4 & 6. BMRDA (APA) APPROVED WITH 100% RELEASE ORDERS
PHASE-5 : PRM/KA/RERA/1251/308/PR/171123/000428 & PHASE - 6 : PRM/KA/RERA/1251/308/PR/171115/000275

JR URBANIA Entrance Arch

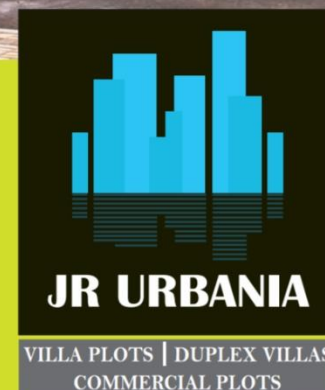


Urbania, a Latin-American name meaning born of the city, is given by proud rural parents to their daughters who have the privilege of being born in the city, and thus enjoying a superior quality of life and unlimited opportunity for self realization.

URBANIA from JR Housing, is a world class integrated development that offers privileged residents an exclusive and unparalleled living environment that combines the best of city living with the joys of country living.

Spread over 93 acres, **JR URBANIA** is centrally located within KHB Suryanagar II and connected by existing 150 feet wide roads. Located off Bangalore-Hosur expressway near Electronics City, well connected to Bannerghatta-Jigani Road and Chandapura-Anekal Road. It is in close proximity to various reputed schools, hospitals, shopping malls, upcoming Metro Station and 300 feet Peripheral Ring Road (PRR). Just 25 minutes from Koramangala, **JR URBANIA** enjoys a premium location and amenities, while being more affordable than KHB Suryanagar. It also benefits from Kauvery water which was activated in the neighborhood recently

Project infrastructure at **JR URBANIA** is 100% developed. The company is now focusing on building a vibrant & sustainable community !



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150ft wide road at JR URBANIA North Block



Layout view at JR URBANIA Prime

ACTUAL SHOTS FROM JR URBANIA



3Bhk Villa at JR URBANIA South Block



Streetscape at JR URBANIA South Block

Residential Plots

JR URBANIA offers premium villa plots in the township which has a valley like feel, dotted with landscaped gardens, parks, water bodies, concrete paver roads, avenue tree plantations and play areas, which add to the visual appeal. The Plots are spread over three separate block named, **Prime, North** and **South** each of which have unique selling propositions.

Plot dimensions: 30' X 40' , 30' X 50' , 30' X 55' , 40' X 60' , 40' X 64' , 40' X 70' and 50' X 80'

Commercial Plots

JR URBANIA offers a limited number of commercial plots facing to the 150 feet main road within the project that connects to major district roads & national highway. Commercial plots will provide a provision for development of shopping, work, schooling and daily convenience

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

Commercial plots benefit from a higher 2.5 FAR (Floor Area Ratio) when compared to 1.75 FAR for residential plots, thereby having potential for higher built up area and greater appreciation in value in future.

Premium Villas

Elegantly designed keeping in mind the needs of a home buyer, **JR URBANIA** villas combine modern architecture with functional layouts offering comfort and practicality. We understand the freedom of choice one would like to have while building their dream home and at **JR URBANIA** we offer you more than that.

Ready to move in villas on 30' X 40' , 30' X 50' , 30' X 55' plots with built up areas of 1250 sft to 2200 sft are on offer.

We also offer construction services to our existing Plot Owners.

JR Urbania offers a host of leisure, sport and lifestyle amenities making it truly a class apart

FINEST AMENITIES



- Sports Club
- Synthetic Tennis Court
- Swimming Pool
- Squash Court
- Indoor Badminton Courts
- Gymnasium
- Banquet Hall
- Coffee Shop
- Children's Play Area
- Jogging Track
- Parks
- Play Grounds

WORLD CLASS INFRASTRUCTURE

- Entrance Arches with security cabins
- 150 Feet wide main road
- Sub Roads with concrete pavers
- Covered storm water drains
- Contemporary Bajaj street lights
- Underground electrical cabling
- Underground drainage lines with 500 KLD operational Sewage Treatment Plant



Over head Water Tank



40ft Main Road



ACTUAL SHOTS FROM JR URBANIA

Entrance Arch of URBANIA Prime



Pedestrian Friendly Street



The Surya City Advantage

Spread over 1600 acres, Suryanagar II is KHB's (Karnataka Housing Board's) premier township, designed to cater to the housing needs of all segments of society. The model township by KHB has been completed with standard infrastructure along with 150 Feet wide main roads throughout the township.

It is well connected to all the major district roads like Jigani-Bannerghatta Road, Chandapura-Anekal Road, Bangalore-Hosur Road and also the upcoming 300 Feet Peripheral Ring Road.

Kauvery water has been activated in the neighborhood KHB Suryanagar II already!

JR URBANIA being an integral part of the township benefits from all the amenities and infrastructure at KHB Suryanagar II, but offers superior quality of development and an exclusive living environment.

The upcoming Metro Station at Bommasandra is about 4Km from **JR URBANIA**, which will further enhance the connectivity.

The residential plots at KBH Suryanagar-2 are being auctioned at well over Rs.3,600/sft* already and commercial plots facing the 150 feet main wide road at well over Rs.4,500/sft* (Ref: KHB auction dated 25.4.2016).



KHB SURYANAGAR PHASE-1

KHB Suryanagar II
₹3600/sq.ft*

Price
Comparison

JR URBANIA
₹2500 - 3000/sq.ft*

Golden Opportunity

The opportunity to own a plot at **JR URBANIA** today is similar to the opportunity that existed in Bangalore in the late 90's to invest in township like Koramangala and Indiranagar. Like Koramangala today which has become a residential and commercial hub, **JR URBANIA** is destined to become one of the city's premier integrated townships but with superior infrastructure and amenities.

JR URBANIA'S excellent location amidst KHB Suryanagar, it's proximity to the city's leading IT and Industrial hubs, reputed schools and hospitals, its excellent connectivity, futuristic town planning, eco-friendly features, luxury amenities and integrated living ensure a quality of life that is a class apart. Together making **JR URBANIA** a living and investment opportunity that should not be missed.

The project is well connected to upcoming Metro station at Bommasandra, domestic Airport at Hosur and Helicopter service pad at E-City to Bengaluru International Airport. Come be a part of Bangalore's faster growing suburb, which is much larger and better planned than Kormangala!

Say 'yes' to good quality living at **JR URBANIA**.



CONCEPTUAL



CONCEPTUAL



BMRC METRO

Location Map



- 10 MINUTE DRIVE TO ELECTRONICS CITY
- 25 MINUTE DRIVE TO KORAMANGALA
- 30 MINUTE DRIVE TO WHITEFIELD
- WITHIN 3 KM OF REPUTED SCHOOLS, HOSPITALS AND SHOPPING MALLS
- 5 KM FROM UPCOMING METRO STATION

JR URBANIA PHASE-1, 2, 3, 4 & 6 : BMRDA (APA) APPROVED WITH 100% RELEASE ORDERS.
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Disclaimer: This brochure is conceptual & is not a legal offering. The developers reserve the right to make changes in project elevations, specifications and amenities.

Sales Office

