



- ◆ Located close to the Bangalore - Mysore National Highway.
- ◆ Close proximity to the Bidadi Industrial Area and NICE Express Highway.
- ◆ Very near to the Eagleton Golf Course.
- ◆ Prestigious schools and colleges are in the vicinity.
- ◆ Adjoining to the proposed 150 feet road leading to Kanakapura Road, Jigani Industrial Area and Electronic City on one side and Mysore Road on the other.

Nearby schools and colleges:

Delhi Public School
 Sree Swaminarayan Gurukul International
 VSS International School
 BM Valley School
 BGS International School
 Baldwin Co-education Extension High School
 Gnana Bodhini School
 Ayesha English School
 Almas English School
 R V College of Engineering
 Don Bosco Institute of Technology
 Ghousia College of Engineering
 JSS Academy of Technical Education
 Vivekananda Institute of Technology
 PES Institute of Technology
 ACS College of Engineering
 Christ College
 Bangalore University
 RR Medical College

Nearby hospitals:

Rajarajeshwari Hospital
 BGS Global Hospital
 Acura Diagnostic Centre
 Sri Venkateshwara Nethralaya
 Indus Westside Hospital
 Sahana Hospital

Nearby shopping malls and entertainment zones:

Gopalan Arch Mall
 Legacy Gopalan Mall
 Eagleton Golf Club
 Wonderla Amusement Park

Nearby corporates:

Toyota
 Coca Cola
 Mico Bosch
 Global Village IT Park

Nearby hotels and resorts:

Panchavati Comforts
 Shakthi Hill Resorts
 Hill View Resorts
 Suvee Botique Hotel
 Sharada Residency
 Country Club
 The Maverix
 Fairways (Eagleton) Golf Resort

ISO 9001:14001;45001 Certified Company
 Member: Indo-German Chamber of Commerce



Promoted & Developed by:
GEETHANJALI INFRA
 (In associated with LTG GROUPS)

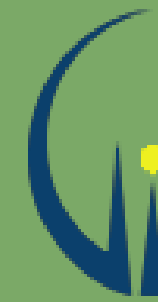
Corporate Office:
 #184/D,4th floor, above SBI bank, Aditya complex, Hennur main road, Bengaluru -560043.
 Ph No: 7842424344/ 08025444425
 Email : info.geethanjaliinfra@gmail.com |
 Site Address:
 Kodiyalakarenahalli, Near Bosch Company, Eagleton Road, Bidadi Hobli, Ramanagar Taluk, Ramanagar.



Awards : Indian Affairs India's Most Admired & Valuable Infrastructure Company 2020, India 5000 Best MSME Awards

Project approved by all leading banks.

Note: The design shown is for indicative purpose only and the developers reserve the right to make changes without prior notice or obligation.



GEETHANJALI INFRA



WELCOME TO THE GRAND LIFE STYLE

LTG - AISHWARYA
Indraprastha South City

Integrated Township near Eagleton Golf



GREAT LOCATION

BEST PRICING

EXCELLENT APPRECIATION

THE FORCE BEHIND THE SCENE



The developers and promoters of this impressive project, are among the best leaders on the real estate scene of Bangalore. Our journey has progressed manifold over the years with a diverse range of well planned and executed projects to our name, such as the Varaha Enclave, Varaha Residency, LTG Shantivana, Rajalakshmi Residency, KHB-L&C Silicon City, KHB-L&C Emerald Apartment (Ongoing), LTG-BHEL Meadows, Industrial Godown, LTG-BRV-E City Green Wood, LTG Grand Apartment, LTG Tower Commercial Complex, KSBCL godown at Shivamogga etc. Within a short span we have created an indelible mark in the field of infrastructure sector for housing projects.

Customers are our priority and enabling them to realise their dreams is our prime focus.

Our quality system standards are in line with industry norms and have helped us to emerge as a top notch infrastructure development company.

Our Completed Projects



LTG-BRV-E City Green Wood



LTG - BHEL MEADOWS



LTG SHANTIVANA



KHB-L&C SILICON CITY



LTG Grand Apartments



LTG Tower Commercial Complex



KSBCL Godown at Shivamogga

LTG - AISHWARYA INDRAPRASTHA TOWNSHIP

NEAR EAGLETON GOLF TOWNSHIP,
OFF MYSORE ROAD



LTG-AISHWARYA Indraprastha: An address to reckon with, near Bidadi

World class township

Prime location
Prestigious address

Green outside
Greener inside

Tried & trusted developers



Elegantly Designed Entrance

Location Map (NOT TO SCALE)

PRIME LOCATION PRESTIGIOUS ADDRESS





LTG - AISHWARYA
Indraprastha South City



LTG-AISHWARYA INDRAPRASTHA SOUTH CITY,

NEAR EAGLETON GOLF TOWNSHIP, OFF MYSORE ROAD

100 acres of integrated development.

- INDIVIDUAL PLOTS
- COMMERCIAL SPACE
- RESIDENTIAL
- SIGNATURE VILLAS



FULLY DEVELOPED WORLD CLASS TOWNSHIP

- Main security gate
- All round compound wall
- Well planned tar roads
- Wide pathways
- Excellent street lighting
- RCC drains with berms
- Sewage treatment plant
- Bore well and overhead tanks for adequate water supply
- Areas reserved for civic amenities
- UGD & electrical connection to individual plots
- Rain water harvesting
- Visitors car parking

LTG-AISHWARYA INDRAPRASTHA SOUTH CITY,

NEAR EAGLETON GOLF TOWNSHIP, OFF MYSORE ROAD



LTG-Aishwarya Indraprastha South City is ideally located near the Eagleton Golf Township. Spread over a vast stretch of 100 acres, here is an address quite indisputably set to become a landmark in Bangalore.

The proposed township, with 1500 sites of varying dimensions is being developed as a plug and play concept. It is planned as a next generation smart city which will be absolutely self contained and supported with the latest technological advancements. This integrated township will comprise of independent plots, new age residences, villas and commercial complexes, with state-of-the-art amenities like a club house, recreation centre, play grounds for children and much more.

LTG-Aishwarya Indraprastha South City is all set to be a landmark township. Nothing could be better than a home here, with an enviable location and excellent connectivity to the National Highway.








- 1. BASKET BALL COURT
- 2. SAND PIT
- 3. CRICKET NET
- 4. TURF
- 5. TENNIS COURT
- 6. PET PARK
- 7. KIDS PLAY AREA
- 8. SEATING AND SEMI OPEN SPACE

PROJECT AMENITIES:





- ◆ Club house
- ◆ Jogging track
- ◆ Swimming pool with kids' pool
- ◆ Badminton court & table tennis
- ◆ Beautiful garden for children
- ◆ Party hall
- ◆ State-of-the-art gymnasium
- ◆ Water pond with fountain
- ◆ Children's play area with play equipments
- ◆ Senior citizens' park



CONVENIENCE

-  Dedicated Co-Working Space
-  Meeting/ Discussion Room
-  Mini Library/ Reading Area
-  Exclusive Park for Pets
-  ATM Machines in Project










-  Essential Grocery & Medical Store
-  Laundrette Shop
-  Rejuvenating Salon & Spa
-  Senior Citizen Zones
-  Primary Healthcare Clinic

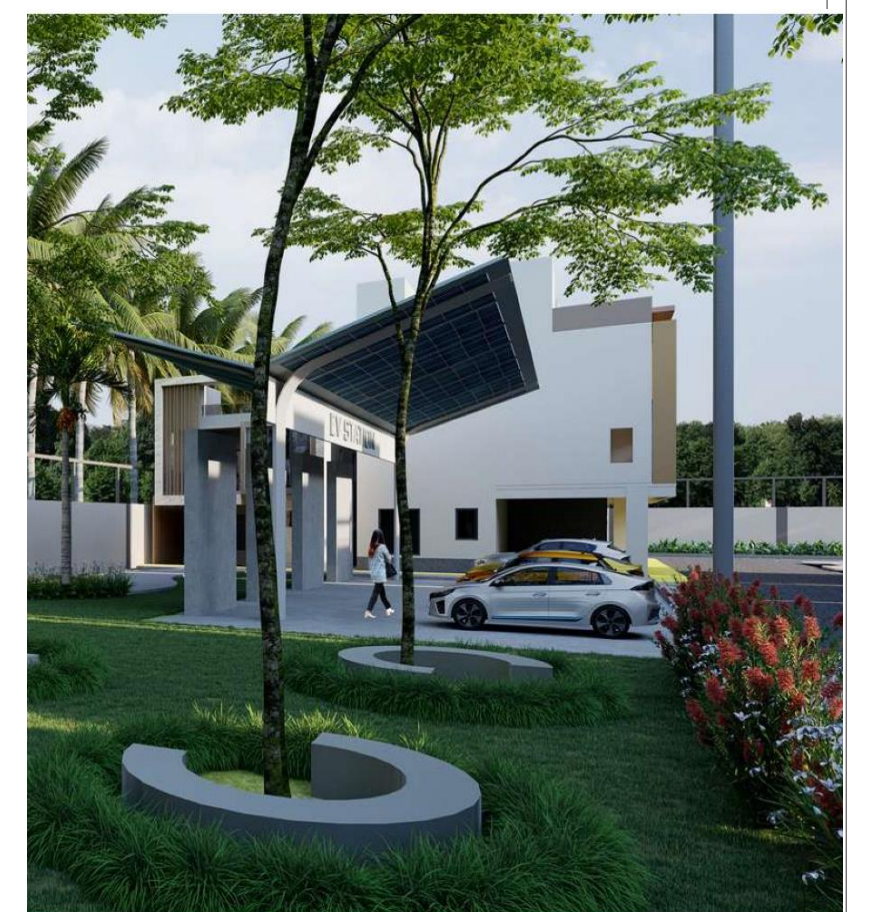
-  In-House Cafe & Lounge
-  Mini Movie Theatre
-  Shuttle Service
-  EV Charging Stations

LTG - AISHWARYA
Indraprastha South City













AMENITIES

ESSENTIALS

-  Power Backup
-  24/7 Water Supply
-  Sewage Treatment Plant
-  Rainwater Harvesting
-  Underground Storm Water Drains
-  Natural Air Purifying Plants
-  12m and 9m Wide Internal Roads
-  Spacious Parking Spaces
-  500+ Trees in Project Layout



HEALTH & FITNESS

-  Outdoor Open Gymnasium
-  Well Equipped Indoor Gymnasium
-  Yoga & Meditation Room
-  Basketball & Tennis Court
-  Cricket Practice Pitch
-  Kids' Play Area
-  Volleyball Ground
-  Futsal Ground
-  Dance & Aerobics Studio
-  Jogging & Strolling Track
-  Outdoor Jungle Gyms
-  Indoor Badminton Court



LEISURE

-  Activity Room with Darts, Archery
-  Gaming Room
-  Snooker & Pool Table
-  Carrom & Chess
-  Swimming Pool
-  Toddlers' Pool
-  Foosball Table
-  Outdoor Fish Pond

SAFETY & SECURITY

-  24/7 CCTV Surveillance
-  Re-Inforced Concrete Drains
-  Exclusive Gated Community
-  Underground Electricity Cabling
-  Round the Clock Security Guards
-  Bright LED Lights on the Streets



LTG - AISHWARYA
Indraprastha South City

**COMMERCIAL
BLOCK**
WHERE YOU HAVE IT ALL !!

The commercial complex at LTG-Aishwarya Indraprastha South City includes office spaces, retail, entertainment and a five-star business hotel. With leading MNCs and business houses seeking to take space here, the concepts of "mixed use development" and "walk to work" are set to become a reality.

You just need to step out of your home or office and walk into a welcoming world of designer fashion labels, the best of electronic gadgets and a choice of cafes and restaurants to enjoy the fine life.



Presenting
LTG-Aishwarya Indraprastha South City
IMPRESSIVE VILLAS
 Envisaged to be your
PERFECT HOME and more.



Villas

YOUR LIFESTYLE, YOUR WAY !!

Designs that complement your lifestyle are a thing of delight. At LTG-Aishwarya Indraprastha South City, design excellence is evident everywhere.

The landscaping, the space planning, the top-notch features of the villas are so world class in look and feel that everything else seems ordinary. In this un-polluted oasis, each villa is an exclusive and spacious experience, with beautiful views.

The well planned interiors vie for attention with the exteriors. Couple this with smooth internal roads, ample water and power facilities as well as tree-lined avenues.....what you have is a truly extraordinary home.



EAST FACING VILLAS STREET



WEST FACING VILLAS STREET

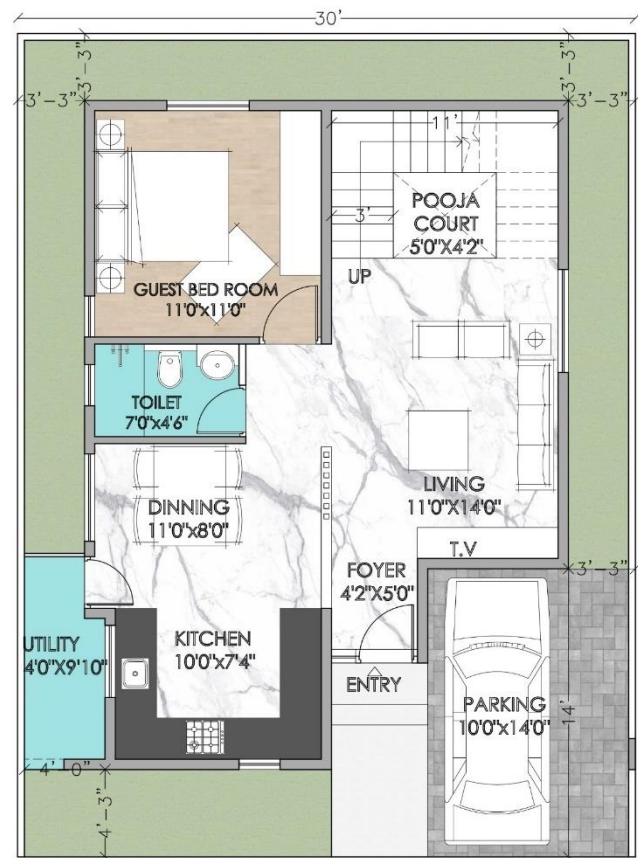


Villas
TYPE 1

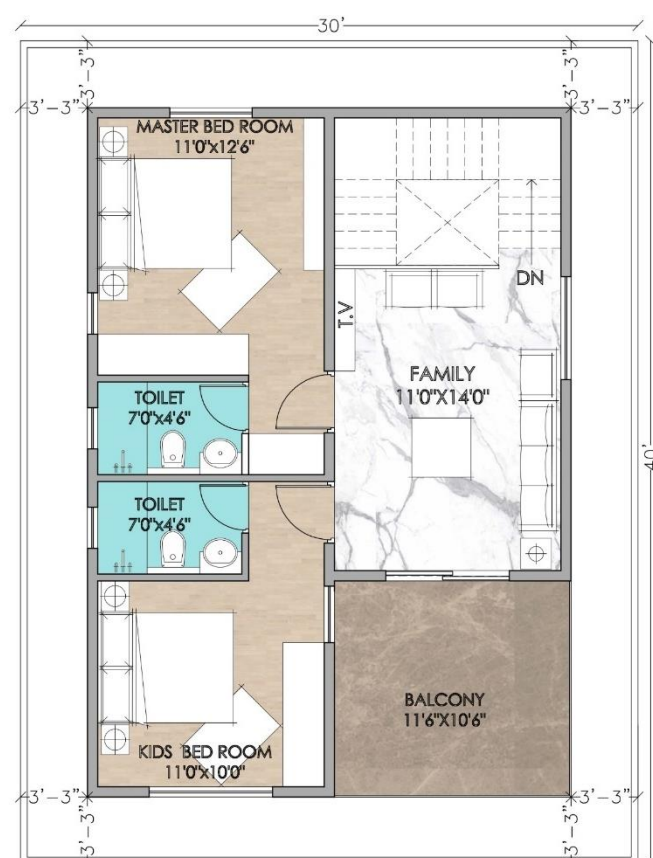
EAST FACING
30' x 40'

Ground Floor Area 850 sft	First Floor Area 850 sft
Built up area : 1700 sft	

GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROAD

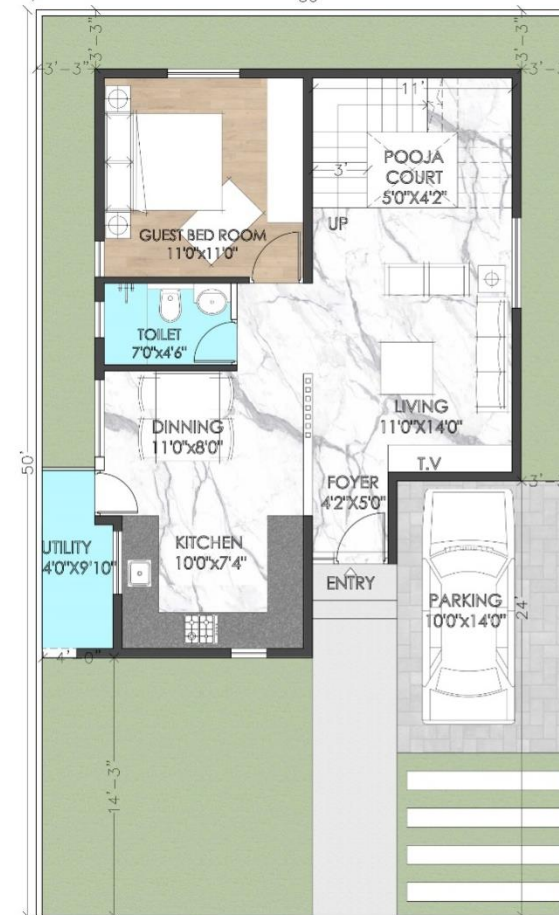


Villas
TYPE-2

EAST FACING
30' x 50'

Ground Floor Area 850 sft	First Floor Area 850 sft
Built up area : 1700 sft	

GROUND FLOOR PLAN



FIRST FLOOR PLAN



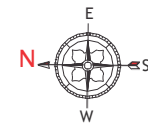
ROAD



Villas
TYPE-3

WEST FACING
30' x 50'

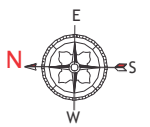
Ground Floor Area 850 sft	First Floor Area 850 sft
Built up area : 1700 sft	



Villas
TYPE-4

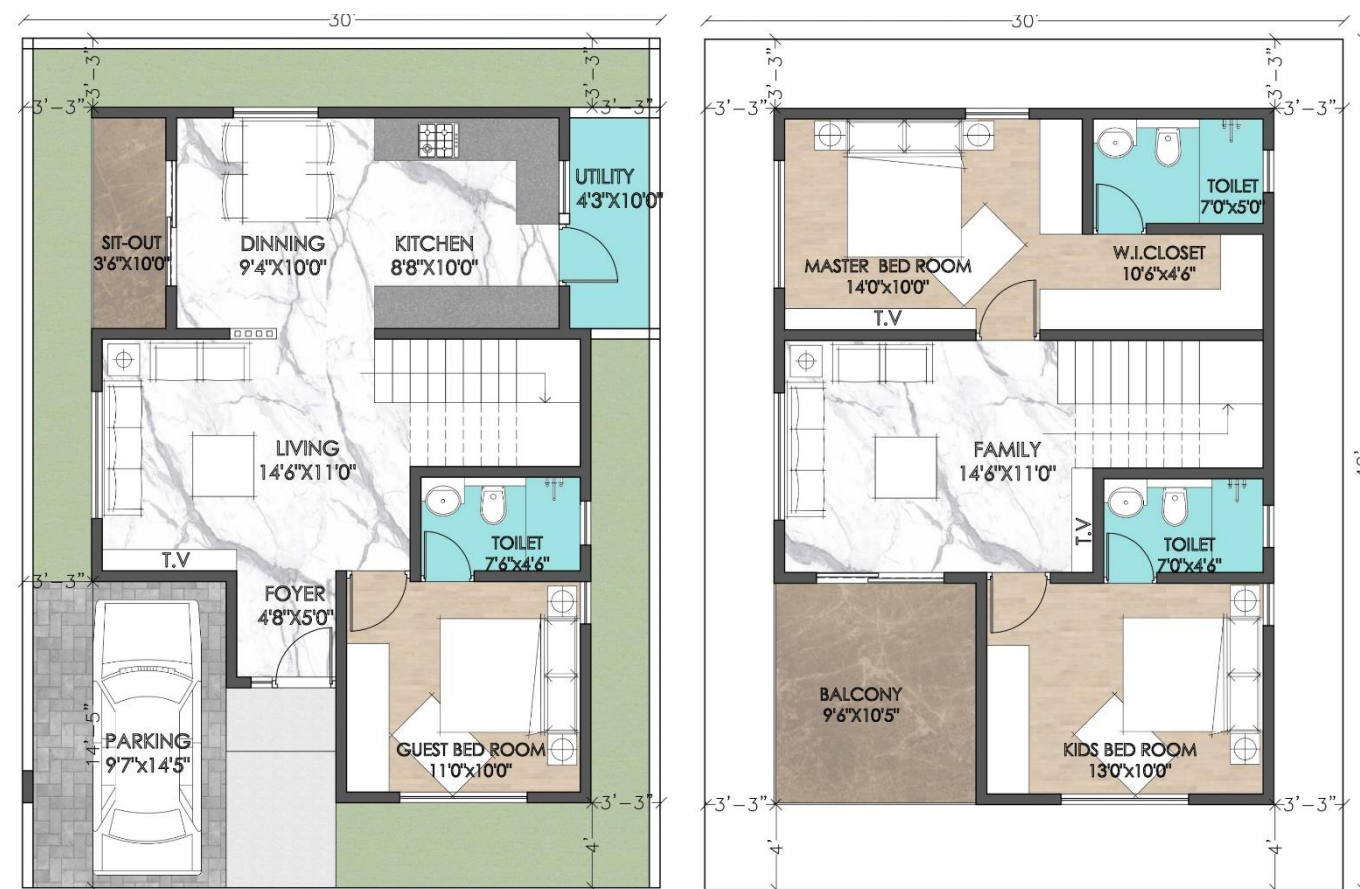
WEST FACING
30' x 50'

Ground Floor Area 850 sft	First Floor Area 850 sft
Built up area : 1700 sft	



GROUND FLOOR PLAN

FIRST FLOOR PLAN



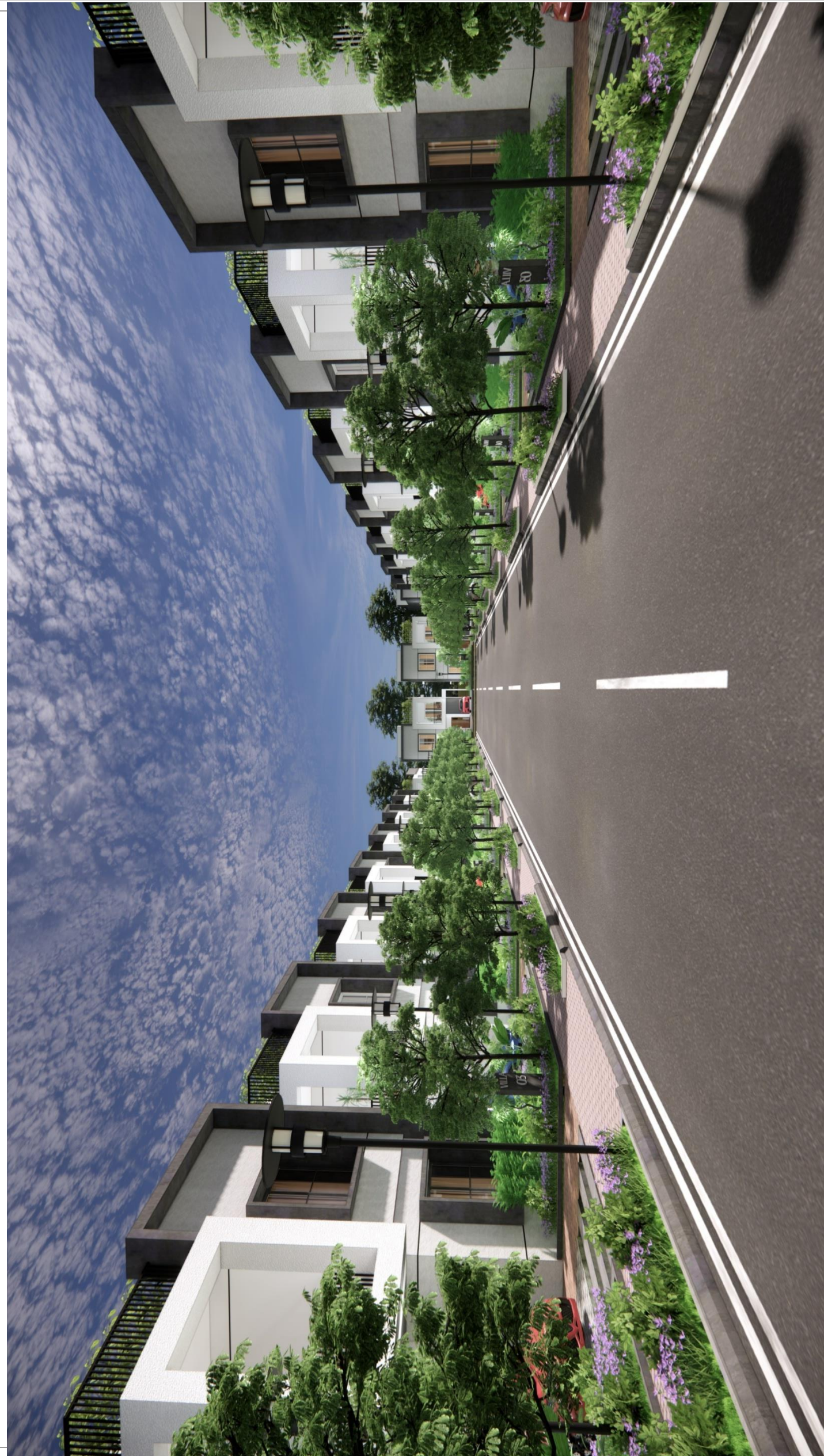
R O A D

GROUND FLOOR PLAN

FIRST FLOOR PLAN



R O A D



CONSTRUCTION SPECIFICATIONS

We never compromise on the quality and that's what makes us different. Each and every living space in our project comes along with **globally recognized branded fittings and furnishings.**

Design-Led Architecture

High Quality Materials

Premium Fittings

World Class Brands

Exceptional Construction



BUILDING

Structure
RCC framed structure designed for seismic resistance

Walls
Solid blocks (Hybrix) 6" External, 6" Internal

Steel
FE 500/550 TMT Bars
Sub Structure Treatment
Anti-termite treatment under foundation & along the external perimeter

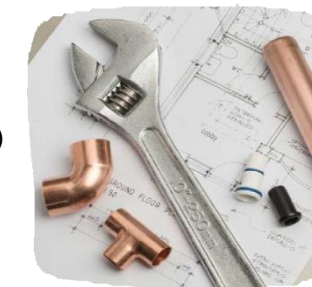


LIVING / DINING

Flooring
Vitrified Tiles of size 600x600mm (SOMANY)

Skirting
Matching floor tiles up to 4" height (SOMANY)

Walls & Ceiling
Putty with Acrylic Emulsions (Berger Paints)



PLUMBING AND HARDWARE

CP Fittings
(JAGUAR) in toilets, utility and kitchen

Water Supply
ASHIRVAD CPVC water lines and UPVC sewer lines

Glass Panels
5mm clear glass panels (Saint Gobain)

Grills
MS - Powder coated grills



BEDROOMS

Flooring
Vitrified Tiles of size 600x600mm (SOMANY)

Walls & Ceiling
Putty with Acrylic Emulsions (Berger Paints)



DOORS AND WINDOWS

Main Doors
Teak-wood frame with designer solid shutters laminated with veneer and polished

Bedroom Doors
Solid flush doors laminated with veneer and polished

Toilet Doors
Flush doors laminated on one side and PU coated on the other side



KITCHEN

Tiles
Glazed decorative ceramic tile up to 2' above cooktop (SOMANY)

SINK
Designer series SS single bowl - Matt finish



TOILETS

Flooring & Walls
Anti-skid ceramic tiles and wall tiles up to ceiling (SOMANY)

EWC
Floor/Wall mounted with flush tank

Wash Basin & CP Fittings
(JAGUAR)



ELECTRICAL

Wiring
Copper wiring in PVC concealed conduits (Polycab/ R R Kables)

Switches
(POLYCAB)

AC Provision
Ready to use AC conduits in living/dining and bedrooms

TERMS & CONDITIONS:

Deposits related to plan approval, B.W.S.S.B. & K.E.B. on actual to be borne by the owner, along with any statutory payments, if any.
Completion – 12 to 18 months from the date of commencement, subject to cash flow.
Registration and applicable taxes extra.