

## The Navi Mumbai of Bangalore – Neo Bangalore

### Bangalore newest boom-belt is in Hoskote.

When Navi Mumbai was developed in 1972, no one imagined, even in their wildest dreams, that it would become such a bustling place. Aimed at decongesting Mumbai, Navi Mumbai became a hot property with the land rates doubling more than ten-folds. Similarly, today, the city of Bangalore is looking out for a similar satellite township that will take on its multitudes. Enter Neo Bangalore aka Hoskote. The promise of Hoskote makes it another Navi Mumbai in making. A planned township, upcoming to established industries and worldclass connectivity that's what Neo Bangalore is all about.

The 6-lane Super-highway to Chennai starts at Hoskote. It is being developed all the way to Sri Perambudur and that would reduce the travelling time between the two cities considerably. The proposed Satellite Township Ring Road (STRR) covering 284 km will connect Hoskote with important satellite towns around Bangalore. And not to mention, the Intermediate Ring Road (IRR) covering 188 km, also connects Hoskote.

#### **The Promise of Hoskote – Satellite Township**

With Bangalore being one of the fastest growing cities of India, several new developments have happened. Among them is the emerging of Neo Bangalore or Hoskote, an area of great promises and expectations. It is not a place where time will stand still. It is about a great ambiance, good infrastructure and fantastic connectivity.

#### **Infrastructure**

The government recently inaugurated a BMTC bus depot built at the cost of Rs. 4.70 Crs. A new integrated satellite township with proper infrastructure has been put in place. Good road planning has taken a precedent over here. The proposed Satellite Township Ring Road (STRR) covering 284 km will connect Hoskote with important satellite towns around Bangalore. The Intermediate Ring Road (IRR) covering 188 km, also connects Hoskote to the rest of Bangalore. The tremendous growth experienced the last three years has led to an increase in property prices, if reliable industry sources are to be believed. The year-on-year increase of prices is said to be about 30%.

#### **Auto Growth**

In case of Navi Mumbai, its various software and infotech parks did lure in people in droves. In case of Neo Bangalore, the government of Karnataka has revealed great plans for the place, including an exclusively designed Special Economic Zone, SEZ, for electronics hardware and IT at Bagur. The Aero IT SEZ is already under development at Budigere and promises to create employment for almost 98,000 people.

## **Industrial Development**

The Karnataka Industrial Areas Development Board is seeing a high demand for the 685 acre industrial belt of Narsapur in Hoskote. This area is already home to Volvo and Honda factories and many more big industrial heavyweights are said to be getting their new address here. About 468 Japanese companies have set up shop along the Bangalore-Chennai belt and Hoskote is the starting point of this corridor.

### **Connectivity**

The 6-lane Super-highway to Chennai starts at Hoskote. It is being developed all the way to Sri Perambudur and that would reduce the travelling time between the two cities considerably. Locally, Hoskote has good connection to important parts of Bangalore. It is a quick drive from the Bangalore International Airport, Byappanahalli Metro Station and the K.R. Puram Railway Station. Budigere road connects Hoskote to the BIAL in 30 minutes. The railway station is 20 minutes away. Time taken to reach the Central Business District is shortened by taking the metro from Byappanahalli which will reach M.G. Road within 25 minutes without any traffic issues.

[Source: Times Property, The Times of India, Bangalore](#)

## **Hoskote to be developed as Satellite Town**

One after other many Bangalore suburbs are falling into Karnataka state government approval list which later on need to be developed as Satellite Town. After Anekal, Kanakpura, Ramanagara, Magadi, Nelamangala and Devanahalli being declared to be Satellite town now comes the turn of Hoskote. Bangalore city areas are already been congested and to decongest the state capital need is being felt to move towards developing towns around Bangalore. And Hoskote is another such destination. Also this will allow common people to leverage the fact that satellite town areas are yet to develop thus they are still very much under common people's affordability limit.

Most of these satellite towns have agricultural lands and earlier state government has opposed the notion of residential and commercial development here. But now they have realized the need of the hour and have decided to let real estate development for residential as well as for commercial purpose to happen in these areas.

State government this approval will enable developers to go for government permit to develop

gated as well as non-gated layouts in these upcoming satellite towns thereby paving the way for another possible real estate boom. Off course this is a long term development plan and will definitely take 5-10 years of time from now to get things in place.

State government has already laid the foundation stone for around 17 projects worth around Rs.200 crores.

### **Connectivity with Bangalore city and other townships**

Along with Hoskote other satellite townships in-turn will be connected by two ring roads:

Bangalore Metropolitan Region Satellite Townships Ring Road (BMR-STRR)

Bangalore Metropolitan Region Intermediate Ring Road (BMR-IRR)

The BMR-STRR not only connects satellite townships but also links areas like Magadi, Kanakapura, Attibele, Dobspeet, Anekal, Sarjapura, Ramanagaram, Hoskote, Devanahalli and Doddaballapur. Total stretch of BMR-STRR will be around 283 kms.

### **Real estate buzz in this area**

Hoskote is already known for the presence of many warehouse industries. Already many real estate movement have started in this area. Viz Triangle Group, Anish projects.....

### **Traffic decongestion**

State chief minister has instructed the officials to clear traffic jam at Krishna Raja Puram within 3 months from now in order to have free traffic flow towards Hoskote.

### **Water issue being addressed**

To address the water issue around 5 TMC ft amount of water needs to be supplied to southern parts of the state from Yettinahole (Sakleshpur in Hasan) which is a stream of Netravathi river.

Yettinahole project will be targeted to fill-up the lakes located in rural parts of Bangalore.

Government is also seeking the need to shift the Bangalore Rural Districts Deputy Commissioner's office from Bangalore to Hoskote (and other districts) which should facilitate

the infrastructure development of these areas.

### **New BMTC bus depot**

To facilitate the development towards Hoskote, state government has inaugurated a BMTC bus depot which is spread on 3 acres of land built at a cost of Rs.4.7 crores.

This new bus depot at Hoskote is capable of handling more than 150 bus being planned to schedule to various parts of Bangalore city.

## **Hoskote to be developed as satellite town**

Hoskote (Bangalore Rural), Nov 4,2011 DHNS:

**The State government will develop Hoskote as a satellite town, Chief Minister D V Sadananda Gowda announced on Friday.**



Speaking after launching development projects at Hoskote, Gowda said developing towns around Bangalore as satellite hubs is the need of the hour in order to decongest the State capital.

The State Cabinet recently decided to withdraw a 2006-notification which prohibited conversion of agricultural land for residential and commercial activities in the towns of Sathanur in Kanakapura taluk, Ramanagara, Solur in Magadi taluk and Nandagudi in Hoskote taluk.

The move will allow builders to seek sanction for developing private layouts in these towns paving way for a probable real estate boom.

### **Traffic**

The chief minister said he had directed officials to clear bottlenecks at KR Puram within three months to ensure smooth flow of traffic towards Hoskote. Besides, the Government will initiate measures to augment drinking water supply and build a state-of-the-art bus station at the town.

Union Minister for Corporate Affairs M Veerappa Moily stressed the need to locate the district headquarters of Bangalore rural in the district itself. The headquarters is now located in

Bangalore City.

The Yettinahole project will help in filling lakes in Bangalore Rural and Chikkaballapur districts, he added.

Labour Minister B N Bache Gowda said the groundwater level in the town has depleted to 1,200 ft and suggested a permanent irrigation project to address the water crisis. He also urged for upgrading Hoskote Town Municipal Council to City Municipal Council.

### **BMTC bus depot**

The chief minister inaugurated BMTC bus depot built on three acres and 14 guntas at a cost of Rs 4.70 crore.

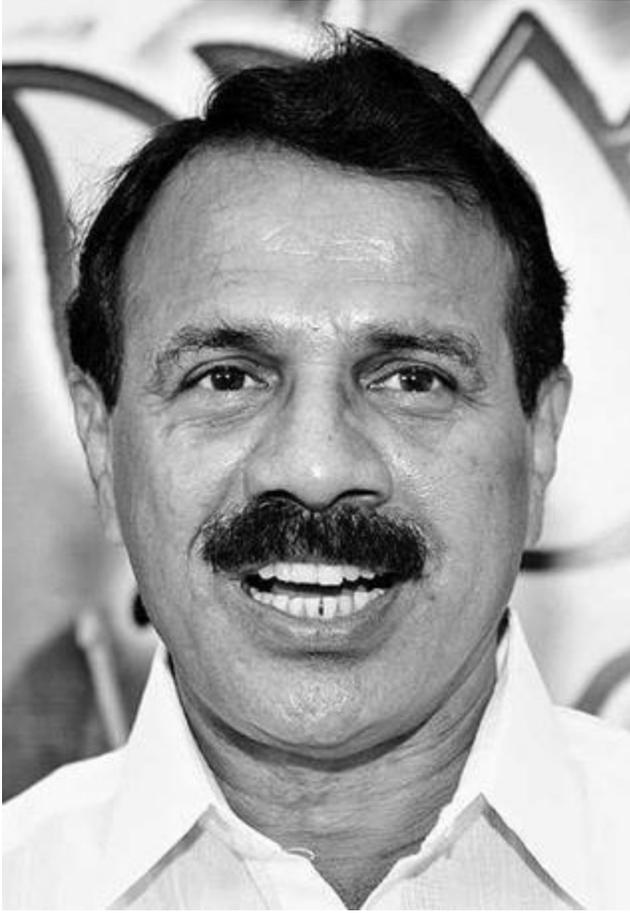
The depot, with 900 personnel, equipped to handle over 150 bus schedules to different parts of the City.



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BANGALORE, November 5, 2011

### **Hoskote to be developed as satellite town**



Chief Minister D.V. Sadananda Gowda on Friday declared that the State Government would develop Hoskote as a satellite town to decongest Bangalore.

As owning a house is beyond the reach of the poor and middle class families owing to sharp increase in the land prices in the city, Hoskote would be developed as the satellite town, which would also reduce traffic in the city, he said.

Addressing a public meeting after laying foundation stones for 17 projects worth over Rs. 200 crore in the Hoskote Assembly Constituency represented by Minister for Labour and Silk B.N. Bache Gowda, the Chief Minister said a proposal would be submitted to the Centre to develop Hoskote as a satellite town. The Centre grants funds for improving drainage, drinking water and road facilities in the satellite town.

“Earlier, the Centre agreed to develop Hoskote as the satellite town but the Congress MLA and former Minister D.K. Shivakumar used his influence at the Centre to develop Kanakapura as the satellite town. Union Urban Development Minister Kamal Nath recently stated that the Centre would grant funds to develop Kanakapura as satellite town,” Mr. Bache Gowda said.

Mr. Sadananda Gowda inaugurated a BMTC depot built at a cost of Rs. 4.70 crore at Hoskote, and laid stones for other development projects. A health scheme called 'Sabala' was also launched. A new bus-stand would also be built at Hoskote, the Chief Minister said.

### **Water crisis**

Earlier, Union Minister for Corporate Affairs M. Veerappa Moily said that drinking water crisis in Tumkur, Kolar, Chickballapur, Doddaballapur, and Hoskote would be addressed by supplying water from Yettinahole in Sakleshpur in Hassan district.

He said five tmcft of water would be drawn from Yettinahole and supplied to the southern districts in the State through a pipeline. Yettinahole is a tributary of Netravathi river.

On reducing import duty on silk, Mr. Moily requested Mr. Bache Gowda to submit a memorandum to the Centre on the negative impact of reduction of import duty on sericulture growers in the State.

The prices of cocoons crashed from Rs. 350 to Rs. 150 a kg following reduction of import duty from 30 per cent to 5 per cent by the Centre.

Mr. Moily urged the State Government to shift the Bangalore Rural District Deputy Commissioner's office from Bangalore to Hoskote or other towns in the district which would automatically develop infrastructure facilities.

On the occasion, Mr. Bache Gowda presented silver mace to the Chief Minister.

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📌 ***Foundation stones laid for 17 projects worth over Rs. 200 crore***

📌 ***State asked to submit memorandum on impact of cut in import duty on silk***

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# Old Madras Road to get 'new line'

NHAI decides to lay the Bangalore-Chennai expressway from Hoskote, which will make it the shortest route to TN capital

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**T**he Old Madras Road could become the 'New Madras Road' as the six-lane Bangalore-Chennai expressway would begin from Hoskote, in north-east Bangalore. The NHAI has now finalised this new alignment.

A senior officer from the National Highways Authority of India said, "We are giving final touches to the topographical and geo-technical surveys. After their completion, we will go in for a final feasibility report and seek approval for the technical design of the expressway."

According to him, this process would take about six to nine months. Work on the project, which would begin in a year's time, is expected to be completed in three years.

**SHORTEST ROUTE**

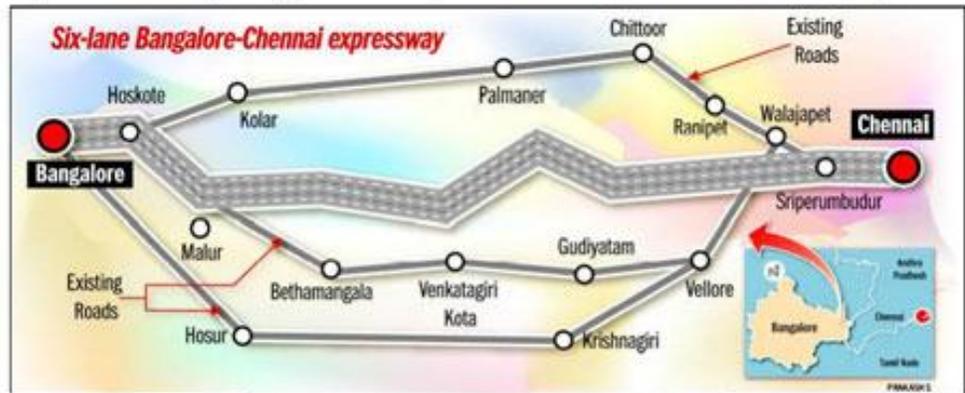
When complete, this 250-km route will be the shortest distance between the capitals of the two southern states. The expressway will be connecting Hoskote and Sriperumbudur, which is about 40 km from Chennai.

The officer said the NHAI wanted to reduce the distance further, but since the Eastern Ghats are on the same route, it feared it may not get clearance from the Ministry of Environment.

Now, instead of going through the ghats, the expressway would make a slight deviation.

The road will cut through Hoskote and Malur in Karnataka, V Kota and Palmaner in Andhra Pradesh, and Gudiyatam, Anakkonam and

**It will be a world-class road in which motorists can zip at 120 kmph**



Sriperumbudur in Tamil Nadu. It would be a world class road, where vehicles can zip at 120 kilometres per hour. Besides, the road embankment will be three to six metres above the ground level, which will ensure hassle-free driving.

**HIGHER TOLL**

NHAI says it might have to spend Rs 15-16 crore per kilometre for laying the road. "The toll will be higher than that on other NHAI roads," said the officer, adding that the toll rates have not been finalised.

**ALTERNATIVE ROAD**

Meanwhile, NHAI officials plan to have an alternative road from Bangalore up to the expressway, which begins at Hoskote. At present, the Bangalore-Mulbagal road tollgate is located near Hoskote and the new expressway too begins at this point.

"Motorists would not like to pay toll at two points. So, we are considering connecting the expressway to NH-207 (between Hosur



A view of the Old Madras Road

and Dobbesspet), he said. However, a final decision is yet to be taken in this matter.

The project was first announced by then finance Minister P Chidambaram in his budget speech during the nineties. However, it had failed to take off.

**ROUTES TO CHENNAI**

- The Hosur-Krishnagiri (golden quadrilateral) route, a distance of about 343 km, is the most widely used road. This four-lane road passes through two states. With too many towns en route and a long detour near Krishnagiri, it takes a lot of time.
- The second route is the Old Madras Road that goes through Kolar and Chittoor. This route is comparatively shorter than the Hosur Road (about 332 km), but it is not preferred for two reasons: One, it is largely a two-lane road and second, it passes through three states, making it a costly route as motorists end up paying multiple entry taxes.
- The third route, which passes through Kolar, KGF, V Kota and Vellore, is about 345 km. It passes through the ghats section with sharp hairpin curves, and it is also in poor shape.