

Invest in a home that is  
already appreciating in value



Nakshatra  
BOLLINENI  
**County**  
CHIKKA THIRUPATHI ROAD

RERA No.: PRM/KA/RERA/1265/347/PR/190722/002708





#### BOSCH EMPLOYEES WELFARE ASSOCIATION

For more than 2 decades, BEWA (Bosch Employees Welfare Association) has earned a reputation for creating beautiful, harmonious and eco-friendly residential layouts, for Bosch Employees. The care we have taken into designing and personalizing the surrounds and living spaces has resulted in over 3000 happy and satisfied families, that has seen a growing demand for quality housing. In line with this, we now introduce our latest Green Project – 'Nakshatra Bollineni County'.

This is a premium residential enclave which will set a new benchmark in community living and has good connectivity right within the National Highway 207. Access to premier educational institutions, major banks and top notch hospitals is just a short distance away.

We have successfully carried out and delivered over 3000 BMICAPA/BMRDA approved sites for several noteworthy projects in and around Bangalore which includes the Navanidhi Township at Bethanagere Village Bidadi, Navanidhi Township sector 1 - A block and B block at Samanduru Village Anekal, Navanidhi Nakshatra-I, Navanidhi Nakshatra-2 at Indlawadi Village Anekal, Navanidhi Nakshatra-5 at Mahanthalingapura Village Jigani and many more.

The aim of our new project is to facilitate residential sites for the current generation of Bosch employees, their families and friends and also extend best support and assistance for the construction of eco-friendly dwelling houses. At BEWA, our idea is to create a friendly and homely atmosphere among families of the association to strengthen the unity and integrity among the employees. Our association takes complete responsibility in maintaining and servicing of all infrastructure facilities; and provides round-the-clock security.

**B Jaishankar**  
President

## A SERENE HAVEN OF TRANQUILLITY

Nakshatra Bollineni County is a serene haven of tranquillity where tropical beauty in the form of lush foliage, soothing landscapes and more are what you will call home.

A cozy rustic sanctuary in the suburbs, this 32 acre stretch of land provides peace and quiet, cool breezes and picturesque views where you get that community feel, a cool lifestyle and aesthetically pleasing villa plots. Situated in close proximity to and with ease of access to major IT hubs, industrial sectors, the famed Chikka Tirupathi Temple, along with all of the fabulous amenities for a well settled community, Nakshatra Bollineni County is the ultimate residential project for your villa. What's better than some solitude at your soon to be sweet home that balances prestige and character after all the hustle bustle?

Meticulously planned and designed to provide the right lifestyle for those planning their dream home or investing in a property, Nakshatra Bollineni County is BMRDA approved, with well-demarcated plot layouts ranging in varying sizes.



OPEN AIR GYM & WALKING TRACK





# AN EXCLUSIVE ENCLAVE FILLED WITH AMENITIES

Yoga Centre



Gated Community



Underground Cabling and Street Lights



Avenue Plantation



Footpaths



24/7 Security



Black Topped Roads



Underground Drainage



Landscaped Gardens



STP



Pollution Free



Water Pipe Line



Over Head Tank

## YOGA & MEDITATION CENTRE

Discover a zen experience like no other

With loads of outdoor space at Bollineni County, we have set up a Yoga centre where anyone can go through the moves that help relax and also recharge mind and body. A sanctuary where you connect with what matters to you and stretch on to serenity, wellness and renewed zest.

## SECURITY

A secure home is rest assured

Gated community with multi-tier security camera systems in place and 24/7 round-the-clock Security means that the community is well guarded. Entry and Exit of visitors and guests will be strictly regulated to make sure your loved ones enjoy full freedom in the security of their homes. Fortified by all-round Compound walls, sites within the enclave are clearly demarcated indicating exact Plot Numbers & Boundary Stones.

## STANDARD FEATURES

- Well-laid, wide access Black-topped Roads with Footpaths & Streetlights
- Complete underground cabling for Electricity, Data Network and Telephone ensure that your picture-perfect surrounds are not disturbed by unsightly cables





# DETAILED PLANNING FOR COMFORTABLE LIVING



Swimming Pool

## WATER MANAGEMENT

### Because every drop counts

Our responsibility to nature is most important and vital. Meticulous planning and massive investments have gone into water management and water treatment. Though not visible above ground our Engineers can show you the minute details while planning water management and treatment. For Sewage management very large pipes are installed to ensure that the residents face no challenges ever. Our Advanced Water Treatment Systems provide recycling of water and its reuse, while meeting quality of water standards that need to be adhered to.

### Advanced Water treatment Systems

- Covered Storm water Drain
- Overhead Tanks for Water
- Water & Sanitary Connections to every individual plot

## RAINWATER HARVESTING

### Acknowledging and giving back to nature

In harmony with our landscapes, we have implemented measures to raise the groundwater table & aquifer. By reducing the usage of water through effective and appropriate rainwater management in the layout, no water is lost and adequate water is available to every home.

## LEISURE AMENITIES:

### ECO-FRIENDLY AMENITIES AND FEATURES

In our quest for harmony and balance, we have put every effort to bring about intelligently designed breathing layouts in every element as well as a canopy of green to invigorate you.

### AVENUE PLANTATION

#### Relax where the trees talk to each other

The right tree in the right place goes a long way. We have provided a beautiful stretch of large flowering trees along the roads that leave you wrapped up in coolness while shielding you from the elements.

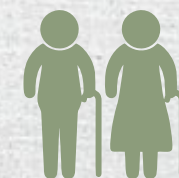
### SWIMMING POOL

#### Find your 'beach' nearby

The bliss. It starts with a dive into our massive swimming pool to wash away fatigue and refresh you. Let the kids enjoy splashes of fun in the adjacent kids pool



### EXERCISE AREA FOR SENIOR CITIZENS



The aged also should live out their golden years with some real fun. We have designated uplifting spaces where the elderly and the aged can exercise, laugh, chat and celebrate life. Having fun can certainly add more years of life.





# LAYOUT PLAN

## LEGEND

- 30 X 40
- 30 X 50
- 40 X 60
- 40 X 70
- 50 X 80
- Odd Sizes
- Commercial
- Civic Amenities
- Park & Open Spaces

## A Legacy of Excellence in Residential & Commercial Projects

Navanidhi Developers and Builders Pvt. Ltd., under the Bosch Employees Welfare Association, has earned a reputation for its quality projects and satisfied customers. To date, we have had the honour of completing and handing over 3000 BMICAPA / BMRDA sites to our patrons through the Bosch Employees Welfare Association.

More than several lakh square meters of residential and commercial projects are being built by Navanidhi Developers and Builders Pvt. Ltd. across the city. Not to mention the thousands of happy owners of our residential and commercial properties who vouch for the quality and detail in creating unique living landscapes.





# RELAX THE MIND, REJUVENATE THE BODY



Aroma Garden

## SHADED WALKWAYS & JOGGING TRACKS

### Walk your way to good health

At Bollineni County, come rain or shine you have the luxury of going for leisurely strolls or enjoy some cycling or jogging under shades of coolness and breeze on walkways designed to shelter you from the elements.



## AROMA GARDENS

### The scented gift from Mother Nature for you

Opulent and breathtakingly fragrant, there's nothing like a splash of flowers to get you rejuvenated because when the world smells of roses, jasmine, lavender and more, waves of positivity fill you. We have endeavoured to create an enhanced life space where your landscapes get painted in the most fragrant blooms of various hues and colours. An outdoors utopia, that provides healing for the soul.

## OPEN AIR GYM

### Shape up to fitness and wellness

Sunshine is a natural healer, so we have planned a unique out-of-doors gym to build up a sweat and give shape to your muscles. The gym is also designed not only for holistic body development but also aerobic workouts.





FOR THE PURE JOY OF IT



#### KIDS PARK & PLAY AREA

Their time for holiday or after-school fun and social interaction, we have included a children's corner in the outdoors that provides kids respite from their studies and screentime. Where they don't just play, but soar, fly kites, ride their bikes, fight dragons and more. Everything from Merry-Go-Rounds, Teeter-Totters, Slides, Swings, Monkey Bars to Animal Springers and more, there's something innovative, engaging and fun for all.



## Completed Projects HOME TO OVER 3000 FAMILIES

#### NAVANIDHI TOWNSHIP

at Bethenagere, Bidadi

11 Acres

Approved no: BMICAPA/58/Vasathi Vinyasa/1316/2012-13

#### NAVANIDHI TOWNSHIP SECTOR-1, Block-A

at Samandur, Anekal

25 Acres & 33.5 Guntas

BMRDA Approved no: APA/LAO/30/2014-15

#### NAVANIDHI TOWNSHIP SECTOR-1, Block-B

at Samandur, Anekal

11 Acres & 24 Guntas

BMRDA Approved no: APA/LAO/29/2014-15

#### NAVANIDHI NAKSHATRA-1

at Indlawadi Circle, Jigani

3 Acres & 26 Guntas

BMRDA Approved no: APA/LAO/207/2013-14

#### NAVANIDHI NAKSHATRA -2

at Indlawadi Circle, Jigani

4 Acres & 01 Guntas

BMRDA Approved no: APA/LAO/28/2014-15

#### NAVANIDHI GREENCITY

at Borehalli, Bidadi,

13 Acres & 25 Guntas

BMRDA Approved no: LAO/04/2013-14

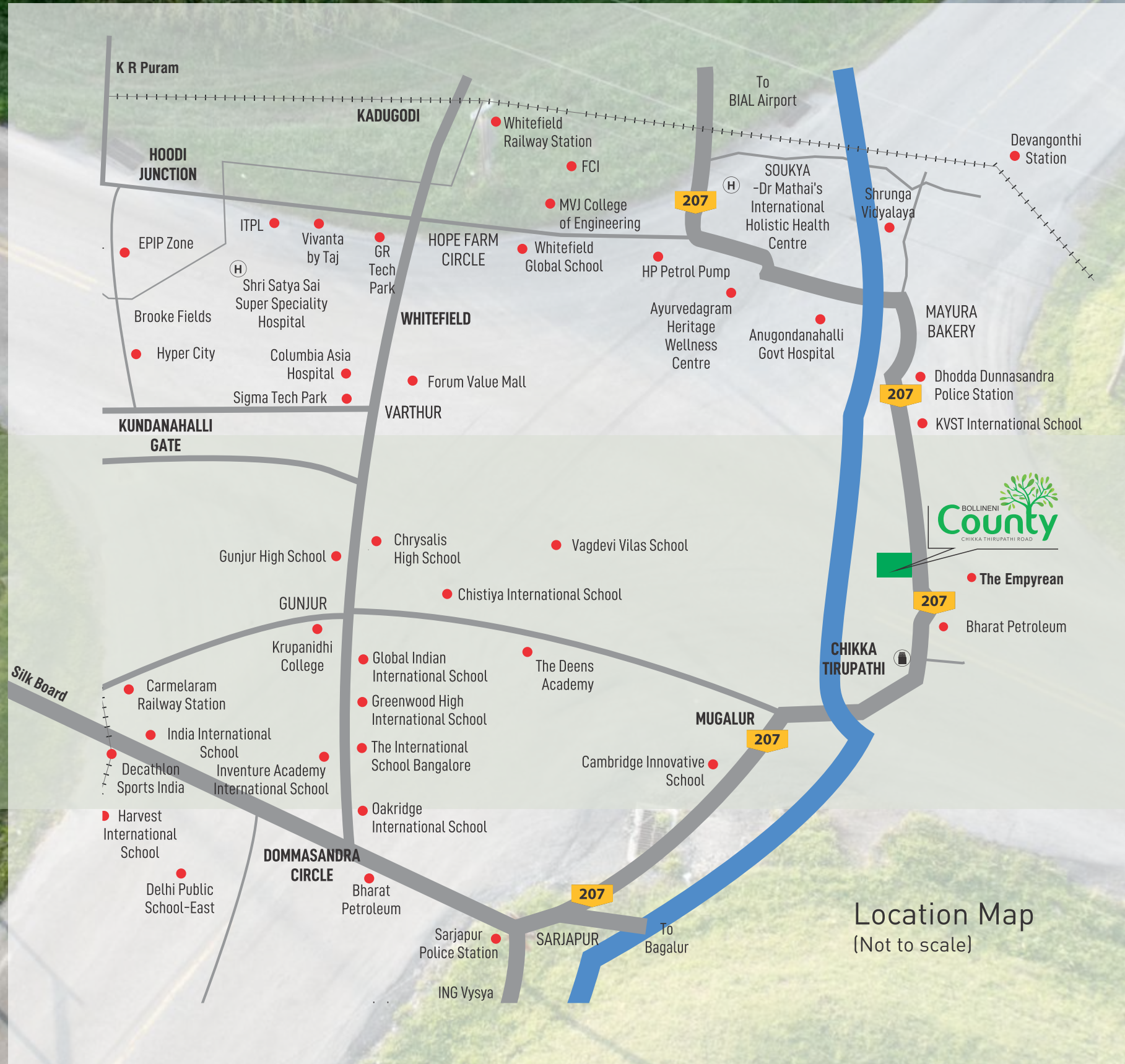
#### NAVANIDHI NAKSHATRA-5

at Mahantalingapura, Jigani

12 Acres & 32 Guntas

BMRDA Approved no: STRRPA/TP/LAO/23/2016-17





## A plot with all the right ingredients - great location, prestige, lung space

Nakshatra Bollineni County is not only an incredibly beautiful enclave to live in; it also provides a strategic locale for your home. And if you're looking into an enthralling investment destination for the future, then this is certainly right for you.

Nakshatra Bollineni County lies in close proximity to Whitefield, Sarjapura and ITPL where major IT companies abound, but far enough removed for quiet and comfort. Access to premier educational institutions, major banks and top notch hospitals is just a short distance away.

Not only IT hubs, Nakshatra Bollineni County is also strategically located near the emerging industrial zones of Malur & Hoskote which is also the leading logistics hub in the city.

Situated nearby the National Highway-207, and is adjacent to the proposed Satellite Town Ring Roads (STRR) which will provide excellent connectivity to all major parts of Bangalore including Kempegowda International Airport.

## CLOSE PROXIMITY AND EASY ACCESS

### Distance from Key city points

From Nakshatra County		Others		Educational Institutions	
Chikka Tirupathi	: 01 km	Hope Farm	: 19 km	SLV Vidyalaya Residential School	1.0 km
Sarjapura	: 13 km	Varthur	: 18 km	New Oxford School	1.7 km
Dommasandra	: 17 km	Whitefield	: 20 km	Golden International School & PU College	2.3 km
WIPRO (Kodathi)	: 21 km	ITPL	: 21 km	Cambridge Innovative School	6.3 km
Silk Board	: 31 km	Attibele	: 23 km	Endeavour's International School	7.4 km
BOSCH (Koramangala)	: 33 km	Bellandur	: 25 km	Christ College of Science & Management	3.8 km
BOSCH (Adegodi)	: 34 km	Hoskote	: 24 km	Nisarga PU & Degree College	4.4 km
BEWA	: 35 km			Mugalur St. John Medical College	5.7 km





## **BOSCH EMPLOYEES WELFARE ASSOCIATION®**

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