

PREMIUM PLOTTED DEVELOPMENT

AKSHAYA SPRINGS

Where Nature Meets Elegance

PREMIUM GATED LAYOUT — 115 EXCLUSIVE PLOTS

115 TOTAL PLOTS | **49** 30X40 SITES | **18** 30X50 SITES | **48** ODD SITES

 Kanakapura Main Road, Near Arkavathi River
Bangalore South | PIN: 562117

— KEY AMENITIES —

-  RIVERSIDE
-  ROADS
-  GATED
-  WATER
-  24/7 CCTV
-  ELECTRICITY

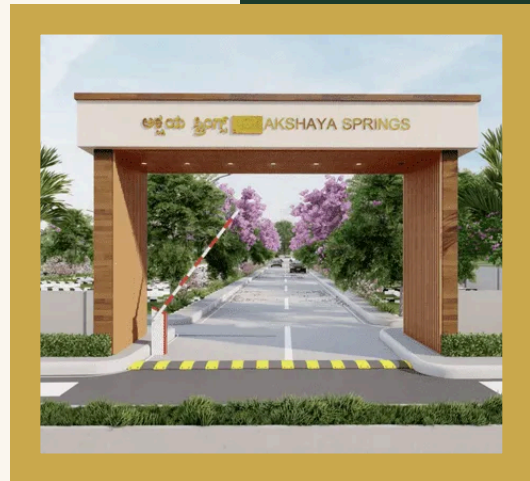
Layout Approval No: KPA/LAO/124/2024-2025

A KATHA

E KATHA

BMRDA APPROVED

KPA APPROVED



For sales: +91 9845862359
+91 99452 77738

E-mail: akshayasprings@gmail.com

Web: akshayasprings.com

ABOUT THE PROJECT

A Premium Plotted Development in Bangalore's Green Corridor

AKSHAYA SPRINGS

Bangalore South

Project Overview

Akshaya Springs is an exclusive gated plotted development nestled along the serene Kanakapura Main Road in Bangalore South, in the embrace of the sacred Arkavathi River. This thoughtfully planned community offers 115 premium plots across varied dimensions, catering to diverse needs and aspirations.

Set amidst lush greenery with clean air and tranquil surroundings, Akshaya Springs provides the perfect canvas to build your dream home — blending the natural beauty of South Bangalore with world-class infrastructure.

115

Total Premium Plots

A KATHA

Revenue Document

E KATHA

Digital Revenue Doc

BMRDA

Approved Layout

KPA

Approved Layout

30 min

From Bangalore City

Location Advantages

30 min From Mysore Road / Kanakapura Road junction

Close To NICE Road & upcoming Metro corridor

Scenic Banks of the Arkavathi River

5 min From nearest schools, hospitals & markets

Direct Kanakapura Main Road connectivity

Clean Pollution-free, green surroundings

DEPUTY CM
KARNATAKA
8x MLA

Sri D.K. Shivakumar's Constituency — KANAKAPURA

Akshaya Springs is located in the Kanakapura Assembly Constituency (No. 184), represented by Sri D.K. Shivakumar — Deputy Chief Minister of Karnataka & Minister for Bengaluru Development.

Under his leadership, Kanakapura receives PRIORITY infrastructure investment & urban development.

A KATHA

Revenue Document
(Govt. Certified)

E KATHA

Digital Katha
(Online Govt. Record)

BMRDA APPROVED

Bangalore Metropolitan
Region Dev. Authority

KPA APPROVED

Kanakapura Planning
Authority

Layout Approval No: KPA/LAO/124/2024-2025

Plot Size Breakdown

PLOT TYPE	DIMENSION	TOTAL SITES	APPROX. SQ.FT
Type A	30 × 40 ft	49 Sites	1,200 sq.ft
Type B	30 × 50 ft	18 Sites	1,500 sq.ft
Odd/Custom	Varied	48 Sites	Custom
TOTAL	—	115 Sites	—

Landscaped Parks

Beautifully designed green parks and open spaces for recreation and relaxation

Gated Community

24/7 security with CCTV surveillance, boom barriers and security personnel

Water Supply

Borewells with overhead tanks ensuring round-the-clock water availability

Electricity

Underground electrical cabling with individual service connections

Internal Roads

30ft & 40ft wide BDA-standard roads with proper drainage and streetlights

River Proximity

Stunning location near the Arkavathi River for a serene living experience

Social Infra

Schools, hospitals, shopping centres and restaurants within easy reach

Tree Plantation

Avenue tree planting along roads for a green and refreshing environment

Foundation Ready

Site development done, ready to construct your dream home immediately

Legal Clear Title

RERA approved, clear legal title with full documentation support

Bank Loans

Eligible for home/plot loans from all major nationalised banks

Solar Lighting

Solar-powered street lighting across the entire layout

Deputy CM Sri D.K. Shivakumar's own constituency — ensuring PRIORITY development, funding & infrastructure focus

Strategic location ensures strong appreciation potential for Akshaya Springs plot owners

1

Namma Metro Phase 3

Extension of Namma Metro along Kanakapura Road is under active development, ensuring direct connectivity to Bangalore South. Stations planned at JP Nagar, Banashankari, and Akshaya Springs.

2

NICE Road Connectivity

Direct access to the Namma Industrial Corridor Expressway (NICE Road), connecting the project site to Electronic City, Mysore Road & the Outer Ring Road seamlessly.

3

6-Lane Kanakapura Road Widening

The State Government has approved widening of Kanakapura Main Road to 6 lanes, reducing travel time to the city centre and improving last-mile connectivity.

4

Peripheral Ring Road (PRR)

The upcoming 73-km 8-lane Peripheral Ring Road passes near the corridor, enabling connectivity to all major tech parks, airports, and industrial zones around Bangalore.

Healthcare

- Narayana Health City – 8 km
- Columbia Asia Hospital – 12 km
- BGS Gleneagles – 10 km

Education

- Delhi Public School – 5 km
- Kumarans School – 6 km
- IIMB Campus – 15 km

Retail & Malls

- Gopalan Arcade Mall – 9 km
- Market Square – 11 km
- Daily Needs Market – 2 km

IT & Industry

- Electronic City – 20 km
- Bannerghatta Tech Park – 14 km
- KIADB Industrial Zone

Culture

- Art of Living Ashram – 3 km
- Dodda Ganapathi Temple – 4 km
- Mekedatu Pilgrimage – 35 km

Eco & Tourism

- Bilikal Rangaswamy Betta
- Savandurga Hills – 30 km
- Thottikallu Falls – 20 km

Upcoming Government Projects (2023–2032)

2023

DK Shivakumar sworn as Deputy CM — Bengaluru Development his key portfolio

2024

Metro Phase 3 groundbreaking on Kanakapura corridor

2025

AAI site inspection & 2nd International Airport proposal to Centre

2025

6-Lane Kanakapura Road widening completion up to Harohalli

2026

2nd Airport site finalised; construction works commence

2027

Peripheral Ring Road segment inauguration near Kanakapura

2028

New BMRDA townships & IT parks along the corridor

2032

2nd International Airport — Phase 1 operational (projected)

2ND INTERNATIONAL AIRPORT — BANGALORE AKSHAYA SPRINGS

2 Sites on Kanakapura Road Shortlisted | AAI Inspection Apr 2025 | Target Completion 2033

Bangalore South



BENGALURU'S SECOND INTERNATIONAL AIRPORT

Karnataka Govt proposes Chudahalli & Somanahalli on Kanakapura Road — AAI site inspection: April 7–9, 2025

DK Shivakumar confirmed at Bengaluru Tech Summit 2025: "Second airport WILL be in South Bengaluru"

Target completion: 2033 | Estimated cost: Rs 10,000 Cr | PPP model | Capacity: 100M pax/year

41M+

Passengers at KIA in FY2024-25

100M

Projected annual demand by 2035

50%

Of all KIA passengers originate

2033

KIA exclusivity clause expires

ONE UNIFIED ZONE — Chudahalli, Somanahalli & Harohalli | All Along Kanakapura Road, Bangalore South

Airport Zone Villages (AAI Inspected — Apr 7–9, 2025):

- Chudahalli — Kanakapura Road, Bangalore Urban District
- Somanahalli — Kanakapura Road, Bangalore Urban District
- Harohalli — Ramanagara District, Kanakapura Road belt

(All three villages lie on the SAME Kanakapura Road corridor, within a continuous 15–20 km stretch south of Bangalore city)

Zone Fast Facts:

Total Land Earmarked:	~9,000–10,000 Acres
Distance from City:	~35–50 km via Kanakapura Road
Nearest to Akshaya Springs:	~10–15 km radius
Estimated Capacity:	100 Million pax/year (Phase 1)
Project Cost:	Rs 10,000 Crore (PPP model)

★ AKSHAYA SPRINGS sits directly within this airport impact corridor on Kanakapura Road ★

86%

Devanahalli land appreciation in 10 yrs after KIA (2008–2018); North BLR grew 15–20% p.a.

130%

Kanakapura Road property growth in last 10 years (99acres 2026 data)

30–40%

Further projected price surge if 2nd airport site confirmed on Kanakapura (next 5 yrs)

Rs 10KCr

Estimated airport project cost via PPP model | Capacity: 100M pax/year at full build

AKSHAYA SPRINGS is strategically positioned in the DIRECT IMPACT ZONE of the proposed 2nd Airport.

Investors who acted early near KIA saw 86% appreciation. The same opportunity is NOW open on Kanakapura Road.



AKSHAYA ENGINEERS AND PROMOTERS

AKSHAYA SPRINGS

Where Every Plot Is A Promise

◆ INVEST IN YOUR FUTURE — BOOK YOUR PREMIUM PLOT TODAY ◆

SALES ENQUIRY



+91 98458 62359

Tap to call | WhatsApp available

SALES ENQUIRY



+91 99452 77738

Tap to call | WhatsApp available



EMAIL

akshayasprings@gmail.com



WEBSITE

www.akshayasprings.com



PROJECT LOCATION:

Kanakapura Main Road, Near Arkavathi River, Bangalore South – 562117, Karnataka

A KATHA

E KATHA

BMRDA APPROVED

KPA APPROVED

BANK LOAN ELIGIBLE

Layout Approval No: KPA/LAO/124/2024-2025 | Kanakapura Planning Authority (KPA) | BMRDA Approved

"Building communities, nurturing dreams — Akshaya Springs is more than a plot, it's a legacy."

Disclaimer: All details are for information purposes only. Prices subject to change without prior notice.