



KAPILAND
MAKERS

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INVEST IN OUR PROPERTY
INVITE YOUR PROSPERITY



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FROM THE COMPANY'S DESK

Welcome to Kapi Land Makers. Join us on this journey, as you flip through the pages of this brochure, to discover who we are, what we do, where we want to see our brand in the future and what we have to offer. We also dedicate to you, our discerning customers, 'Kousthubham and Kousthubham-2', a plotted development project in Devanahalli that we hold very dear to our heart. Envisaged to transform into a community of vibrant, happy families, Kousthubham will bring back the 'Old heritage of Bengaluru' with charm in all its glory. We've just scripted a new chapter in our saga. 'Stay' with us as the future unfolds.

Your's sincerely
Kapi Land Makers



ABOUT US



Helmed by a stalwart with more than 40 years of experience in the business, Kapi Land Makers is an organisation, founded on the vision of providing homes and residential plots to all segments of society, and thereby nurture flourishing communities with a global outlook. Kapi, as the name suggests, has a divine connection with Lord Hanuman. Kapi Land Makers is about peace. Kapi Land Makers is about prosperity.

Established in 2020, Kapi Land Makers is today a trusted name in plotted developments across Karnataka & Andhra Pradesh. From handpicked location that assure value appreciation on your investment, to unique amenities, the founders of Kapi Land Makers have to their credit credit 250 acres of land already developed.

VALUES

Integrity

To honor commitments

Relationship Focused

To believe in the power of relationships

People-centric

To respect and value people

Bound by ethics

To be guided by moral principles

Transparency

To be fair in all transactions



PLOTTING PROGRESS



Kousthubham2 is a 2 acre plotted development in Devanahalli, envisaged to regain the lost glory of our land and recreate a community where the noble values of 'Kapi' seamlessly marry modern comforts and conveniences. We foresee the 'Kapi' family as a diverse group of individuals and families embracing the rich values that Kapi Land Makers espouse, even as they continue to nurture, blossom and bloom as a global community rooted in our age-old wisdom and values.

Your investment destination
With great appreciation

kousthubham2 
— ∞ —



AERIAL VIEW





STREETSCAPE





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AMENITIES

PARTY LAWN

These sprawling lawns provide the perfect setting for a luxurious and memorable celebration and can accommodate a large number of guests..



PET PARK

An idyllic location for your four-legged friends provided with ample room to run around and play.



PAVILION

Antique themed based pavilion for gathering and sit out.



KIDS PLAY AREA

Play allows children to use their creativity while developing their imagination, cognitive, and emotional strength.



BENCHES AND PATHWAY

Seamless pathway designed with benches provide a place for people to rest, relax, and socialize. They also encourage people to spend more time outdoors.

BUTTERFLY ATTRACTING PLANTS

This diversity of flora and fauna enriches the garden's ecological fabric, contributing to a richer, more balanced ecosystem. By supporting this variety of life, a butterfly garden enhances the local biodiversity, making it a vital cog in sustaining the health and balance of the surrounding environment.



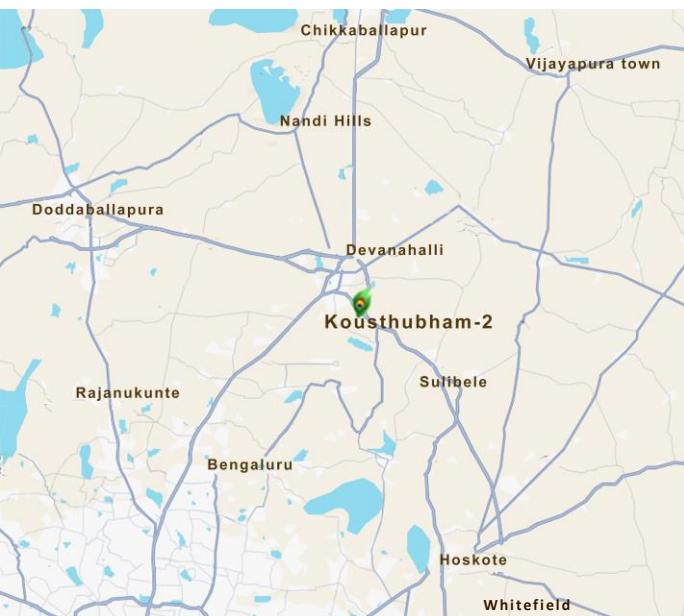
STRATEGIC LOCATION



Kapi Land Makers' Kousthubham-2 is located just ten minutes from the Bangalore International Airport. Situated in Devanahalli, Bengaluru's satellite township with every civic amenity and infrastructure in place, Kousthubham2 is envisaged to connect to every nook and corner of Bengaluru, via Express highway (NH-7, NH-207), upcoming High Speed Rail Link (HSRL), upcoming Metro Train to Airport, STRR and upcoming Inner Ring Road. While industrial hubs like KIADB, SEZ's, Hoskote Industrial Area, and IT logistic's park aerospace industry are within easy access, social hot-spots like Whitefield, Hebbal, Yelahanka, Sadashivnagar, Yeshwantpura, New BEL Road, Sahakarnagar and Sanjay Nagar are just a leisurely drive away.

Poised to become a multifaceted and inclusive township, at Kousthubham2 you are never too far from your work-place or the finest educational and health-care facilities.





WORK SPACES



-  Aerospace Common Finishing Facility (ACFF)
-  Airforce Base
-  BEML Mills
-  Aerospace Components
-  Centum Electronics
-  CIM Tools
-  KIADB Aerospace SEZ
-  Kinetix Solutions
-  ITC
-  ThyssenKrupp Aerospace
-  SAP
-  Prestige Techpark
-  Tata and Birla Techpark
-  STRR

EDUCATIONAL INSTITUTIONS

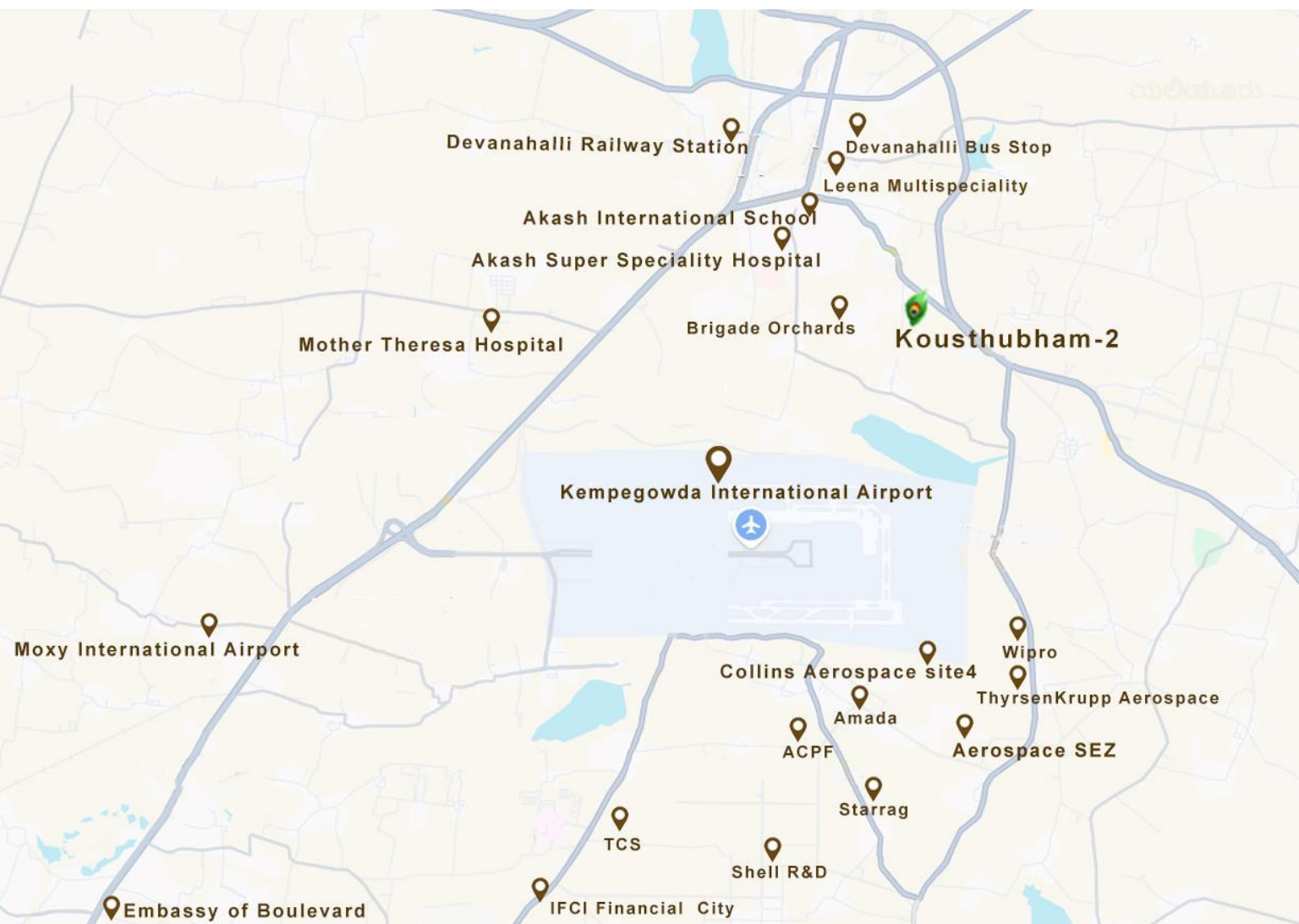


-  Akash International School
-  Canadian International
-  School Delhi Public School
-  Nagarjuna College of
-  Engineering. Ryan International
-  School Vidyashilp Academy
-  Chanyakya institute

HEALTHCARE



-  Akash Hospital
-  Ashwini Hospital
-  Leena Multispecialty
-  Mother Theresa Hospital
-  Regal Hospital





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MASTER PLAN





Plan subjected to change for final approval

PARK DETAILS



LANDSCAPED AREAS

UTILITIES

- Power Supply
- Water Supply and Storage Water supply
- Rainwater Harvesting
- Sewage Treatment



PROJECT HIGHLIGHTS / FACILITIES & AMENITIES



COMPELLING REASONS TO INVEST IN DEVANAHALLI

01

Ease of Commute

Devanahalli enjoys excellent connectivity to prime areas of the City via NH-7 and the six-lane Bellary Road. The Bangalore Metropolitan Transport Corporation (BMTC) operates several buses to and from Devanahalli. The locality is also well-connected to Yelahanka and the main city by rail. STRR Road in just 1.5kms away from the project.

02

Industrial Hub

The presence of leading IT Parks such as Hardware Tech Park, Aero SEZ and International Tech Park has elevated Airport city at Devanahalli to a major technological hub in Bangalore. A Science Park and Financial city are also expected to come up in the region soon. Devanahalli is also home to reputed names such as TCS, Infosys, and Wipro.

03

Social Infrastructure

Devanahalli benefits from a well-established social infrastructure comprising of reputed schools, professional colleges and medical institutions. The locality also brims with recreational centers such as the Phoenix Market Mall, World Market Mall and Elements Mall.

04

Upcoming Infrastructure

The upcoming Phase 2 of the Namma Metro, passing through Nagawara in North and ending at Gottigere in South is further expected to boost the connectivity quotient in Devanahalli. A new Satellite Town Ring Road (STRR) connecting Doddaballapur, Devanahalli, Hoskote, Sarjapur, Kanakpura, Ramanagaram and Magadi is also expected to be operational in the coming years.

Due to the above factors, it can be anticipated that Devanahalli will soon witness a surge in demand for residential units. With an influx of commercial offices and IT Parks, the realty prospect of Devanahalli is expected to soar further in the times to come, hence making it an attractive investment destination for developers and homebuyers alike.

What to Expect: With several infrastructure projects on the anvil, the property prices are expected to rise in the near future.



Well Planned
Road Network



Landscaped
Gardening



Sewage
Treatment Plant



Storm Drain
Network



Underground
Telecom Lines



Underground
Electrical System



Underground
Sanitary System



Durable
Concrete Roads



Street Lighting &
Pedestrian Access



Water Loaded
Overhead Tank



Kid's
Play Area



Peripheral
Plantation

PLOT SPECIFICATIONS

The following details will give you a clear picture of your plot and the surrounding area:



Internal Roads :

A well planned internal roadway system with 6m wide roads will take you from the entrance to plots. Concrete road winds itself across the property and makes for an enchanting drive with stunning views.



Footpath: Stroll through the property on the sunny footpaths and enjoy the scent of the overhanging flowers. The footpaths have been clearly distinguished from the vehicle zone.



Street Lamps: In keeping with the antique feel and classic style of architecture, ornate street lamps illuminate all footpath with a warm white light. These Indian styled lamps bring old world charm to trails, but are quite modern in their build.



Indian Themed Benches: The stunning beauty of the property will make frequent walks irresistible. Ergonomic and aesthetically pleasing benches have been placed at intervals across park, to provide a pause whenever desired.



Gates: A 15 foot wide gate and standalone natural stone cladded walls welcome you into the project.



Aesthetics: Ancient Indian sculptures and bubbling fountains at the entrance.



Landscaping: The ecological domain has been tenderly engineered to make every square meter of the property a spectacular sight to behold.



Security: Relax in the clean atmosphere and in the pleasant company of your near and dear ones, devoid of any worry. guarded Your security is with 24/7 mounted CCTV cameras.



Rainwater Harvesting: The style of architecture thrives helms on living in harmony with nature. A rain water harvesting system naturally replenishes the groundwater reserves.



Electricity: Underground concealed cables for power transmission and optical fiber for internet



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SITE DEVELOPMENT

Roads / Pavements

Roads built with hand-crafted cobblestones, pedestrian pathways in precast concrete pavers

Lighting

Street lighting with LED lights on MS poles

Landscaping

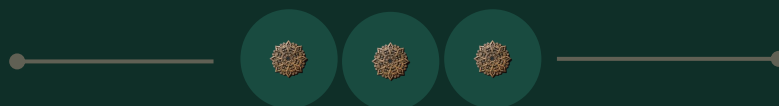
Combination of trees, shrubs and creepers based on the theme of the project

Irrigation

Sprinklers and a drip irrigation system for park



QR code of
GPS location





RERA Number: shall be updated soon

Bank loans approved by major nationalized banks

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