



# MVK Builders & Developers

Making Realty Dreams a Reality



**MVK Builders & Developers** specializes in residential and contractual projects, with a core focus on client satisfaction that drives both our vision and mission. The company is dedicated to developing only properties with clear, litigation-free titles, ensuring that each project is thoroughly vetted by our experienced legal team. Additionally, this team ensures that every project complies with all necessary approvals from urban development authorities before construction begins.

Our dedicated team of professionals-including architects, civil and structural engineers, and landscape specialists-takes responsibility for creating eco-friendly spaces, optimizing resources, and ensuring that each project is delivered on time, every time. As a result of these efforts, **MVK Builders & Developers** has built a reputation for excellence, one that continues to grow through word of mouth and the enthusiastic recommendations of satisfied clients.

**MVK Builders & Developers** a trusted and well-established name in Bengaluru's real estate industry, was founded with a singular vision "Making Realty Dreams a Reality." Under the leadership of **Mr. Prathist Kempegowda**, the company embarked on a journey to shape the city's real estate landscape with a focus on quality and innovation. Since its inception, **MVK Builders & Developers** has strived to meet the evolving needs of residential and commercial real estate buyers. With a commitment to delivering "**QUALITY**" in every development, **MVK Builders & Developers** has made significant strides in the residential and commercial. The company has consistently provided exceptional spaces that cater to diverse client needs, establishing itself as a premier real estate developer in Bengaluru. Since 2020, **MVK Builders & Developers** has not only been changing the city's skyline but has also earned a stellar reputation for reliability and excellence. This focus on quality and customer satisfaction is evident in every project the company undertakes, reinforcing its vision of creating a better future for all its clients.

**MVK Builders & Developers** - Strategic Locations in North Bengaluru



**MVK Builders & Developers** primarily focuses on projects located in the rapidly developing areas of North Bengaluru, offering prime real estate opportunities. These developments are strategically situated close to key landmarks such as Bengaluru International Airport (BIAL), Special Economic Zones (SEZ), and the Karnataka Industrial Areas Development Board (KIADB) Phase-I & II. These locations are ideal for both residential and commercial ventures, with excellent connectivity and proximity to major hubs driving economic growth in the region.

### **Welcome to Our Community - Making Realty Dreams a Reality !**

We are a diverse group of individuals united by a shared passion for investments and the endless opportunities they present. Our motto, "Making Realty Dreams a Reality," reflects our collective vision to create and shape a brighter tomorrow. Here, we don't just dream about the future we actively build it. We love sharing ideas, discussing the latest developments, and supporting each other on our unique journeys. Whether you're looking to gain new insights, explore fresh perspectives, or connect with like-minded individuals, you'll find our community to be a warm and supportive space. Join us and take part in a place where your dreams and ambitions are encouraged, nurtured, and realized. Together, we're crafting the future we all deserve.

## **Why MVK Builders & Developers ?**

For the Future you Deserve !



**MVK Athena** is strategically located in North Bengaluru, a rapidly growing hub for business, IT, and biotechnology. The area is witnessing significant development with several major infrastructure projects underway, such as the Devanahalli Business Park, the Information Technology Investment Region (ITIR), the Aerospace Park, Financial City, and Special Economic Zones (SEZs). These projects position the location as a future-forward destination, making it an ideal place for both residential and commercial growth. In addition to its proximity to key business developments, **MVK Athena offers easy access to the Bengaluru International Airport, further enhancing its connectivity. The project is also located next to the Aerospace Park (KIADB Phase-I), a key area for aviation and aerospace industries, ensuring a high potential for future growth and opportunities.**







**MVK Builders & Developers**

# **STEP INTO YOUR DREAM COMMUNITY**

- ▶ **Elegant Entrance Arch**
- ▶ **Gated Community**
- ▶ **Park Area**
- ▶ **24/7 Security**
- ▶ **CCTV Surveillance**
- ▶ **Children's Play Area**
- ▶ **Elders Nook**
- ▶ **Walking Path**
- ▶ **Modern Infra Highly Deserved Location**



# LAYOUT USE ANALYSIS

Area = 04A - 27.50G / 18969.38 Sqmt.

Sl. No.	Land Use	Area Sq m	Percentage
01	Resedential	9718.86	51.23%
02	Commercial	370.10	01.95%
03	Park	1898.56	10.00%
04	CA	948.47	05.00%
05	Road	6033.39	31.82%
	<b>Total</b>	<b>18969.38</b>	<b>100.00%</b>

## Plot Details

Sl. No.	Dimensions (Mtr)	No. Of Sites	Area Sq.Mt.
01	9.14m X 12.19m	52	5793.66
02	9.14m X 15.24m	12	1671.52
03	Odd Sites	16	2253.68
<b>Total</b>		<b>80</b>	<b>9718.86</b>



# ATHENA

by

## MVK

Builders & Developers



Phase-1

Sy No.- 7/3



# PROJECT SPECIFICATIONS



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## APPROVAL LEGAL DOCUMENTATION

- ▶ Documentation Submission for BIAAPA Meeting Approval
- ▶ BIAAPA Plan Approved
- ▶ RERA Approved

## DRAINAGE

- ▶ Underground Drainage System

## SEWAGE

- ▶ Sewage pipes "Eco Drain" ISI Standard 300mm of 1 inch
- ▶ Manhole Connection to each site

## UNDERGROUND PIPE LINES SPECIFICATION

- ▶ Rain Water Drain RCC
- ▶ Sanitary Pipe
- ▶ Water Line
- ▶ Electricity Line
- ▶ Irrigation Line Street Light Cabeling

## ELECTRICITY

- ▶ Total of 250 Kilo Vat (KV) for the entire layout and the line has been installed straight from main road
- ▶ Transformers has been installed which can be used for common area's

## LAYOUT FORMATION

- ▶ Project entrancing for 40 feet main road
- ▶ 6 Feet height compound wall around the layout
- ▶ Flower plantation around the compound walls
- ▶ Entrance arch and gated community with 24/7 security
- ▶ Park Area, Children's Play Area, seating area, CA (Common Area)
- ▶ Walking / Jogging path tree lined
- ▶ CCTV monitoring surrounding the entire layout
- ▶ A private garden area of 2 Ft X 20 Ft in front of each site
- ▶ 10 distinct varieties of fruit cultivation zone.

## ROADS

- ▶ 40 Ft & 30 Ft wide Concrete Roads

## WATER

- ▶ Potability testing certified by authorized laboratory
- ▶ Layout has its own borewell with the volume of 2.5 inches of water
- ▶ Provision for Panchayat water

## Septic Tank



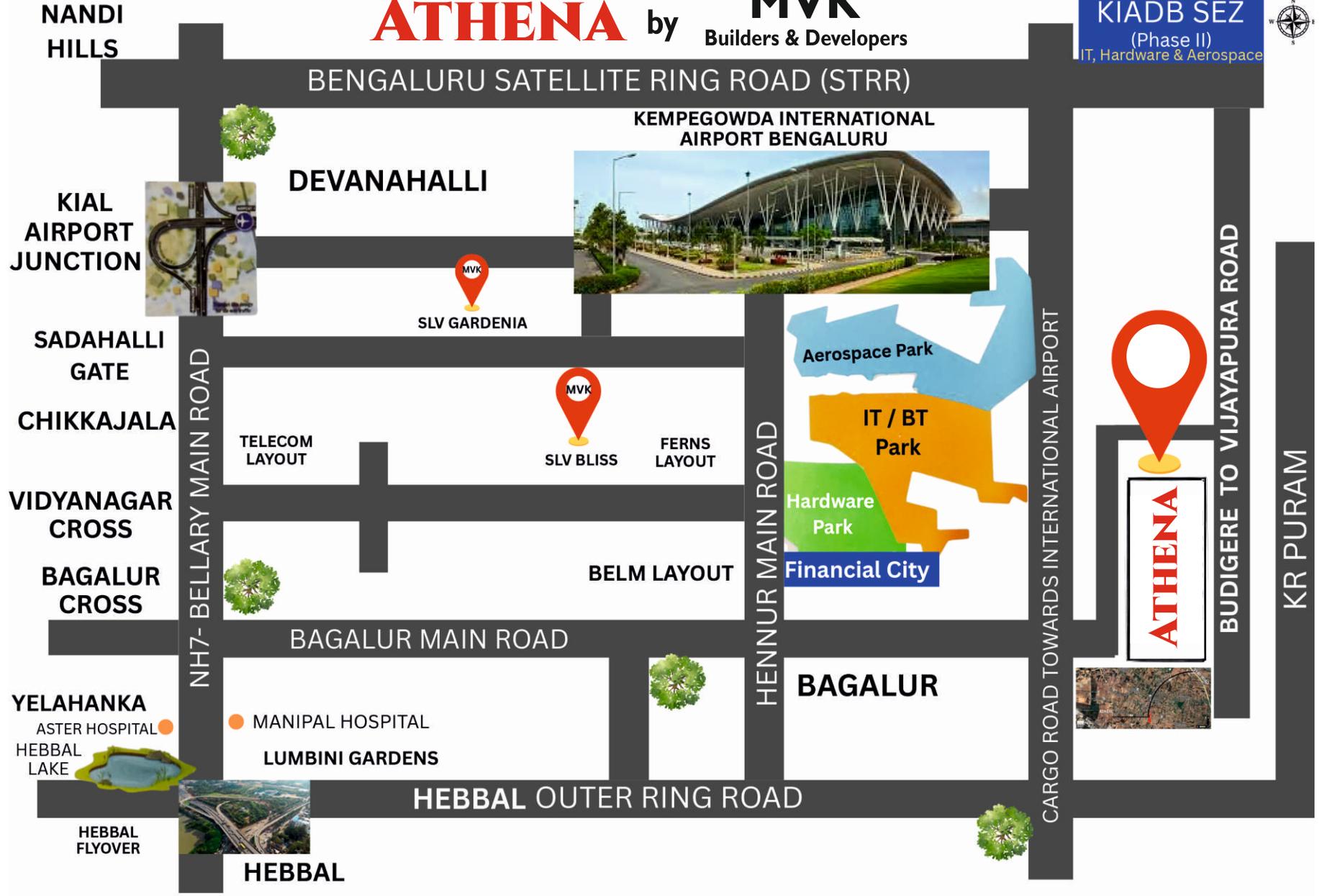


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# ATHENA by MVK Builders & Developers

KIADB SEZ  
(Phase II)  
IT, Hardware & Aerospace



NANDI HILLS

BENGALURU SATELLITE RING ROAD (STRR)

DEVANAHALLI

KEMPEGOWDA INTERNATIONAL AIRPORT BENGALURU

KIAL AIRPORT JUNCTION

SADAHALLI GATE

SLV GARDENIA

SLV BLISS

FERNS LAYOUT

CHIKKAJALA

TELECOM LAYOUT

BELM LAYOUT

Aerospace Park

IT / BT Park

Hardware Park

Financial City

VIDYANAGAR CROSS

BAGALUR CROSS

NH7- BELLARY MAIN ROAD

HENNUR MAIN ROAD

BAGALUR MAIN ROAD

CARGO ROAD TOWARDS INTERNATIONAL AIRPORT

BUDIGERE TO VIJAYAPURA ROAD

KR PURAM

YELAHANKA

ASTER HOSPITAL

MANIPAL HOSPITAL

HEBBAL LAKE

LUMBINI GARDENS

BAGALUR

HEBBAL FLYOVER

HEBBAL OUTER RING ROAD

HEBBAL



# LIST OF COMPANIES IN SEZ, KIADB PHASE-I



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## AIRPORT



- ▶ SHELL TECHNOLOGIES
- ▶ AMAZON
- ▶ SAP LABS
- ▶ E-MUDRA
- ▶ HAL
- ▶ BEL
- ▶ BAE SYSTEMS
- ▶ AEQUS. ECOSYSTEMS OF EFFICIENCY
- ▶ HONEYWELL
- ▶ ROLLSROYCE
- ▶ AIRBUS
- ▶ MAHINDRA AEROSPACE UTC  
AEROSPACE SYSTEMS
- ▶ DYNAMATIC TECHNOLOGIES LTD

- ▶ BOEING INDIA ENGINEERING &  
TECHNOLOGY CENTRE
- ▶ ISRO
- ▶ ANANTH TECHNOLOGIES
- ▶ MOLEX INDIA
- ▶ GLEASON
- ▶ KIADB SUBSTATION
- ▶ ELMEASURE INDIA PRIVATE LIMITED
- ▶ STARRAG INDIA PVT LTD.
- ▶ AMADA INDIA PVT. LTD.
- ▶ BCCI ACADEMY (NCA)  
ICFAI FINANCIAL CITY,  
DEVANAHALLI
- ▶ 18 BANKS TO SETUP  
FACILITIES AT IFCI  
FINANCIAL CITY

## BCCI ACADEMY

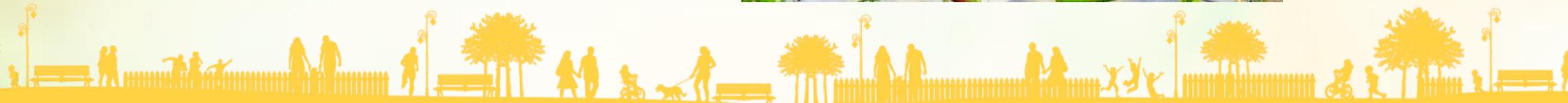


# SEVERAL FORTHCOMING DEVELOPMENTS WITHIN SEZ KIADB PHASE-I



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- ▶ ALPHA DESIGN TECHNOLOGIES PVT LTD
- ▶ AVIOHELITRONICS INFOSYSTEMS PVT LTD
- ▶ BEML LIMITED
- ▶ BLISS AEROSPACE COMPONENTS PVT LTD
- ▶ CIM TOOLS PVT LTD
- ▶ DCX CABLE ASSEMBLIES PVT LTD
- ▶ KINETIX SOLUTIONS PVT LTD
- ▶ PRANAVAM AEROSPACE PVT LTD
- ▶ SAFRAN HAL AIRCRAFT ENGINES PVT LTD
- ▶ SASMOS HET TECH LTD
- ▶ TATA POWER COMPANY LTD
- ▶ THYSSENKRUPP AEROSPACE INDIA PVT LTD



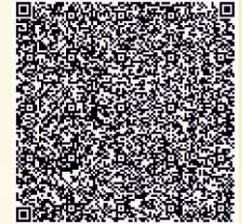


# MVK Builders & Developers



Scan for Athena Layout

## Premium Villa Plots in North Bengaluru



Scan for Office Location

### Office Address :

📍 #13, Sri Sai Layout, Bagalur Main Road, Near Reva Circle, Kattigenahalli, Bangalore - 560 064.

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