



COMPREHENSIVE PROPERTY REPORT

Embassy Springs - Phase 2A, Apartments

Embassy Springs, Embassy Springs, Nagamangala and Hegganalli Villages, Kundana Hobli, Devanahalli Taluk, Kundana Hobli, Devanahalli Taluk

Overview

PROPERTY

Embassy Springs - Phase 2A, Apartments in **Devanahalli** represents a residential development by **Embassy Developments Limited** under RERA registration **PRM/KA/RERA/1250/303/PR/180526/001825** approved on 26th May 2018. The project occupies survey parcels designated as **Springs** and **Embassy Springs** within **Nagamangala and Hegganalli Villages, Kundana Hobli**, at pincode **560001**. Located in the **Bangalore International Airport Area Planning Authority (BIAAPA)** jurisdiction, the development forms part of the broader Embassy Springs master layout with phased execution across multiple survey extents in **Devanahalli Taluk**.

LOCATION

The property sits within **Nagamangala** village under **BIAAPA** planning authority, positioned in the **Devanahalli** sub-district of **Bengaluru Urban** district. The site benefits from proximity to **Bangalore International Airport** infrastructure corridor and falls within the **Agriculture Zone** and **Urbanisable Zone** land utilization classifications. The immediate catchment encompasses multiple growth map pockets including **J.I.Navaratna Agrahara**, **J.I.Sadhahalli**, and **Kuduragere**, indicating planned residential expansion. Power line infrastructure with **220kv** transmission corridors and associated buffer zones are present within the 2km radius, requiring verification of clearance compliance. The location's integration with **Chikballapur** parliamentary constituency and **Devanahalli (SC)** assembly constituency provides administrative context for civic service delivery and infrastructure development priorities.

STRENGTHS

BIAAPA jurisdiction provides specialized planning framework for airport-adjacent development with infrastructure coordination

Multiple growth map pockets indicate planned residential expansion and demand depth across the catchment

Urbanisable Zone classification supports residential development permissions under current land utilization framework

Airport corridor proximity offers connectivity advantages for residents prioritizing aviation access

Embassy Springs master layout provides established developer credentials and phased execution track record

CONSIDERATIONS

- ! **Agriculture Zone** overlay requires verification of development permissions and conversion compliance status
- ! **Power line corridors** with 220kv transmission infrastructure necessitate buffer zone clearance documentation
- ! **Survey designation complexity** with Springs and Embassy Springs parcels requires comprehensive title verification
- ! **Phased execution model** demands careful review of completion timelines and possession schedules across phases
- ! **BIAAPA regulatory framework** involves specialized approval processes distinct from standard municipal permissions

Suitability Index

OVERALL SSI

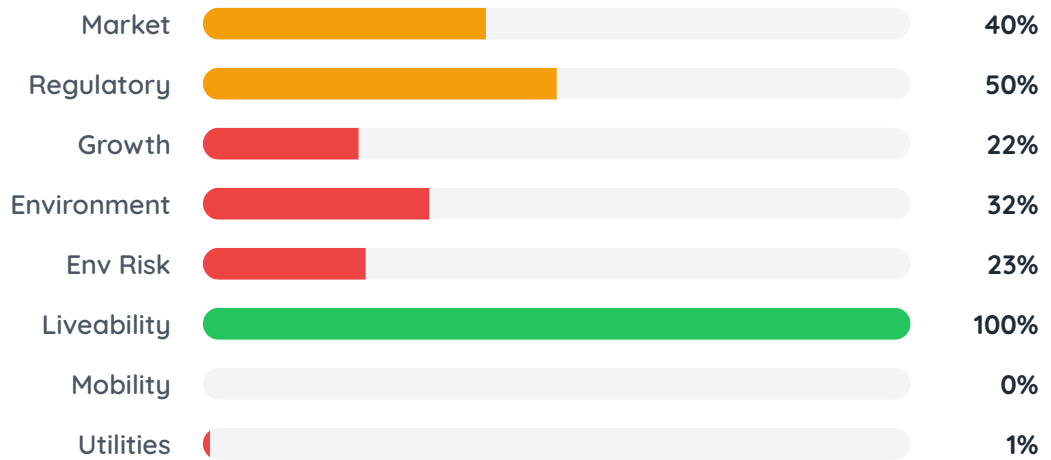
33

RISK EXPOSURE

23.20%

GROWTH FACTOR

22.00%



SWOT Analysis

STRENGTHS

- **Embassy Developments Limited** – established developer with RERA-registered track record and master layout execution
- **BIAAPA planning authority** – specialized airport-area development framework with infrastructure coordination
- **Multiple growth pockets** – J.I.Navaratna Agrahara, J.I.Sadhahalli, Kuduragere indicating residential expansion depth

WEAKNESSES

- **Survey designation ambiguity** – Springs and Embassy Springs parcels require comprehensive title chain verification
- **Agriculture Zone overlay** – development permission compliance needs verification against current conversion status
- **Power transmission corridors** – 220kv infrastructure requires buffer zone clearance and safety compliance documentation

OPPORTUNITIES

- **Airport proximity advantage** – KIAL access benefits for residents prioritizing aviation connectivity
- **Phased master layout** – established Embassy Springs framework provides expansion and amenity development potential
- **BIAAPA jurisdiction growth** – specialized planning authority supports coordinated infrastructure and service delivery

THREATS

- **Regulatory complexity** – BIAAPA approval processes and Agriculture Zone conversion requirements create execution dependencies
- **Power line proximity** – transmission infrastructure poses safety considerations and development restrictions
- **Phased delivery risk** – multi-phase execution model requires careful monitoring of completion schedules and possession timelines

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CHAPTER 01

Property Information

Comprehensive details including amenities, pricing, regulatory compliance, and developer background.

Property Overview

The development is structured as Phase 2A within the broader Embassy Springs master layout, with land assembly spanning survey parcels designated as Springs and Embassy Springs. The project operates under specialized BIAAPA planning jurisdiction, distinct from standard municipal frameworks, with phased execution across multiple village extents in Nagamangala and Hegganalli. **Embassy Developments Limited** brings established credentials in airport-area development, with the current phase representing continued expansion of the Embassy Springs residential community.

| FIELD | DETAILS |
|--------------------|--|
| Project | Embassy Springs - Phase 2A, Apartments |
| Developer | Embassy Developments Limited |
| RERA Number | PRM/KA/RERA/1250/303/PR/180526/001825 |
| Survey Number(s) | Springs, Embassy Springs |
| Khata Number | - |
| Address | Embassy Springs, Nagamangala and Hegganalli Villages, Kundana Hobli, Devanahalli Taluk |
| Property Type | Residential |
| Configuration | - |
| Built-up/Carpet | - |
| Floor/Total Floors | - |
| Status | New Project Launch |
| Land Cost | - |
| Project Cost | - |

Property Location

The project falls within **Devanahalli** sub-district of **Bengaluru Urban** district, under the **Chikkballapur** parliamentary constituency and **Devanahalli (SC)** assembly constituency administrative framework. **Bangalore International Airport Area Planning Authority (BIAAPA)** serves as the specialized planning authority, with land utilization classifications spanning **Agriculture Zone** and **Urbanisable Zone** designations. The **Nagamangala** village positioning within **Kundana Hobli** provides the immediate administrative context for revenue records and local governance. Airport corridor connectivity offers strategic mobility advantages, though verification of current service frequency and route reliability remains essential for commute planning. Before final commitment, verify current ward boundaries through BIAAPA offices, survey records through Devanahalli sub-registrar, and land conversion status through revenue department filings.



LATITUDE

13.209259° North

LONGITUDE

77.619457° East

PIN

562110

SURVEY

SY.48

Amenities & Facilities

The Embassy Springs master layout framework suggests integrated community amenities typical of large-scale residential developments, though specific facility details for Phase 2A require verification through current project filings. The BIAAPA jurisdiction often mandates comprehensive amenity provision including recreational facilities, community spaces, and utility infrastructure as part of master plan approvals. Given the phased development model, amenity delivery schedules and shared facility access across phases warrant careful review. The airport-adjacent location may influence amenity design considerations, particularly regarding noise mitigation and aviation-related restrictions.

Floor Plans

The project's residential configuration details are not currently evidenced in available filings, requiring verification through latest RERA submissions and approved building plans. The Phase 2A designation within the broader Embassy Springs master layout suggests apartment-style configurations, though specific unit types, carpet areas, and floor distributions need confirmation. BIAAPA-approved developments typically feature standardized configuration matrices aligned with airport-area planning guidelines. Prospective buyers should obtain current inventory details, unit-wise specifications, and floor plan approvals directly from the developer and cross-reference with RERA portal updates.

Legal Information

Legal Status: The project operates under RERA registration **PRM/KA/RERA/1250/303/PR/180526/001825** with approval dated 26th May 2018, providing regulatory compliance framework within the specialized **BIAAPA** planning jurisdiction.

Survey & Ownership: Land assembly encompasses survey parcels designated as **Springs** and **Embassy Springs** across **Nagamangala and Hegganalli Villages**, requiring comprehensive title verification to ensure clear ownership chain and encumbrance-free status across multiple village extents.

Legal Flags Snapshot: The **Agriculture Zone** and **Urbanisable Zone** land utilization classifications require verification of development permissions and compliance with BIAAPA conversion regulations. Power transmission corridors with **220kv** infrastructure necessitate buffer zone compliance and clearance documentation review.

Litigation Snapshot: No specific litigation details are evidenced in current filings, though the multi-village land assembly complexity warrants thorough due diligence on each parcel's legal status, pending approvals, and any encumbrance or dispute history through revenue records and court searches.

Regulatory — RERA

Embassy Developments Limited operates under RERA registration **PRM/KA/RERA/1250/303/PR/180526/001825** for Embassy Springs - Phase 2A, Apartments, with approval granted on 26th May 2018. The registration provides buyer protection mechanisms and regulatory oversight within the specialized BIAAPA planning framework. The project status indicates "New Project Launch" phase, requiring verification of current construction progress, possession schedules, and compliance with RERA-mandated project milestones. Given the phased development model, buyers should confirm Phase 2A-specific delivery timelines and any dependencies on earlier phase completions. Tower-specific details and unit inventory require verification through latest RERA filings and developer submissions.

Market & Pricing

The Embassy Springs - Phase 2A positioning within the BIAAPA jurisdiction and airport corridor provides specialized market context distinct from standard Bengaluru residential segments. Recent encumbrance certificate transactions for the broader Embassy Springs project indicate villa plot sales ranging from **INR 1.02 crore to INR 1.25 crore** between 2018-2020, though Phase 2A apartment pricing requires separate verification. The **Devanahalli** SRO guidance value framework applies, with airport-area premiums typically reflecting connectivity and infrastructure advantages. Market positioning benefits from Embassy Developments' established track record and the master layout's phased execution model.

Guidance Snapshot

- SRO guidance values apply under **Devanahalli** sub-registrar jurisdiction
- Airport corridor positioning typically commands premium over standard residential rates
- BIAAPA jurisdiction involves specialized valuation considerations for planning compliance
- Phased development model requires careful assessment of completion-linked value realization

Guidance Intelligence

- **Embassy Springs precedent** — villa plot transactions provide market reference for developer pricing approach
- **Airport proximity premium** — KIAL access advantages support higher valuation multiples than inland locations
- **BIAAPA framework benefits** — specialized planning authority coordination supports infrastructure-linked appreciation potential
- **Phase 2A apartment format** — requires distinct pricing verification against villa plot transaction history

Recent EC transactions for this property from Kaveri IGR filings are summarised below, in descending execution-date order.

Schedule 1 — 25 Jun 2020, Doc DNH-1-01313-2020-21: Villa plot **No. 5-07** measuring **231.25 Sq Metres (2,489.18 Sq Ft)** carved out of **SyNo. 49/1D** in Nagamangala Village, Kundana Hobli, Devanahalli Taluk.

Bears **PID 150300201201020605** and **E-Katha No. F** under Jalige Grama Panchayat, forming part of **Embassy Springs Phase I** master layout approved by BIAAPA. Boundaries: East (85G6)est 08M\$G 3.00% North (85G6)

Schedule 2 — 22 Apr 2019, Doc DNH-1-00542-2019-20: Villa plot **No. 1-09** measuring **231.25 Sq Metres (2,489.09 Sq Ft)** carved out of **Sy No. 49/1G** in Nagamangala Village. Bears **PID 150300201201020551** and **E-Katha No. 150300201201020551** with Property No. 129/184/9, approved under BIAAPA final approval **BIAAPA/TP01/LAO/38/2014-15** dated 20-02-2018. Boundaries: East 08M\$G(85G6)outh (85G6)orth (?5G6(8).

Schedule 3 — 31 Aug 2018, Doc DNH-1-04402-2018-19: Villa plot **No. 6-47** measuring **277 Sq Metres (2,981.53 Sq Ft)** carved out of **Sy No. 46/1A** in Nagamangala Village. Bears **PID 150300201201020188** and **E-Katha No. 150300201201020188** with Property No. 169/46/1A/239, measuring East to West 22.16 metres and North to South 12.50 metres. Boundaries: East 08M\$G(85G6)outh (85G6)North (85G6(

Schedule 4 — 25 Jul 2018, Doc DNH-1-03299-2018-19: Villa plot **No. 3-20** measuring **231.25 Sq Metres (2,489.09 Sq Ft)** carved out of **Sy No. 49/1E** in Nagamangala Village. Bears **PID 150300201201020389** and **E-Katha No. 150300201201020389** with Property No. 425/180/80, approved under BIAAPA approval **BIAAPA/TP01/LAO/38/2014-15** dated 20-02-2018. Boundaries: East 08M\$G(85G6)outh (85G6)orth (85G6(

Schedule 5 — 21 Jul 2018, Doc DNH-1-03190-2018-19: Villa plot **No. 5-11** measuring **231.25 Sq Metres (2,489.09 Sq Ft)** carved out of **Sy No. 49/3 & 49/1D** in Nagamangala Village. Bears **PID 150300201201020187** and **E-Katha No. 150300201201020187** with Property No. 175/202/128, approved under BIAAPA approval **BIAAPA/TP01/LAO/38/2014-15** dated 20-02-2018. Boundaries: East (85G6(107, West 08M\$G(85G6)orth (85G6(

| EXECUTION DATE | UNIT NUMBER | ARTICLE NAME | DOCUMENT REFERENCE / APPLICATION NUMBER | MARKET VALUE | CONSIDERATION VALUE |
|----------------|-------------|--------------|---|---------------|---------------------|
| 25 Jun 2020 | 5-07 | Sale | DNH-1-01313-2020-12 | INR 89,85,615 | INR 89,85,615 |
| 22 Apr 2019 | 1-09 | Sale | DNH-1-00542-2019-20 | 1,24,82,786 | INR 1,24,82,786 |
| 31 Aug 2018 | 6-47 | Sale | DNH-1-04402-2018-19 | 1,22,14,956 | INR 1,22,14,956 |
| 25 Jul 2018 | 3-20 | Sale | DNH-1-03299-2018-19 | 1,02,42,605 | INR 1,02,42,605 |
| 21 Jul 2018 | 5-11 | Sale | DNH-1-03190-2018-19 | 1,07,65,314 | INR 1,07,65,314 |

- **Villa plot pricing range** — INR 89.86 lakh to INR 1.25 crore across 231-277 sq metre plots
- **Transaction consistency** — all sales show market value matching consideration value, indicating transparent pricing
- **BIAAPA approval reference** — consistent citation of BIAAPA/TP01/LAO/38/2014-15 across multiple transactions
- **Recent activity decline** — latest transaction in June 2020, with Phase 2A apartment pricing requiring separate verification

Source citation: Karnataka RERA (Project Registration No(s): **PRM/KA/RERA/1250/303/PR/180526/001825**). Verify latest filed details on the Karnataka RERA portal.

CHAPTER 02

Spatial Intelligence

In-depth analysis of the micro-market including infrastructure, connectivity, utilities, and growth potential.

Infrastructure (2 km)

The catchment benefits from **Major Road** infrastructure providing arterial connectivity, though specific road names and quality assessments require field verification. Power transmission infrastructure includes **220kv** corridors with **17.5m buffer zones** and multiple **power towers** distributed across the area, necessitating clearance compliance for any development activities. The **BIAAPA** planning framework coordinates infrastructure delivery across the airport-adjacent zone, with specialized standards for road design, utility provision, and aviation-related restrictions. Ground water potential shows **moderate** classification, indicating adequate aquifer support for residential development though seasonal variation monitoring remains advisable.

KEY INSIGHTS

- **Major Road** arterials — provide primary connectivity; verify current maintenance and upgrade schedules
- **220kv power corridors** — multiple towers with **17.5m buffers**; obtain clearance documentation before construction
- **BIAAPA infrastructure coordination** — specialized planning authority ensures aviation-compatible development standards
- **Moderate ground water potential** — adequate aquifer support; monitor seasonal variation and extraction limits

Locality & Lifestyle

The **Nagamangala** village context provides rural-transitional character with ongoing urbanization under the **Growth Map** framework. Multiple growth pockets including **J.I.NavaratnaAgrahara**, **J.I.Sadhahalli**, and **Kuduragere** indicate planned residential expansion and community development. The **Byatarayanapura** road density classification suggests moderate connectivity infrastructure supporting daily mobility needs. **BIAAPA** jurisdiction brings specialized amenity standards and community facility requirements aligned with airport-area planning guidelines. The locality's positioning within **Kundana Hobli** provides access to rural administrative services while benefiting from urban infrastructure investments.

KEY INSIGHTS

- **Nagamangala Growth Map designation** — planned residential expansion with infrastructure coordination
- **Multiple growth pockets** — J.I.Navaratna Agrahara, J.I.Sadhahalli indicate community development depth
- **Byatarayanapura road density** — moderate connectivity supporting daily mobility and service access
- **BIAAPA amenity standards** — specialized community facility requirements for airport-area developments

Connectivity

The **Devanahalli** sub-district positioning provides administrative connectivity to **Bengaluru Urban** district services and governance structures. **Byatarayanapura** road density classification indicates moderate vehicular connectivity infrastructure within the catchment. The **Chikballapur** parliamentary constituency and **Devanahalli (SC)** assembly constituency framework ensures political representation and civic service delivery channels. Airport proximity offers specialized connectivity advantages for aviation-dependent travel, though public transport options to central Bengaluru require verification. The **Major Road** infrastructure provides arterial connectivity, with specific route quality and maintenance schedules needing field assessment.

KEY INSIGHTS

- **Devanahalli sub-district** — administrative connectivity to Bengaluru Urban district services
- **Byatarayanapura road density** — moderate vehicular infrastructure supporting daily commute needs
- **Airport corridor proximity** — specialized connectivity for aviation-dependent travel patterns
- **Major Road arterials** — primary connectivity infrastructure; verify route quality and maintenance schedules

Utilities

The **moderate ground water potential** classification indicates adequate aquifer support for residential development, though seasonal monitoring and extraction limit compliance remain essential. Power infrastructure includes **220kv transmission corridors** with associated **power towers** requiring buffer zone compliance and safety clearances. The **BIAAPA** planning framework mandates specialized utility standards aligned with airport-area development requirements. Water supply, sewage treatment, and telecommunications infrastructure delivery schedules require verification through current BIAAPA approvals and utility provider commitments.

KEY INSIGHTS

- **Moderate ground water potential** — adequate aquifer support; monitor seasonal variation and extraction limits
- **220kv power infrastructure** — transmission corridors with buffer zones; verify clearance compliance
- **BIAAPA utility standards** — specialized requirements for airport-area development infrastructure
- **Utility delivery schedules** — verify water, sewage, telecom commitments through current approvals

Growth Potential

The **Growth Map** designation across multiple pockets including **Nagamangala, J.I.Navaratna Agrahara, J.I.Sadhahalli, Kuduragere, Tharabanahalli, J.I. Bettanahalli,** and **Kamenahalli** indicates comprehensive residential expansion planning. **BIAAPA** jurisdiction provides specialized development framework supporting coordinated infrastructure and amenity delivery. The **Devanahalli** sub-district's integration with **Bengaluru Urban** district offers administrative advantages for service delivery and governance. Airport proximity creates unique demand drivers for aviation-industry professionals and frequent travelers, though market depth requires verification against broader residential demand patterns.

KEY INSIGHTS

- **Seven Growth Map pockets** — comprehensive residential expansion across Nagamangala, J.I.Navaratna Agrahara, J.I.Sadhahalli
- **BIAAPA development framework** — coordinated infrastructure delivery supporting systematic growth
- **Airport proximity demand** — unique buyer profile for aviation-industry professionals and frequent travelers
- **Bengaluru Urban integration** — administrative advantages for service delivery and governance access

Environment

The **Agriculture Zone** and **Urbanisable Zone** land utilization classifications indicate transitional landscape with ongoing conversion from agricultural to residential use. **Moderate ground water potential** suggests adequate aquifer support though sustainable extraction practices and seasonal monitoring remain essential. The rural-transitional character of **Nagamangala** village provides relatively cleaner air quality compared to urban centers, though airport operations may introduce aviation-related noise considerations. Power transmission infrastructure with **220kv corridors** requires environmental impact assessment for electromagnetic field exposure and safety compliance.

KEY INSIGHTS

- **Agriculture to Urbanisable Zone** transition — ongoing land use conversion requiring environmental monitoring
- **Moderate ground water potential** — adequate aquifer support; implement sustainable extraction practices
- **Rural-transitional air quality** — cleaner environment than urban centers; monitor airport-related impacts
- **220kv electromagnetic exposure** — power transmission corridors require safety compliance and impact assessment

Risk Factors

Power transmission infrastructure poses the primary risk consideration, with **220kv corridors** requiring **17.5m buffer zones** and multiple **power towers** creating electromagnetic field exposure and safety compliance requirements. The **Agriculture Zone** overlay demands careful verification of land conversion permissions and development compliance status to avoid regulatory violations. Phased development execution under the Embassy Springs master layout creates delivery timeline dependencies and possession schedule risks. Airport proximity introduces aviation-related restrictions on building heights, lighting, and construction activities requiring BIAAPA clearances. Before final commitment, verify corridor-level execution timelines, power line clearance documentation, land conversion compliance, and BIAAPA approval status in the latest authoritative filings.

KEY INSIGHTS

- **220kv power corridors** — electromagnetic exposure and **17.5m buffer** compliance; obtain safety clearances
- **Agriculture Zone conversion** — verify development permissions and regulatory compliance status
- **Phased delivery dependencies** — Embassy Springs master layout execution creates possession timeline risks
- **Aviation restrictions** — building height, lighting, construction activity clearances required from BIAAPA

Embassy Springs - Phase 2A, Apartments in **Devanahalli** represents a RERA-registered residential development by **Embassy Developments Limited** within the specialized BIAAPA planning framework. The project benefits from airport corridor positioning and multiple growth map pockets indicating planned residential expansion, though power transmission infrastructure with 220kv corridors requires careful clearance compliance. Recent villa plot transactions in the broader Embassy Springs project range from INR 89.86 lakh to INR 1.25 crore, providing market reference for the apartment phase pricing. For property seekers, the location offers airport connectivity advantages balanced against regulatory complexity and power line proximity considerations. Before final commitment, verify current RERA filing status, BIAAPA approval documentation, power line clearance compliance, and Agriculture Zone conversion permissions through authoritative sources.

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