

VSR
REJOICE
REDEFINEING LIFESTYLE...





The New Benchmark of North Bangalore

Welcome to VSR Rejoice a 20 acre sanctuary in North Bangalore, designed as the perfect weekend getaway and a high growth investment product. Spanning five phases of premium development, our closed gated community combines world class infrastructure like 50ft RCC roads and underground utilities with the tranquil escape of Nandi Hills. Strategically located near global Aerospace and IT hubs, it is the ultimate destination for smart investors and those seeking a private retreat





**NH-44 EXPRESSWAY
1km Away**



Panoramic Views of Nandi Hills

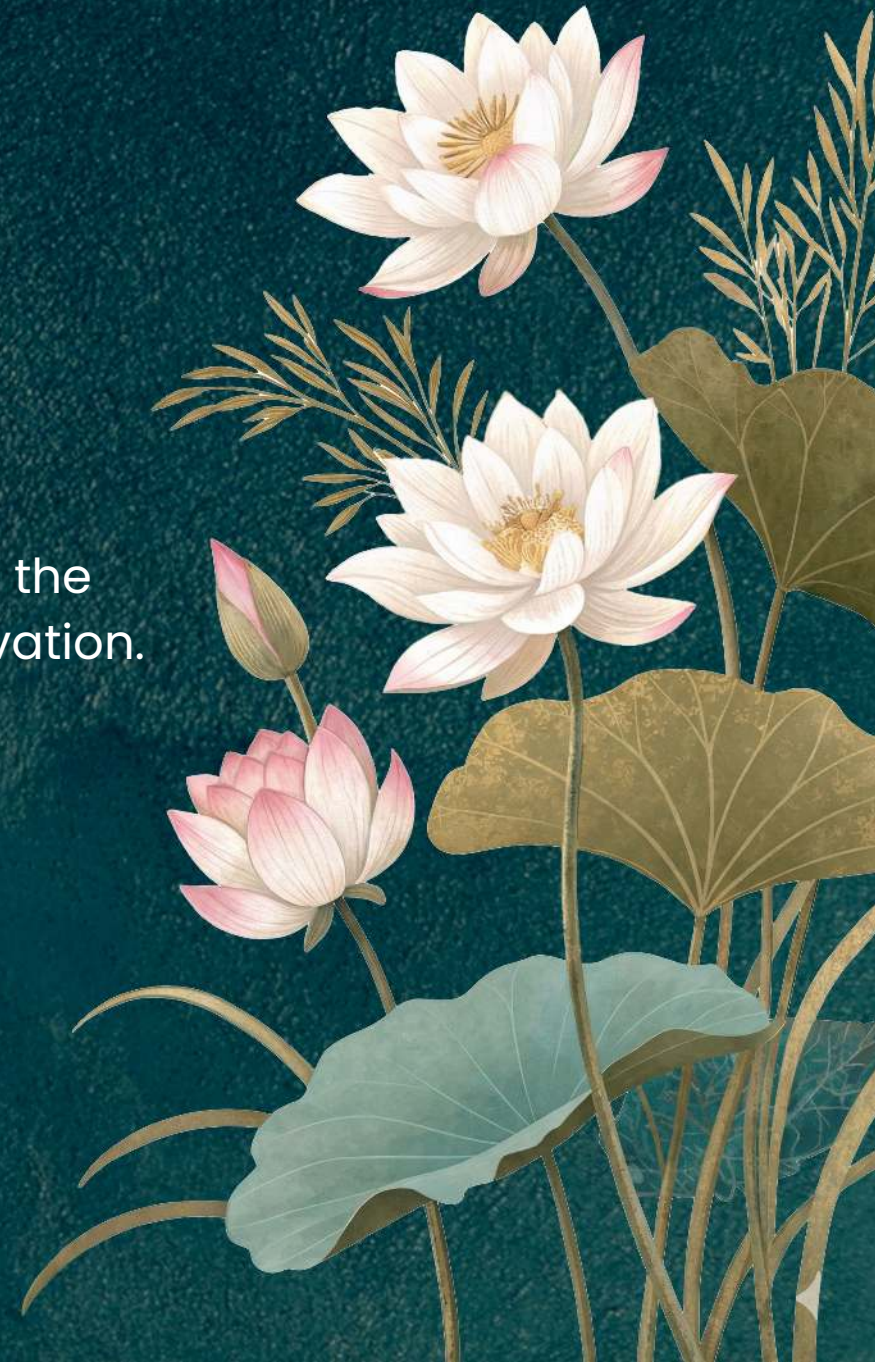


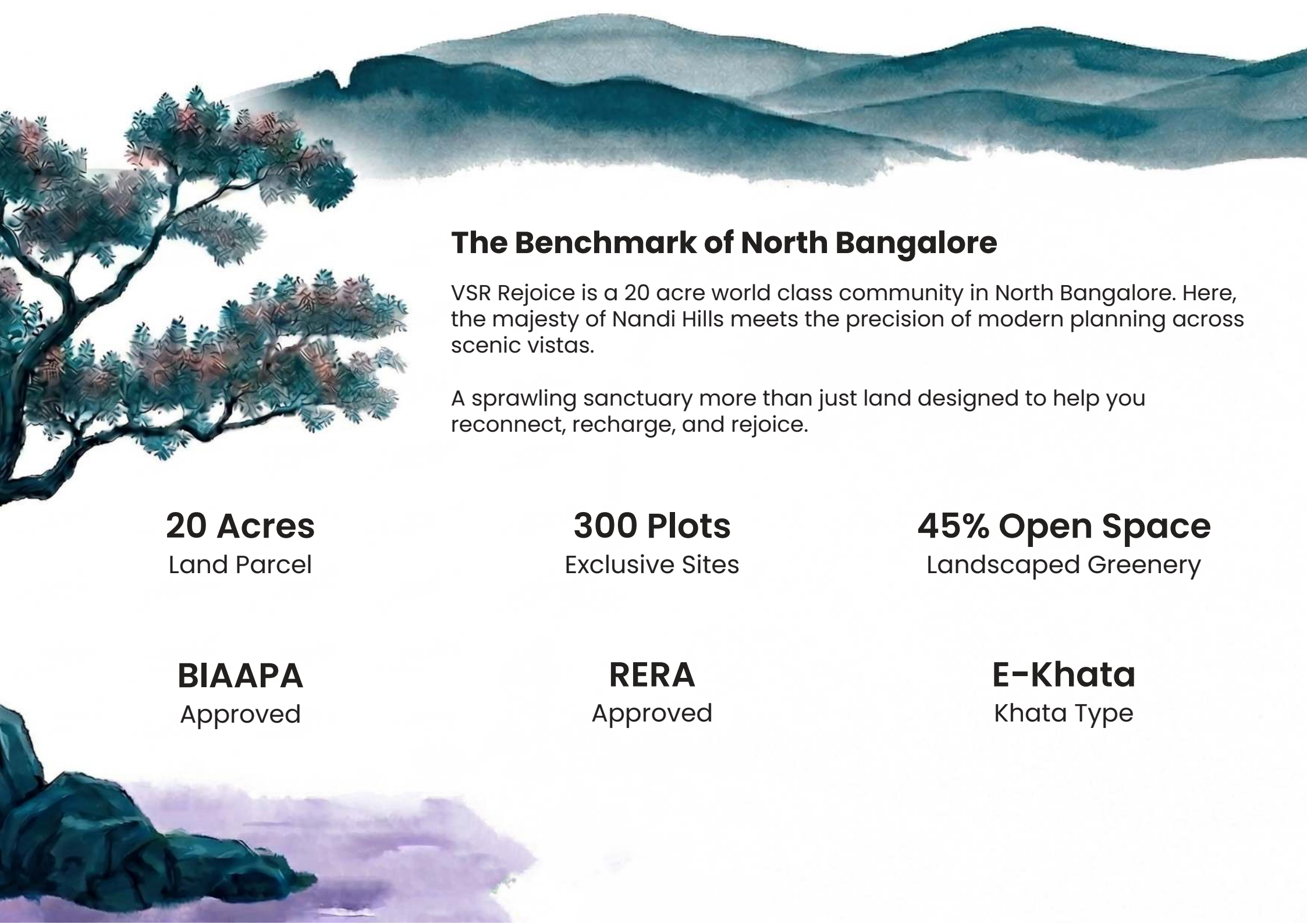
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A graphic element consisting of three overlapping, stylized leaves in shades of orange and yellow, positioned to the right of the text.

Where Your Future Finds Its Ground

Experience a stress-free residential paradise where the peace of Nandi Hills meets the pulse of global innovation.





The Benchmark of North Bangalore

VSR Rejoice is a 20 acre world class community in North Bangalore. Here, the majesty of Nandi Hills meets the precision of modern planning across scenic vistas.

A sprawling sanctuary more than just land designed to help you reconnect, recharge, and rejoice.

20 Acres

Land Parcel

300 Plots

Exclusive Sites

45% Open Space

Landscaped Greenery

BIAAPA

Approved

RERA

Approved

E-Khata

Khata Type



30 mins From
Kempegowda
International Airport

Employment Hub
Near ITIR & Tech-Giants

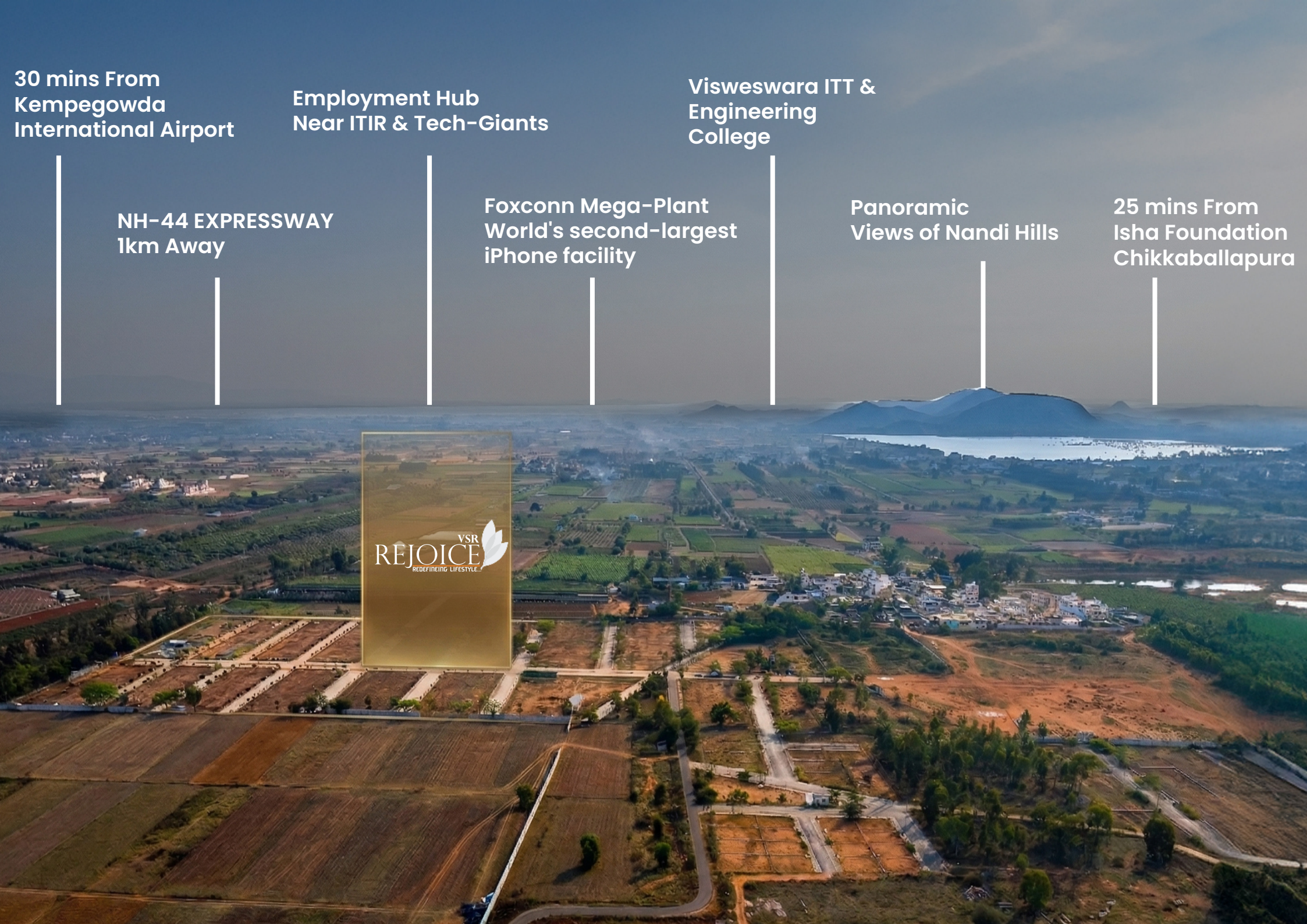
Visweswara ITT &
Engineering
College

NH-44 EXPRESSWAY
1km Away

Foxconn Mega-Plant
World's second-largest
iPhone facility

Panoramic
Views of Nandi Hills

25 mins From
Isha Foundation
Chikkaballapura



Built with Care, Designed to Last

At VSR Rejoice, quality infrastructure works quietly in the background, providing a low-maintenance lifestyle that blends perfectly with nature.



Service Connections

Seamlessly Ready Fully serviced plots with water, electricity, and move in without the wait.



Street Lighting

The property features solar powered LED street lights throughout.



Electricity

Plots are provided with 6–10 KW loads, depending on size, up to 4000 sq.ft.



Security

The compound features CCTV at the entrance, a perimeter boundary, and a boom barrier gate.



Water Supply

Centralised underground and elevated reservoirs provide 48 hour water storage, supported by a gravity based system.



Rain Water Harvesting

Rainwater is collected in chambers and sent to recharge pits.



Sewage Treatment plant

The underground sewage system feeds a centralised plant, recycling water for the landscape.



Why invest in North Bengaluru?

An ideal choice for a high-value investment and a serene weekend escape.

CURRENT LANDMARKS

- 🛣️ NH-44 Expressway: 1km Away
- ✈️ Kempegowda Int. Airport: 30 min Drive
- 🏞️ Nandi Hills: Panoramic Front-Seat View
- 🏠 Isha Foundation: 25 min to Spiritual Bliss
- 🎓 Educational Hubs: 5+ Nearby Engineering Colleges

UPCOMING DEVELOPMENTS

- 🏭 Foxconn Mega-Plant: World's 2nd largest iPhone facility
- 🏢 ITIR Aero Space Zone: High-growth employment hubs
- 🌐 Global Financial District: 15 min from the project
- 🚶 Devanahalli Mobility Hub: For seamless connectivity

Essence of Life

Experience the perfect blend of leisure and wellness with our premium clubhouse, spa, and fitness amenities.





SY.NO.9



SY.NO.8



TO HOSAHALLI

7

10

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Kharab-5G

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12M WIDE ROAD

12M WIDE ROAD

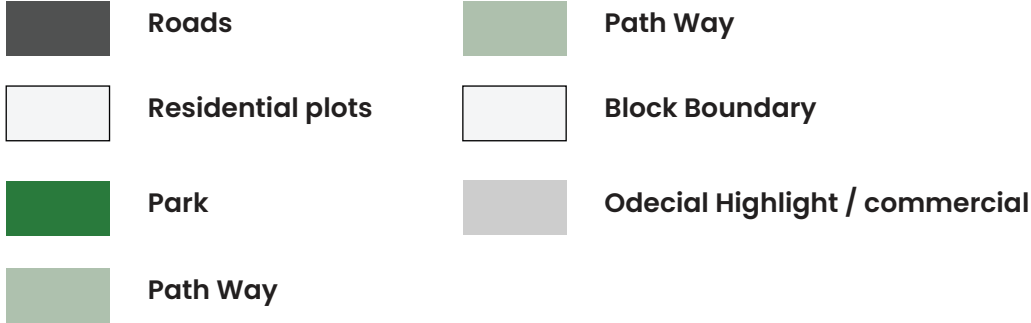
15M WIDE ROAD

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Dimensions

Sl.No.	Site No.	Type	Area in sq.ft
1	155	9.14m x 12.19m	1,200 sq.ft
2	82	9.14m x 15.24m	1,500 sq.ft
3	82	12.19m x 18.29m	2,400 sq.ft
4	02	Commercial	Varies
5	11	Odd Sites	Varies

Total 300

USP



Designed around open landscaped zones



15 mtrs wide spine



Tree shaped Layout



Good traffic circulation

Amenities

① Badminton Court

④ Tennis Court

⑤ Swimming Pool

⑦ Pets Park

⑦ Tree Plaza With Seating

⑨ Basketball Court

⑩ Kids Play Area

Clubhouse

① Table Tennis

② Billiards Room

③ GYM

④ Pool Room

⑤ Party Terrace

⑥ Padel Tennis

⑦ Games Room

⑧ Yoga room

⑨ Reading Nook

⑩ Banquet Hall

Comprehensive Utility Network

Enjoy a stress-free retreat with modern underground utilities that work quietly in the background, so you can focus on nature.

Saucer Drain (1)

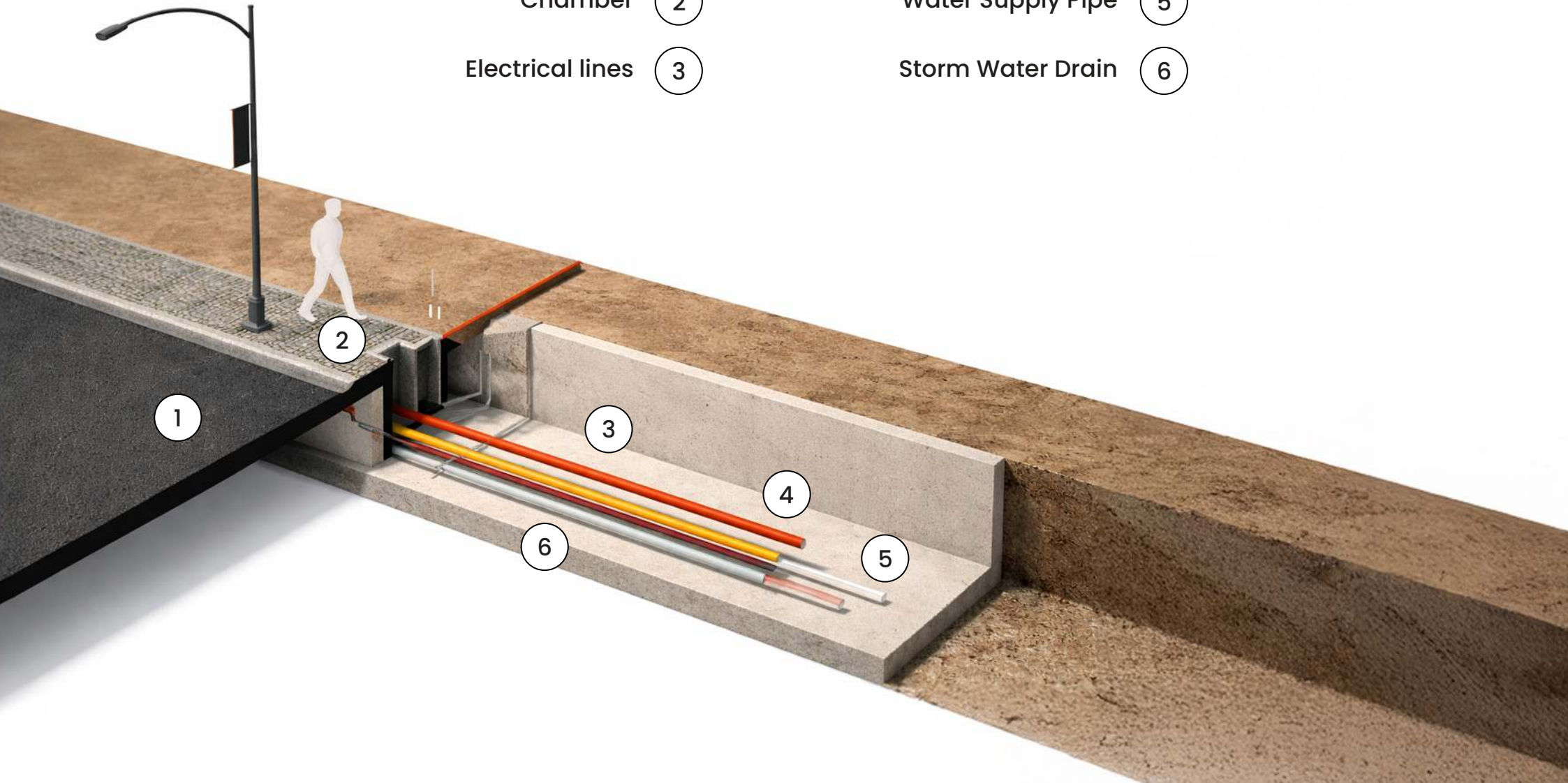
Chamber (2)

Electrical lines (3)

Sewer lines (4)

Water Supply Pipe (5)

Storm Water Drain (6)



15M Road

A wide 15-metre central road leads to private 9-metre streets, creating a quiet, low-traffic environment perfect for your weekend escape.





Vidya Sagar School

Towards Tumkur Road

9

ITIR

Prestige Golfshire



Nandi Hills

44

Hebbal Lake

Yelahanka Railway Junction

Towards Doddaballapur

BMSIT Engg. College

648

ITC Factory

74

104

Mekhri Circle
Palace Ground
Windsor Manor

Esteem Mall



Jakkur Flying Club

104

Vidya Shilp Academy

104

Kempegowda International Airport

Airport Flyover

648



648

Mobility HUB

648

Ryan International School

Jain Temple

104

74



VSR REJOICE
REDEFINING LIFESTYLE

44

Visweswara ITT & Engineering College

Jain Temple

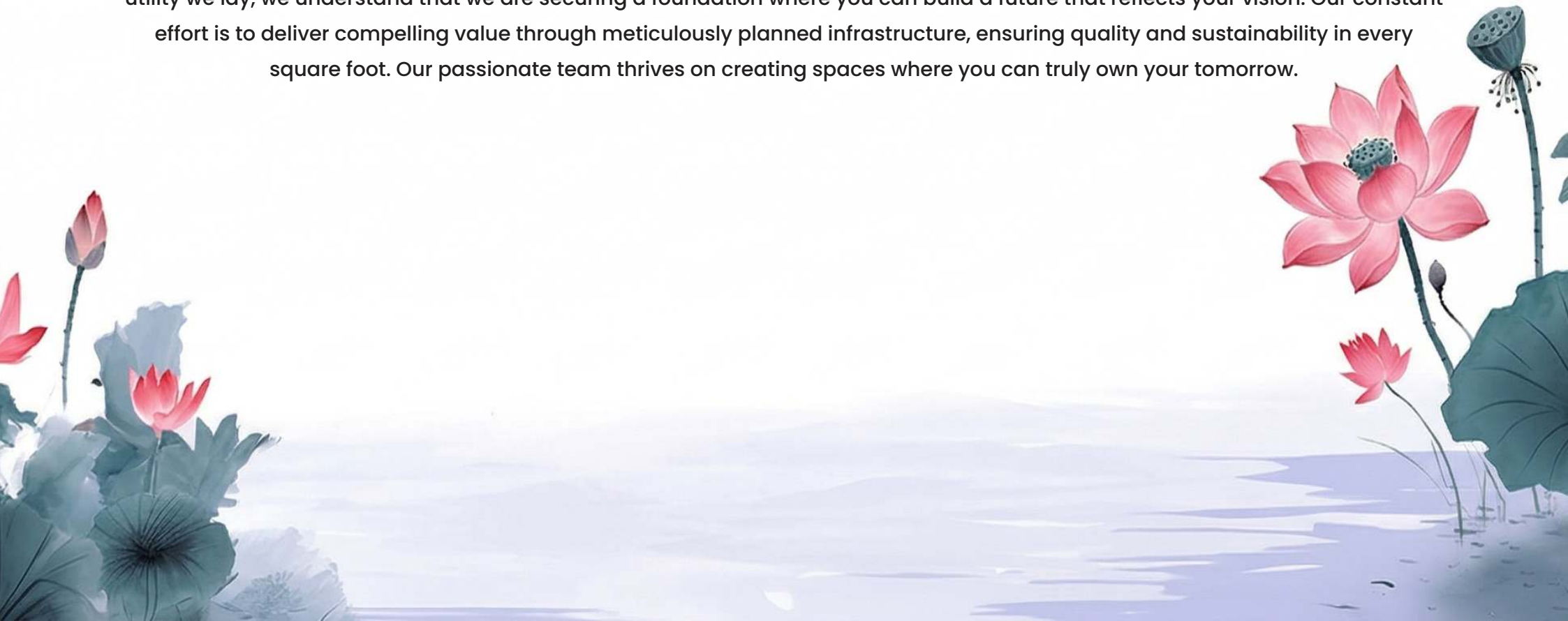
96

IT Park
Hardware Park
Aerospace

648



We aim for excellence and mutual growth by providing the canvas for your dreams. With every boundary we define and every utility we lay, we understand that we are securing a foundation where you can build a future that reflects your vision. Our constant effort is to deliver compelling value through meticulously planned infrastructure, ensuring quality and sustainability in every square foot. Our passionate team thrives on creating spaces where you can truly own your tomorrow.



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Scan to visit our website
<https://rejoiceplots.com>

