

The best of Mass & Class!

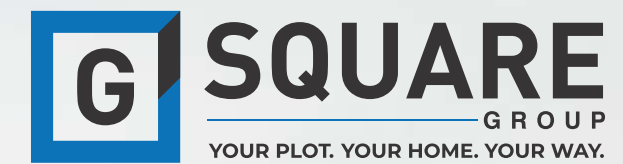


GSQUARE CITY

— BALLARI —

INDIA'S FIRST WATER THEMED PLOT TOWNSHIP
NEXT TO TB SANATORIUM, BELAGAL ROAD, BALLARI

AMC's
**Rukmini
Avenue**



About G Square



South India's largest
plot promoter



1000 acres of land delivered
so far



Best Luxury Plotted
Developer - G Square
(Times Business Awards - 2021)



4000+
happy customers



Committed to plot perfection by
finding you the perfect plot in the
perfect location, size and price



Spread across Chennai,
Coimbatore, Trichy, Hosur,
Bengaluru and Ballari



Own a part of
A Revolutionary Community

You always had to make a choice between a good location and a serene lifestyle. But not anymore!

You can now have the best of location, price, amenities, all inside a serene setting that's bustling with trees, plenty of water parks and a waterfall!

Presenting G Square City, Ballari, India's first-ever water-themed plot township, next to TB Sanatorium, Belagal Road.

Live a mass lifestyle in a classy setting!



Salient Features



India's 1st water-themed plotted township



Ballari's 1st eco-friendly township with 1000 trees and 200+ amenities



Ballari's 1st RERA approved plot community



Ballari's biggest township



5 years of free maintenance



Post-purchase guidance for easy villa construction



Next to TB Sanatorium, Belagal Road and Vijayanagar Institute of Medical Science College (VIMS)



821 residential plots in a gated plot community spread across 100 acres



Ballari's first project with 1 Lakh sq.ft lavish clubhouse



One-of-a kind features like helipad, exotic flora, artificial waterfalls, etc.



Well-laid blacktop internal roads with street lights



Ready-to-build plug-n-play plots with all essentials like underground EB, water, drainage, etc.















Clubhouse



Heart of the City

Experience unbeatable connectivity and ease of travel. G Square City in Ballari is located bang on Belagal Cross. It's perfect if you want to build a home in the heart of Ballari city. Industries, schools, colleges, hospitals, entertainment zones and parks are all in proximity and just within 20 minutes' drive. Ballari is also strategically situated between Andhra Pradesh and Karnataka, giving easy access to both the states.

LOCATION HIGHLIGHTS

- 5 mins from Infantry Road
- 10 mins from Ballari Cantonment
- 15 mins from Ballari Junction
- 10 mins from Ballari Fort
- 10 mins to Dr. Vishnuvardhan Park

HOSPITALS

- Narayana Multispeciality Hospital
- Government Wellesley Tuberculosis Hospital
- S. R. Multispeciality Hospital (Subba Rao Hospital)
- Adarsh Heart Care & Multispeciality Hospital

EDUCATIONAL INSTITUTIONS

- Ghalib High School
- Nandi High School

- Brahma Chaithanya School
- Indian College of Nursing
- Indian PU College
- Nalanda PU College

RESTAURANTS

- NH 67 Kitchens
- Brigade Garden Restaurant
- Dashmesh Punjabi Dhaba

ENTERTAINMENT

- RR Multiplex
- Radhika Theatre
- Durgamma Temple
- Daroji Dear Sanctuary
- Bellari Zoo
- Mall – SLN Mall(under construction)

Why Ballari is the hot investment destination

Press Articles

Ballari emerges as an investment destination among millennials

By : Times Property | 28 May, 2022

Share this Story

Post lockdown, there has been a paradigm shift in sentiments and home buying patterns with the millennials keen on making early investments in homeownership. The millennials are increasingly interested to buy a land as opposed to buy a small apartment in the congested parts of the city considering the growth of 34% YOY growth in real estate market. There has been a spike in demand from millennials who are keen to invest in land in developing cities of notable amenities offering a great value within budget.

Called as the Steel city of South India, Ballari is the second fastest growing city in the state of Karnataka. Located in the eastern part of the state, the city is well connected by Bengaluru-Hyderabad Highway on either side connecting the capital cities of Rayalseema and Karnataka. Situated on the eastern side of the state, the place is rich in natural mineral reserves. This, coupled with the growth of sectors like Textile and Tourism provides immense investment opportunities in the region. With more than 18,000 small scale industries and 70 large and medium scale industries, Ballari is at the forefront of growth. Cereals and oilseeds dominate its net sown land. With more than 67% literacy rate and the presence of several engineering, medical and polytechnic institutions, Ballari provides a strong talent pool of trained professionals. The Ministry of New and Renewable Energy (MNRE) recently identified sites for developing solar park in Ballari, with a cumulative development potential of 11.07 GW.

There are proposed plans for the construction of an airport within Bellari. By road, Bellary is well connected to different parts of Karnataka, Andhra Pradesh, Maharashtra and Goa. Through National Highway 13 (NH-13), National Highway 63 (NH-63), State Highway 19 (SH-19), and State Highway 132 (SH-132), Ballari is connected across India. Bellary comes under Southwestern Railway and is well connected to major cities like Bengaluru, Hyderabad, Tirupati, Hubli, Raichur, Vijayawada, Pune, and Kolhapur. At present, two railway stations serve the city, Bellary Junction and Cantonment.

With Ballari, being the place for investment, several government employees are eying a slice of the pie by purchasing lands in small parcels. The Karnataka government through its industries ministry is pushing to set up processing units, including agro, horticulture, animal, mineral, and textiles, metal, engineering automobile, biotechnology, artisan, and handicraft, are being canvassed among investors to set up their enterprises.

The shift to suburban living in the lookout for bigger spaces is a rising trend and developers need to focus and recognize the suitable size and unit layout plans best suited for their lifestyle on basis of the needs.

Consequently, more beginners would prefer to invest in smaller parcels or plots for residential purposes for their future

Banks have also lowered home loan rates since the last quarter of 2020, passing on the benefits to customers, and boosting the demand for housing loans. Home loan rates are at currently at a 15-year low. Kotak Mahindra Bank, State Bank of India, HDFC, ICICI Bank, Axis Bank and LIC Housing Finance, among others, slashed their home loan rates in 2021, and reduced them further in 2021. They are currently in the range of 6.65 -7 per cent per annum. Some banks are still offering these record low rates as a limited-time offer.

Source - Times Property

Over 70% ER&D firms in India to hike spending in GCCs, ESPs: Survey

By : Last updated May 25, 2022, 09:45 PM IST



The newly analysed responses from 151 ER&D leaders across 19 countries, including North America, Germany, Israel, Japan, and India, and 12 sectors encompassing automotive and transportation, aerospace & defence, telecom, software products, medical devices, hardware and electronics, industrial, and energy, oil and gas.

ER&D (Engineering R&D) spend in India GCCs within 'automotive and transportation' and 'industrial' sectors is expected to grow the most, and predicted to be in the range of 10-25 per cent, the survey report said.

"Earlier reports have pegged the Indian ER&D market growth at a CAGR of 12 per cent until 2025 and this growth story has been well reinforced by the findings of the pulse survey. With more companies planning to strengthen their presence in the country, the growth prospects for India GCCs and ESPs have grown manifold," Deloitte India partner Keerthi Kumar said.

The survey analyses responses from 104 R&D leaders across 19 countries, including North America, Germany, Israel, Japan, and India, and 12 sectors encompassing automotive and transportation, aerospace & defence, telecom, software products, medical devices, hardware and electronics, industrial, and energy, oil and gas.

According to the survey, 72 per cent of respondents with India GCCs expect to see an increase in their ER&D budget in the range of 10-25 per cent, while 52 per cent with India ESPs expect their ER&D spend on ESPs to increase in the range of 10-25 per cent.

"Building in-house remains the most favourable strategic choice for approximately 70 per cent of the surveyed companies to accelerate their R&D initiatives, however co-creation is gradually gaining traction," the report said.

Kia India ramps up production to full capacity at Anantapur plant

By : Last Updated Feb 28, 2022, 01:43 PM IST



Automaker [Kia India](#) on Monday said it has ramped up production to full capacity of 3 lakh units annually with the start of the third shift at its [Anantapur plant in Andhra Pradesh](#). [Kia India](#) had commenced mass production from the facility in August 2019. It had recently crossed 5 lakh cumulative dispatches from the

Anantapur plant, including 4 lakh domestic sales and 1 lakh exports, the company said in a statement.

"We have hired additional manpower and aligned resources to minimise the waiting period on Kia cars and help us cater to the high demand in domestic and international markets," [Kia India](#) Managing Director and CEO Tae-Jin Park said in a statement.

He further said, "India is a strategic market for Kia globally, and all our products have received an overwhelming response here".

The company has exported cars to more than 91 countries in the [Middle East](#), Africa, Central & South America, [Mexico](#) and the Asia Pacific since it started shipping Seltos in September 2019, [Kia India](#) said.

The South Korean auto major, a part of the [Hyundai group](#), had committed an investment of USD 1.1 billion on the plant.

Greenko setting up 100GWh, \$10-billion integrated renewable energy unit in Kurnool, Andhra Pradesh

Andhra Pradesh Group has received \$100 million for setting up 1,000 MW of the 1,000 MW solar project attached to the integrated plant.

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The solar panels will generate clean energy and will be a major contribution to the state's renewable energy goals. The project will be a major contribution to the state's renewable energy goals.

Greenko Group, India's largest renewable energy storage and transition company, is planning to increase its renewable capacity to 100 GW by 2030 for 10 hours a day by 2027 with an investment of \$10 billion.

The company's latest project, the world's largest 5,250 MW integrated pumped hydro storage cum wind solar project here on Tuesday. The first concrete pouring at the project site was done by Andhra Pradesh chief minister N. Chandrababu Naidu.

The Kurnool project will include 1,000 MW of pumped hydroelectricity which will have storage for 16 hours, equivalent to 16,000 MWh (5,250 GWh) of capacity. The project will also have 5,000 MW of solar capacity and 100 MW of wind power capacity.

Andhra Pradesh Group has received \$100 million for setting up 1,000 MW of the 1,000 MW solar project attached to the integrated plant.

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"We have already raised \$100 million in the past few days. The equity contribution will come through international investors such as Abu Dhabi Investment Authority, Government Investment Corporation of Singapore, and Orix Corporation of Japan," Naidu said.

Naidu and AN Chandrababu Naidu are the founder promoters of Greenko.

"We have tied up for 300 MW of the pumped storage capacity with three states of Bihar, West Bengal and Rajasthan. The balance will be sold to Andhra Pradesh (200 MW) and Andhra (100 MW)," he said.

Going ahead, the company will take the pumped hydro storage capacity to 50 GWh by 2030 and 100 GWh by 2035.

"We are already setting up 10 GWh of storage capacity in the Madhya Pradesh and Karnataka, and 17 GWh in Rajasthan which will get commissioned by 2025," Naidu said.

The company is helping industries give up on costly captive power generation, which costs around Rs 7.5 a unit. Pumped hydroelectricity would cost not more than 4-5 paise.

Andhra Pradesh will close its 100 MW captive power plant attached to the major steel plant. "Now, they will source power from the cheaper solar power. This will be a firm power supplied on a 24x7 basis," Naidu said. "Greenko Group will also tie up with us for the project in Karnataka."

Pumped hydroelectricity can resolve big concerns related to intermittent wind-solar supplies if integrated with them, besides it doesn't require to be a run-of-the-river hydro project. It is not as costly as LNG or imported coal. "It can be a solution for the power sector dealing under the shortage crisis," Naidu said.

Eye on investment, govt to set up 1,000-acre SEZ corridor in Satya Sai district

The Andhra Pradesh Industrial Infrastructure Corporation (APIIC) has sent proposals to the government for acquiring 880 acres from farmers for the proposed SEZ in the district.

Published: 21st April 2022 04:16 AM | Last Updated: 21st April 2022 04:16 AM



Special Economic Zone (SEZ) development in Satya Sai district. (Special arrangement)

By CP Bangalore

Express News Service

ANANTAPUR: Aimed at generating employment opportunities for locals who migrate to other parts of the State and country in search of livelihood due to persistent drought conditions, the State government is gearing up to set up a Special Economic Zone (SEZ) corridor in around 1,000 acres in the newly-formed Satya Sai district.

While the government has set up an industrial corridor in Hindupur, where a few firms have already started their operations, the proposed SEZ will come up at Tekulodu in Chilamathur Mandal, bordering Karnataka. The new SEZ at Tekulodu, just 100 km away from Bengaluru, is expected to attract more companies.

The Andhra Pradesh Industrial Infrastructure Corporation (APIIC) has sent proposals to the government for acquiring 880 acres from farmers for the proposed SEZ in the district. Of the total 880 acres, 174 acres are patta lands and the remaining, assigned lands. Authorities have proposed to pay Rs 25 lakh per acre, irrespective of the type of land, and sent proposals to the government in this regard.

Following the proposal to create a SEZ corridor at Tekulodu, the land value in the area witnessed a three-fold increase with many realtors evincing interest to buy land in and around the corridor. While the APIIC has already earmarked 200 acres for commissioning the SEZ, it is planning to acquire more land as a standby. Once the industries start functioning, it is expected to provide direct and indirect employment opportunities to thousands of locals.

Further, the proposed new industrial corridor is well-connected by road and adjacent to National Highway 544 (Pune) and NH-44 Bengaluru-Hyderabad. Also, the presence of the Kia car manufacturing plant, Nasim Training Institute and Indus Gene Vaccine manufacturing plant in the district is expected to attract more industries to the corridor.

APIIC chairman Mettu Govinda Reddy told TNE that plans are afoot to develop the SEZ corridor into an electronics and hi-tech hub. He said water pipelines were laid with an outlay of Rs 10 crore. Officials anticipate that companies will make a baseline to set up their units as the corridor is close to Bengaluru airport.

Mega industrial Hub in Kadapa, Andhra Pradesh

Hans News Service | 29 Dec 2021 11:45 PM IST

f t w p r +



CM YS Jagan Mohan Reddy

HIGHLIGHTS

Though conceptualised in August 2019, YSR Jagananna Mega Industrial Hub and YSR Electronic Manufacturing Cluster (EMC) were opened at Kopparthy in YSR Kadapa on December 23, 2021.

Though conceptualised in August 2019, YSR Jagananna Mega Industrial Hub and YSR Electronic Manufacturing Cluster (EMC) were opened at Kopparthy in YSR Kadapa on December 23, 2021. Andhra Pradesh government has developed the hub in an area of 3,155 acres. It expects that the hub will contribute significantly to the State's plan to achieve an export turnover of \$33.7 billion by 2030.

Major investments in the electronics sector include Century Plyboards India Ltd with an investment of Rs 1,000 crore, AIL Dixon Technologies with Rs 207 crore, United Telcelinks Neolyncs India Pvt Ltd (UNTPL) with Rs 112 crore, and Celkon Resolute Electronics LLP and Digiconn Solutions to invest Rs 50 crore each to develop their manufacturing facilities. AP Chief Minister YS Jagan Mohan Reddy said, "These facilities will enable industrial growth, attract investment and improve industrial infrastructure climate in Kadapa and thereby, contribute to the development of the State economy. In total, all the activities that we have taken up will lead to an investment of Rs 1,052 crore and generation of over 14,803 jobs."

Global Capacity Centres in India to add 2,00,000 jobs in FY22

By Pooja Bhattacharya, ET Bureau | Last updated May 15, 2022, 10:14 AM IST

Synopsis
Companies looking up the hiring action include some of the world's leading tech firms, including Google, Microsoft, Amazon, Facebook, and others. The hiring action is expected to be a major driver of growth in the Indian economy.



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With several new captives in the making and over 500 new GCCs to set up their captive tech centres by 2025, the total headcount is set to double to 3.0-3.2 million by FY25 from 1.5 million now as the market size is estimated to increase to \$60 billion from \$36 billion, according to data put together for ET by staffing solutions firm Xpheno.

There are currently about 1,500 GCCs in India across sectors such as banking, financial services and insurance (BFSI), IT software, automotive, pharmaceuticals, retail and oil and gas.

This cohort of companies together not added about 170,000 jobs in India in 2021-22, while gross hiring stood at around 200,000, according to Xpheno.

The growth of GCCs in India accelerated since the outbreak of Covid-19, which led to an increasing number of organisations opening up to the idea of remote working. As a result, locations like India that have the talent pool - especially in the field of technology - and cost advantages are increasingly turning into a strategic hotspot for multinationals, top industry officials said.

"India has a very deep talent pool and a large number of resources from across engineering and finance backgrounds," said Dilip Kumar Shandilwal, CEO of Deutsche India, which will hire 3,000 people this year mainly in its technology and operations teams. "India is a very important location in terms of Deutsche Bank's overall footprint outside of Germany."

He said the startup landscape in India is getting bigger by the day and banks and financial services companies are collaborating with the startups on specific areas, integrating those services within the technology stack, making India a preferred destination for talent.

Anil Ethuram, co-founder at Xpheno, said, "The pickup in hiring post-pandemic is powered by a release of pent-up demand and expansion hiring by active GCCs. Further, the hiring action by and for new captives in the making has added to the funnel of hiring action."

Top recruiters among GCCs in India are BFSI companies. In FY22, the BFSI GCCs cluster net-added more than 60,000 jobs, accounting for nearly one-third of the total net additions during the fiscal. Other top sectors include software, automotive, pharma, retail, and oil and gas.

Companies on top of the hiring action include Amex, Bank of America, Wells Fargo, Citi, Barclays, Morgan Stanley, HSBC, Standard Chartered, Goldman Sachs, Amazon, Target, Walmart, Shell, GSK, Abbott, Pfizer, Novartis, and AstraZeneca, among others, according to Xpheno data.

"India as a market is very attractive from a commercial perspective. It also has one of the largest university systems with both quality and quantity of talent," Mohit Kapoor, global chief technology officer at consumer researcher Nielsen IQ, had told ET in a recent interview.

Nielsen is planning to hire over 5,000 people in the country at its three global hubs in Chennai, Vadodra and Pune by the end of 2023. "Our India hubs will be of strategic advantage for us going ahead," Kapoor said.

The rules in demand are across the spectrum. However, with an enhanced focus on digital transformation post-pandemic, top talent and roles in demand are in the tech and digital space. Roles in selection, core development, DevOps, cloud and cyber security, virtualisation, data analytics, and enterprise mobility are in demand. That apart, roles in artificial intelligence, machine learning, Internet of things (IoT), robotic process automation (RPA), and Blockchain continue to be in demand.

Press Articles

Anantapur: Formula 3 car race project likely to be launched in early 2022



Ravi P Benjamin

Hans News Service | 25 Sept 2021 1:14 AM IST



Photo for representational purpose only

HIGHLIGHTS

Civil works of the Formula 3 car race project is in full swing and the first phase of the project is likely to be completed by early 2022.

Tanakal (Anantapur): Civil works of the Formula 3 car race project is in full swing and the first phase of the project is likely to be completed by early 2022. The project at Kotipalle village in Tanakal mandal in the district with an investment of Rs 220 crore had been cleared by the then TDP government in 2019 just before the Assembly elections. Bengaluru-based project promoters Nidhi Marque One Motors Private Limited is implementing the project in the private sector with an investment of Rs 220 crore in 3 phases. The first phase will conclude by January 2022. This Formula Three car racing project will place Anantapur district on the national and international map in future. The project being facilitated by the Department of AP Tourism will complete its phase 1 within 18 months.

"In the first phase, Race Track will be laid and Resorts with 40 rooms are under construction apart from establishing the Automotive testing facility," says AP Tourism Regional In-charge Director B Eshwariaiah during a chat with The Hans India. In phase-2, a 5-hole Golf Course, a sports complex and a Human Performance Centre would be set up. In the phase 3, an Automotive Theme Amusement Park will be set up at a cost of Rs 100 crore. The other facilities include 3.2 km FIA grade 3 circuit, with 40 metres elevation, low friction dynamic zones, Skid pan circles, and off road and rock circuit driving area. The non-track facilities include light industrial technical business centre, Automatic research centre besides other facilities. The promoters performed ground-breaking ceremony last year and civil works are under progress, Eashwariaiah added. Anantapur district is zeroed in view of its proximity to international airport in Bengaluru and airport in Puttaparthi.

Under the project, a track would be laid, which can withstand a top speed of 250 kmph. The main difference between Formula One and Formula Three is top speed. In Formula One, the top speed of cars is in the range of 350 kmph to 450 kmph. A modern resort, middle-level conference comforts and amusement park with modern sound and light shows will be available. The project is the third in the country with the other two projects located in Delhi and Chennai. One more would also come up in Amaravati region.

Kia Motors in Penukonda is mandated to use the car racing track for carrying on trial runs of Kia Cars to ensure extra revenue for the car racing project. The project is expected to place the district on national and international map and give a fillip to the infrastructure in the region. The project has been delayed due to Covid-19 and lockdown conditions etc.

Rs 2,755 crore set aside for industries; Kadapa Steel Plant gets Rs 250-crore push

The Andhra Pradesh government has set aside Rs 2,755.17 crore for industrial and infrastructure development in the State in 2022-23.



Published: 12th March 2022 04:32 AM | Last Updated: 12th March 2022 04:32 AM



ALLOCATIONS AND INCENTIVES		
₹450 cr Incentives for industrial promotion for MSMEs	₹236.86 cr To ADB for Visakhapatnam-Chennai Industrial Corridor development programme (APIC component)	₹125 crore To ADB for Visakhapatnam-Chennai Industrial Corridor development programme - APITRACO component
₹250 cr To Asian Development Bank (ADB) for Visakhapatnam-Chennai Industrial Corridor development programme (APIC component)	₹175 crore Incentives to SE entrepreneurs for industrial promotion	₹80 cr - Incentives to IT & Electronics industries/organisations

By S Viswanath
Express News Service

VIJAYAWADA: The Andhra Pradesh government has set aside Rs 2,755.17 crore for industrial and infrastructure development in the State in 2022-23. In the annual State Budget presented on Friday, the government earmarked Rs 250 crore for Kadapa Steel Plant, Rs 200 crore for YSR Electronic Manufacturing cluster, Rs 150 crore for development of Machilipatnam port and Rs 100 crore each for Ramayapatnam and Bhavanapadu ports.

Asserting that small and medium industries form the foundation of the 'third pillar of livelihood' and are central to the realisation of the United Nations Sustainable Development Goals (UNSDG)- 8 and 9 of 'Decent Work' and 'Industry, Innovation and Infrastructure', Finance Minister Buggana Rajendranath said the State has huge investment potential in food and agro-processing, textiles and spinning, marine products, mineral products, iron and steel, cement, granite, ferro alloys, engineering goods, automobiles, defense and aerospace, electronic hardware, biotech, and retail trade.

The Chittoor-Nellore region figures in the top-10 manufacturing destinations in India, attracting domestic and international investors alike. He said the State has improved its exports performance and was ranked fourth in 2020-21 from seventh in 2019-20 due to an increase in exports to \$16.8 billion, a growth of 13.8 per cent in a year.

Till January 31, 2022, 11 large and mega projects were established with an investment of Rs 2,048 crore providing employment to 3,989 people. In addition, 55 large and mega projects are under various stages of implementation with an investment of Rs 44,097 crore. Through YSR Navodayam, 1,78,919 MSME accounts worth more than Rs 7,976 crore were restructured to support and nurture the growth of MSMEs under the One-Time Restructuring of MSME loans' scheme.

"There are 10 investment proposals under the IT sector at advanced stages of grounding with an investment of over Rs 500 crore in the next 2 to 3 years. They will generate 20,000 jobs. In addition, there are 15 investment proposals under the electronic system design and manufacturing sector at initial stages of implementation for the generation of 25,000 jobs with an investment of over Rs 4,000 crore over next 3 years," the FM noted.

CII welcomes Budget

Confederation of Indian Industry (CII-AP chapter welcomed the Budget proposal and attributed the performance in exports to the government's proactive approach to ensure business continuity during Covid. The CII lauded the government's move to enter into a concession agreement for the development of Bhogapuram Greenfield International Airport under PPP mode.

Phoenix Mills to add 4.4 million sq ft to retail portfolio in 12-15 months

By Karish Sahar, ET Bureau | Last Updated: May 25, 2022, 09:40 PM IST



Image used for representation

The **Phoenix Mills**, India's largest retail-led mixed-use asset developer and operator, will be operationalizing four new large malls in key consumption centers of Pune, Bangalore, Ahmedabad and Indore over the next 12-15 months owing to a robust rebound in retail activity driven by pent-up demand and revenge shopping post the **Covid19 pandemic**.

Phoenix that counts Singapore sovereign wealth fund **GIC** [NSE 1.23 %](#) and the Canada Pension Plan Investment Board (**CPPIB**) as its partners will hold around 4.4 million

sq ft cumulative leasable retail space across the four malls.

The company is investing around Rs 4,000 crore to develop the retail component of these projects.

Notwithstanding the disruption caused by the Covid19 pandemic over the last two years, retail consumption is making steady progress in recovery, which is supporting mall developers' confidence to continue focusing on their plans to develop more malls across major cities of India.

"We are seeing very encouraging trends in consumption across all categories. Overall, we are cheered by the momentum that has been built up and consumption across all our malls and we are confident that the trend should continue going forward under normal operating conditions..We have further seen very strong trajectory in the first three weeks of May 2022," Shishir Shrivastava, Managing Director, The **Phoenix Mills** said at earnings conference call.

According to him, barring the impact of the Delta wave in the first half of 2021-22, and the Omicron wave in the month of January 2022, consumption across all categories has recovered to pre-COVID levels in the year ending March 2022. The company has seen a strong recovery in consumption growth in the second half of 2021-22.

Of the total four malls, two malls with nearly 2 million sq ft space in Ahmedabad and Indore will start operations by Diwali this year.

The company's mall Phoenix **Citadel** Indore has already locked around 75% of its leasing through pre-commitments, while Palladium Ahmedabad property has completed 85% leasing, which indicates revived business confidence and expected further recovery in consumption.

Both malls **Phoenix Millennium** in Pune's Wakad and Phoenix Mall of Asia Bangalore in Hebbal with around 2.4 million sq ft space will start operations next year and these have also completed over 50% leasing each.

Following the completion of these four properties and one more in Kolkata, the company's total operational **retail portfolio** will grow to 13 million sq ft across 14 malls from the current 7 million sq ft across 9 malls.

The company has seen total consumption worth over Rs 720 crore at its 8 operational malls across the country jump 129% over the pre-covid level in April 2019 and the trend has continued in May.

Last year, GIC and Phoenix Mills entered into a strategic partnership to set up a joint venture to develop, own and operate retail-led mixed-use developments in India. As part of this alliance, GIC will initially acquire a 26.4% stake in Phoenix's Rs 5,500 crore worth select portfolio by investing an aggregate amount of Rs 1,111 crore.

A week prior to this development, CPPIB had also extended its partnership with Phoenix Mills to invest up to Rs 800 crore into their existing joint venture. The malls in Bangalore, Pune and Indore are being developed under the Phoenix-CPPIB joint venture.

The company has completed the acquisition of the balance 50% stake in Classic Mall Development Company (**Phoenix Marketcity Chennai**) for a consideration of Rs 936 crore and with effect from May 5, 2022, Classic Mall is now a wholly owned subsidiary of **Phoenix Mills Ltd** [NSE 1.26 %](#). Ends

ANDHRA PRADESH

AG&P Pratham launches CNG station in Guntakal

Ramesh Susarla

ANANTAPUR: MAY 04, 2022, 08:05 IST
UPDATED: MAY 04, 2022, 08:10 IST

It is the fourth such outlet in Anantapur district

AG&P Pratham on Tuesday launched its CNG station in Guntakal at Devi Devendra filling station co-located with HPCL, which also happens to be the fourth CNG station in Anantapur district.

AG&P Pratham has also launched a 'Mega CNG Exchange Mela' aimed at giving easy and affordable exchange options for petrol, diesel and LPG-run autos with CNG autos in Tirupati, Nellore, Kadapa, and Anantapur districts.

The Green Wheels CNG Rally was kicked off in Guntakal covering all segments of CNG vehicles ranging from auto-rickshaws, cars, and small and light commercial vehicles (LCV) to spread awareness on CNG and its benefits.

The CNG station will help the residents reduce dependence on traditional fuels and move towards sustainable living with a savings of 30% to 50%, said a release quoting Regional Head G.A. Venkatesh. Guntakal MLA Y. Venkatarami Reddy was present on the occasion. The exchange mela holds special interest for the auto-rickshaw drivers as converting to CNG can benefit the drivers by helping them save up to ₹10,000 every month, the regional head of AG&P Pratham said.

In Anantapur, AG&P Pratham currently distributes around 1,300 kg of natural gas every day with four CNG stations at Syndicate Nagar, Goity, Guntakal and Hindupur. The company will launch five more stations at major demand centres in Anantapur district within the next six months, he added.

THE  HINDU
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Indian data centres to receive Rs 1.05 cr-1.20 lakh cr investments

02 May 2022 07:10 IST

According to rating agency ICRA, the capacity of the Indian data centre sector is likely to rise fivefold over the next five years, with investments of Rs 1.05 cr-1.20 lakh crore.

Large hyper-scalers such as Amazon Web Services, Google, Microsoft, Facebook, IBM, Uber and Dropbox, who outsource their storage needs to third-party DC providers, are driving strong development in the Indian data centres (DC) industry.

To meet the rising demand, Indian corporations such as the Hyandary Group and the Adani Group, as well as international companies such as Amazon, EdgeConneX, Microsoft, Capitaland, and the Mantra Group, have begun investing in Indian data centres.

Existing players such as NTT, CofS, Netix, and STT India are growing their capacity alongside them.

After experiencing a 24% compounded annual growth rate (CAGR) during the fiscal year (FY) 2014-2021, the market is expected to grow at an 18-19% CAGR during FY2022-FY2024, owing to increased rack capacity utilisation and the ramp-up of new data centres.

Operating margins are likely to grow and continue between 40% to 42% as sales rise and fixed costs are better absorbed.

As the data centre companies are in a continuous huge capital expenditure (CapEx) phase, where data centres are ramped up over time, the return on capital employed (ROCE) is projected to remain modest.

The primary difficulties for the industry include rising competition intensity, projected to put pressure on margins for incremental business, and large debt-funded capital plans, which might put a strain on the companies' credit metrics.

Power costs contribute to 15-60% of overall expenditures for maintaining various cooling pathways and redundancy. Given the ESG concerns of the majority of critical tenants, data centre operators are likely to invest in green electricity to satisfy their power needs.

Some state governments, such as Maharashtra, Telangana, Karnataka, and Uttar Pradesh, have made provisions for specific incentives such as stamp and electricity duty exemptions, power subsidies, and land at a reduced cost, and other concessions to encourage data centre investment.



India's *First* Water-Themed Plot Township

Water. Water. And more water. That's a key feature you will notice here.

With plenty of water bodies like water parks and a waterfall, the community not only looks serene and appealing, but will always have a great source of water, even in a city like Ballari.

Not just that! We have also created water-based amenities in the pools where you can refresh and rejuvenate with features like aqua gym, aqua volleyball, poolside party area and many more!



Eco-friendly Community



How great would it be to live among 1000s of trees? Well, you don't need to imagine, because you can live that dream here!

Not just trees. Exotic flora of every kind is also beautifully spread across the community, increasing the green cover. A community that's a few degrees lesser when you step in!

Plug-n-play Plots

Don't believing in waiting and postponing? Then this community is the one for you.

With all essential connections like underground EB, water and drainage already in place, it is now very easy to build your dream home.



A woman with long brown hair, wearing a yellow tank top and dark shorts, is seen from the back, stretching her arms upwards with her hands clasped. She is standing on a paved path in a lush, green forest. The sun is low in the sky, creating a warm, golden glow and long shadows. The background is filled with tall trees and dense foliage.

A World of Amenities

You will never need to step outside, because the world is within your community. A lavish clubhouse of 1 Lakh sq.ft and one-of-a-kind features like helipad and zip lining. Sports, entertainment, wellness. Every need is taken care of here.



Health & Wellness Amenities

Being fit is not just about physical fitness. It is a lifestyle. Since the world is prioritising wellness first, we have created amenities for you to stay fit and be in positive spirits.

1. Yoga lawn
2. Meditation deck
3. Foot reflexology pathway
4. Aerobic lawn
5. Infinity walking track (8 walk)
6. Laughing park
7. Outdoor gym
8. HIIT workout





Entertainment Amenities

With so many amenities just for your entertainment, you will never get bored here. Simply relax and unwind with your family, play with your kids, host a party for your circle... The possibilities are endless.

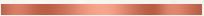
- | | |
|----------------------------------|-------------------------|
| 1. Outdoor amphitheatre | 10. Merry-go-round |
| 2. Barbeque lawn | 11. Cultural court |
| 3. Trampoline park | 12. Cognitive play area |
| 4. Outdoor party area | 13. Cycle tracks |
| 5. Zip lining | 14. Sunken pavilion |
| 6. Bonfire pits | 15. Lawn play mound |
| 7. Family lawn | 16. Street food court |
| 8. Clay pottery | 17. Ground Planetarium |
| 9. Live painting space/ Art lawn | |







Sports Amenities



We have one of the highest number of sports amenities in Karnataka with 38 engaging sports!
Put on your shoes and come out to play!

- | | | |
|--------------------------|----------------------|------------------------|
| 1. Basketball | 13. Box cricket | 25. Martial arts court |
| 2. Cricket practice nets | 14. Gully cricket | 26. Shot put/ Disc |
| 3. Mini golf | 15. Squash court | 27. Kick volleyball |
| 4. Dash track | 16. Pickleball court | 28. Javelin throw |
| 5. Kabaddi court | 17. Disk golf | 29. RC car track |
| 6. Skating rink | 18. Nerf gun game | 30. Trek trail |
| 7. Kho kho court | 19. Giant board game | 31. Petangue play area |
| 8. Volleyball | 20. Equestrian trail | 32. Paint ball |
| 9. Tennis | 21. Horseshoe pit | 33. Warm up area |
| 10. Archery | 22. Athletic track | 34. Badminton court |
| 11. Throwball | 23. Futsal court | 35. Water gun tag |
| 12. Mini hockey | 24. Giant sling shot | |







Children's Amenities

Kids will no longer be addicted to gadgets, because they'll be busy spending time outdoors with the wide range of amenities exclusively for them.

- | | |
|--------------------|-------------------------|
| 1. Hopscotch | 5. Sand pit with castle |
| 2. Wall climbing | 6. Toddlers play area |
| 3. Kids jungle gym | 7. Maze house |
| 4. Tot-lot | 8. Water slide for kids |







Refreshment Amenities

Looking for some quiet time? We have serene relaxation zones just for you. With hammocks, pergolas, a tree house and many more, you'll be inspired to spend quality time with your loved one here.

- | | |
|-----------------------------|--------------------------------|
| 1. Hammock garden | 6. Water pavilion with seating |
| 2. Pergola with seating | 7. Tulip seating |
| 3. Senior citizen gathering | 8. Vitamin D Zone |
| 4. Tree house | 9. Bird feeding/nest |
| 5. Outdoor dining | 10. Fish pedicure |



Clubhouse Amenities

A 1 lakh sq.ft clubhouse hosts a variety of amenities of every kind. Be it conducting events or playing indoor games or working out, this clubhouse is your one destination for your entertainment and convenience.

- | | | |
|------------------------------|-----------------------------|------------------------------|
| 1. Banquet hall with kitchen | 19. Zumba room | 37. Boxing simulator |
| 2. Convenience store | 20. Spinning wheel of hope | 38. Salon |
| 3. Party hall | 21. Kids PSP | 39. Jacuzzi |
| 4. VR room | 22. Robotic station | 40. Dance floor |
| 5. Library | 23. Sauna | 41. Interactive gym |
| 6. Science club | 24. Blackboard wall | 42. Senior citizens gym |
| 7. Laundromat | 25. Digital workout | 43. Mobile charging stations |
| 8. Carrom | 26. Instrument room | 44. Gym |
| 9. Chess | 27. Table tennis | 45. Massage room/ Spa |
| 10. Snooker | 28. Pool table | 46. Simulation games |
| 11. Video games room | 29. Arm wrestling arena | 47. Smart tuition kiosks |
| 12. Mini theatre | 30. Aquarium | 48. Cards room |
| 13. Grand ballroom | 31. Conference room | 49. Rooftop party deck |
| 14. Crèche-cum-daycare | 32. Association room | 50. Package lockers |
| 15. Ludo | 33. Tqball table | 51. Activities room |
| 16. Punching bag | 34. Billiards | 52. Bouncy house |
| 17. Tic-tac-toe | 35. Interactive floor games | 53. Jamming room |
| 18. Foosball table | 36. Air hockey table | |

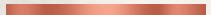




Water Slide



Pool Amenities



A swimming pool is always a fun and entertaining feature that attracts everybody, irrespective of age. Even if you don't swim, you will definitely love to relax by the pool. That's why we have elevated the pool features to make it all the more exciting! Don't hesitate to take a refreshing dip or unwind in the pool decks.

- | | |
|-----------------------------|--------------------------------|
| 1. Poolside party area | 12. DIY Slip & slide |
| 2. Water throwball | 13. Water bucket race |
| 3. Aqua volleyball | 14. Dancing water |
| 4. Pool basketball hoop | 15. Sponge toss |
| 5. Pool deck | 16. Water bucket fall |
| 6. Leisure pool | 17. Adult diving |
| 7. Kids pool with play zone | 18. Artificial waterfall |
| 8. Lazy deck | 19. Aqua gym |
| 9. Dressing room | 20. Giant float slide |
| 10. Bath area | 21. Water cascade with seating |
| 11. Pingpong pool | 22. Koi fish pond |

Pool with water amenities





Water cascade with seating



Landscaping Amenities

A green relief gives a great sense of peace and tranquillity. That's why we have provided plenty of gardens, lawns and parks inside the community for you to relax. Landscaping also helps prevent soil erosion, increases the quality of air and brings down the overall temperature.

- | | | |
|--|---|---------------------------|
| 1. Zen garden | 14. Mini forest | 27. Functional farming |
| 2. Panchayat lawn | 15. Sensory garden | 28. Blooming boulevard |
| 3. Aroma garden | 16. Tree with seating | 29. Miniature garden |
| 4. Dogs park | 17. Miyawaki forest | 30. Activity lawn |
| 5. Maple garden | 18. Butterfly garden | 31. Therapeutic garden |
| 6. Palm promenade | 19. Mud pathway | 32. Green pavilion |
| 7. Rock garden | 20. Chime garden | 33. Organic farming space |
| 8. Nature trails | 21. Seasonal fruits cultivation / Fruit orchard | 34. Polyfarming |
| 9. Koi fish pond | 22. Rainbow arcade | 35. Mango promenade |
| 10. Catos / Cat parks | 23. Bamboo drive | 36. Gathering space |
| 11. Bird observatory | 24. Sculpture court | 37. Camping site |
| 12. Historical display in an open area | 25. Scrub forest | 38. Fountain |
| 13. Stargazing | 26. Medicinal forest | 39. Sprinkler twister |
| | | 40. Bonsai garden |



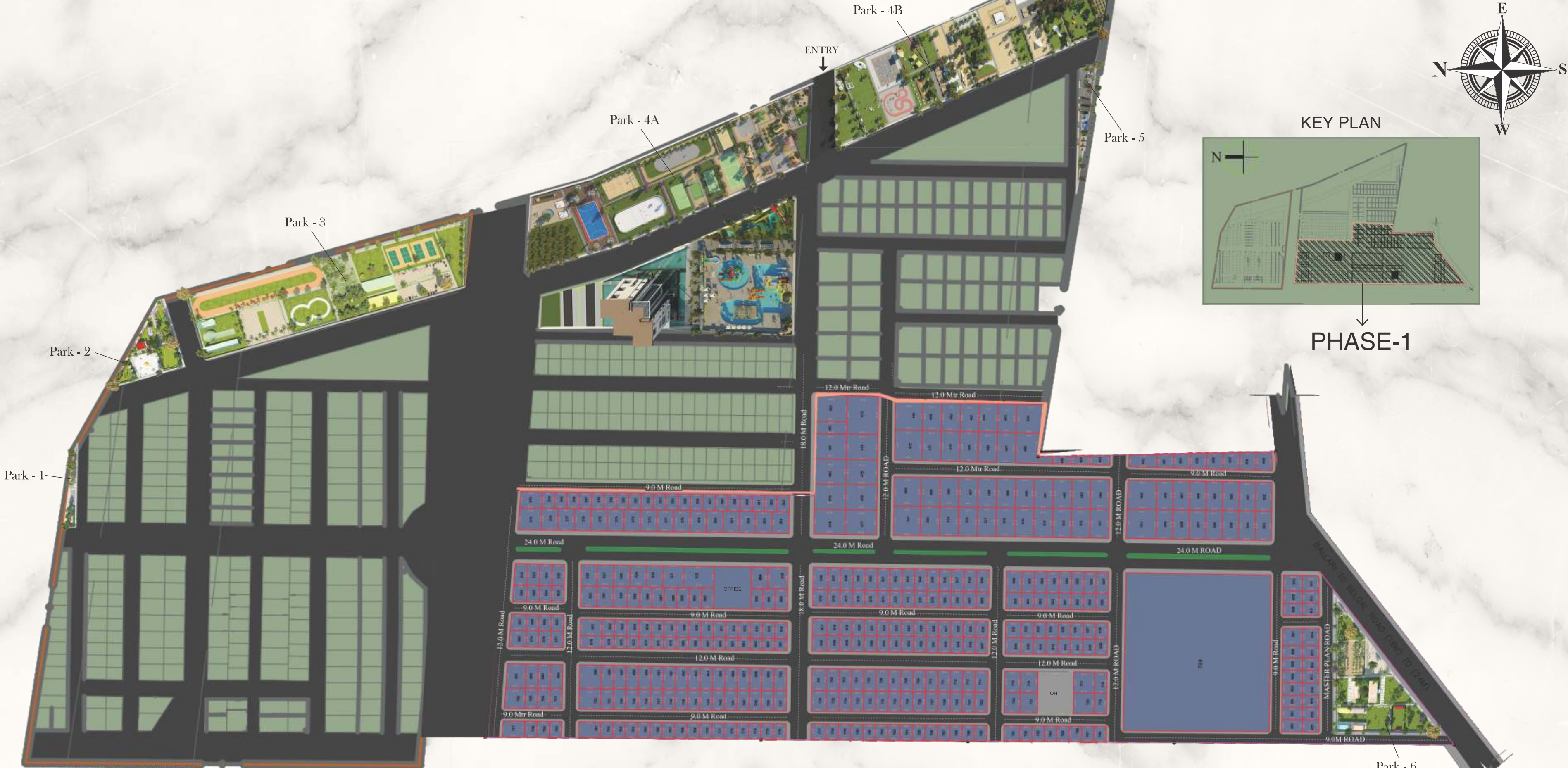


Solar panels and rainwater harvesting for sustainability, helipad for convenience, CCTV and 24x7 security for your safety and so many more facilities. We have thoughtfully offered features that would greatly ease your lives.

- | | |
|--|---------------------------|
| 1. Electric cycles with rack | 9. Stalls (local art) |
| 2. Electric car / bikes – charging station | 10. ATM |
| 3. Ground water recharging | 11. CCTV |
| 4. Energy efficient street lights | 12. 24x7 Security |
| 5. Storm drain network | 13. UG- EB Cablings |
| 6. Kiosks | 14. UG-Sewer drain system |
| 7. Helipad | 15. UG-Fresh water supply |
| 8. Car wash | 16. Overhead tank |



Phase-1 site plan with parks



Park 1 plan



- 1 MANGO PROMENADE
- 2 LAUGHING PARK



Park 2 plan



- 3 STARGAZING
- 4 GROUND PLANETARIUM
- 5 ACTIVITY LAWN
- 6 RAINBOW ARCADE
- 7 MEDICINAL FOREST





8 PRACTICE NET

9 WARM UP AREA

10 GULLY CRICKET

11 INFINITY WALKING TRACK / 8 WALK

12 ATHLETIC TRACK

13 TREK TRAILS

14 MINI GOLF

15 BOX CRICKET

16 SQUASH COURT

17 SHORT-PUT / DISC THROW

18 OUTDOOR GYM

19 INTENSIVE / HIIT WORKOUT

20 PICKLE BALL COURT

21 KICK BALL COURT

22 DISC GOLF

23 DASH TRACK





24 MIYAWAKI FOREST

25 MARTIAL ARTS COURT

26 HORSE SHOE PIT

27 FUTSAL COURT

28 BASKETBALL COURT

29 MINI HOCKEY RINK

30 EQUESTRIAL TRAIL

31 JAVELIN THROW

32 VOLLEY BALL COURT

33 THROW BALL COURT

34 BADMINTON COURT

35 ARCHERY

36 TENNIS COURT

37 KABADDI COURT

38 KHO - KHO COURT

39 SKATING RINK

40 SAND PIT WITH CASTLE

41 LIVE PAINTING ARENA

42 PLAY MOUND

43 4TRAMPOLINE

44 HISTORICAL DISPLAY

45 TOT LOT

46 TODDLER'S PLAY AREA

47 MERRY - GO - ROUND

48 WALL CLIMBING

49 HOPSCOTCH

50 MAZE

51 TREE HOUSE

52 KID'S JUNGLE GYM

53 GIANT BOARD GAMES

54 COGNITIVE PLAY AREA

55 HAMMOCK GARDEN

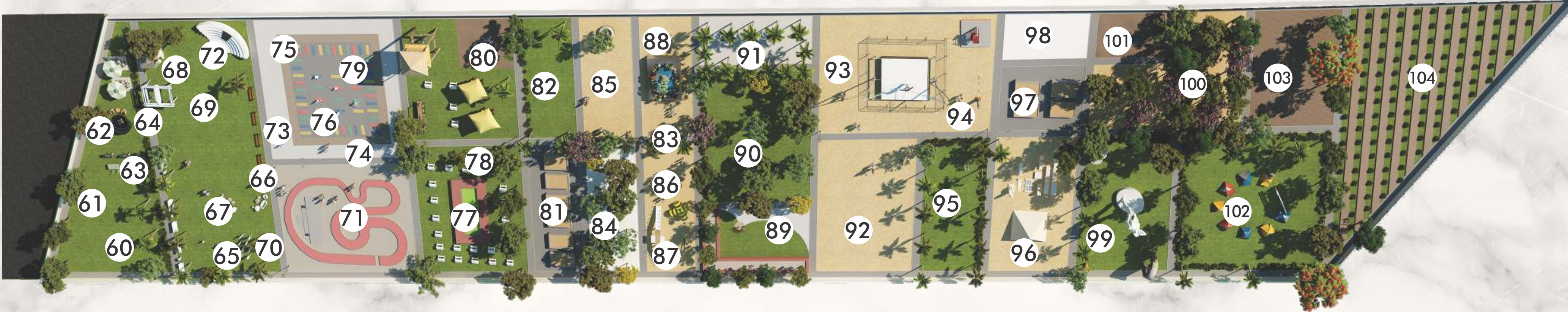
56 PETANQUE PLAY AREA

57 NERF GUN GAME

58 POLY FARMING

59 BAMBOO DRIVE





60 FAMILY MAN

61 OUTDOOR PARTY AREA

62 BONFIRE PIT

63 BARBEQUE LAWN

64 OUTDOOR DINING AREA

65 GATHERING SPACE

66 WATER PAVILION

67 TULIP SEATING

68 PERGOGLA WITH SEATING

69 BIRDS NEST WITH FEEDING

70 AEROBIC LAWN

71 RC CAR TRACK

72 OUTDOOR AMPHITHEATRE

73 ZEN GARDEN

74 REFLEXOLOGY PATHWAY

75 NATURAL TRIALS

76 YOGA LAWN

77 SENIOR CITIZEN GATHERING SPACE

78 SENIOR CITIZEN READING AREA

79 MEDITATION AREA

80 CLAY POTTERY

81 AROMA GARDEN

82 ROCK GARDEN

83 BLOOMING BOULEVARD

84 MAPLE GARDEN

85 PANCHAYAT LAWN

86 DOG'S PARK

87 CAT'S PARK

88 KOI FISH POND

89 SENSORY GARDEN

90 MINI FOREST

91 PALM PROMENADE

93 SCRUB FOREST

94 GIANT SLING SHOT

95 ZIP LINING

96 BUTTERFLY GARDEN

97 CULTURAL COURT

98 THERAPEUTIC GARDEN

99 GREEN PAVILION

92 SCULPTURE COURT

100 CHIME GARDEN

101 MUD WALK

102 CAMPING SITE

103 ORGANIC FARM

104 FUNCTIONAL FARM





105 EV CHARGING STATION

106 CAR WASH

107 ELECTRIC CYCLE WITH RACK

108 KIOSKS



- 109 STREET FOOD COURT
- 110 PAINTBALL
- 111 BIRDS OBSERVATORY
- 112 MINIATURE GARDEN
- 113 BONSAI GARDEN
- 114 VITAMIN D - ZONE
- 115 SEASONAL FRUITS AND CULTIVATION
- 116 SUNKEN PAVILION
- 117 TREE WITH SEATING
- 118 CYCLING TRACK



- | | | |
|----------------------|--------------------------------|------------------------------|
| 119 LEISURE POOL | 128 WATER CASCADE WITH SEATING | 137 WATER BUCKET RACE |
| 120 DRESSING ROOM | 129 FOUNTAIN | 138 DANCING WATER |
| 121 BATH AREA | 130 WATER SLIDES FOR KIDS | 139 SPONGE TOSS |
| 122 POOL DECK | 131 KOI FISH POND | 140 WATER BUCKET FALL |
| 123 LAZY DECK | 132 FISH PEDICURE | 141 KIDS POOL WITH PLAY ZONE |
| 124 PARTY AREA | 133 WATER GUN TAG | 142 ADULT DIVING |
| 125 AQUA VOLLEY BALL | 134 SPRINKLER TWISTER | 143 ARTIFICIAL WATER FALL |
| 126 BASKETBALL HOOP | 135 PING PONG POOL | 144 GIANT FLOAT SLIDE |
| 127 WATER THROW BALL | 136 DIY SLIP AND SLIDE | 145 AQUA GYM |



Location Map



Payment Pattern

Booking Advance - 10% | Agreement Execution in 7 days - 40% | Sales Deed Registration within 7 days - 50%

Location Advantages

SCHOOLS

1. Ghalib High School	1 min
2. Nandi High School	1 min
3. Brahma Chaithanya School	1 min
4. Sri Jayaram Vidyalaya	1 min
5. Jains International School	1 min
6. Shashank Convent School Ballari	1 min
7. St Mary's Higher Primary School	2 mins
8. Narbada Devi Memorial Schoo	2 mins
9. S K Modi National School	2 mins
10. Ashirvad High School	3 mins
Little Flowers High School-	3 mins

COLLEGES

1. Indian College of Nursing	1 min
2. Indian PU College	2 mins
3. Nalanda PU College	2 mins
4. Veerashaiva Degree College	3 mins
5. Vijayanagar Institute of Medical Sciences	3 mins
6. St. Philomena's Composite PU College	3 mins
7. Veerashaiva Pre-University College	4 mins
8. AllumKaribasappa Institute of Management	4 mins
9. Rao Bahadur Y Mahabaleswarappa Engineering College	5 mins

10. Royal College of Education	6 mins
11. Shree Medha College	6 mins
12. Indo American Degree College	6 mins
13. Mohammadia College for Women	7 mins
14. Ballari Institute of Technology and Management	8 mins
15. Ballari Business College	10 mins

RESTAURANTS

1. NH 67 Kitchens	2 mins
2. Brigade Garden Restaurant	4 mins
3. Dashmesh Punjabi Dhaba	4 mins
4. Anushree Fast Food	4 mins
5. Pizza house	4 min
6. The Grand Fortune	4 mins
7. AI- Marhaba Arabian Restaurant	4 mins
8. TFC (Tasty food court)	5 mins
9. Momos Food Point	5 mins
10. Pola's Harbour Lounge	5 mins
11. SreeRenukaDarshani	5 mins
12. Hotel Atithi	5 mins
13. AaharUdupi Veg Restaurant	5 mins
14. AFC	5 mins

