

**MBS Vasudha**  
**A Premium Plotted**  
**Development**  
with 262 well-planned  
sites.

**MBS**  
**PROPERTIES**



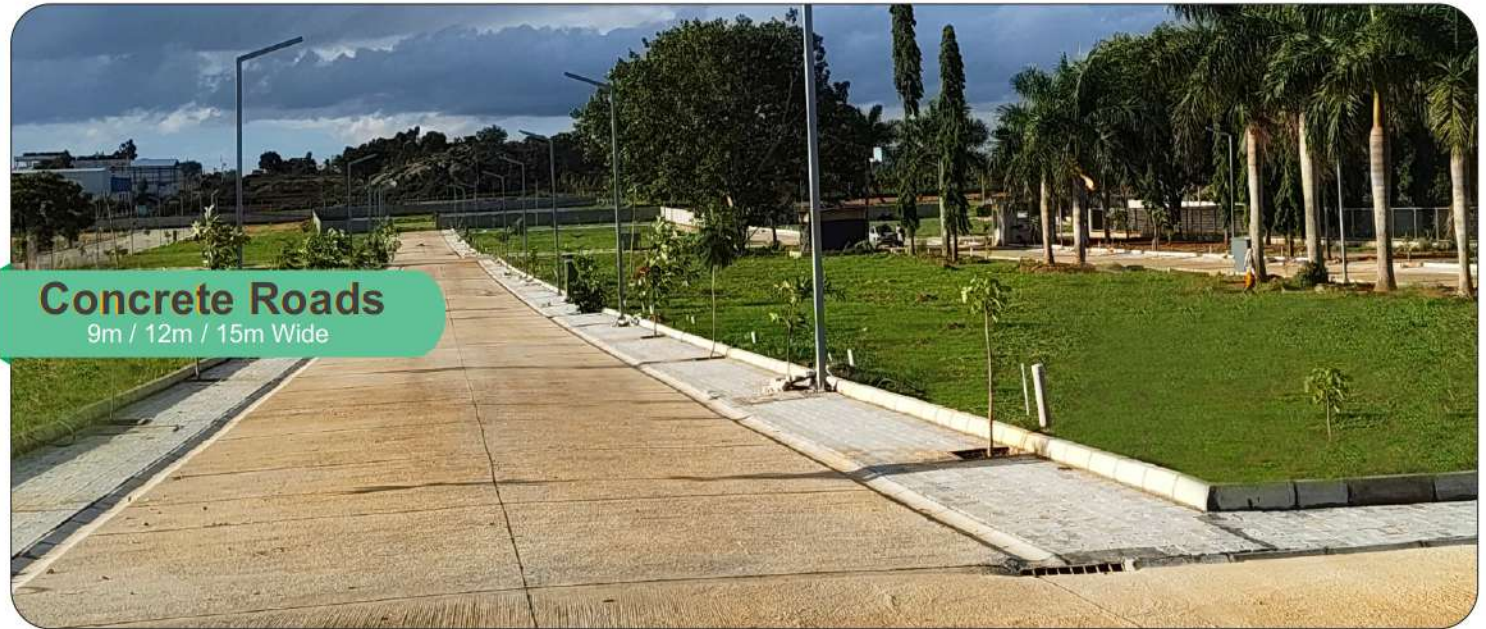
## **CRAFTING SPACES. BUILDING TRUST**

MBS Properties is a reputed real estate developer known for delivering legally approved, thoughtfully designed residential layouts. With a strong focus on quality, transparency, and customer satisfaction, we turn your land investment into lasting value. Trusted by hundreds, we are shaping the future—one plot at a time.





MBS Vasudha, developed by the trusted brand MBS Properties, is a premium plotted development that combines location advantage, legal clarity, and smart planning. Situated in the rapidly developing area of Mylanahalli, Bangalore Rural, the project offers 262 well-demarcated residential plots within a secure and thoughtfully designed layout. With approvals in place, wide roads, landscaped parks, and civic amenities, it is ideal for both home builders and investors looking for long-term value.

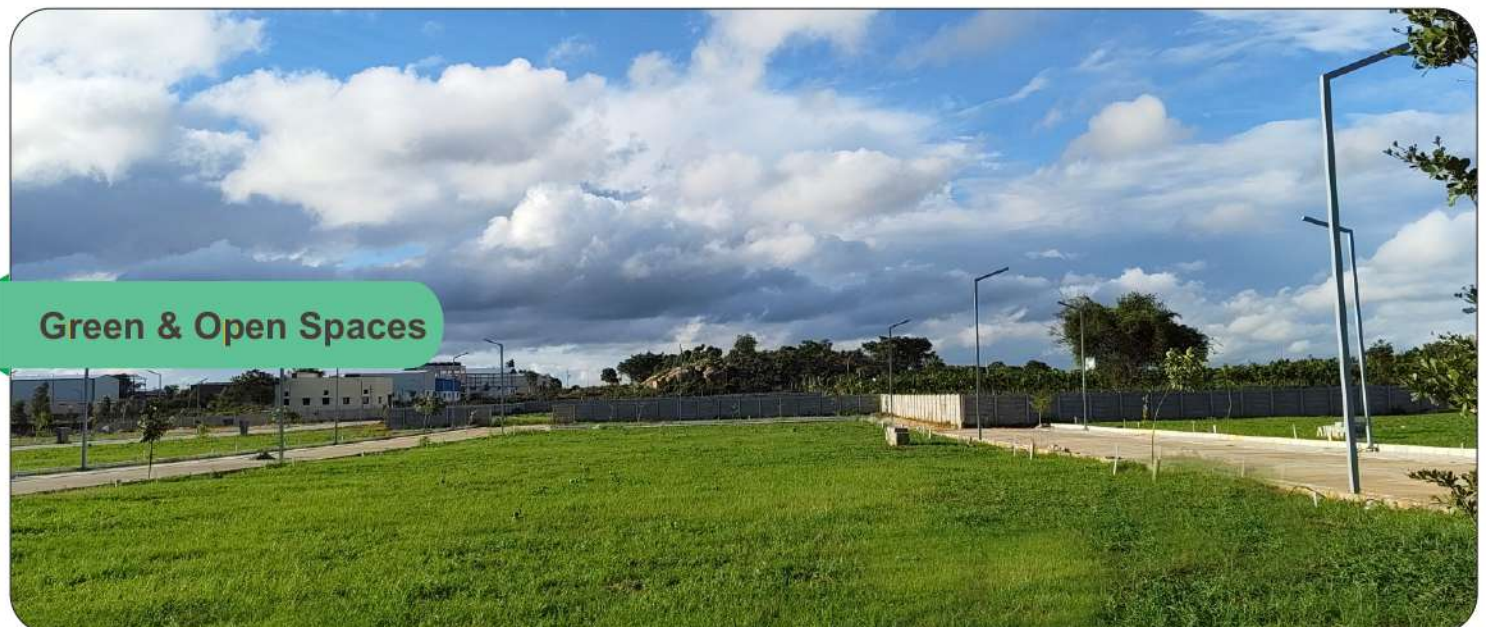


### Concrete Roads

9m / 12m / 15m Wide

**“Your Investment. Your Future. Your MBS Vasudha.”**

What sets MBS Vasudha apart is its perfect balance of peaceful living and excellent connectivity. Just minutes from Tumkur Highway and close to upcoming metro access, residents can enjoy green surroundings without sacrificing convenience. Backed by MBS Properties’ reputation for transparency and timely delivery, this project is a safe, future-ready investment in one of Bengaluru’s most promising corridors.



### Green & Open Spaces



# LAND DEVELOPMENT LAYOUT

**Project Name:** MBS VASUDHA

**Total Sites :** 262 Sites

**Location:** MYLANAHALLI

**Roads :** 9m / 12m / 15m Wide

**Total Area:** 15 ACRES 24 GUNTAS

**Development Type:** Residential



**SITES**



## CONNECTIVITY

- NH 4 TUMKUR RD: 11min (4.6 Kms)
- NH 75 KUNIGAL RD: 11min (4.6 Kms)
- METRO: 24 min (15.1 Kms)
- RAILWAY STATION: 8 min (3.7 Kms)
- AIRPORT : 1hours (32 Kms)
- SCHOOL : 15 min (5.3 Kms)
- POLICE STATION:10 min (4.2 Kms)
- HOSPITAL :10 min (4.6 Kms)



**SITES NO'S**



**Walking Track in Park**



# Project Overview

The MBS Vasuda is a thoughtfully planned residential / commercial development located in mylanahalli near nelamangala town, Spanning approximately area in acres - 15 acres and 20 guntas, this development aims to create a sustainable, accessible, and aesthetically pleasing community that meets the needs of future residents and stakeholders.

## Objectives of the Development

- To optimize land use through efficient planning
- To provide quality infrastructure and amenities
- To ensure environmental sustainability
- To foster community engagement and safety
- To comply with local zoning and regulatory requirements

## Layout Design Principles

- Connectivity: Well-planned road networks ensuring smooth traffic flow and access to all zones
- Accessibility: Pedestrian pathways, bicycle lanes, and public transport access
- Open Spaces: Parks, green belts, and recreational areas integrated within the layout
- Zoning: Clear demarcation of residential, commercial, industrial, and mixed-use zones
- Utilities & Infrastructure: Strategic placement of water, sewage, electricity, and communication networks

## Land Use Zones

Open & Recreational Spaces: Parks, playgrounds, sports facilities, and community centers

Residential Zone: Featuring plots, villas, or apartment complexes designed for family living

Commercial Zone: Retail centers, offices, and service providers to support the community

Industrial/Business Park: Light industrial or office parks to promote employment opportunities

## Road Network and Circulation

Wide primary roads for main access and traffic movement Secondary roads connecting different zones efficiently Cul-de-sacs and dead-end streets for residential privacy

Pedestrian pathways and cycle tracks for safe non-motorized transit







## Green & Open Spaces

Central parks for community gatherings. Tree-lined streets and landscaped buffers  
Natural water bodies or retention ponds for stormwater management

## Utilities and Services

Dedicated zones for sewage, and electrical substations  
Future-proofed infrastructure for internet and telecommunications  
Waste collection points and recycling centers

## Environmental Considerations

Preservation of existing natural features  
Implementation of sustainable design practices  
Stormwater management to reduce runoff and pollution

## Phasing Plan

The development will be executed in phases:

Phase 1: Infrastructure setup and initial residential blocks  
Phase 2: Commercial and community facilities  
Phase 3: Final landscaping and finishing touches

## Conclusion

The proposed layout aims to balance development needs with environmental sustainability and community well-being.

Our team is committed to delivering a high-quality, livable environment that will serve as a vibrant hub for residents and businesses.

# Land Development & Layout Plan





## Investment Benefits

Fast-growing real estate zone

Suitable for home buyers, builders, and investors

Clear title with no legal complications

Excellent connectivity to city and highways

High appreciation potential

Location Advantages Close proximity to Tumkur Road,  
Nelamangala Fast-developing residential zone in Bangalore  
Rural Easy access to NH-4 and  
Namma Metro expansion (future) Peaceful,  
pollution-free environment Surrounded by  
upcoming residential and commercial developments



## Contact Us

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## Follow Us

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SCAN HERE FOR  
LOCATION

## **MBS PROPERTIES**

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