ONCE IN A LIFE TIME OPPORTUNITY

Kohinoor group have very good proposal for all Investors & lenders from world wide who can invest 100% in purchasing land/plots at New Bangalore International Airport. Indian Government has allowed 100% FDI in Real estate Sector. It's Once in life time Chance to earn. We can purchase 500 to 1000 acres of land now which can be utilized either for development of 5 star Hotels, Apartments, Super Malls, Corporate offices etc or we can sell the property after 3 to 4 years time. You can get 200% return for our investments. New Bangalore International Airport has developed at 30 kms from Bangalore city. Now Greater Bangalore city will be developed in this 30 kms area. Where land cost is growing at more than 100% per annum. It's a risk less Investment Offer, because the investor or lender will get 100% Collateral against his investment & 100% Guaranteed return without any risk. No project report, no Confusion and no risk. Any Investor or lender or Joint venture partner from world wide can invest from $5 million to no limit.

Just from past two years the property cost has risen very sharply in this sector at about 200%, So all the investor from world wide are rushing to grab this golden opportunity. After 2 to 3 years many multinational companies, retail chains, Shopping malls & 5 star hotels will purchase land from us at very good rate. So come & grab opportunity of once in life time. Grab this opportunity as early as possible.

Bangalore is one fastest growing cities in Asia and one of the largest IT Hubs in the world & more than $1800 billion & above in foreign invested capital, which has a population of about 10 million.
New Bangalore International Airport

BANGALORE - CITY

Beauty lies in the eyes of beholder and if you want to see one of the most beautiful places in India then Bangalore is the word for it. Pleasant climate with colorful gardens with lakes and glittering nightlife, Bangalore has made its own attraction for travelers. One of the most charming cities in India, is the capital of Karnataka state and fifth largest city in terms of industrial and commercial growth.

The Garden City of India or Bangalore was formerly capital of what was called as Mysore (which was a State) during the rule of Britishers. The city has been blessed by nature in the sense it has a great variety of flowering tress and gardens. The government is also making consistent efforts to preserve as well as maintain beauty of the city. This has made city, a sheer delight to simply wander around.

Geography

Bangalore lies in the southeast of the South Indian state of Karnataka. It is in the heart of the Mysore Plateau (a region of the larger Precambrian Deccan Plateau) at an average elevation of 920 m (3,018 feet). It is positioned at 12.97° N 77.56° E and covers an area of 741 km² (286 mi²). The majority of the city of Bangalore lies in the Bangalore Urban district of Karnataka and the surrounding rural areas are a part of the Bangalore Rural district. The Government of Karnataka has carved out the new district of Ramanagaram from the old Bangalore Rural district.

The topology of Bangalore is flat except for a central ridge running NNE-SSW. The highest point is Doddabettahalli, which is 962 m (3,156 ft) and lies on this ridge. No major rivers run through the city, though the Arkavathi and South
Pennar cross paths at the Nandi Hills, 60 km (37 mi.) to the north. River Vrishabhavathi, a minor tributary of the Arkavathi, arises within the city at Basavanagudi and flows through the city. The rivers Arkavathi and Vrishabhavathi together carry much of Bangalore’s sewage. A sewerage system, constructed in 1922, covers 215 km² (133 mi²) of the city and connects with five sewage treatment centers located in the periphery of Bangalore.[20]

In the earlier half of 20th century, the Nandi Hills waterworks was commissioned by Sir Mirza Ismail (Diwan of Mysore, 1926–41 CE) to provide a water supply to the city. Currently, the river Kaveri provides around 80% of the total water supply to the city with the remaining 20% being obtained from the Thippagondanahalli and Hesaraghatta reservoirs of the Arkavathy river.[21] Bangalore receives 800 million litres (211 million US gallons) of water a day, more than any other Indian city.[22] However, Bangalore sometimes does face water shortages, especially during the summer season in the years of low rainfall. A random sampling study of the Air Quality Index (AQI) of twenty stations within the city indicated scores that ranged from 76 to 314, suggesting heavy to severe air pollution around areas of traffic concentration.[23] Bangalore has a handful of freshwater lakes and water tanks, the largest of which are Madivala tank, Hebbal lake, Ulsoor Lake and Sankey Tank. Groundwater occurs in silty to sandy layers of the alluvial sediments. The Peninsular Gneissic Complex (PGC) is the most dominant rock unit in the area and includes granites, gneisses and migmatites, while the soils of Bangalore consist of red laterite and red, fine loamy to clayey soils.[23]

Due to its high elevation, Bangalore usually enjoys salubrious climate throughout the year, although freak heat waves can make things very uncomfortable in the summer.[25] A common refrain among Bangaloreans is that summer has gotten progressively hotter over the years. This could be due to the loss of green cover in the city, increased urbanization and the resulting urban heat island effect, as well as possibly climate change. The coolest month is January with an average low temperature of 15.1 °C and the hottest month is April with an average high temperature of 33.6 °C.[26] The highest temperature ever recorded in Bangalore is 38.9 °C and the lowest ever is 7.8 °C (on January 1884).[27][28] Winter temperatures rarely drop below 12 °C (54 °F), and summer temperatures seldom exceed 36–37 °C (100 °F). Bangalore receives rainfall from both the northeast and the southwest monsoons and the wettest months are September, October and August, in that order.[26] The summer heat is moderated by fairly frequent thunderstorms, which occasionally cause power outages and local flooding. The heaviest rainfall recorded in a 24-hour period is 180 mm (7 in) recorded on 1 October 1997.

**Economy**

Bangalore's Rs 2 60,260 crore (USD 60.5 billion) economy (2002–03 Net District Income) makes it a major economic centre in India.[37] Indeed, Bangalore is
India's fourth largest and fastest growing market. Bangalore's per capita income of Rs. 49,000 (US$ 1,160) is the highest for any Indian city. The city is the third-largest hub for high net worth individuals (HNWI / HNIs), after Mumbai and Delhi. Bangalore is home to over 10,000 individual dollar millionaires and around 60,000 super-rich people who have an investable surplus of Rs. 4.5 crore and Rs. 50 lakh respectively. As of 2001, Bangalore's share of Rs. 1660 crore (US$ 3.7 billion) in Foreign Direct Investment was the third highest for an Indian city. In the 1940s industrial visionaries such as Sir Mirza Ismail and Sir Mokshagundam Visvesvaraya played an important role in the development of Bangalore's strong manufacturing and industrial base.
Bangalore is headquarters to several public manufacturing heavy industries such as Hindustan Aeronautics Limited (HAL), National Aerospace Laboratories (NAL), Bharat Heavy Electricals Limited (BHEL), Bharat Electronics Limited, Bharat Earth Movers Limited (BEML) and Hindustan Machine Tools (HMT). In June 1972 the Indian Space Research Organisation (ISRO) was established under the Department of Space and headquartered in the city. Bangalore is called the "Silicon Valley of India" because of the large number of Information Technology companies located in the city which contributed 33% of India's Rs. 144,214 crore (US$ 32 billion) IT exports in 2006-07.

UB City is a commercial zone in central Bangalore

Bangalore's IT industry is divided into three main "clusters" — Software Technology Parks of India, Bangalore (STPI); International Technology Park Bangalore (ITPB), formerly International Technology Park Ltd. (ITPL); and Electronics City. UB City, the headquarters of the United Breweries Group, is a high-end commercial zone. Infosys and Wipro, India's second and third largest software companies, have their largest campus in Electronics City. As headquarters to many of the global SEI-CMM Level 5 Companies, Bangalore's place in the global IT map is prominent.

The growth of Information Technology has presented the city with unique challenges. Ideological clashes sometimes occur between the city's IT moguls, who demand an improvement in the city's infrastructure and the state government, whose electoral base is primarily the people in rural Karnataka. Bangalore is a hub for biotechnology related industry in India and in the year 2005, around 47% of the 265 biotechnology companies in India were located here; including Biocon, India's largest biotechnology company.
Strategy of Government of Karnataka for the development of Tourism

• Set up World Class convention centre- proximity to the new International Airport- Model Airport City with hotels, malls and access to the city centre

• Road and Metro connectivity.

• A state Cultural Centre- performing arts, music and ethnic native food, exposure to local handicrafts and cottage industries e.g. Delhi Hatt in New Delhi

• Wi-fi connectivity in the city (e.g. Mysore ) and broad band connectivity

• Benchmark with Singapore on MICE infrastructure and marketing of the destination-Joint effort by tourism department and Pvt Sector-bid for International Conventions, conferences and exhibitions bringing in foreign exchange-domestic/overseas road shows to be organized

Health Care Tourism

• Govt and Pvt Sector Joint promotion of Bangalore as a Health Care city

• Upgrade Hospitals and Medical Expertise and seek International certification (UK Health Services Board)

• Incentives for import of high tech medical equipments

• Recognize course on Hospital Administration

• Medical Tourism packages- air travel, hotels, hospital care, medical attention and short holiday tour by the family accompanying the patient

• Karnataka as a destination can offer holistic medicinal services. With yoga, meditation, ayurveda, allopathy, and other systems of medicines, Karnataka offers a unique basket of services making it an attractive package with Bangalore as the hub.

• Indian Healthcare Federation (IHCF) is working with tour operators to promote attractive packages for Medical tourism- an opportunity to bid.- “Chennai Model”

• Approximately 1.5 lakh overseas patients sought medical received medical attention in India (but has potential for much more and .. Bangalore to seize the opportunity)

Domestic/ Overseas Tourist Potential

• Bangalore and Mysore as a destination for Weekend Retreat and Shopping/ Family getaways
• Develop attractive packages with hotels, restaurants and shopping malls across the two cities to bring in domestic and foreign tourist during the weekends- model Kuala Lumpur / Singapore- organise road shows
• Address the misconception on non-availability of rooms in the city across the country and overseas- Thursday, Friday, Saturday and Sunday- rooms available due to weekend drop in occupancy in all hotels

• Karnataka to spearhead the initiative on developing a “Seamless South India” experience- tie up with other southern states on the proposed quadrangular tourism circuit

Issues - Taxes & Industry Status Benefits

• Luxury Tax to be restored to same level as tourism friendly states like Kerala, Andhra Pradesh, Rajasthan, etc to make Karnataka a competitive destination- to attract tour groups, conventions and overseas investors

• Review the current levy of 12.5% on published tariff

• Industry status- extension of benefits for power and water charges

Taxes-Industry Status Benefits

• Relief in Luxury Tax- revision to 5% on published tariff as in Andhra Pradesh and/or neighboring states as proposed in the State Tourism policy.

• Will sharpen the competitive edge while bidding for conventions and International Conferences- make the destination comparable to competing states/ destinations in India / Singapore / Colombo

• Will generate additional tour groups as the tariff will be attractive

• Corporate travelers/ Investors/ NRI will find the tax structure in line with other competing destinations in the south

• Power & Water tariff from the present commercial rate to industrial rate in keeping with the Industry Status

• Bar Timings to be extended till 1:30am from the present 11:30 pm

• IT Capital of India -24/7 work culture

• City has high potential to attract FDI, NRI investment and match their life style

• Criteria of foreign exchange earning could be leveraged to grand concessions/ extensions on a select basis
• International flavor to the city while recognizing the benefits like extra contribution by way of tax and economic contribution

• International Flights landing in the night- bringing overseas visitors, expecting at least Beer and Wine service
• Benchmark-Delhi bar timings up to 1.00 am on additional fee to the state