



VK INFRA

BUILDERS AND DEVELOPERS

We boost every step
of your Investment



Eternity Grape County

Our Story

VK Infra Builders & Developers, established in 2017, has grown into a trusted name in the real estate and land development sector, built on the core **values of quality, transparency, and customer trust.**

The company specializes in **developing well-planned residential plots** and integrated layouts that combine **strategic locations, legal clarity, and modern infrastructure.** Each project is thoughtfully designed to deliver immediate usability along with long-term value appreciation, offering strong returns for both homebuyers and investors while creating **well-connected, community-focused living spaces.**

Driven by integrity and professionalism, **VK Infra** follows a customer-first approach at every stage of **development, ensuring transparent documentation, regulatory compliance, and timely project delivery.** Supported by an experienced leadership team and skilled professionals, the company remains committed to sustainable and **responsible development practices.** With a forward-thinking vision and a dedication to quality craftsmanship, **VK Infra Builders & Developers** continues to create secure, future-ready environments that foster growth, stability, and **lasting success.**

PROJECT OVER VIEW

If any destination truly reflects these ideals, it is **VK's Grape County** in **Chikkaballapura**—a thoughtfully crafted address where modern living meets timeless tranquility. Designed for those who seek a lifestyle without compromises, these premium residential plots set a new benchmark for refined, well-balanced living. Exclusive yet accessible, sophisticated yet **sensibly priced**, Grape County brings together **elegance, practicality**, and **enduring** value in one harmonious setting.

At **VK's Grape County**, every plot is an invitation to slow down, reconnect, and embrace life at your own pace. Away from the noise and demands of the city, this is where your home transforms into a private retreat—calm, spacious, and deeply personal. With a range of plot sizes to choose from, each parcel is intelligently planned with ample open space, offering you the flexibility to design your dream villa, farmhouse, or luxury residence in a serene countryside environment.

WHY CHIKKABALLAPUR?

Purchasing a plot in **Chikkaballapur**, located in **North Bangalore**, is a smart choice due to its strategic location and rapidly improving connectivity. The region lies close to **Kempegowda International Airport, NH-44**, and upcoming **infrastructure corridors**, making travel to Bengaluru and other major hubs smooth and time-efficient. As urban growth continues to expand outward from the city, Chikkaballapur benefits directly from this spill-over development, positioning it as a well-connected yet less congested alternative to core Bengaluru areas.



BGS SCHOOL



TITAN EYE PLUS LENS FACTORY



JAIN MISSION HOSPITAL



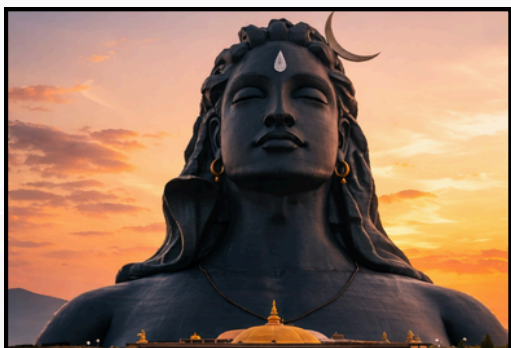
SIR.M.V CRICKET STADIUM



SJCIT ENGINEERING COLLEGE



BANGALORE INTERNATIONAL AIRPORT



ISHA FOUNDATION



CHOKKAHALLI INDUSTRIAL AREA



SRI SATHYA SAI SARLA MEMORIAL HOSPITAL

INDUSTRIES NEAR OUR LAYOUT



OHMIUM OPERATIONS



LUBCON LUBRICATION



RUDRADEVAN ENGINEERING LLP



BHARAT BENZ- TRIDENT TRUCKING



SEQUOIA HEALTHCARE LIMITED



DYNARX TECHNOLOGY (INDIA), CHIKBALLAPUR



BLUE OCEAN BEVERAGES PVT. LTD.



AVONGOLD IRRIGATION INDUSTRY



MIKROTEK MACHINES LIMITED

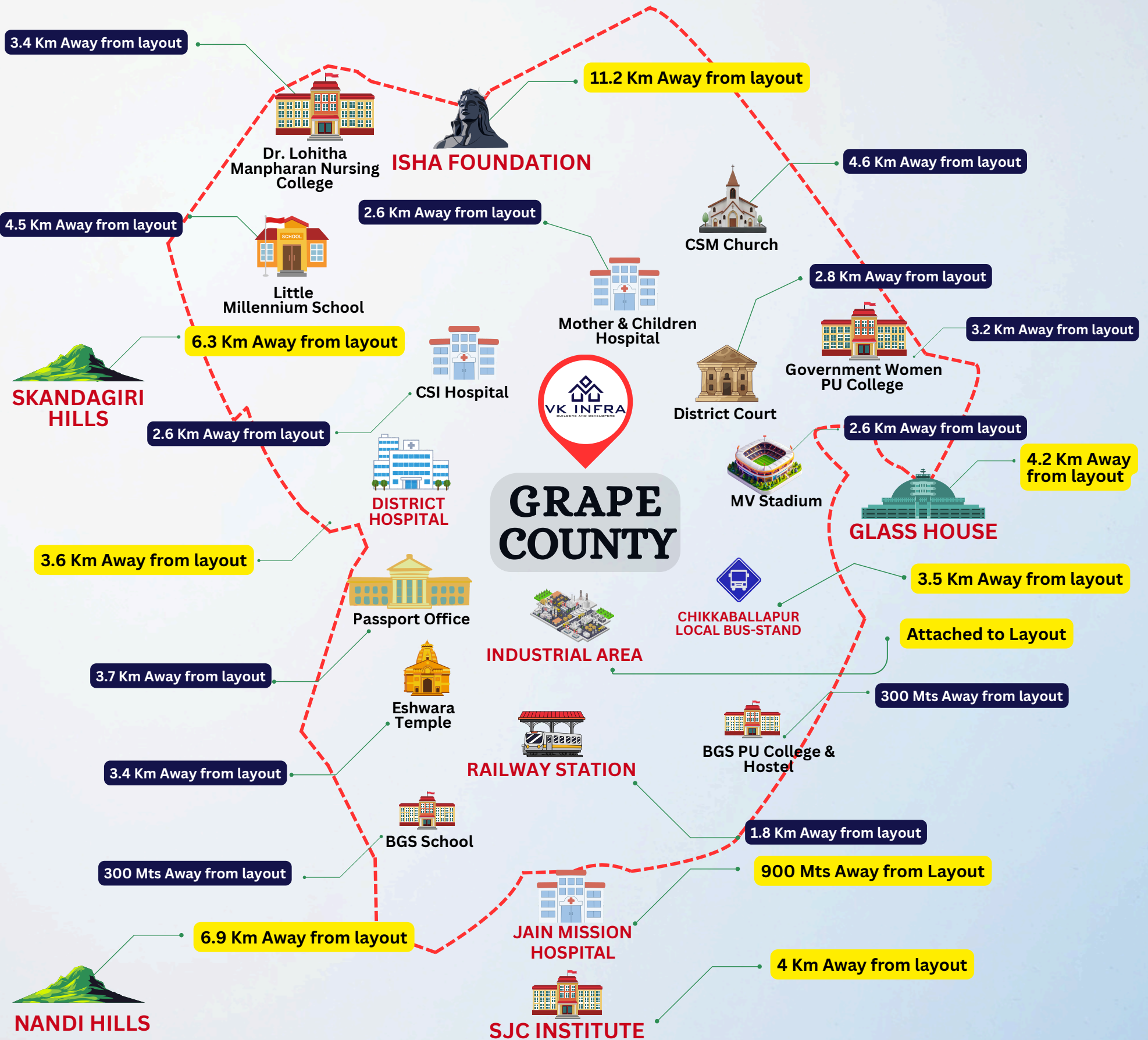
THE RISE OF VALUE

Industrial growth in **Chikkaballapur** from **2026 to 2032** is set for **rapid, policy-driven expansion**, fueled by the spillover from **Bengaluru International Airport** and **North Bengaluru's industrial hubs**. The region is transitioning from an agrarian and small-scale industrial belt into a **strong logistics, manufacturing**, and technology corridor. Key drivers include the maturing **ITIR** phase around **Devanahalli** and **Chikkaballapur**, **KIADB's identification of over 2,600 acres for industrial expansion**, revised **Karnataka industrial guidelines** (effective February 2026) allowing higher FAR up to **5.2**, and major infrastructure projects like **KWIN City** and the **Satellite Town Ring Road (STRR)**, which will significantly enhance connectivity and position the district as a **strategic logistics hub**.



This industrial push will directly boost demand for residential and mixed-use plotted developments, especially around **Gowribidanur, NH44**, and the **Nandi Hills belt**. As part of the northward expansion of Greater **Bengaluru**, **55%** of the 2031 Master Plan area is earmarked for residential growth. With strong airport-driven appreciation and expected annual returns of **8-12%**, **Chikkaballapur remains comparatively affordable**—nearly half the price of Devanahalli or Yelahanka—making it an attractive pre-peak investment destination. Demand will be strongest for villa plots and gated communities near **Nandi Hills**, **residential layouts** for the growing workforce, and mixed-use plots supporting emerging **industrial clusters**.

LOCATION HIGHLIGHTS



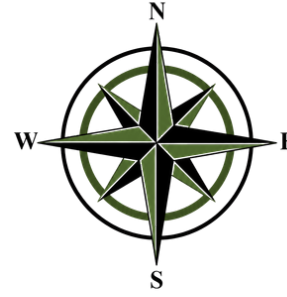
Chikkaballapura 120 ft Road



Main Entrance

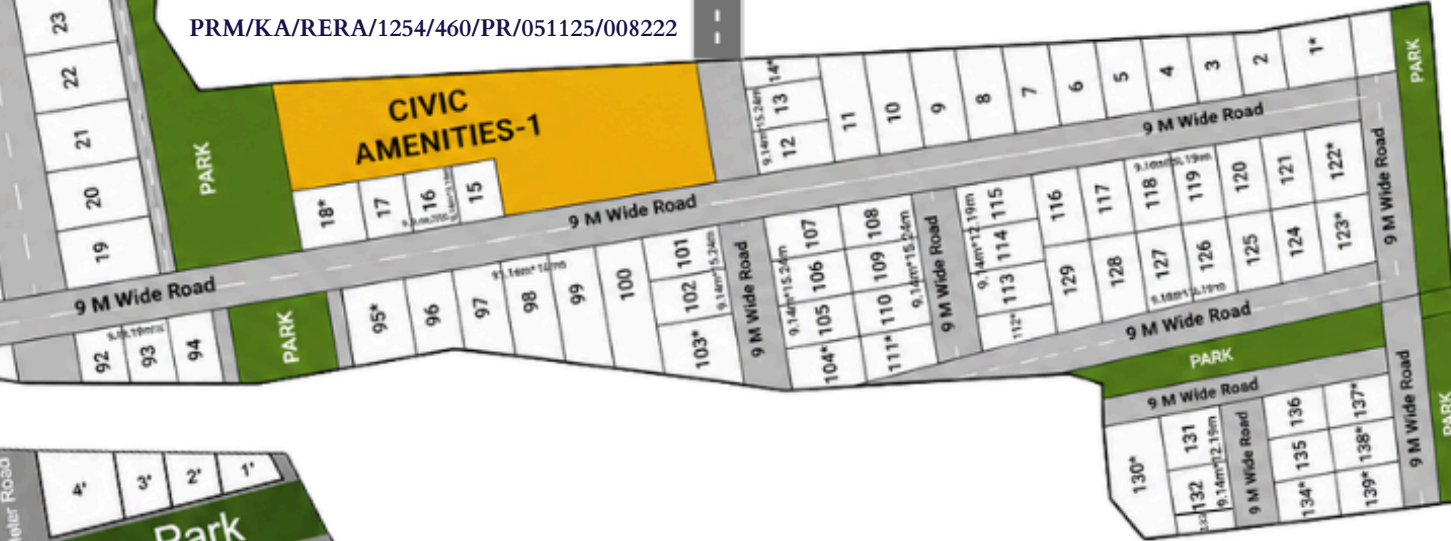


40ft Road



Phase : 1

PRM/KA/RERA/1254/460/PR/051125/008222



Phase : 2

PRM/KA/RERA/1254/460/PR/051125/008223

100 Mts



NH 44 (Bangalore- Hyderabad National Highway)



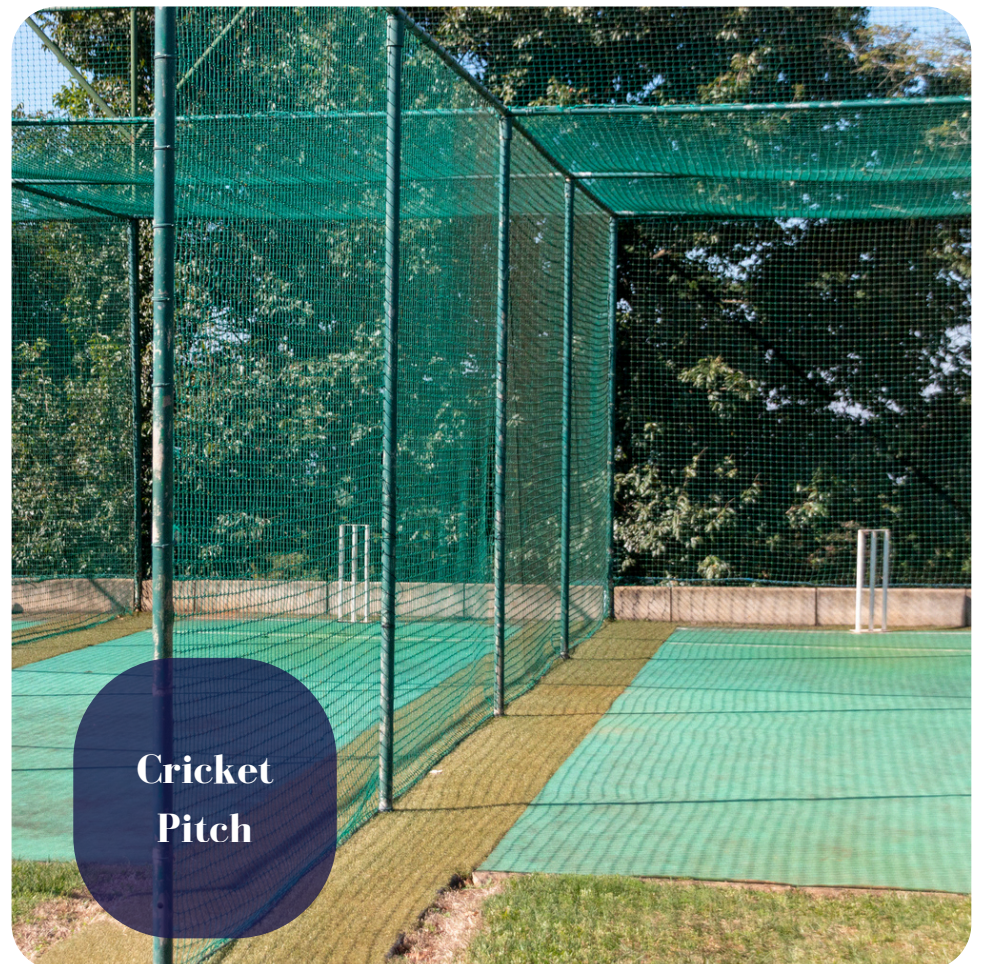
**Pickleball
Court**



**Basketball
Court**



**Badminton
Court**



**Cricket
Pitch**



Gym



**Swimming
Pool**



**Indoor
games**



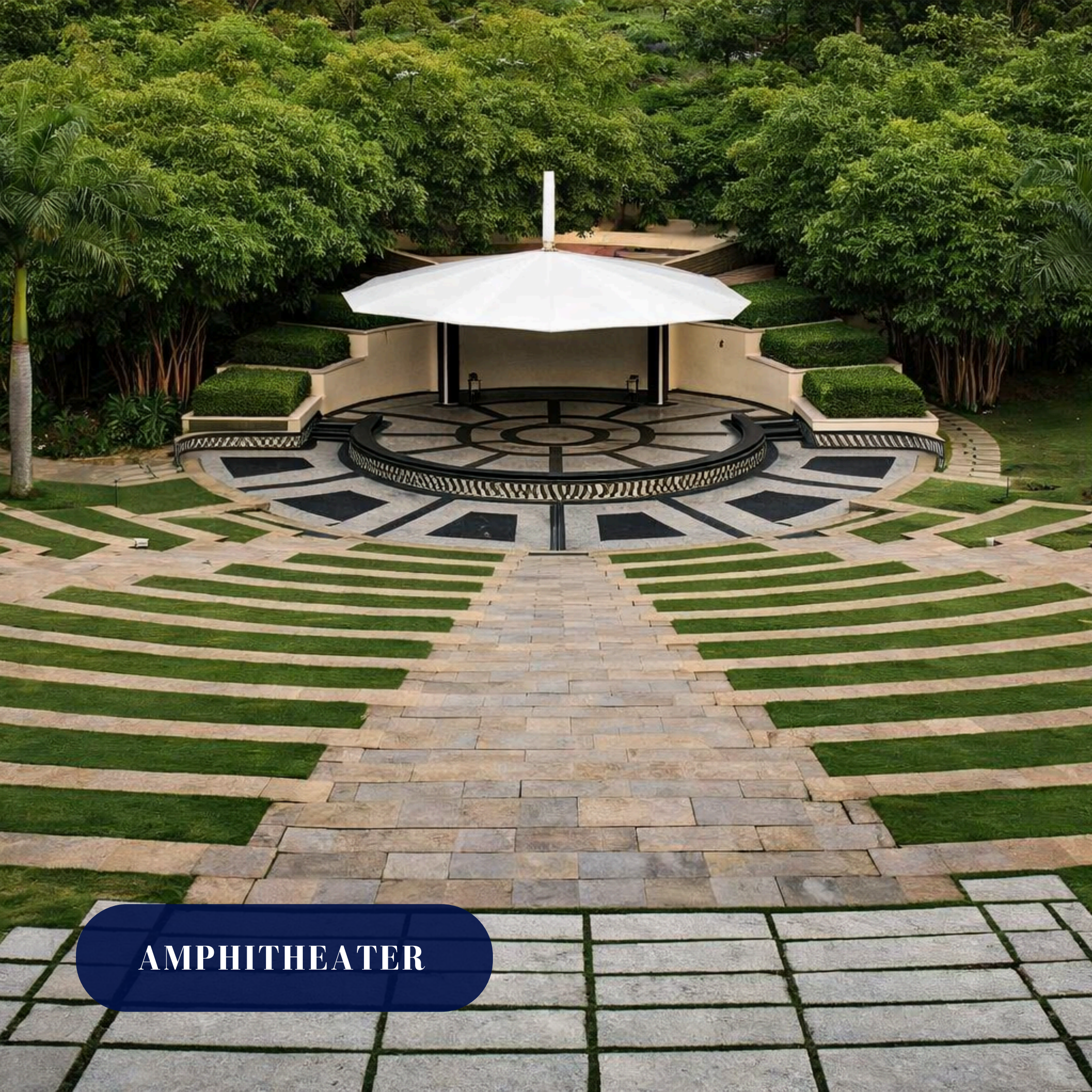
**Villa
Model**

CLUB HOUSE

VK'S
Grape
COUNTY



- Exclusive living with perfect space and design.
- A clubhouse built for comfort and lifestyle.



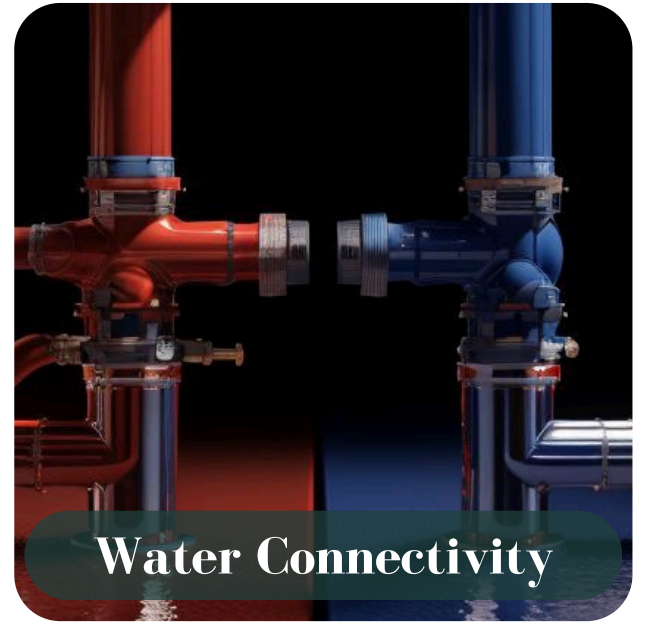
AMPHITHEATER



Grand Entrance



Sewage System



Water Connectivity



Site office



24/7 Security



Street Lights



Paved Footpath



50ft Roads



Overhead Tank

ROUTE MAP

BANK LOANS





ETERNITY
Grape
COUNTY

Corporate Office

VK INFRA BUILDERS AND DEVELOPERS
Gayathri lakefront , Sy no: 118, Outer Ring
Rd, Subramani Nagar, Guddadahalli,
Hebbal Kempapura, Bengaluru,
Karnataka 560024

Project Address

Chikkaballapur Rd, Chokkahalli,
Chikkaballapur, Karnataka 562103
S.No: 129 133 134