



CHARTERED  Birdsong

Marketed and Developed by SOBHA

Chartered Housing

SOBHA

Two Icons. One Shared Vision.

SOBHA and Chartered Housing bring more than just experience to the table—they bring passion. From the swift success of Chartered Woodpecker to the serene promise of Chartered Windsong Phase 2, the odyssey now leads to Chartered Birdsong.

Witness a rare confluence of foresight and precision, a green expanse of land shaped by two names synonymous with excellence in Bengaluru.

This is where the foundation goes deeper—into time, thought, and purpose.

North Bengaluru: The City's Leap Forward.

In the story of Bengaluru's evolution, the North is already ahead of the curve. This vibrant and well-connected locale is shaped by bold new developments and exciting opportunities. With the international airport at its heart and major projects like the Aerospace Park, Suburban Rail and the Peripheral Ring Road underway, this is where investment finds

a home. It connects effortlessly to IT corridors, invites global capital, and cultivates thriving ecosystems of innovation, learning and modern living.

Here, every square foot carries the promise of value.





Concept Image

Tucked Away, Yet Perfectly Placed.

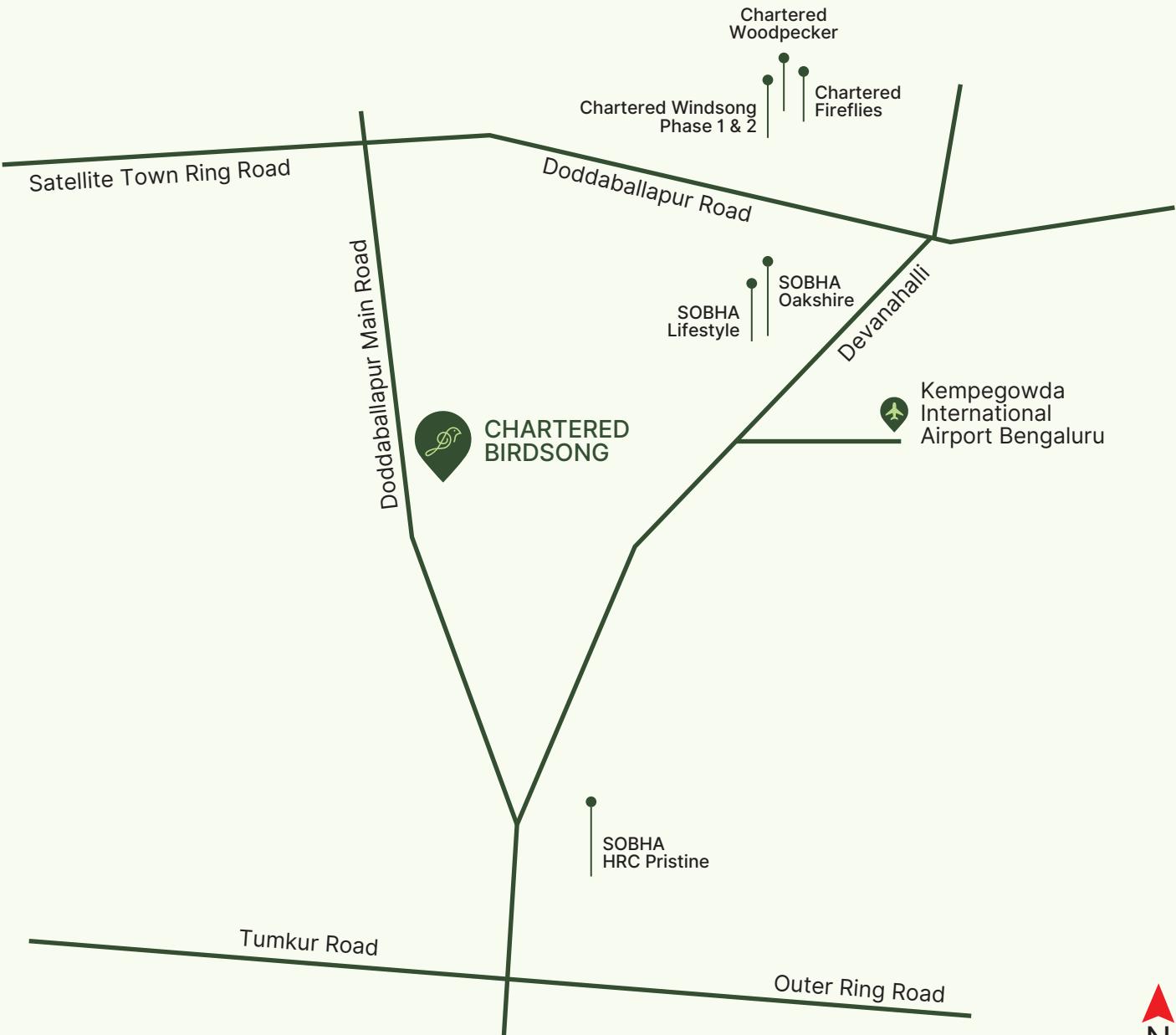
At the quiet crossroad where Yelahanka tapers into Doddaballapur's industrious stretch, Rajanukunte emerges as a poised pocket of North Bengaluru. It carries the air of a retreat while staying in step with the city's expansion. Surrounded by top schools, multi-speciality hospitals and lifestyle

avenues, it is thoughtfully linked to shape a lifestyle for the future.

As the skyline rises gently around it, this neighbourhood remains a rare discovery — subtle, promising, and waiting to be lived in.

A Serene Nexus of Conveniences.

This locale offers a gateway to the city's pulse, providing direct routes to major transport and employment hubs, making every commute simple and efficient. With swift access to the airport, business districts, and arterial roads, it places you at the intersection of ease and accessibility.



N
Map not
to scale



Concept Image

Plot Your Legacy. A Generational Asset amidst Nature's Liltting Melody.

The land sings as value soars, waiting to be etched as your family's legacy.

Cradled in the quiet folds of greenery lies the 18 acres 38 guntas luxury villa plotted development. With 265 thoughtfully laid plots carpeted by foliage and the gentle hum of birdsong, it signals a new beginning — an

invitation to invest in something enduring. With world-class amenities woven seamlessly, it holds the foundation of a life, both deliberate and divine.

Each plot, over time, acquires the reverence not just for where it lies, but for what it stands for.

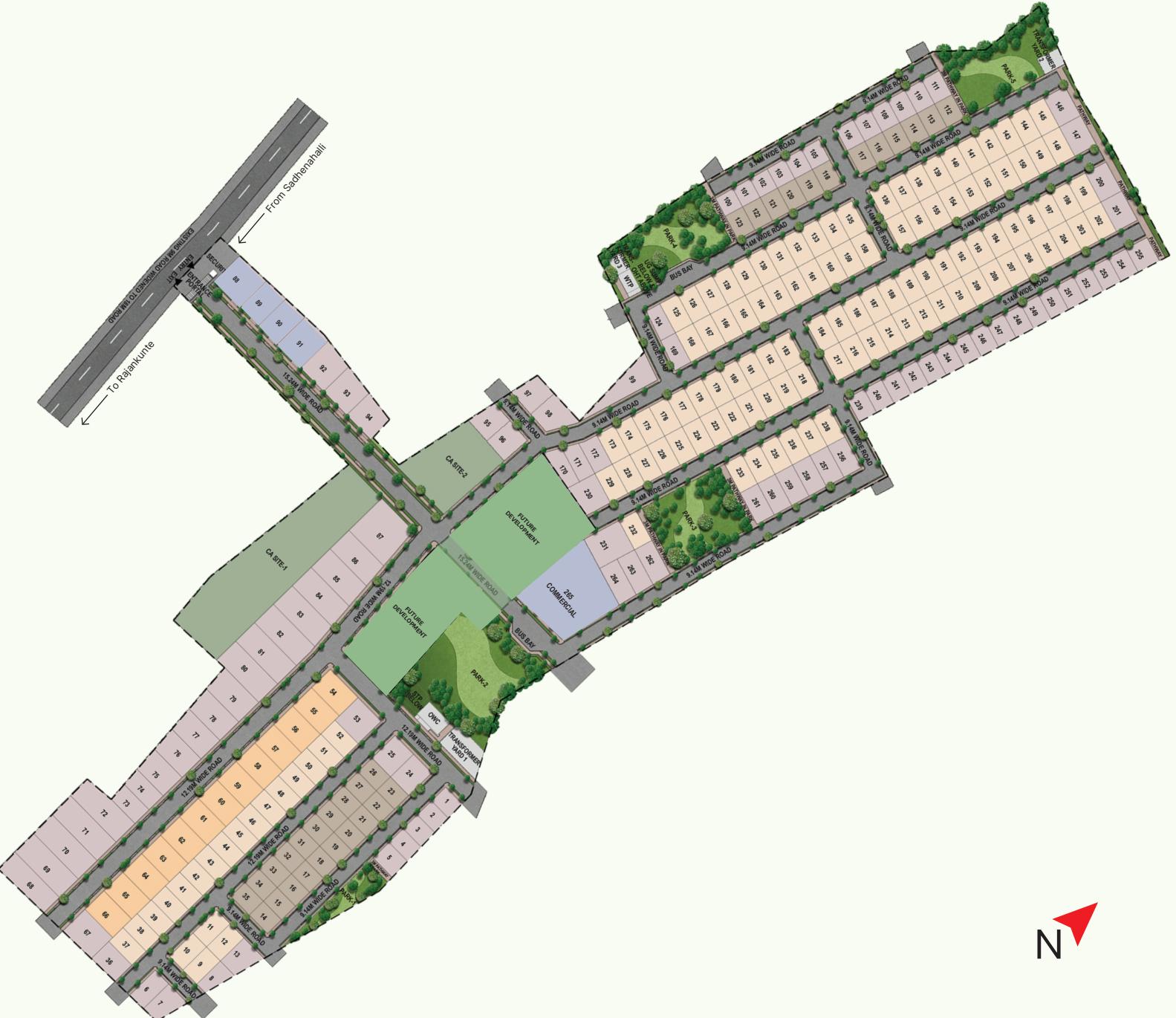
Masterfully Crafted & Curated.

Project Details

Land Area	18 Acres 38 Guntas
Total Number of Plots	265
Number of Parks	5
Commercial Plots	5

Plot Dimensions

Plot Size	No. of Plots
9.14 m X 12.19 m	32
9.14 m X 15.24 m	124
12.19 m X 18.29 m	13
Odd Sites*	91



Surrounded by Purposeful Comforts.



Clubhouse and Amenities

Experience a blissful environment with all utilities and recreational areas strategically located away from the plots.

Approx. 7000 sq. ft. Clubhouse • Swimming Pool with Changing Room
Party Hall • 2 Furnished Guest Rooms • Gym Area
Children's Play Area • Indoor Games Area • Landscaped Park

Ready-for-use Essential Utilities

Convenient access to vital utilities, such as water and electricity connections, is ensured through underground concealment to minimise disruptions. Effective sewage management systems have been implemented for proper sanitation.

Efficient Storm Drainage System

Benefit from a well-planned storm drainage system designed to prevent overflow and pooling of stormwater, thus enabling the plots to be flood resistant.

Specifications

- Asphalted roads developed as per the approved layout plan.
- Underground rainwater drainage system provided.
- Underground electric cabling for streetlights installed.
- Electrical sleeve/conduit provision made for individual plots.
- Underground sewerage pipeline system implemented.
- Underground water pipe connections provided for all plots.
- Footpaths constructed for pedestrian movement.
- Streetlight poles installed across the project.
- Secured boundary for the entire property through compound walls or fencing, subject to applicable rules and regulations concerning public access to internal roads.
- Landscaping of park areas, with tree and shrub plantation along the roads.



Concept Image

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