AKSHOBHYA VENTURES
THE REAL REALTORS



AN MDA-APPROVED RESIDENTIAL LAYOUT

AVASA

Your Land. Your Life. Your Legacy.

Gurur, Mysuru

39	2 Ac 1G	MDA	A-Khata
Exclusive Plots	Total Extent	Approved Layout	Clear Title

Bank Funding Available • Ready for Registration & Construction • Rapidly Growing Corridor

Call 9844361309 • info@aurainfra.ai

OVERVIEW

About Avasa

Avasa is a thoughtfully planned residential plot layout in Gurur, on the southern growth corridor of Mysuru. Approved by the Mysore Development Authority across Sy. No. 50/2, 50/3 and 50/4, the layout offers 39 exclusive plots for families and investors who want a legally clear, ready-to-build site close to the city's key roads, workplaces and everyday conveniences.

Every plot carries an A-Khata title and MDA approval, so buyers can move straight to registration and construction — no waiting on unapproved documentation or civic clearances.

PROJECT AT A GLANCE

39	2 Ac 1 Gunta	30x40 / 30x43 / Odd	MDA
Total Plots	Net Extent	Plot Sizes (ft)	Approved

LAND USE ANALYSIS

as per MDA-approved plan

LAND USE	AREA	% OF TOTAL
Residential	4,296.42 sq.m.	51.94%
Roads	2,706.96 sq.m.	33.04%
Park	820.53 sq.m.	10.01%
Civic Amenities	411.00 sq.m.	5.01%
TOTAL	8,194.91 sq.m.	100%

WHY CHOOSE AVASA

- MDA-approved layout with clear A-Khata title
- Ready for immediate registration and construction
- Bank funding available from leading banks
- Located in the developing Greater Mysuru City Corporation area
- A CBSE school just 2 minutes from the gate
- Strong appreciation potential in a rapidly growing corridor

WHAT'S ALREADY IN PLACE

- Blacktop internal roads
- LED street lighting
- 24-hour water supply
- Storm water drainage system
- Rainwater harvesting
- Individual sewage connections
- Underground electricity
- Compound wall & secure entrance gate
- Avenue tree plantation & landscaped curbs



Aerial view of the completed internal road network at Avasa

SITE PLAN

Master Layout Plan

An indicative rendering of the MDA-approved layout — 39 plots served by 9-metre internal roads, with a dedicated park and civic amenity site. Not to scale; refer to the sanctioned plan for exact dimensions.



LEGEND

- 9.0 × 13.0 M Plot
- 9.0 × 12.0 M Plot
- Odd-size / Corner Plot
- Park
- Civic Amenity
- 9M Internal Road

SITE ANALYSIS

Size	Reg.	Odd	Cnr	Total
9.0x13.0M	22	03	04	29
9.0x12.0M	05	01	01	07
9.0 x Odd	—	02	01	03

39 Total Plots

Layout diagram is schematic and for marketing representation only. Plot numbers, sizes and boundaries are governed by the MDA-approved layout plan (Authority Resolution No. 19, dated 23-01-2026) in Sy. No. 50/2, 50/3 & 50/4, Gurur Village, Mysore Taluk.

THE LAYOUT AS BUILT TODAY



Drone view of the completed roads, drains and street lighting at Avasa



Utility ducting along the roadside

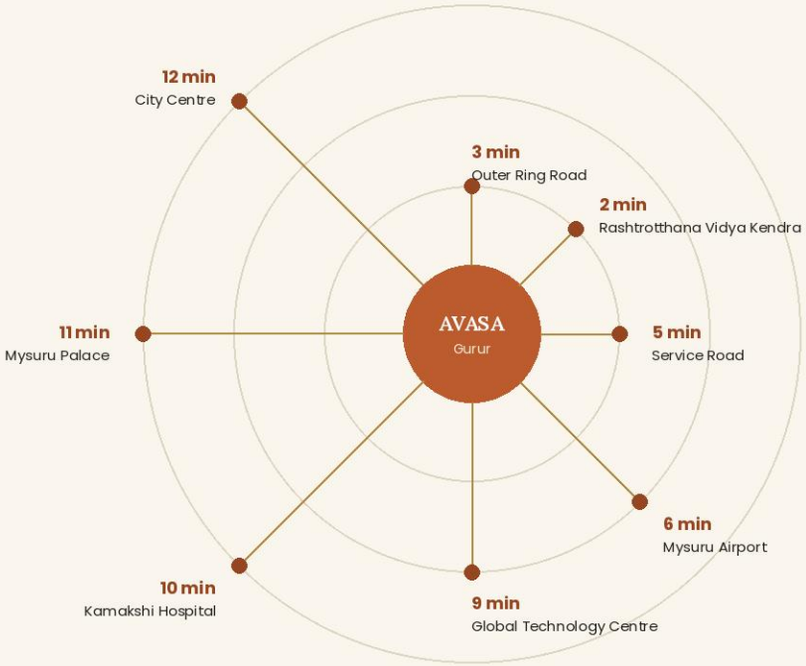


Avenue plantation & entrance signage

WHERE YOU'LL LIVE

Location & Connectivity

Avasa sits on a strategic stretch of Gurur, close to the Mysuru Outer Ring Road — with a CBSE school just 2 minutes away, and the airport, IT workplaces, hospitals and the city centre all within a short drive.



TRANSIT

- Mysuru Outer Ring Road — 3 min
- Service Road Connectivity — 5 min
- Mysuru Airport — 6 min

EDUCATION

- Rashtrotthana Vidya Kendra (CBSE) — 2 min

WORK

- Global Technology Centre — 9 min

HEALTHCARE

- Kamakshi Hospital — 10 min

CITY LANDMARKS

- Mysuru Palace — 11 min
- Mysuru City Centre — 12 min

2 MIN AWAY Rashtrotthana Vidya Kendra — CBSE School

The nearest RVK campus (Srinagar, Mysuru) is a 2.5-acre CBSE school run by Rashtrotthana Parishat, a Karnataka social-service organisation founded in 1965. It offers Pre-KG through Grade 8 and follows the group's 'Panchamukhi Shikshana' approach — developing students intellectually, physically, emotionally and spiritually, not just academically. The green campus sits close to the airport with views of the Chamundi Hills.

ALSO NEARBY

Apollo BGS Hospitals, JSS Hospital, Podar International School and Notre Dame School, plus everyday shopping at Reliance Smart and More Supermarket, are all within easy reach in Mysuru South.

MYSURU AT A GLANCE

Palace City
Home to the iconic Mysore Palace and the annual Dasara festivities

Chamundi Hills
A green, temple-topped skyline visible across the city

Growing IT Hub
Global Technology Centre anchors a fast-expanding tech corridor

Well Connected
Domestic airport, rail and NH links to Bengaluru and Kerala

SEE IT — THEN VISIT IT

Site Gallery & Contact

Aerial and ground views of Avasa today — completed roads, drainage, lighting and boundary works.



Aerial view, northern boundary



Demarcated plots & ducting



Street lighting & signage

READY INFRASTRUCTURE

- Blacktop Roads
- LED Street Lighting
- 24-Hour Water Supply
- Storm Water Drainage
- Underground Electricity
- Compound Wall & Gate

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