



Greater Bengaluru Innovation and Tech City

will stand as a forward-looking vision for Bengaluru's future. By integrating residential, commercial, and social spaces, it will create a self-sustaining ecosystem designed to enrich lives for generations. With a strong focus on inclusive development, it will also ensure that farmers remain valued partners in progress. This future city will aim to redefine holistic urban living and contribute significantly to the region's growth and prosperity.

“GBIT will reflect the aspirations of a new generation, and it will be our commitment to shape their future with inclusion, sustainability and dignity.”

Shri D K Shivakumar
Hon'ble Deputy Chief Minister
Government of Karnataka

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Shri Siddaramaiah
Hon'ble Chief Minister, Government of Karnataka



WORK ► LIVE ► PLAY



AI-Powered
Urban Living

Envisioned by
**Greater Bengaluru
Development Authority**



► WORK

The business backbone of *Greater* **BENGALURU**

GBIT will be a high-growth, future-ready investment destination.

- At its heart will lie South Bengaluru's new Central Business District, designed to global standards and built for ease of doing business.
- With smart planning, future-ready infrastructure, and a walk-to-work ecosystem, GBIT will be set to generate large-scale employment across technology, industry, and services.



GBIT will ease pressure on Bengaluru by redistributing population and economic activity through planned development.

► LIVE

GBIT *is how* **TOMORROW LIVES**

- With residential zones featuring hi-tech schools, multi-speciality hospitals, government service centres, green parks, and entertainment hubs, everything you need will be easily accessible. AI-powered services will make everyday life faster, simpler, and more efficient.
- Facilities like schools, anganwadis, PHCs, steady water and power, along with TenderSure roads and market access, will collectively elevate living standards. With clean air, green spaces, and walkable design, GBIT will offer the rare chance to live by nature in an urban setting.

► PLAY

BENGALURU'S *New Home of* **Sport & Spirit**

- GBIT will offer a range of leisure spaces, from rejuvenated lakes with water activities to public parks, marketplaces and cultural venues that bring people together.
- It will also house dedicated sports infrastructure, including an international cricket stadium, Olympic-standard training centres, multi-sport arenas and facilities to support emerging talent.





Sustainable Zero-Carbon, Zero-Waste Zero-Traffic Model

Planned as a green city, GBIT will have efficient water management, responsible construction, and energy-conscious planning. Public parks, walkable streets, and cycling-friendly design will reduce pollution and ecological strain while enhancing everyday life.

CONNECTIVITY Best in Class Accessibility



Road Connectivity

- Direct access to **NH-275** and **NH-209**
- Direct access to **NICE Road** & **STRR**
- Direct link to the **Bengaluru Business Corridor**



Rail Connectivity

- Just 6 km away from Bidadi Railway Station
- Proximity to the **proposed Suburban Rail network**



Metro Connectivity

- Well-positioned near **Metro Phase-3** expansion routes



Airport Connectivity

- Seamless connectivity to the **airport**

Engineered for zero-traffic bottlenecks with wide roads and seamless multimodal transit.



INDIA'S FIRST & BIGGEST AI CITY

The Greater Bengaluru Innovation and Tech City is envisioned as Karnataka's first comprehensive AI-integrated township, setting new benchmarks in sustainable, inclusive, and technology-driven urban development.

Key Highlights

- Land Owner as Partner Model ensures equity and participation, making every stakeholder a co-creator of this future-ready city.
- 950 acres dedicated to lakes, water bodies, and green buffers — preserving a core blue-green asset for ecological balance.
- Designed around Work-Live-Walk-Play, creating healthier, connected, and vibrant communities.
- Under the Greater Bengaluru Development Authority (GBDA), GBIT will decongest Bengaluru, unlock equitable growth, and serve as a replicable model for ecologically sensitive and economically vibrant townships.



- Autonomous systems for efficient utilities and services.
- Robotics and automation for maintenance, infrastructure, and logistics.
- AI-powered governance tools for transparent, citizen-centric administration.
- IoT sensor networks for real-time monitoring of water, energy, traffic, and waste systems.
- Digital twin technology enabling predictive planning, disaster response, and continuous optimization.



AI POWERED

Rejuvenation of Byramangala Lake

Byramangala Lake, located in Bidadi Hobli of Bengaluru South district, around 30 km west of Bengaluru, is an important waterbody that receives inflow from the Vrushabhavathi river. Once a natural river, the Vrushabhavathi today carries a mix of domestic and industrial wastewater, posing challenges, but also opportunities for restoration. The rejuvenation of Byramangala Lake focuses on improving water quality, preventing future pollution, and restoring the lake's ecological balance. Through planned interventions such as waste treatment, pollution control, and ecosystem revival, the lake is set to become a healthier, more vibrant part of the region's landscape. The rejuvenated water bodies will transform into vibrant hubs, featuring lakefront and riverfront activities.

Key Aspects of Rejuvenation

- **Addressing Pollution:** Byramangala Lake receives a significant amount of untreated sewage and industrial effluents, leading to severe water contamination and pollution.
- **Sewage Treatment:** Upgrading existing sewage treatment plants and establishing new tertiary treatment facilities are crucial to reduce the discharge of untreated sewage into the lake.
- **Industrial Effluent Control:** Monitoring and regulating industrial discharges to prevent further pollution and ensure compliance with environmental regulations is necessary.
- **Vrushabhavathi River Restoration:** The Vrushabhavathi River, which flows into Byramangala Lake, is heavily polluted. Restoring the river's health is essential in improving the lake's water quality.
- **Encroachment Removal:** Removing illegal encroachments and structures around the lake is necessary to protect its natural boundaries and water storage capacity.
- **Revegetation and Natural Processes:** Promoting natural vegetation and restoring ecological processes, such as wetland restoration, can help in the natural purification of the lake's water.
- **Public Awareness and Education:** Raising public awareness about the importance of lake conservation and the need for responsible waste disposal can contribute to long-term sustainability.



Villages at the Heart of Progress

Villages within GBIT will retain their cultural and historical essence while becoming part of a forward-looking urban vision.

Everyday Life, Elevated

Residents will gain access to:

- ➕ World-class healthcare
- 🎓 Quality education
- 🗑️ Clean drinking water
- ⚡ Reliable electricity
- 📶 All-weather connectivity

Opportunities at the Doorstep

The transformation will bring:

- 👤 Local job creation
- 🚶 Seamless mobility
- 🏠 Smart public services
- 🏗️ Integrated infrastructure

Partnership with Farmers

At GBIT, farmers will be partners in progress, with a rightful place in the vision, planning, and prosperity of this new development.

- Every farmer will receive either developed land or fair and hassle-free monetary compensation.
- Land records will be digitised, survey errors corrected, and khatas streamlined.



A model R&R policy will be formulated, ensuring progress that will be inclusive, dignified, and future-focused.