

“An Important Note by the Managing Committee – Bowring Institute”

Why Bowring Institute Unit-II and at Bagepalli (*Bhagyanagar*) - Chikkabalapur on NH-44, a subject of the SGM dated 31-08-2025 Sunday @12 Noon.

After a thorough due diligence process, the Managing Committee has identified Bagepalli as the most suitable location for Bowring Unit-II. This decision is based on a combination of **strategic, economic, cultural, and sustainability advantages**:

1. Strategic Location:

- Situated less than 95 km from Bangalore city.
- Located on the **National Highway- 44 with excellent accessibility**, and a **Six-lane expansion project in pipeline**.
- Direct connectivity makes it ideal **for weekend family use, short stays, and leisure visits**.

2. Proximity to Growth Corridor:

- Located in Bangalore North, **the fastest-growing zone due to its closeness to Bengaluru International Airport (BIAL)**.
- Positioned along the Airport–Devanahalli–Chikkaballapur development corridor, which is witnessing significant infrastructure and economic investments.

3. Emerging Urban Hub:

- Formerly a **village in Chikkaballapur district, Bagepalli has now transformed into a high-demand destination**.
- **Rebranded as *Bhagyanagar***, adding visibility and **prestige to the area**.
- Rapid infrastructure improvements and increasing property demand are **indicators of strong future growth**.

4. Unique Site Advantages:

- Wide approach frontage of about 1000 meters to the National Highway, enhancing both access and prominence.
- **Proximity to ‘Chitravathi Dam’, offering natural beauty and eco-tourism opportunities**.
- **Close to the historic ‘Gummanayakanna Kote’ fort (17th century), a trekking destination with cultural and spiritual significance**.
- Large, contiguous land parcel allows for holistic planning—sports facilities, wellness zones, leisure spaces, eco-resorts, and hospitality infrastructure, all within one integrated campus.

5. Future Development Potential:

- Government plans **for district-level expansion** will drive property appreciation.
- **Devanahalli’s growth as a satellite hub positions Bagepalli for TWIN-CITY development**.
- Large-scale industrial investments (**e.g., Foxconn**) signalling economic opportunities and improved infrastructure.

6. Member Experience and Convenience:

- Easily accessible for weekend retreats and family outings.
- A serene semi-urban environment provides relief from city congestion while still being within reach.
- Ample land allows for new-generation facilities with — **state of art ultra-modern SPORTS COMPLEXES** that has its limitations within the current campus and also additional facilities like **wellness centres, eco-parks, resorts, etc.**

7. Sustainable Development Vision:

- Bagepalli land offers the opportunity to build a green campus:
 - Solar energy and renewable resources.
 - Rainwater harvesting and water recycling.
 - Eco-friendly landscaping integrated with nature.
- Bowring II can become a model sustainable club campus, setting new benchmarks in environmental responsibility.

Conclusion:

The choice of Bagepalli for **Bowring II** is not merely about expansion—it is about safeguarding the Club's legacy while preparing for the future. The site offers accessibility, growth potential, cultural richness, and environmental opportunities, making it the ideal location to establish a world-class second campus.

Bowring Unit-II at Bagepalli will stand as a **landmark destination**—blending tradition with modernity, heritage with innovation, and exclusivity with accessibility—ensuring that members and their families continue to enjoy unparalleled facilities for generations to come.

The Managing Committee earnestly appeals to each and every **VOTING MEMBER** to give “**a serious thought**” and take a positive decision to secure the present and future younger generation needs of the Members of the Institute.

The Committee looks forward to your kind co-operation and continued support.

Regards,

On behalf of the Managing Committee,

Sd/-

H.S. Srikanth

Hon. Secretary

Bowring Institute

Date: 30-08-2025