

Prestige Group developing ~2,000-unit residential township within integrated development at Whitefield, Bangalore

Facility Type(s)	Development Scope	Organization(s)	Part of Sector(s)
Residential Township	Single Site	Prestige Group	Real Estate
Announced	Est. Completion	Approx. Investment	Opportunity Score
January 2026	December 2029	Undisclosed	High

About this Development

Prestige Group is undertaking the development of Prestige Evergreen, a large-scale residential project forming part of the broader Prestige Raintree Park integrated township in Whitefield, East Bangalore. The development spans a significant residential parcel within a ~100+ acre mixed-use ecosystem that is planned to include residential, retail, and commercial components.

Positioned as a premium high-density residential cluster, the project comprises ~2,000+ apartment units across multiple high-rise towers (G+19), supported by shared infrastructure such as a large-format clubhouse (~89,000 sq. ft.), extensive landscaped open spaces, and structured parking facilities. The township-scale planning and integration with surrounding commercial and retail developments position the project as a long-term residential and lifestyle hub within a key growth corridor of Bangalore.

The project is currently in the early construction phase, with development commencing around early 2026 and indicative completion timelines extending to 2029–2030, aligned with phased township execution. While the investment value has not been publicly disclosed, the scale and multi-phase nature of the development indicate a large capital deployment across residential and supporting infrastructure.

Given the scale, multi-tower configuration, and integrated township environment, the development is likely to drive demand for comprehensive electronic security and smart building systems, including video surveillance across common areas, access control across towers and amenities, visitor and vehicle management systems, centralized monitoring platforms, and selective adoption of smart locking and home automation solutions within residential units and shared facilities.

Electronic Security Requirements Foreseen by Types of Solutions

I. Video Surveillance

Fixed Cameras (Bullet & Dome), PTZ Cameras, Fisheye Cameras, Thermal Cameras (Selective Use)

- Surveillance systems are deployed across tower entrances/exits, lift lobbies, corridors, parking basements, internal roads, clubhouse areas, and landscaped zones to ensure comprehensive visibility across residential and shared spaces.
- A mix of fixed, PTZ, and wide-angle/fisheye cameras is used to support continuous monitoring, large-area coverage, and dynamic tracking across township environments.
- Low-light and infrared capabilities support 24/7 monitoring, particularly in basements, perimeters, and low-visibility zones.
- Video analytics may be selectively deployed for intrusion detection, loitering detection, and monitoring of common areas such as clubhouses and recreational spaces.
- Systems are integrated with centralized monitoring infrastructure via fiber/CAT6 networks, supported by NVRs or VMS-based storage solutions.

II. Access Control

RFID / Card-Based Access Systems, Biometric Access Systems, Vehicle Access Management Systems, Boom Barriers, Smart Locks, Video Door Phones, Visitor Management Systems

- Access control systems are implemented to regulate movement across tower entrances, lift lobbies, basement levels, amenities, and service areas within the residential complex.
- Electronic door locks and smart locking systems may be deployed at apartment and restricted access points, enabling secure, resident-controlled access and remote management capabilities.
- Video door phones and intercom systems are integrated at apartment and tower entry points to support visitor verification, delivery management, and resident communication.
- Vehicle access management systems, along with boom barriers and RFID-based identification, are deployed at entry/exit gates to regulate resident, visitor, and service vehicle movement.
- Visitor management systems support digital check-ins, approvals, and tracking of guests, vendors, and service personnel.
- Systems are designed to support role-based access control, centralized policy enforcement, and audit trails across the township.

III. Perimeter Intrusion Detection Systems

Fence Intrusion Detection Systems, Intrusion Alarm Systems, Microwave / IR Barriers

- Perimeter security systems are deployed along compound walls, entry gates, and service access zones to detect unauthorized intrusion attempts.
- Intrusion alarm systems are installed at critical access points, basements, and restricted service areas to enhance security across residential infrastructure.
- Microwave and infrared barriers may be used to monitor larger external zones and low-visibility areas.
- These systems are integrated with video surveillance platforms to enable real-time alerts, event verification, and coordinated response workflows.

IV. Software & Command Platforms

Video Management Systems (VMS), Video Analytics / Smart Surveillance Analytics, Central Monitoring & Dashboards, Storage & Archiving Solutions, Access Control Management Software, Visitor Management Software, Integration Platforms (API / IoT Middleware)

- A centralized Video Management System (VMS) is deployed to enable unified monitoring and management of surveillance infrastructure across all towers and common areas.
- Video analytics supports intrusion detection, behavioral analysis, and monitoring of shared residential environments.
- Central monitoring dashboards provide real-time visibility across surveillance, access control, and visitor management systems, enabling faster incident response and operational coordination.
- Storage and archiving solutions ensure reliable video retention for security, compliance, and incident review purposes.
- Integration platforms enable connectivity between security systems, parking management, visitor systems, and building-level applications.
- Platforms may also integrate lighting, energy management, and smart home ecosystems to support centralized monitoring and control across the township.

Buying Processes

How Procurement is Typically Structured (Developer-Led Model)

Procurement for large residential township developments such as Prestige Evergreen is primarily developer-driven, with strong influence from design consultants.

During early stages, system requirements are defined by architects, MEP consultants, and low-voltage design teams, along with inputs from the developer's engineering and project teams. Procurement is then executed through a mix of vendor selection, contractor engagement, and system integrator involvement.

Procurement is not purely tender-driven and typically involves:

- Consultant-led system specification and design
- Vendor shortlisting based on experience and technical fit
- Direct engagement with system integrators and OEMs
- Phased procurement aligned with tower-wise construction timelines

How Vendors Typically Engage

Vendor engagement is multi-layered, with key entry points including:

- Consultants & Design Teams: Influence specifications early
- Developer Engineering / Projects Team: Drive approvals and execution
- MEP Contractors & System Integrators: Handle installation and integration
- Facility / Operations Teams (later stages): Influence standardization and usability

Implications for Vendors

- Early engagement during design stages is critical
- Alignment with consultants and integrators improves entry probability
- Solutions should be scalable across towers and phases
- Integration with access control and visitor systems is essential
- Prior experience in residential townships enhances credibility

Sales Discussion Guide

Key Talking Points and Pitch Angles for Engagement

- Integrated Security & Centralized Monitoring:** Position unified surveillance, access control, and monitoring across towers, amenities, parking, and common areas for consistent security and real-time visibility.
- Resident Access, Smart Locks & Convenience:** Highlight mobile-based access, video door phones, digital visitor systems, and smart locks to enhance resident security and ease of use.
- Visitor, Delivery & Vehicle Management:** Emphasize integrated platforms for managing guests, service staff, deliveries, and vehicle movement using RFID and controlled entry systems.
- Scalable Multi-Tower Infrastructure:** Position solutions as modular and standardized to support phased deployment across multiple towers and future expansion.
- Integration with Smart Building & Home Systems:** Highlight integration with lighting, energy management, and home automation systems for a connected residential environment.

Key Points to Clarify

- Tower-wise phasing and deployment timelines
- Access control scope (apartments vs common areas)
- Visitor and delivery management requirements
- Parking capacity and vehicle flow needs
- Integration with smart home / building systems
- Standardization across towers and phases

Procurement and system selection in residential township developments typically involve coordination across developer engineering, design consultants, procurement teams, and system integrators, so vendors should engage early with project, MEP, and design stakeholders to influence specifications and improve entry probability.

Key Personnel to Approach



Mr. Raghuram S V
Senior General Manager Projects



Mr. Sangram Petekar
Manager- Projects



Mr. Asif Khan
Head of Procurement & IT - Facility Management



Mr. Fakruddin F
Security Manager

Related Case Studies

Relevant Deployments in Similar Environments	Client	Vendor(s)
Video surveillance deployment across a large residential township in Gurugram	Vipul Gardens	CP Plus, WSS Group
Video door phone and access control system deployment in a residential high-rise complex	Shivansh Heights	Hikvision

Part of Megatrend

Title: Growth of Large-Scale Mixed-Use & Township Developments in Urban India

All Opportunities Related to this Megatrend

- Prestige Group developing ~2,000-unit residential township within integrated development at Whitefield, Bangalore
- Brigade Group's mixed-use commercial and residential development in Hyderabad
- Large-scale integrated township developments by leading developers across Bangalore and Mumbai