



RIRIC Township at Devanahalli Road, Bangalore

Contents

1. Planning Analysis / Benchmarking
2. Vision and Planning Guiding Principles
3. Proposal (Site Analysis / Landuse /
Transportation / Development Intensity/
Phasing)
4. Project Schedule

1 Planning Analysis

bangalore Contextual Analysis



- India's 5th largest city
- Capital city of Karnataka state
- IT Capital of India
- No.1 choice for BPO (India) by vendors in USA

1 Planning Analysis

Site Location



Site Location

Proposed Highway to New Airport

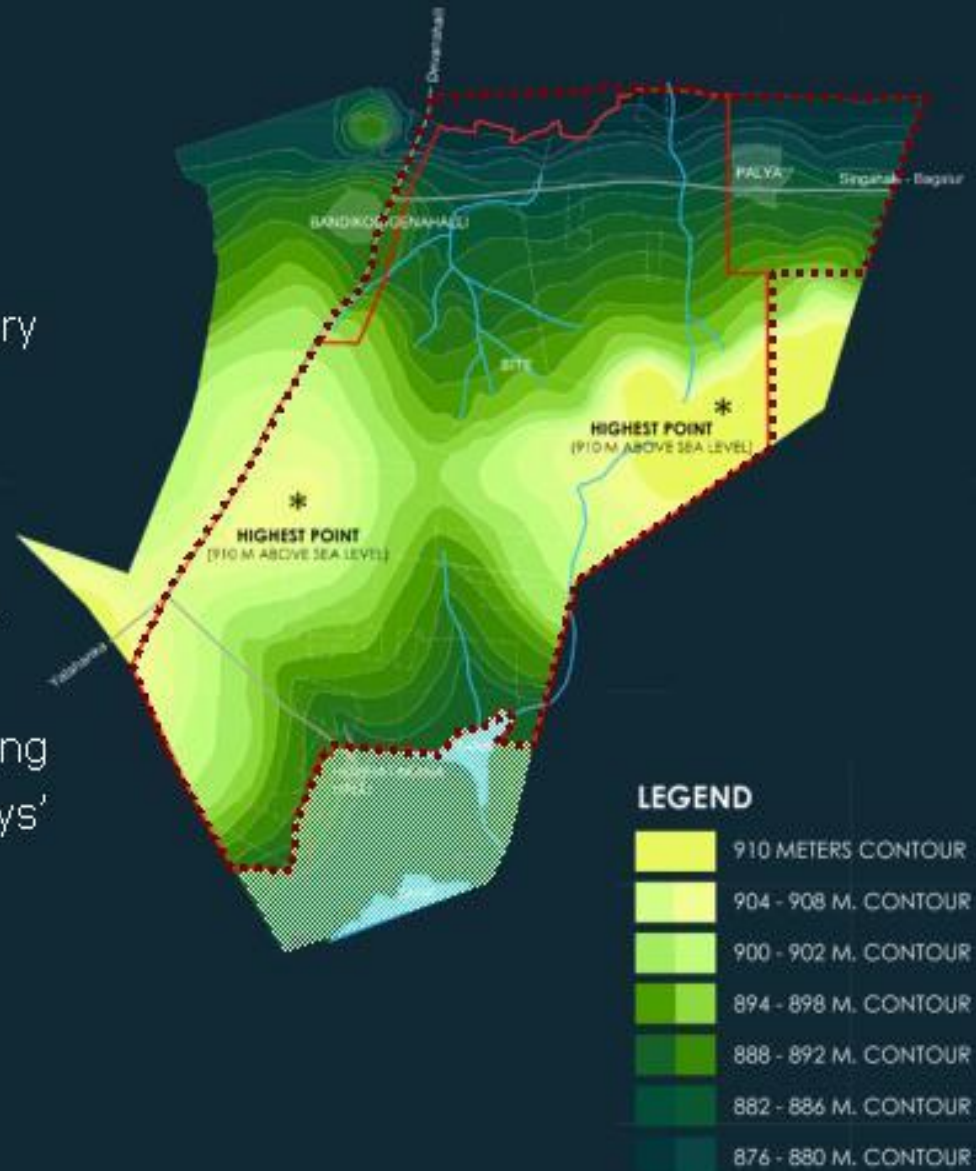


RIRIC Township at Devanahalli Road, Bangalore

1 Planning Analysis

Site Analysis

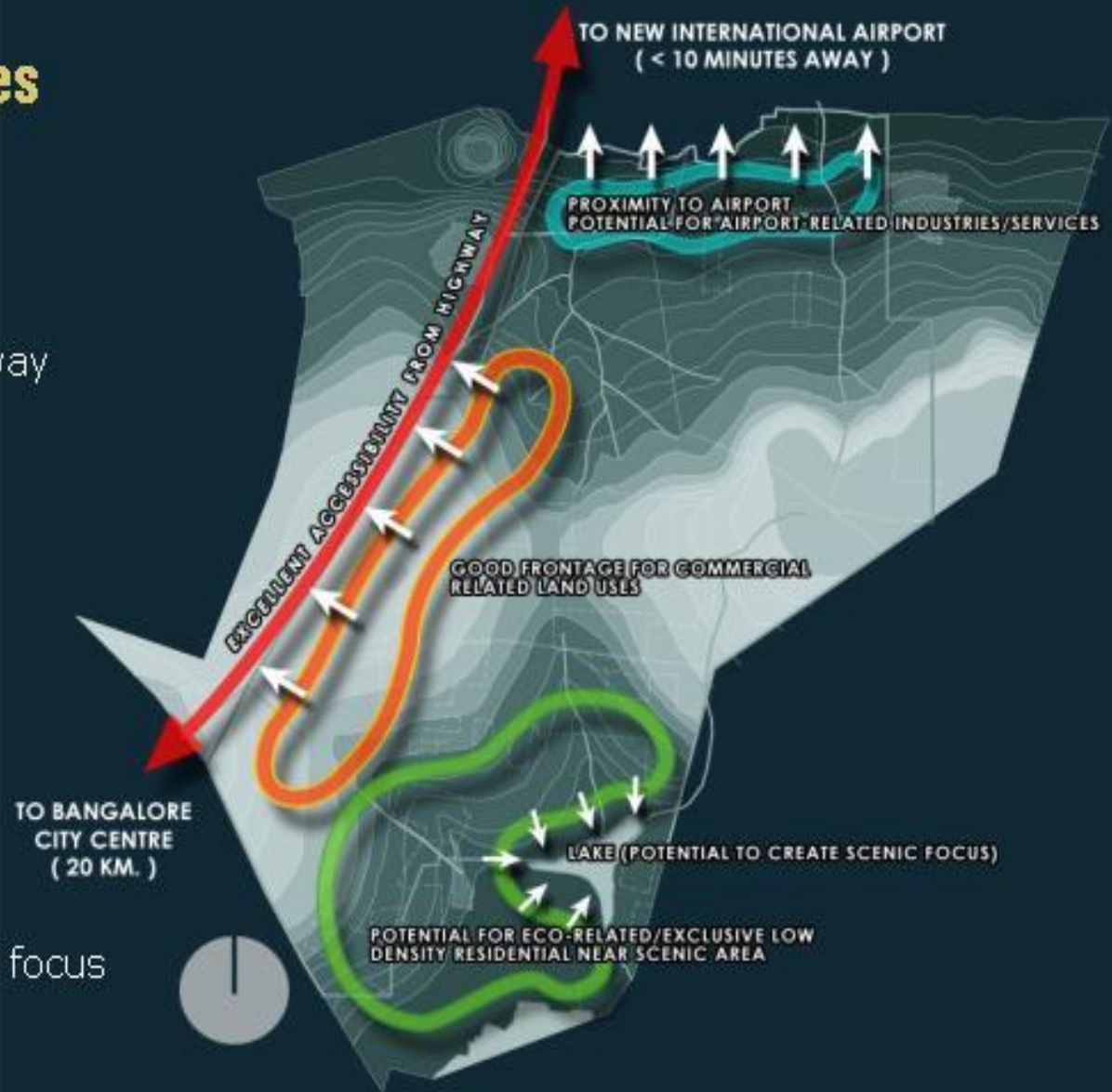
- Area: 1730 acres or 702 ha
- Access: from Devanhalli Road off Bellary Road (NH7) 20 km north-east of Bangalore CBD
- Topography: mild undulating from 886 m to 910 m AMSL, high grounds straddle central portion gradually sloping towards the north and the south 'valleys' with presence of small streams and a tank



1 Planning Analysis

Strengths & Opportunities

- Excellent Accessibility
- Extensive Frontage to highway
- Proximity to new airport
- Size
- Location
- Presence of water feature, opportunity to create scenic focus



2 Vision

By 2012, Royal Garden City will be a competitive world-class self-contained city :

- **Globally** significant
- **Regionally** important
- **Locally** relevant



Offering pro-business environment and 'future-ready facilities' and a wide range of options in housing, business, recreation and industries

3 Proposal Concept Plan

4 Garden City

-Residential Landuses located in the south away from possible airport noise

-Extensive green network to link different landuse sectors

To Bangalore City Centre
20km



Global

Regional

Local

3 Proposal

Land Use Structure Diagram

4 Garden City -A Variety of Residential Types created to cater to different target markets

-Residential Clusters served by clubhouse or recreational centres (orange dots) linked by green links to larger green spaces

To Bangalore City Centre
20km

 New Airport 1km away



3 Proposal Land Use Plan

10ha

0 1k
m

Logistics

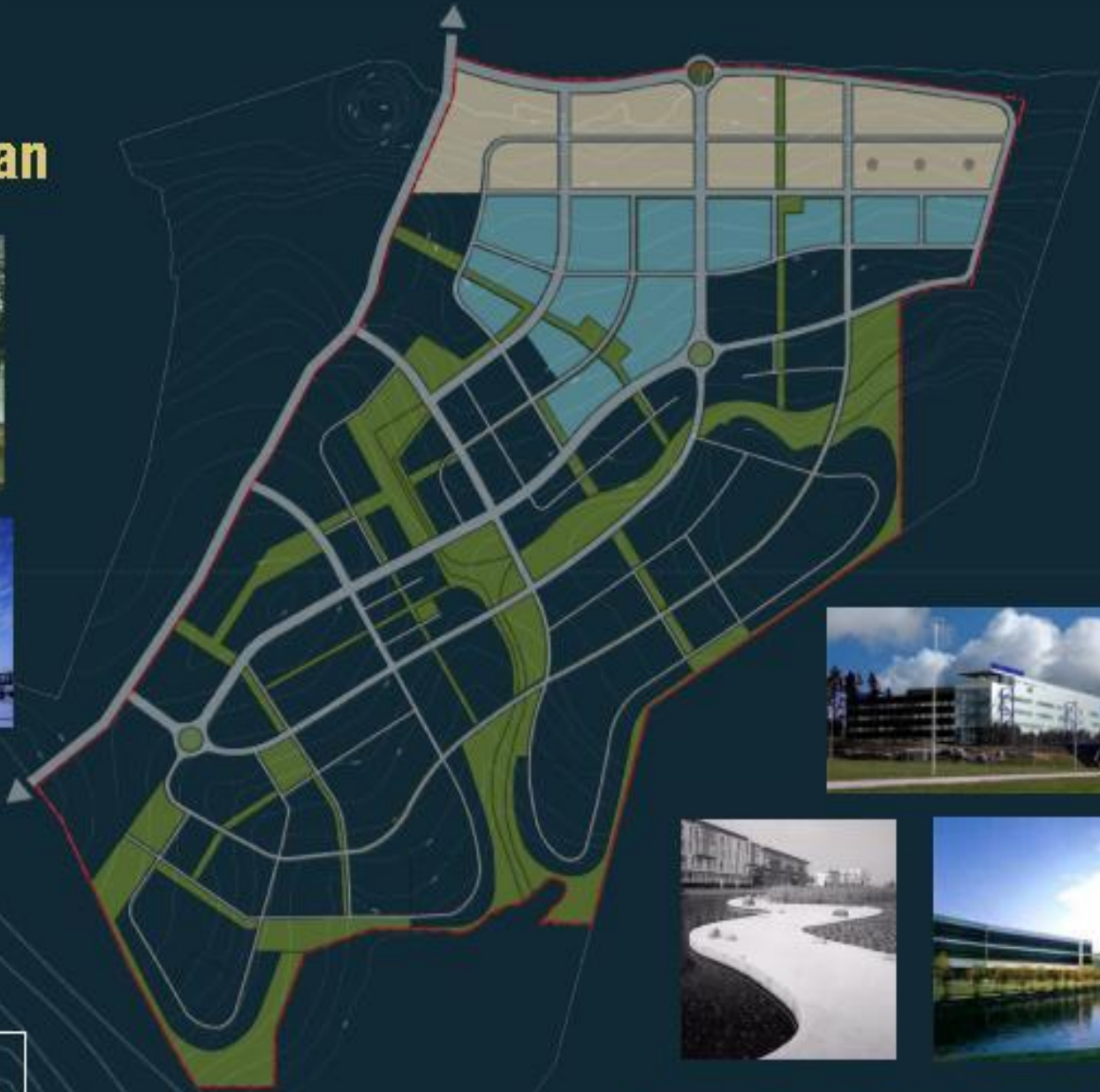


RIRIC Township at Devanahalli Road, Bangalore

3 Proposal Land Use Plan



3 Proposal Land Use Plan



IT / R+D / Biomedical / Multi-Media

RIRIC Township at Devanahalli Road, Bangalore

3 Proposal Land Use Plan

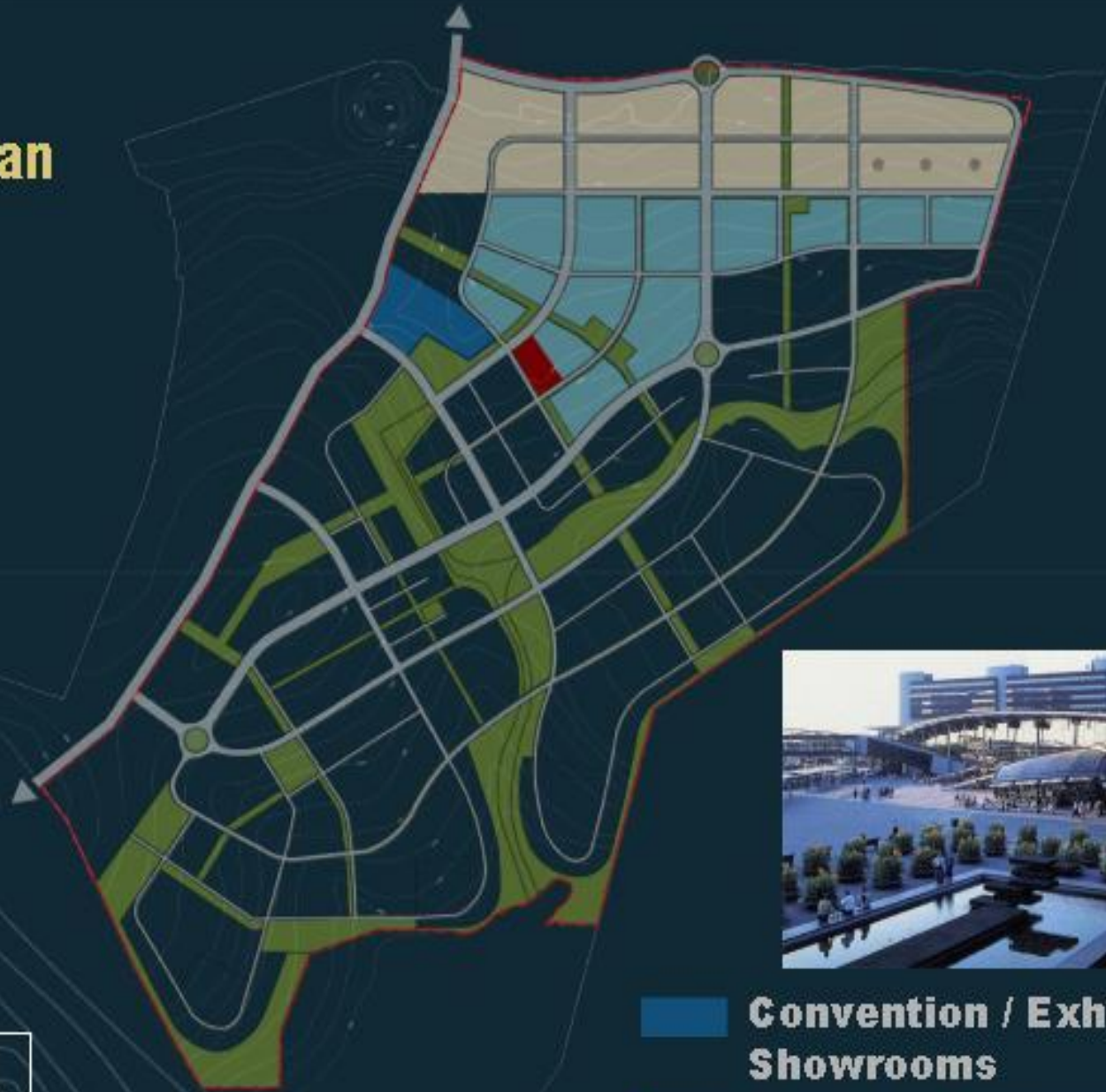


Regional Transport Hub

10ha

0 1k
m

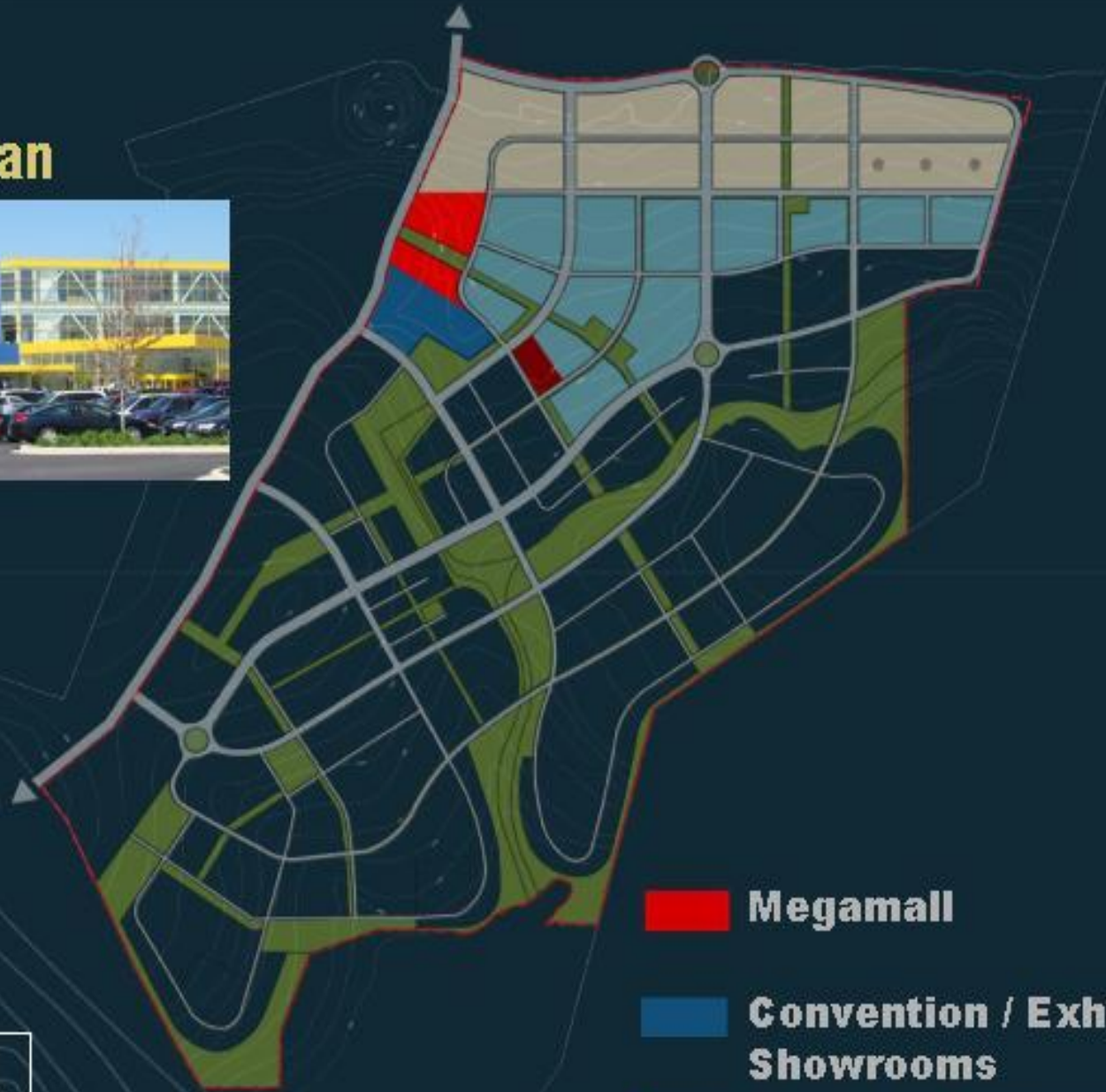
3 Proposal Land Use Plan



Convention / Exhibition / Showrooms

Regional Transport Hub

3 Proposal Land Use Plan



- Megamall**
- Convention / Exhibition / Showrooms**
- Regional Transport Hub**

RIRIC Township at Devanahalli Road, Bangalore

3 Proposal Land Use Plan



**Business District
(commercial / office)**

RIRIC Township at Devanahalli Road, Bangalore

3 Proposal Land Use Plan



Mixed Use

3 Proposal Land Use Plan



IT SOHO (Home Office)

3 Proposal Land Use Plan



Residential: Apartment

3 Proposal Land Use Plan



Residential: Cluster / Row

HIKIC TOWNSHIP at DEVANNALLI ROAD, Bangalore

3 Proposal Land Use Plan



Residential: Detached / Bungalow

HIKIC TOWNSHIP at DEVANNALLI ROAD, Bangalore

3 Proposal Land Use Plan



10ha

0 1k
m

**Residential: Farmhouse /
Acrelots / Corporate Retreat**

3 Proposal Land Use Plan



International School



Neighbourhood School

 **School / Institution**

3 Proposal Land Use Plan

Legend

- Commercial / Office
- Convention / Showroom
- Transport Hub
- Megamall
- Mixed Use (50% Retail Office 50% Residential)
- IT / R+D / BioMedical Research
- Logistics / Processing
- IT SOHO (Home Office)
- Residential (Apartment)
- Residential (Cluster / Row)
- Residential (Detached / Bungalow)
- Residential (Farmhouse / Corporate Retreat)
- School / Institution
- Open Space (Green and Blue)
- Reserve Site



0 1k
m

 **Reserve Site**

3 Proposal Land Use Data



Landuse Breakdown

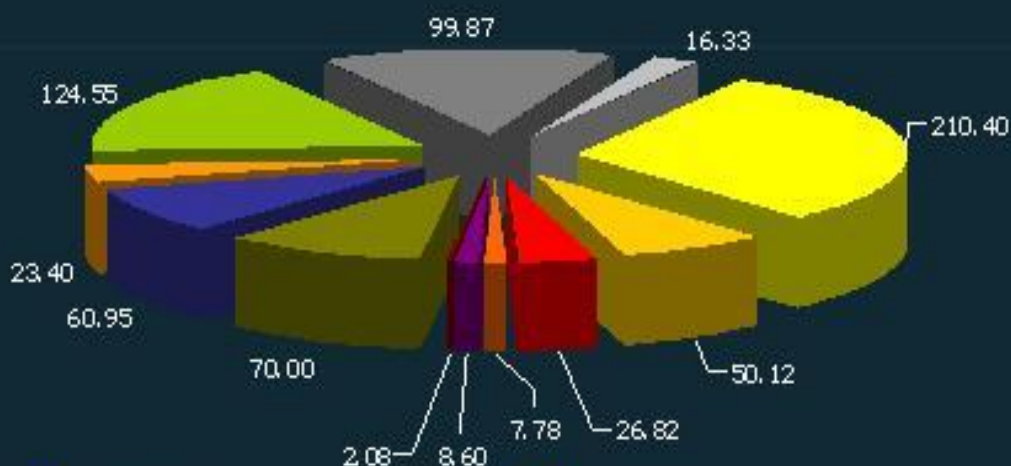
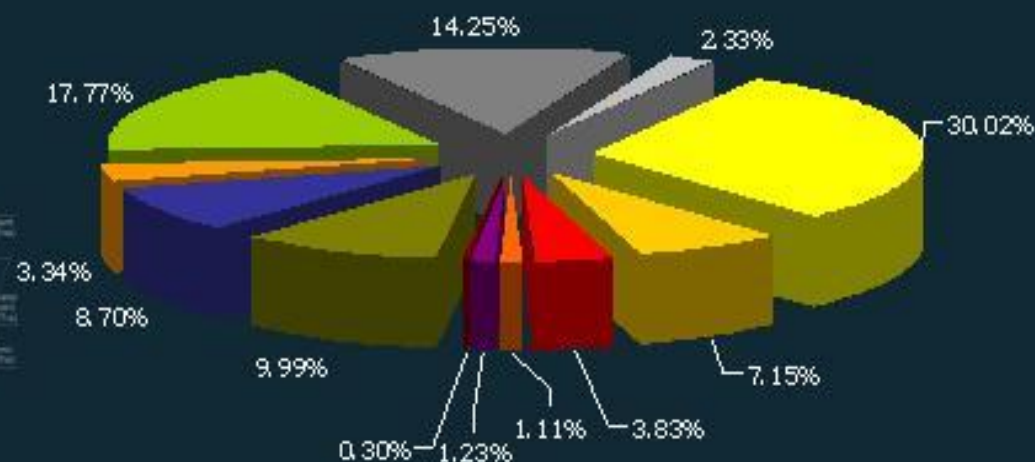
Landuse	Land Area (ha)	% Land Area	Plot Ratio	GFA (m ²)
Residential	Acrelots / Farmhouse	6.26	0.89	6,264
	Detached	33.70	4.80	101,103
	Cluster / Row Houses	86.12	12.27	602,859
	Apartments	66.20	9.43	993,017
	IT SOHO (Home Office)	18.11	2.58	126,797
		210.40	29.98	
Commercial / Office	26.82	3.82	2.5	670,470
Mixed Use (50% Retail + Office / 50% Res)	50.12	7.14	2.0	1,002,440
Logistics / Processing (including provision for Utilities)	70.00	9.97	1.0	700,007
IT / R+D / BIOMED	60.96	8.68	2.0	1,219,058
Campus	14.93	2.13	1.0	149,256
School (Primary / Secondary / JC)	9.47	1.35	1.0	94,689
Transport Hub	2.08	0.30	2.0	41,524
Megamall	7.78	1.11	1.2	93,419
Exhibition / Showrooms	8.60	1.22	1.2	103,146
Reserve Site	16.33	2.33	1.5	244,926
Open Space (Green + Blue)	124.55	17.75	-	-
Roads	99.87	14.23	-	-
Total	701.9	100.00		6,148,974

Saleable Land: 468ha (66.7%)

Average Plot Ratio 0.88

RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Data



- Residential
- Commercial / Office
- Exhibition / Show rooms
- Logistics / Export Processing
- Campus / School
- Roads
- Mixed-Use
- Megamall
- Transport Hub
- IT / R&D / Biomed
- Open Space
- Reserve Site

3 Proposal Transportation Plan

4

Local Roads

- Meandering roads further serving the residential zones to slow down traffic.

Road System Plan



3 Proposal Transportation Plan



LRT System Plan

3 Proposal Transportation Plan

Transportation Network Concept

- Environmental quality
- Economic activity through improved accessibility
- Accessibility through an even distribution of activities
- Choice of modes with less environmental impact and
- Safety and personal security



3 Proposal Open Space Character & Activity Plan

Waterfront Promenade



activity connectors . green links . activity trails . jogging paths . tree-lined roads



Neighbourhood Parks



reading newspapers on a lazy sunday morning . a game of chess with the neighbour



RIRIC Township at Devanahalli Road, Bangalore

3 Proposal

Development Intensity



Schematic Section



Schematic Section

3 Proposal Development Intensity



Schematic Section



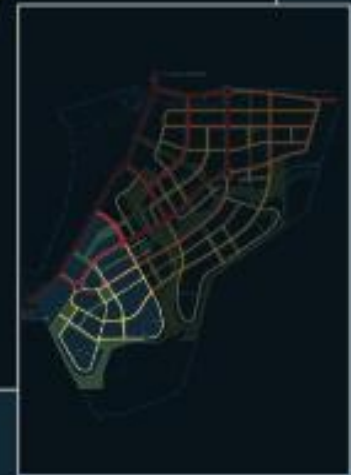
Schematic Section

3 Phasing Implementation Plan

Phase 1a



Phase 1b



3 Phasing Implementation Plan

Phase 2



Phase 3



