



RIRIC Township at Devanhalli Road, Bangalore

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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

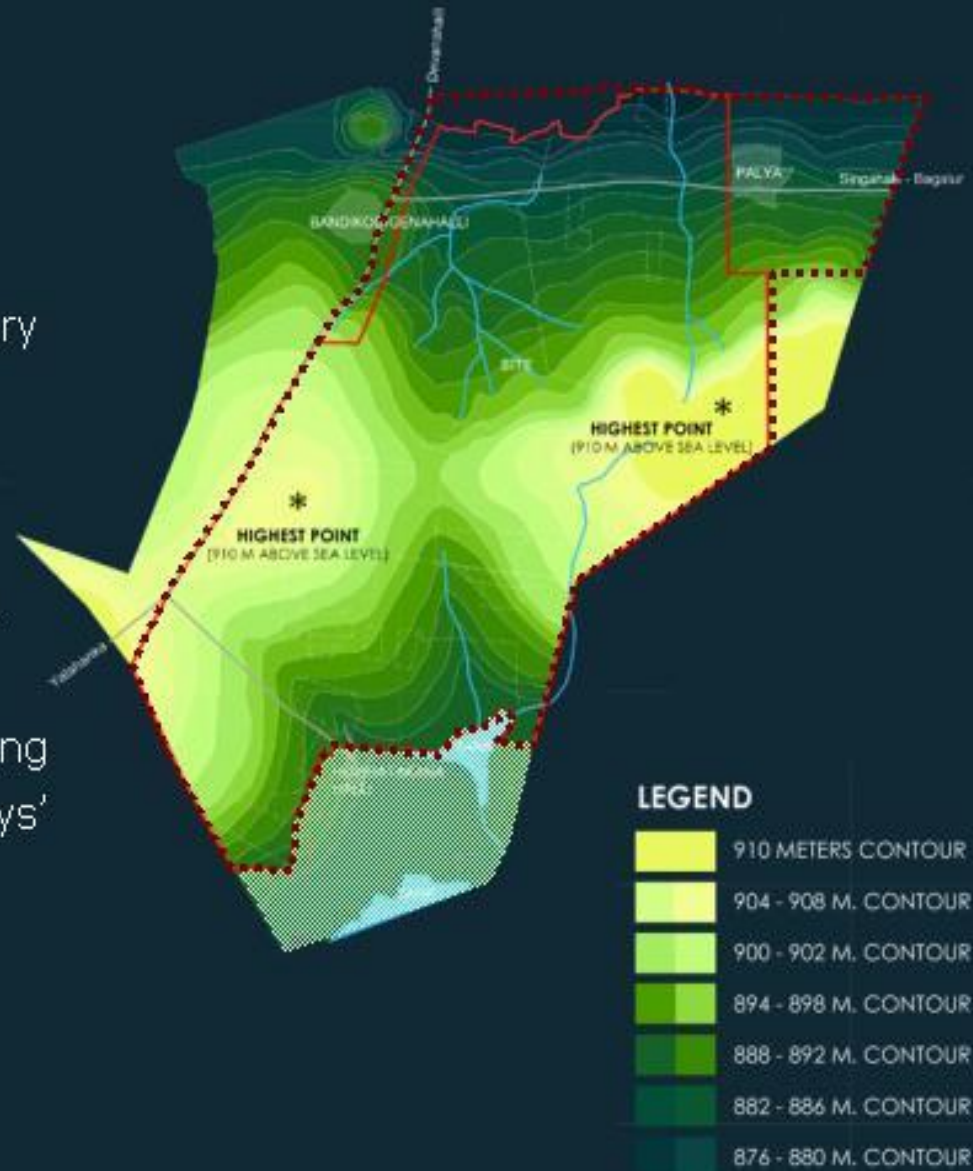


Proposed Highway to New Airport

1 Planning Analysis

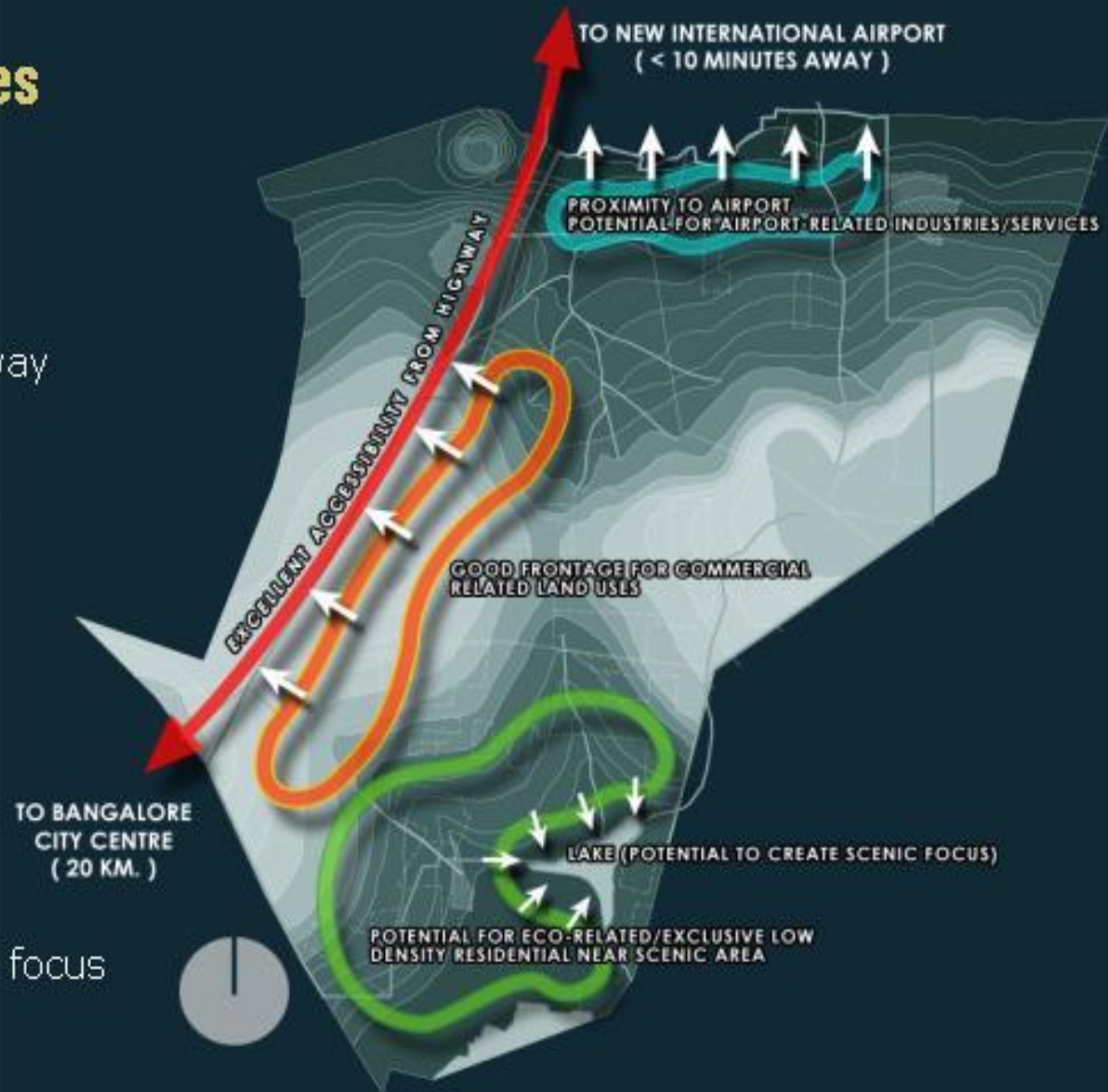
Site Analysis

- 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



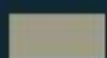
To Bangalore City Centre
20km

3 Proposal Land Use Plan



10ha

0 1k
m

 **Logistics**



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



Utilities:
Power Generator
Wastewater Treatment Plant
Water Treatment Plant

10ha

0 1k
m

 **Logistics**



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



IT / R+D / Biomedical / Multi-Media

RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



Regional Transport Hub

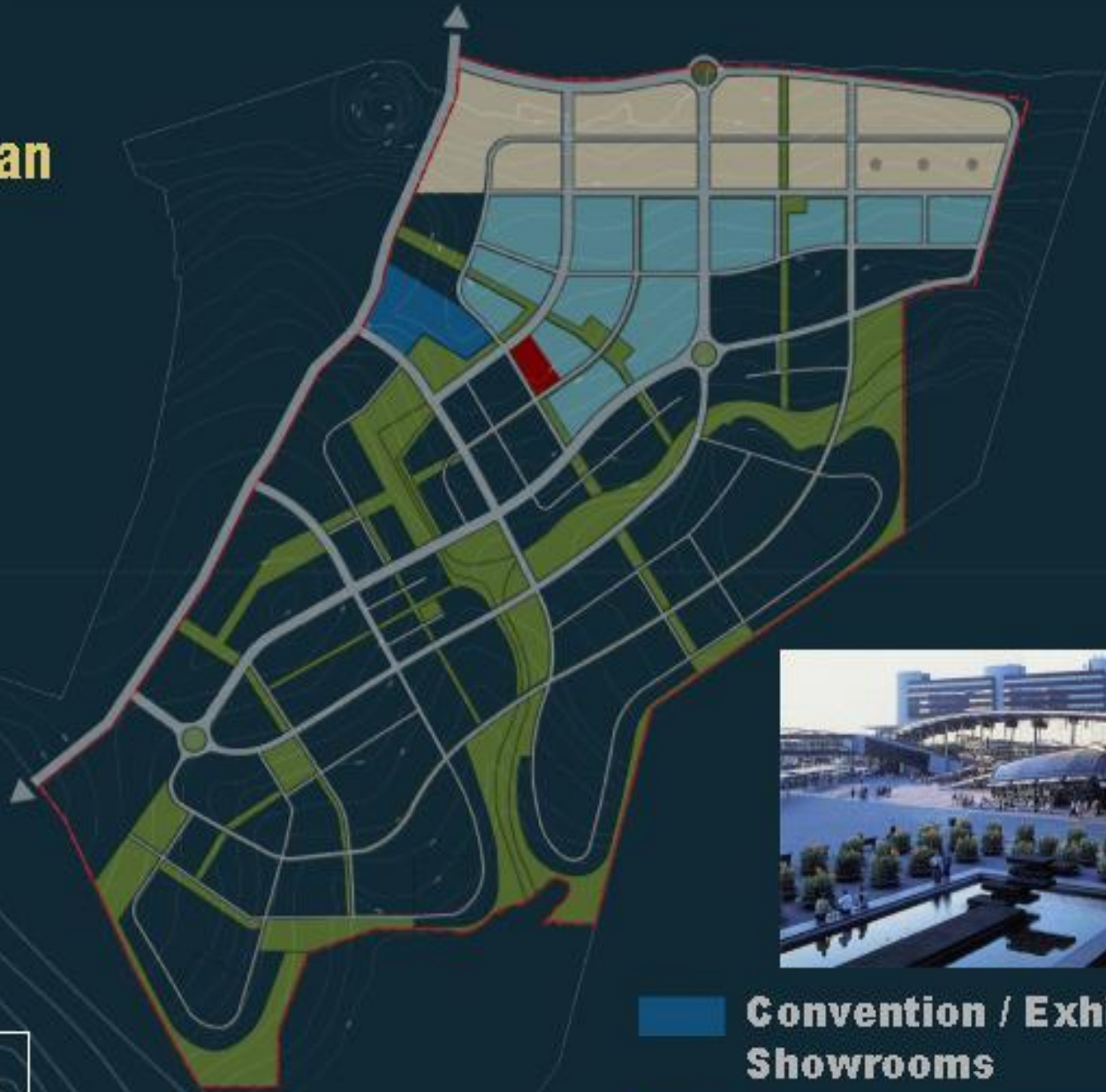
10ha

0 1k
m



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



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

10ha

0 1k
m



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



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

10ha

1k
m



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



10ha

0 1k
m

**Business District
(commercial / office)**



RIRIC Township at Devanahalli Road, Bangalore

3 Proposal Land Use Plan



 **Mixed Use**



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



IT SOHO (Home Office)



RIRIC Township at Devanhalli Road, Bangalore

3 Proposal Land Use Plan



10ha

0 1k
m

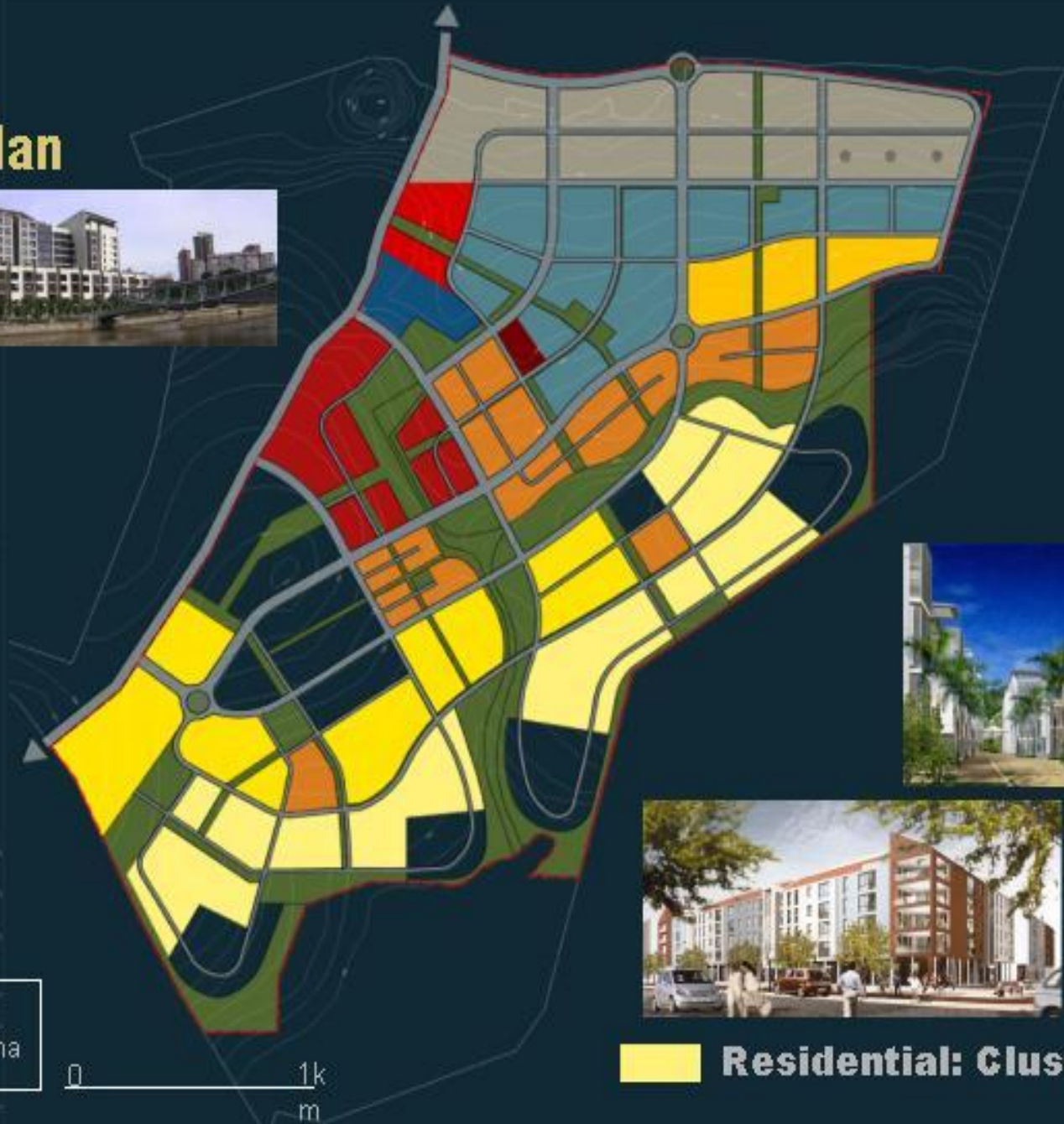


 **Residential: Apartment**



HIKIC TOWNSHIP at DEVANNALLI ROAD, BANGALORE

3 Proposal Land Use Plan



10ha

0 1k
m

Residential: Cluster / Row



HIKIC TOWNSHIP at DEVANNALLI ROAD, BANGALORE

3 Proposal Land Use Plan



10ha

0 1k m

Residential: Detached / Bungalow



HIKIC TOWNSHIP at DEVANNALLI ROAD, BANGALORE

3 Proposal Land Use Plan



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



3 Proposal Land Use Plan



International School



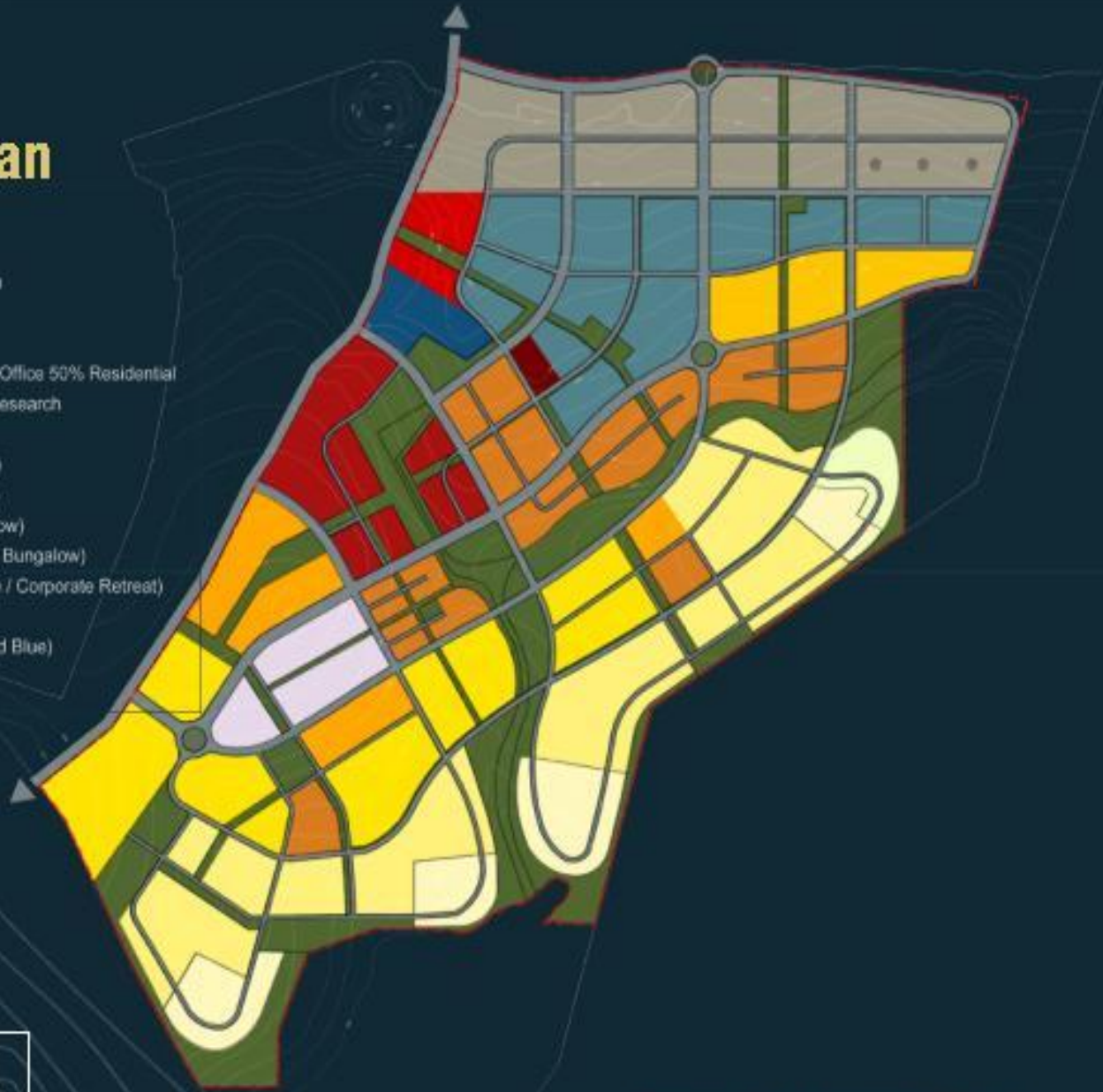
Neighbourhood School

 **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



Reserve Site



3 Proposal Land Use Data



Legend

- Commercial / Office
- Convention / Showroom
- Transport Hub
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- Mixed Use (50% Retail Office 50% Residential)
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Landuse Breakdown

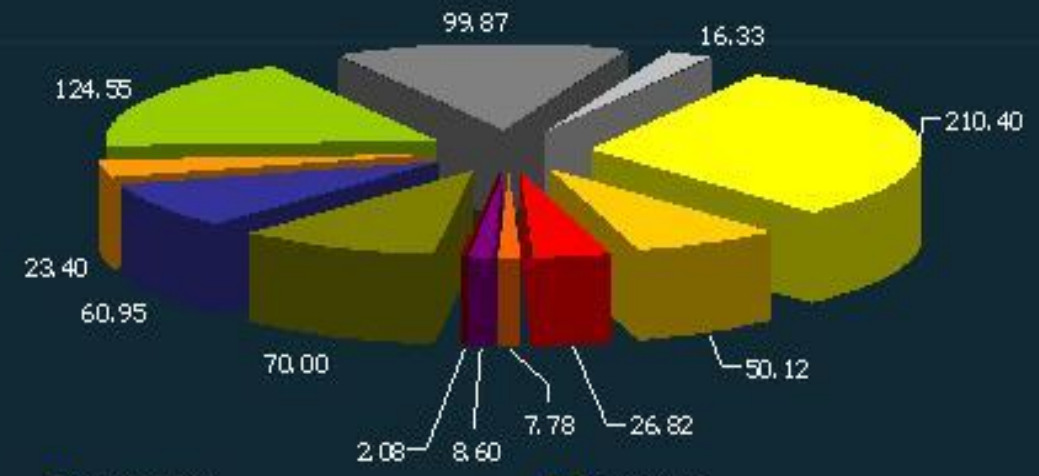
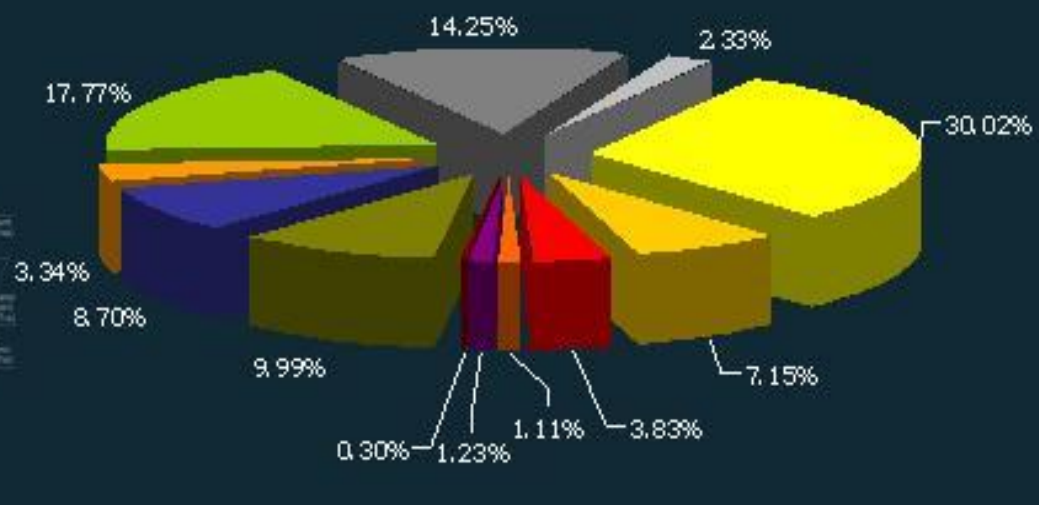
Landuse	Land Area (ha)	% Land Area	Plot Ratio	GFA (m ²)	
Residential	Acrelots / Farmhouse	6.26	0.89	0.1	6,264
	Detached	33.70	4.80	0.3	101,103
	Cluster / Row Houses	85.12	12.27	0.7	602,859
	Apartments	66.20	9.43	1.5	993,017
	IT SOHO (Home Office)	18.11	2.58	0.7	126,797
	210.40	29.98			
Commercial / Office	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	8.50	1.22	1.2	103,146	
Reserve Site	18.33	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
- Mixed-Use
- Commercial / Office
- Megamall
- Exhibition / Show rooms
- Transport Hub
- Logistics / Export Processing
- IT / R&D / Biomed
- Campus / School
- Open Space
- Roads
- Reserve Site

3 Proposal Transportation Plan

4



Legend

- Highway (55m)
- Major Arterial Road (40m)
- Secondary Arterial Road (40m)
- Collector Road (32m) + LRT
- Local Road (20m)
- Local Road (15m)

Road System Plan



3 Proposal Transportation Plan



Legend

- LRT Station
- LRT Track

LRT System Plan



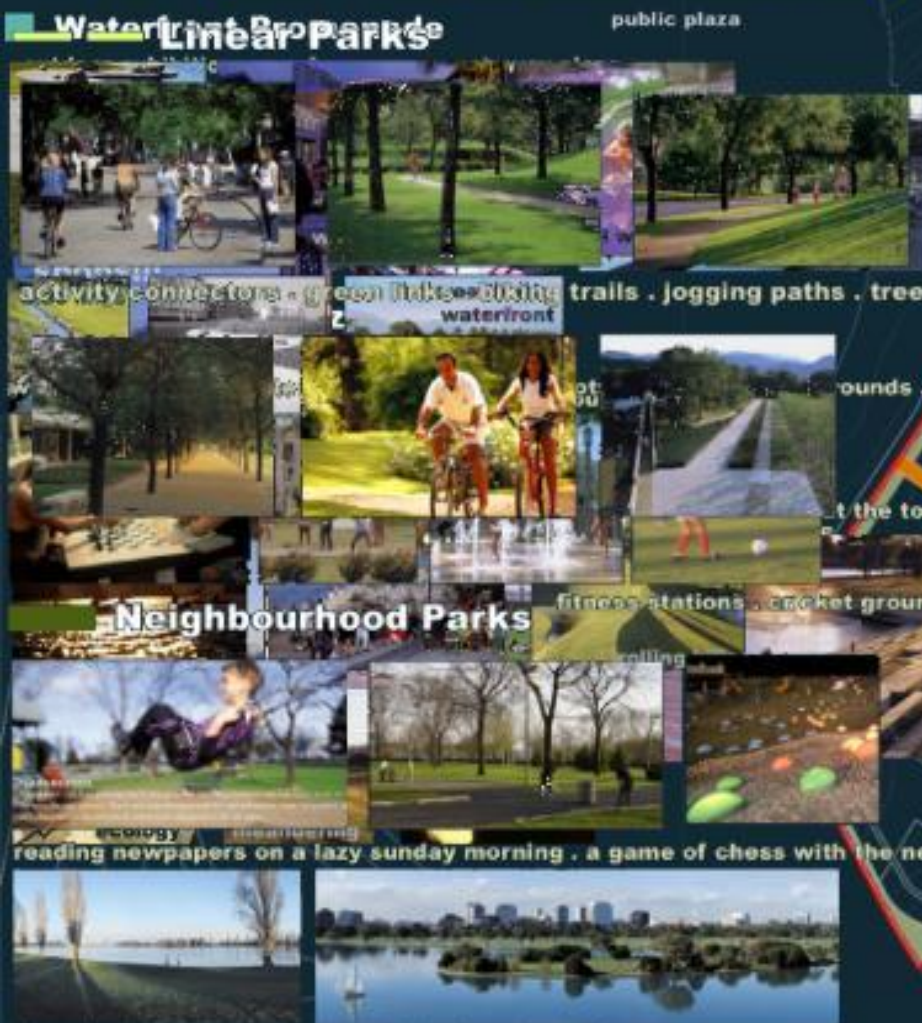
3 Proposal Transportation Plan

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



- ### Legend
- Plaza
 - Pedestrian Mall
 - Waterway
 - Central Park
 - Green Link
 - Neighbourhood Park
 - Buffer
 - Waterfront Promenade
 - Linear Park
 - Activity Edge
 - Landmark

3 Proposal

Development Intensity



3 Proposal

Development Intensity



3 Phasing Implementation Plan

Phase 1a



Legend

- Convention / Showrooms
- Transport Hub
- Hospital
- Mixed Use
- IT / R+D / BioMedical Research
- IT SOHO (Home Office)
- Open Space (Green and Blue)



Phase 1b



Legend

- Mixed Use
- Residential (Apartment)
- Residential (Cluster / Row)
- Residential (Detached / Bungalow)
- School / Institution
- Open Space (Green and Blue)
- Reserve Site



3 Phasing Implementation Plan





Thank You