



ROYAL INDIAN RAJ  
INTERNATIONAL CORPORATION



# The Italian Village

An International Couture Community with an Authentic Italian

Exclusive Residences - Luxury Retail and Dining - Winery and Vineyards - International Educational Academy - Unique 7 Star Hotel - Polo Club and Stables  
**Design**



Design and Masterplanning by  
MANICA Architecture

# AN ITALIAN LIFESTYLE BY DESIGN – “LA DOLCE VITA. VERAMENTE.”



February 1, 2008



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# THE LIFESTYLE AMENITIES – “TUTTO CHE CI VUOLE NELLA VITA”



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# World Class PGA Golf

Designed by the world-renowned Nicklaus Group



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Villas

Sophisticated luxury homes on estate properties



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# Polo Club and Stables

A world-class polo facility and horse stables



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# Country Homes

Rustic retreats within the countryside



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# International Academy

Private educational facilities in manicured gardens



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# Formal Gardens

Traditional Italian Gardens



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# Piazza Centrale

Exclusive retail, dining, and offices



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# Winery and Vineyard

On-site certified Italian wine production



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# Il Castello

7-star ultra-luxury hotel, fine dining, and full-service apartments



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# Lemon Groves

With on-site grappa and limoncello distillery



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# Condos and A partamenti

Mid-rise luxury condo and apartments



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# Piazzettas

Neighborhood shops and cafes



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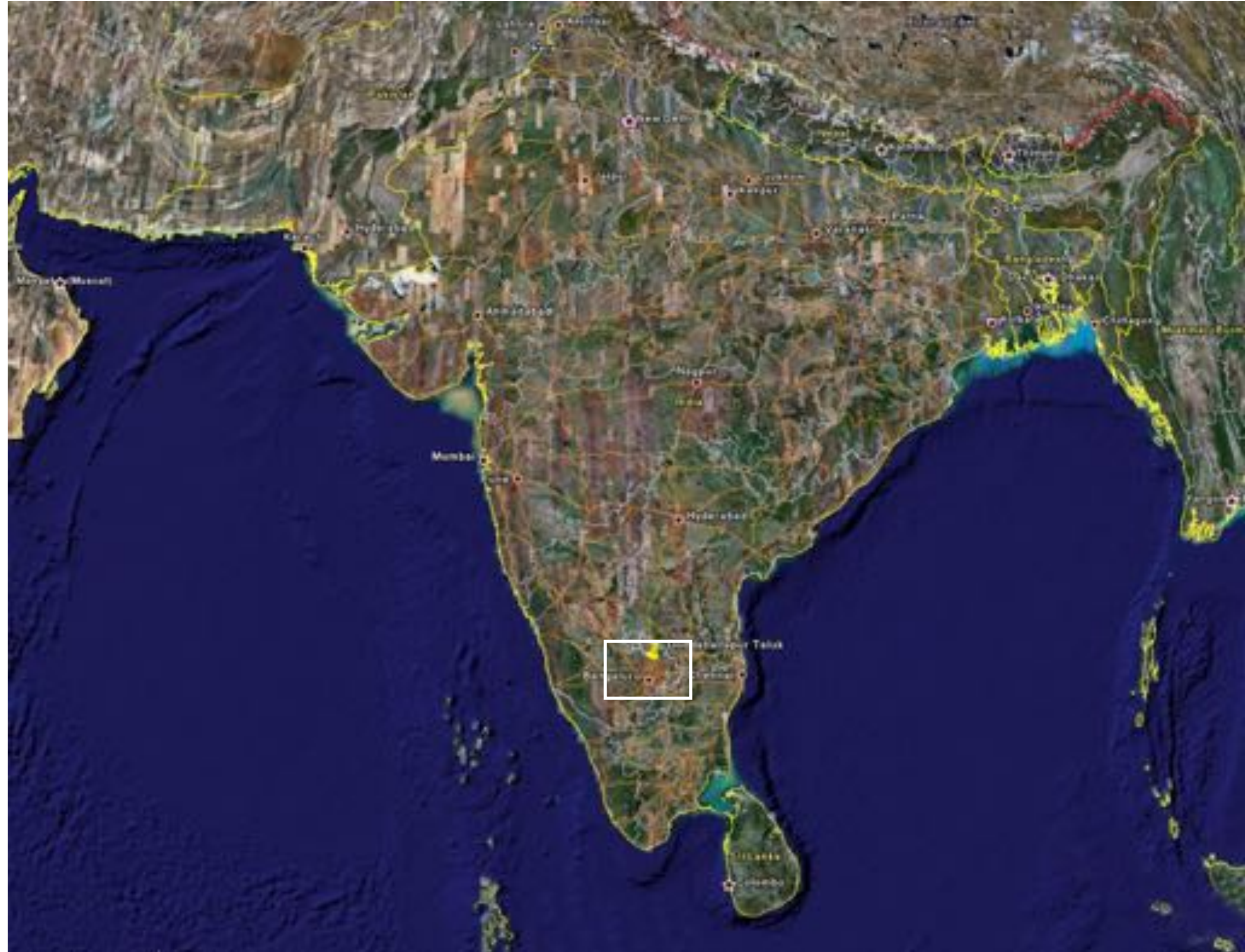
# THE LOCATION AND SITE – “NELLA CAMPAGNA. VICINO LA CITTA. PERFETTO.”





## Country Diagram

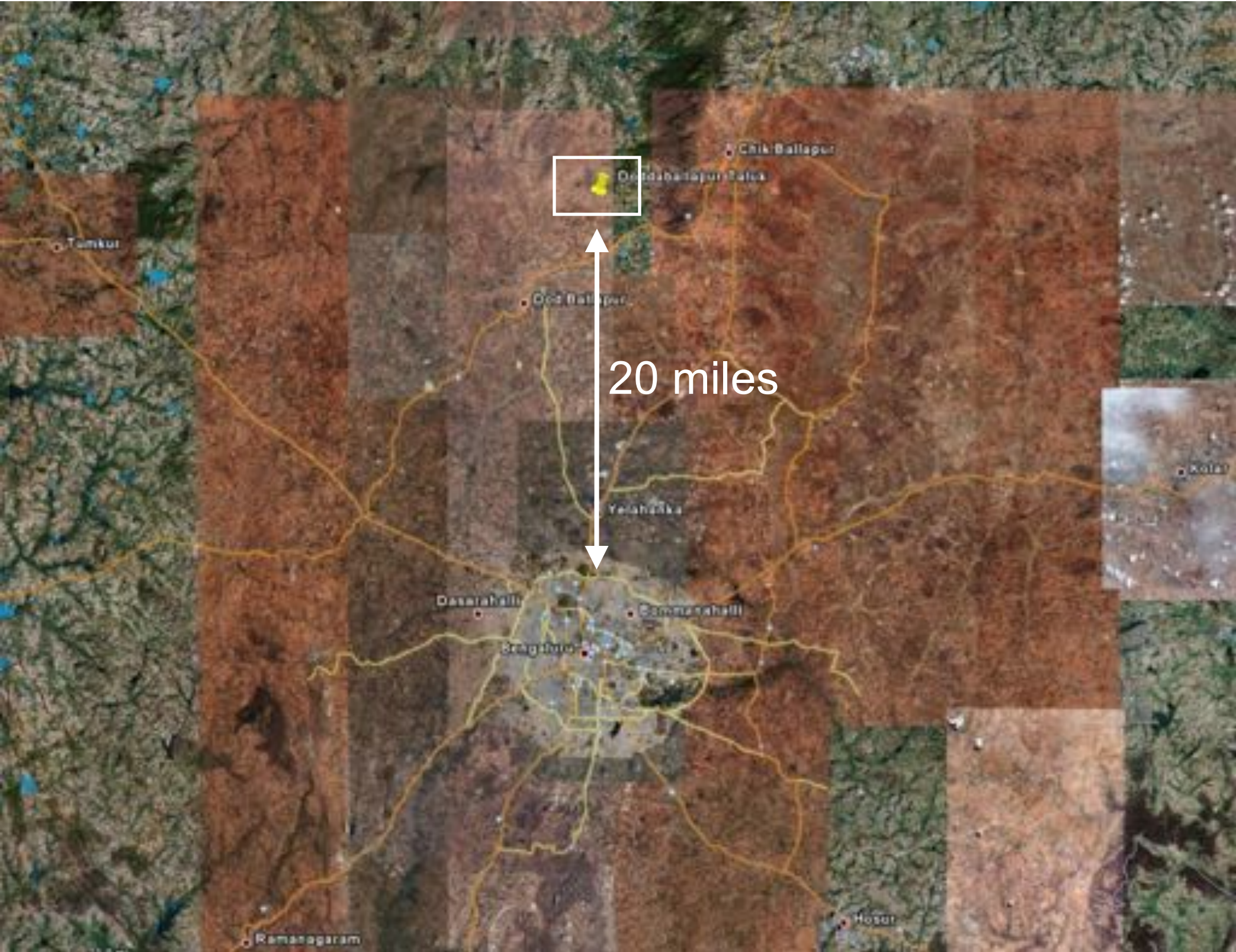
The development site is located in the far Southern portion of the country, just North of the large city of Bangalore.



LOCATION DIAGRAM

# City Diagram

Situated approximately 20 miles from the outer ringroad of Bangalore, the development is approximately 20-30 minutes by automobile from the city.



## Existing Site

The site currently consists of open terrain and farmland.



## Existing Site

An overlay of the site survey map begins to establish the property boundaries, terrain topography, and existing roadways.



## LOCATION DIAGRAM

### Existing Site

An overlay of the site survey map begins to establish the property boundaries, terrain topography, and existing roadways.



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LOCATION DIAGRAM

# Existing Site

Rotating the site survey map provides the current baseplan for the masterplan development design.



# THE MASTERPLAN CONCEPT – “UNA BELLA PANORAMA PER TUTTI”



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# Existing Site Survey

The site includes a natural topography that the design concept seeks to leverage in order to maximize views and panoramas for each of the development's amenities. Each element will take advantage of the natural topography to enhance its use and success.

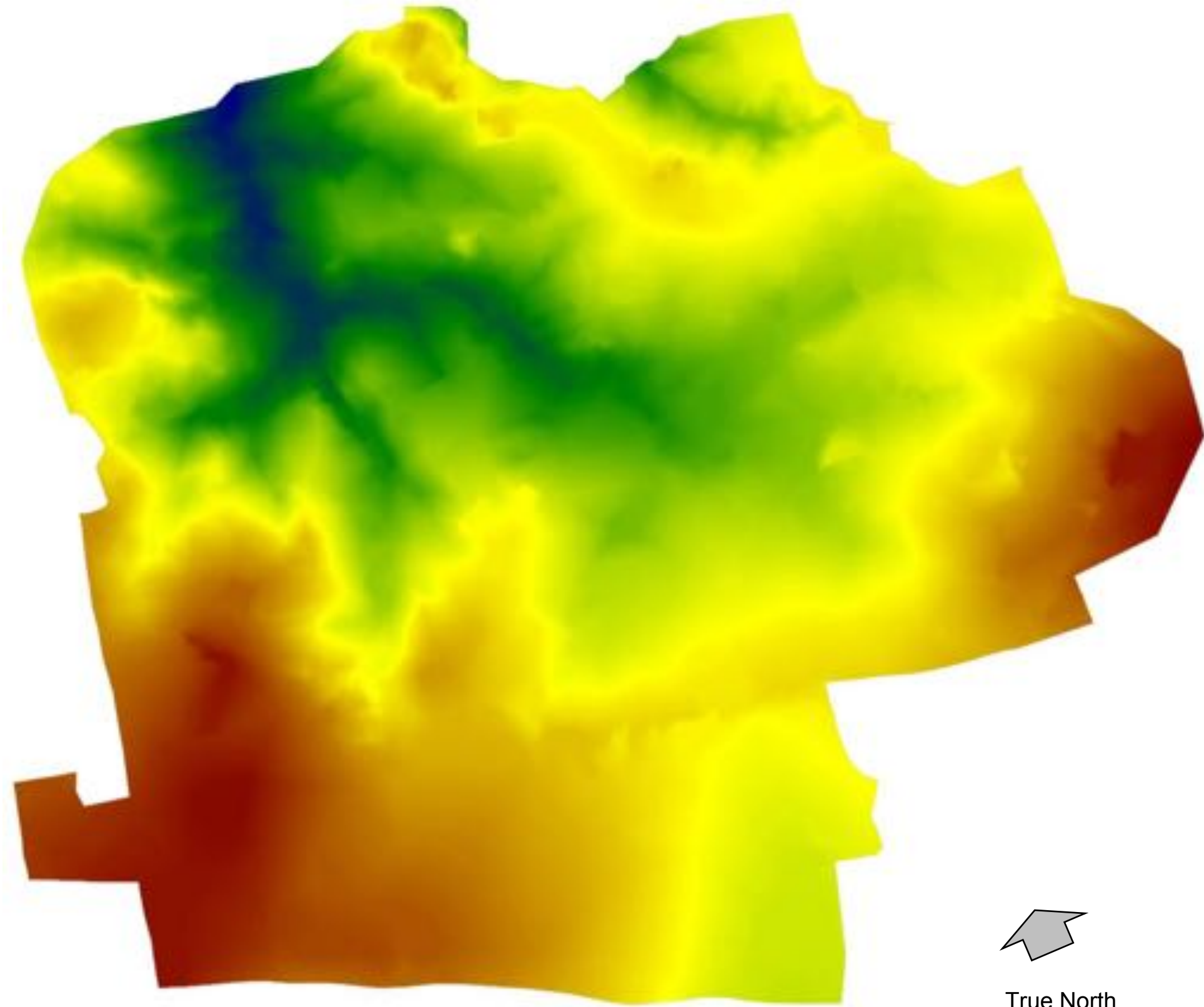
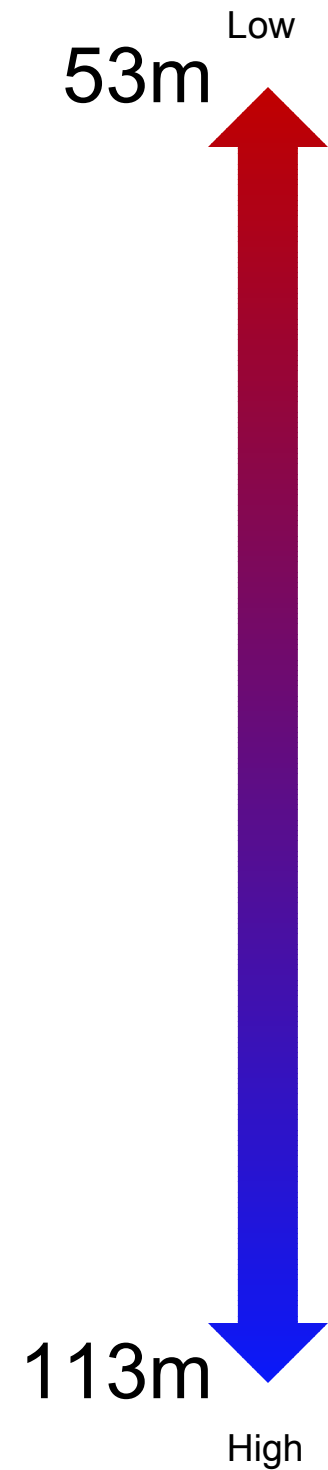




## Existing Site Contours

The site varies in elevation from 113m above sea level at its highest point, to 53 m above sea level at its lowest point.

The diagram to the right illustrates these changes in elevation by mapping color designations to the various contours. The most intense red colors indicate the highest elevations, while the blue colors designate the lowest elevations.

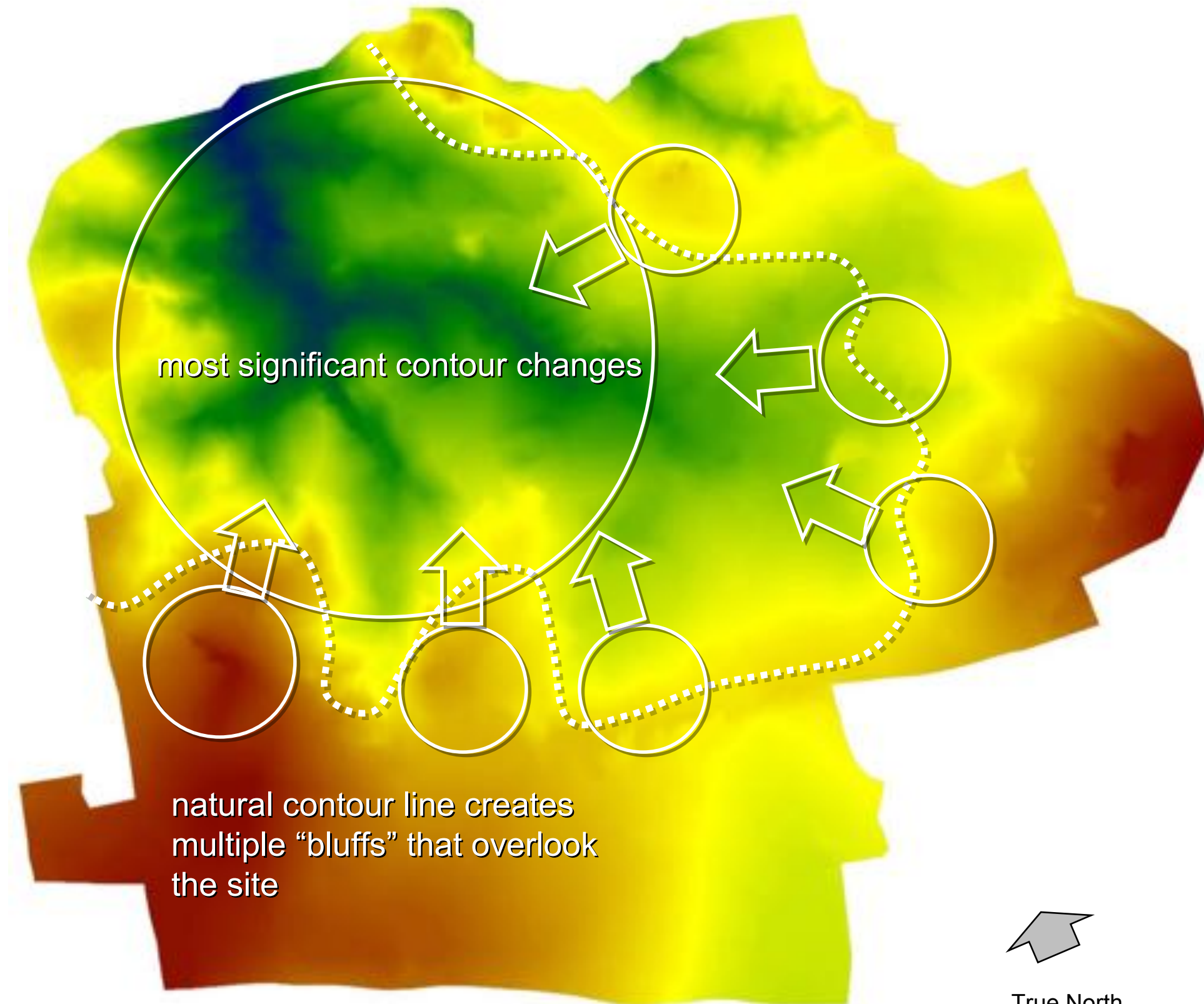
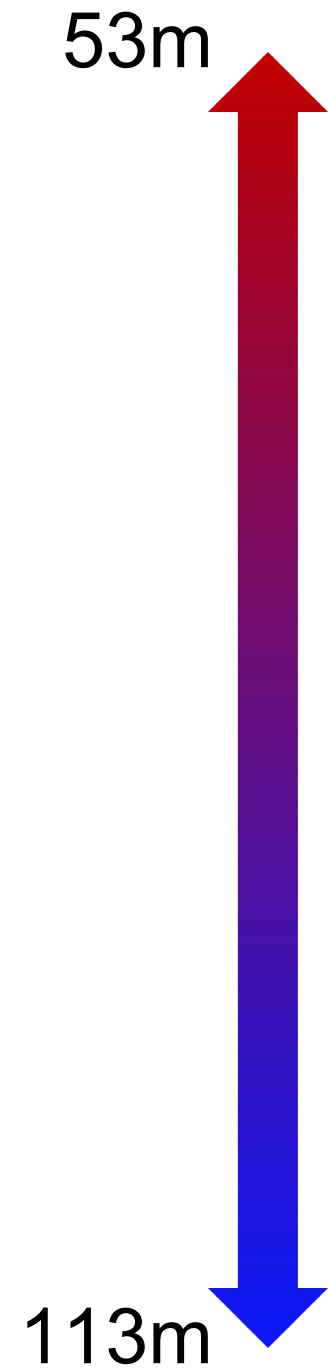


## Key Contour Indicators

This natural topography lends itself to natural panorama views for some of the developments most exciting lifestyle amenities.

The yellow areas indicate a natural bluff in the site that overlooks the creek area.

Understanding that the most successful area for the golf course is in the area with the most terrain variation, the site lends itself to a natural Italian "hilltown" design approach in the other areas of the site.



## Adjacency and Area Diagrams

With a thorough understanding of the existing site topography, and the “hilltown” concept, the masterplan concept begins to unfold.

The following diagrams illustrate the core concepts of the location of the key lifestyle amenities within the development.



# PGA Tour Golf and Villa Estates

Premiere Golf Club designed by world-renowned Nicklaus Group. Set amidst the beautiful course and rolling topography are the larger villas on estate sized properties.

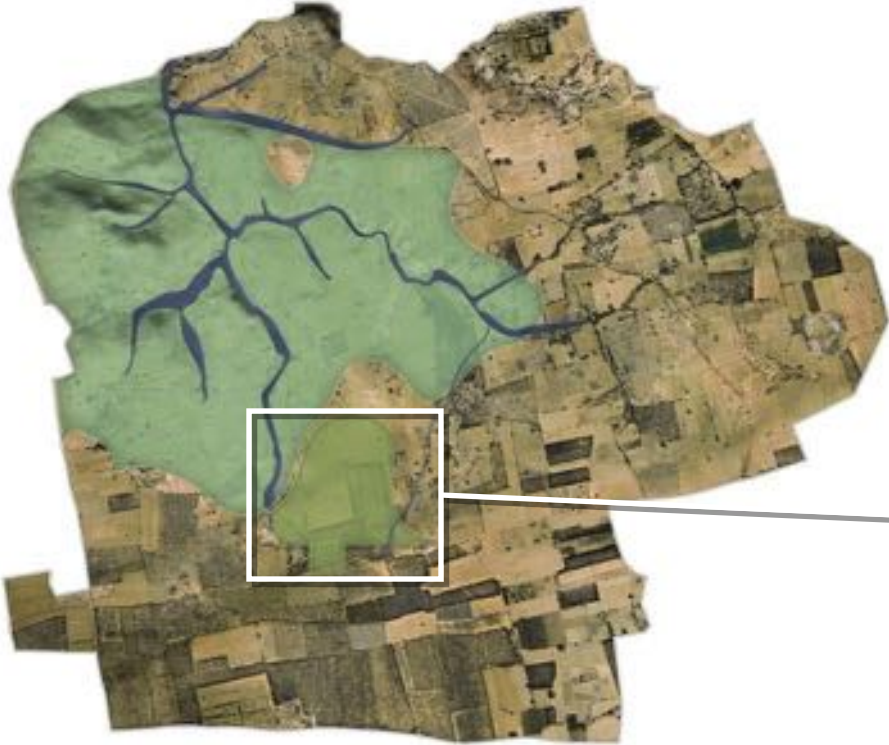
342 Acres



# Polo Club and Stables

Working counter-clockwise, the next bluff overlooking the golf course comfortably accommodates the premiere polo grounds and horse stables, which will also work in conjunction with the adjacent golf course and club house.

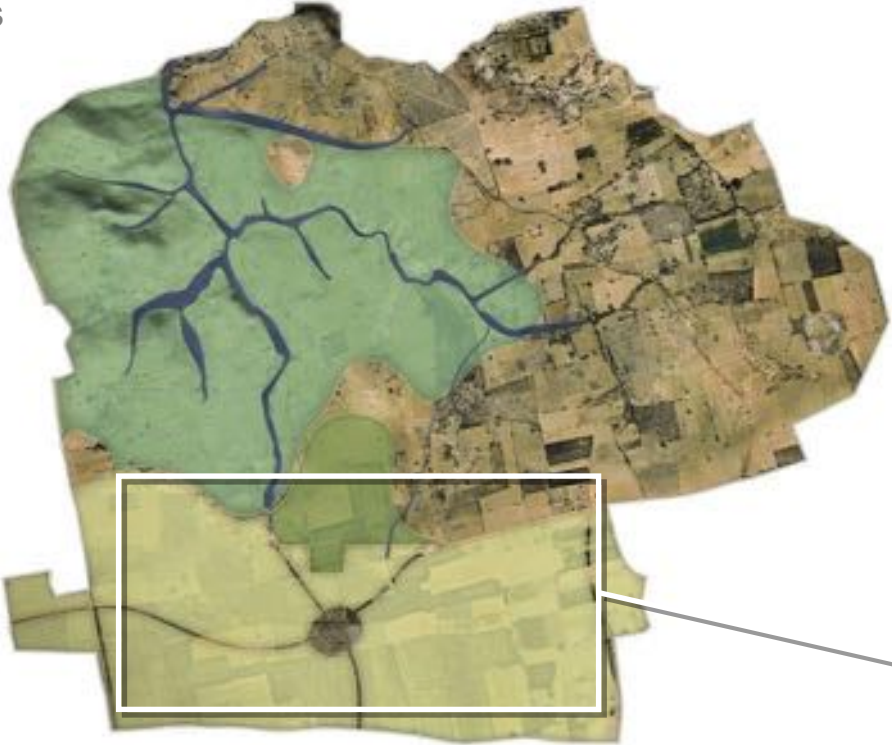
37 Acres



# Country Homes

Along the Southern portion of the site, where the terrain is more level, the Country Homes fill some of the highest areas of the development. Characterized by a more rustic Tuscan character, they offer small to medium sized properties on more modest sized acreages than the Estate Villas

287 Acres



# Academy and Gardens

The next bluff provides the perfect location for the International Academy and surrounding formal Italian Gardens. Centrally located for all the students on-site, the gardens spill down the hillside, and also provide a glorious backdrop for the golf course.

107 Acres



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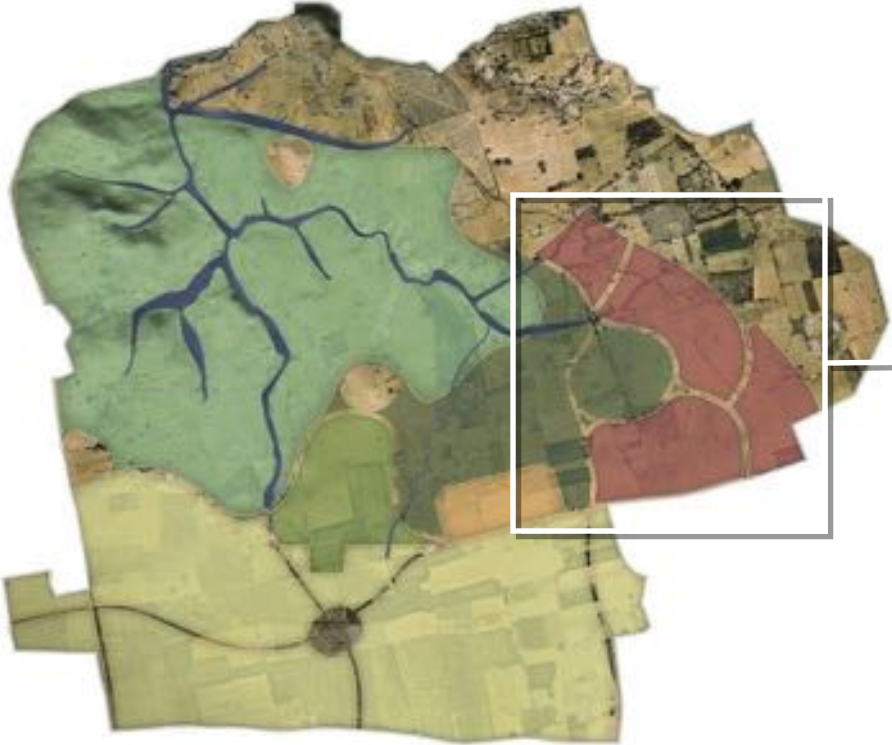


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# Piazza Centrale e Negozi

Adjacent to the Academy, and embracing the hillside and formal gardens, the Piazza Centrale commands views over the gardens and golf course. Filled with shops, restaurants, and office space, it is the beating heart of the development.

97 Acres





# Vineyards and Il Castello

On the Northern edge of the site, with full Southern exposure, the grapevines spill down the hill around the Castello which is dramatically perched on the final bluff of the site.

96 Acres



# Lemon Grove and Distillery

Adjacent to the vineyards and Castello, the lemon groves and on-site distillery provide specialty grappa and limoncello production.

25 Acres



# The Capri Condos

Atop one of the highest points on the site, the most luxurious multi-family condo units look out over the entire site and the nearby lemon groves below.

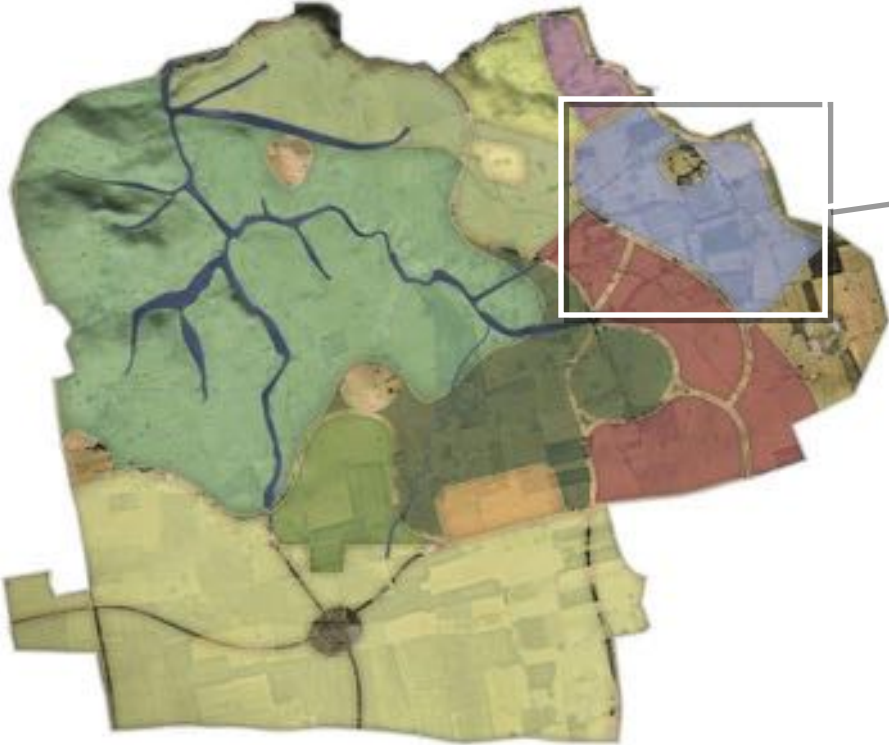
16 Acres



# Apartamenti Romani

Adjacent to the Piazza Centrale, and incorporating the traditional “super block” design and interior courtyards, the Apartamenti Romani offer a true taste of the Roman life with views out over the shops to the golf course below.

74 Acres

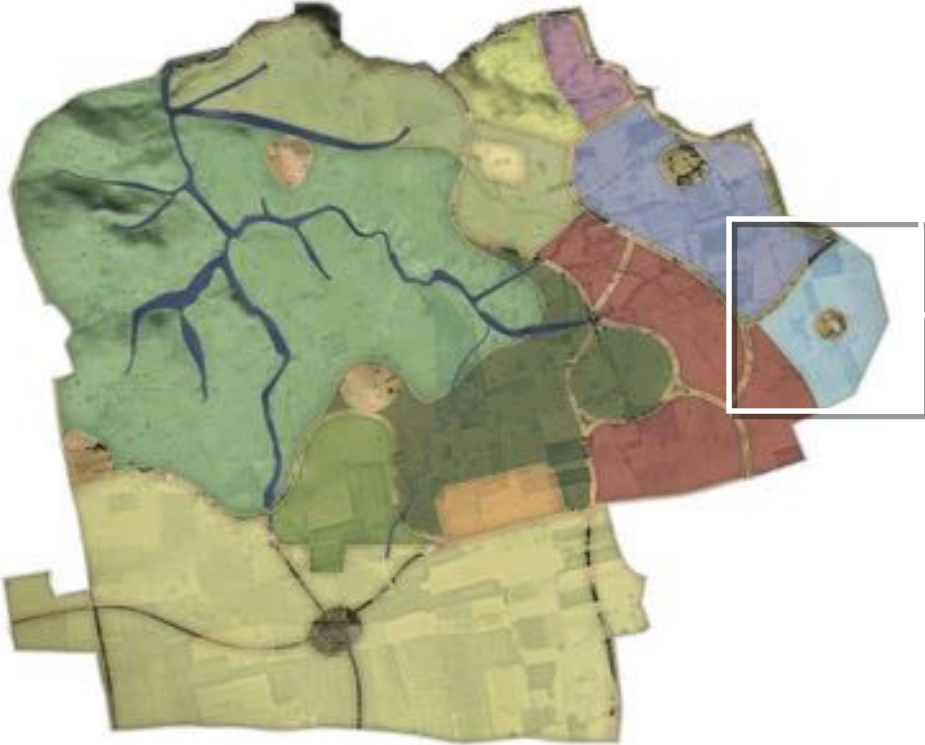


# MASTERPLAN CONCEPT

## Casa Florentine

Tucked safely in the Western corner of the site, next to the Arpartamenti Romani and Piazza Centrale are the Casa Florentine. These homes offer some of the most affordable multi-family living in the development

30 Acres



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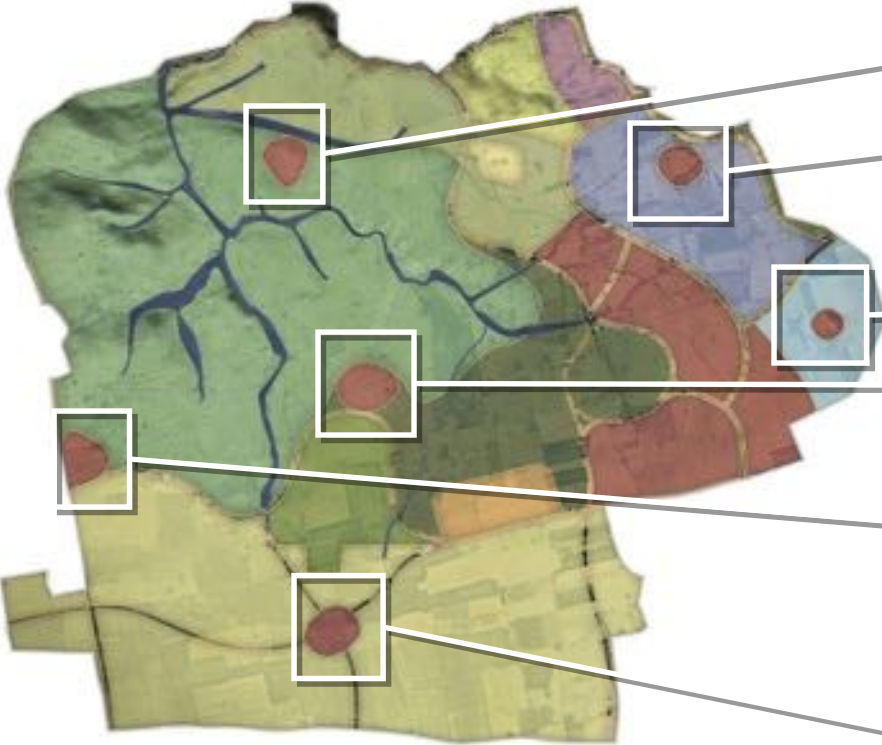


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# The Piazzettas

Strategically distributed throughout the development so as to ensure proximity to all residents within a 10 minute walk, the Piazzettas offer an intimate neighborhood location for small cafes, coffee shops, newsstands, and other necessities of daily life.

26 Acres (total)



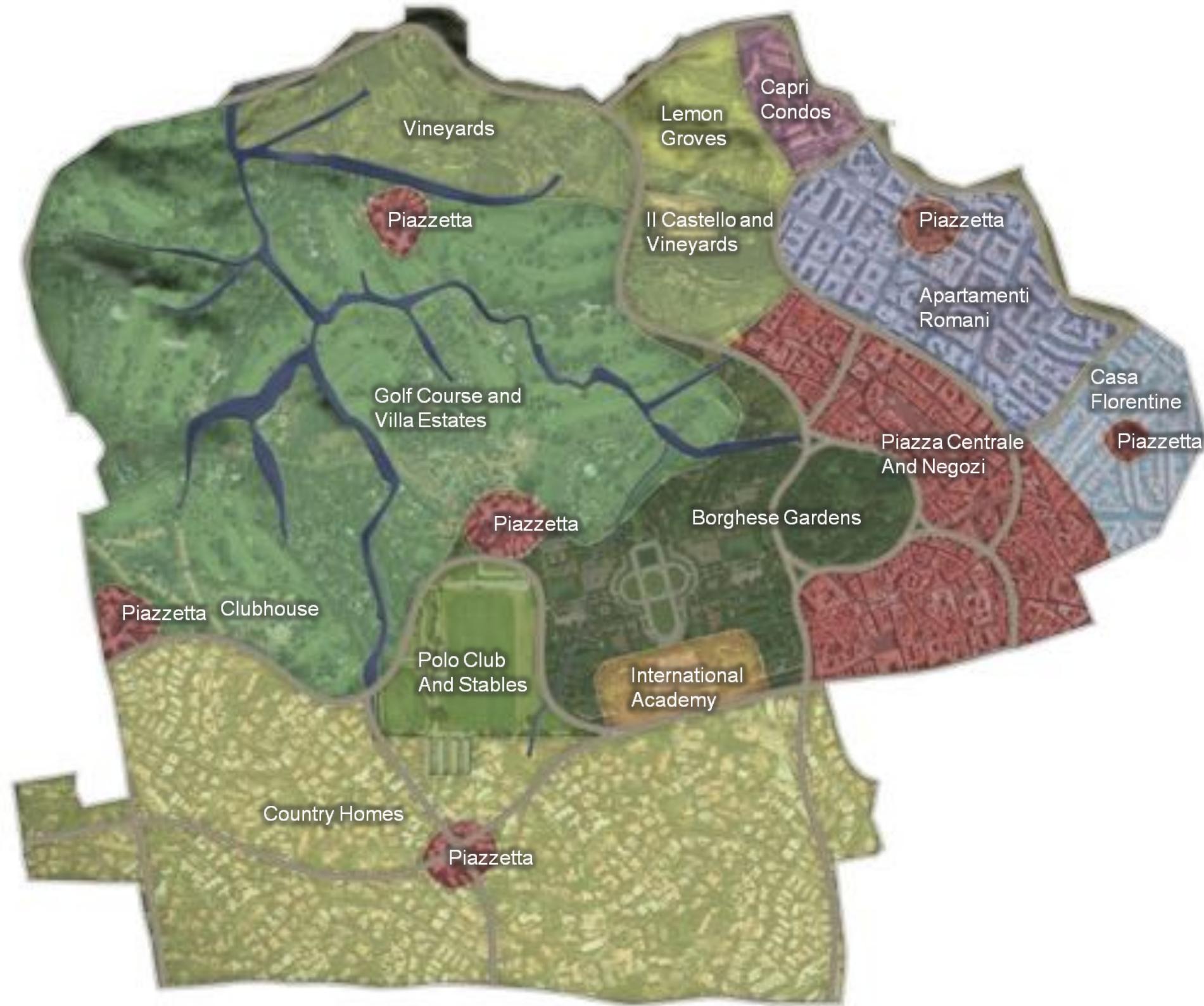
# MASTERPLAN CONCEPT

## The Concept

The final concept offers maximum panorama views for all of the lifestyle amenities, while maximizing the synergies of the entire development by ensuring the appropriate area allocations and adjacencies are maintained.

The result is a unique couture design that affords the ultimate Live, Work, Play development with a one-of-a-kind Italian lifestyle.

Zone	Square Meters	Acres
Golf Course	1,384,260	342
Polo Club	147,745	37
Country Homes	1,159,920	287
Gardens(around Academy)	368,564	91
Academy	62,813	16
Vineyard	369,892	91
Castello	19,052	5
Lemon Grove	100,681	25
Mixed Use	393,692	97
Capri Condos	66,078	16
Apartementi	298,498	74
Casa Florentine	120,529	30
Piazzettas	106,462	26
<b>Totals</b>	<b>4,598,186</b>	<b>1,136</b>



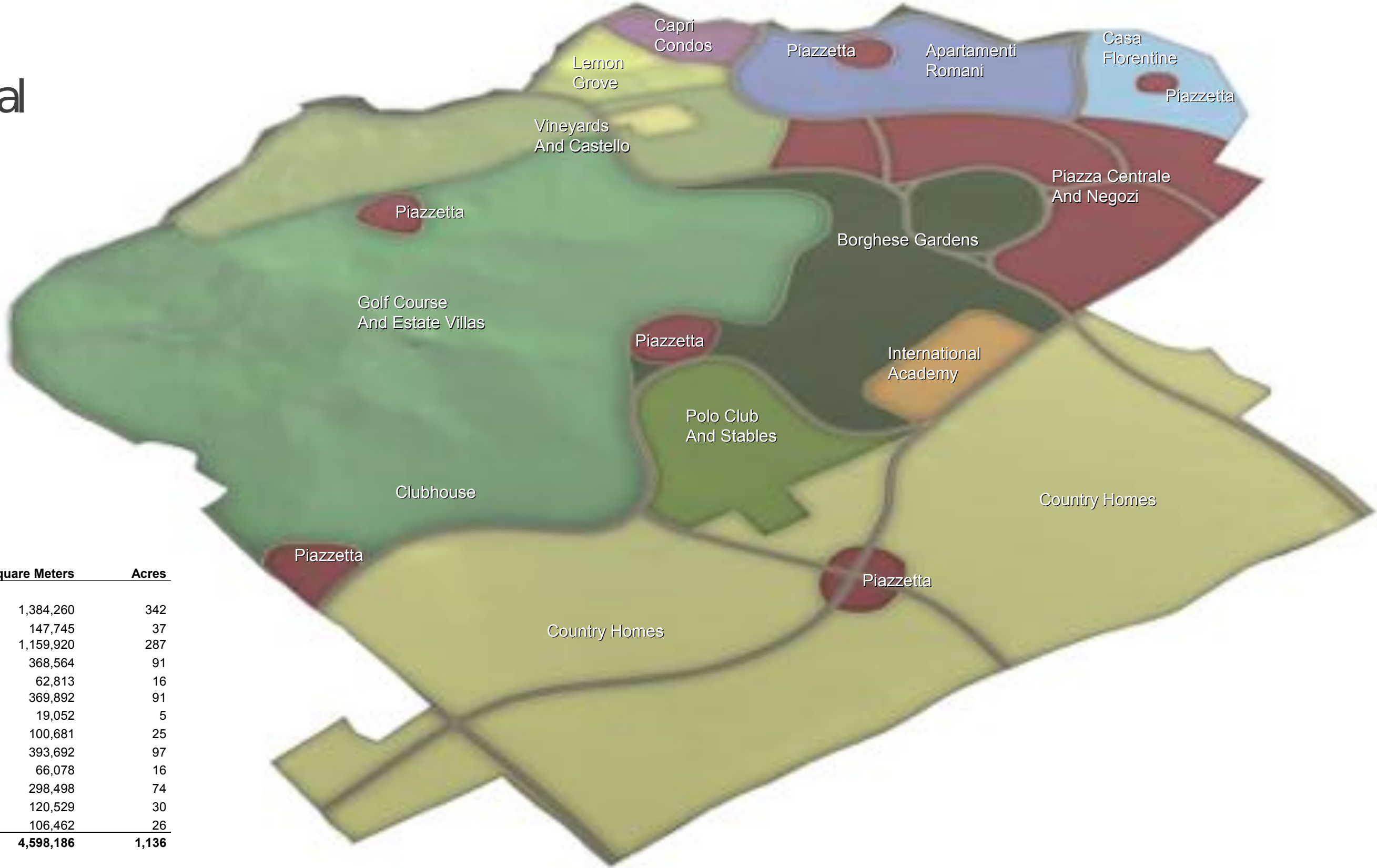
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# MASTERPLAN CONCEPT

## 3D Site Aerial



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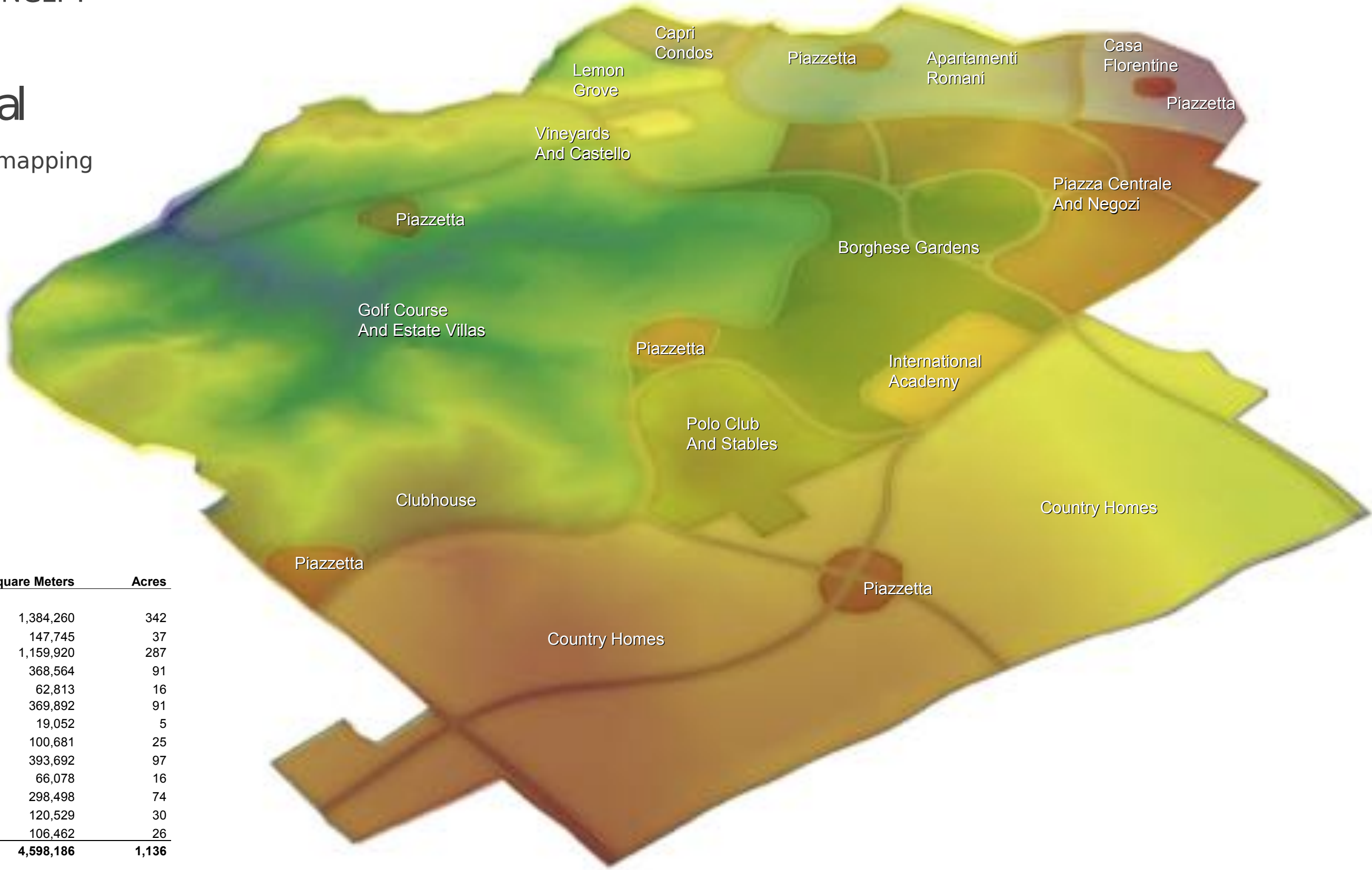




# MASTERPLAN CONCEPT

## 3D Site Aerial

With topographic mapping



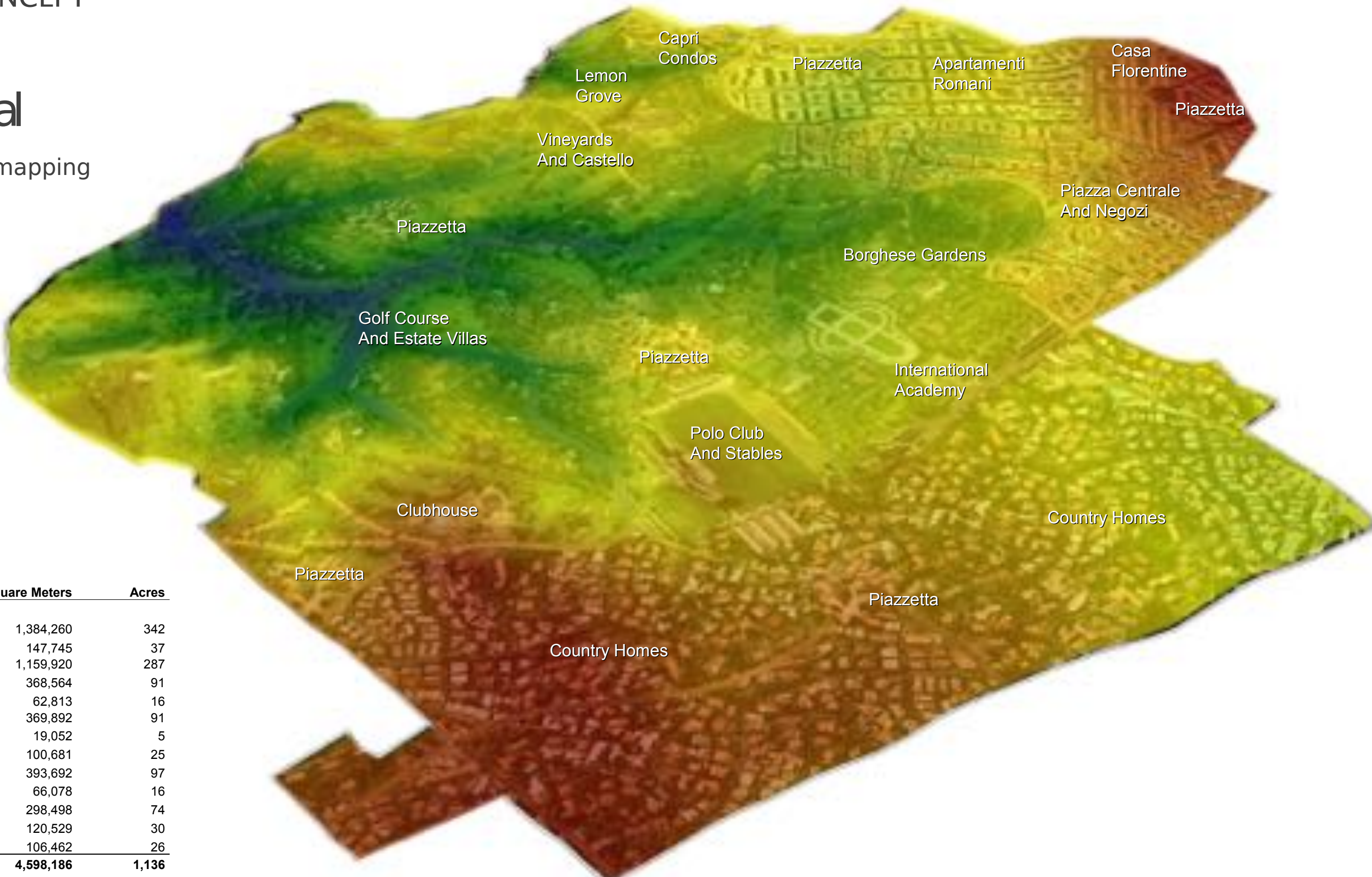
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MASTERPLAN CONCEPT

3D Site Aerial



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MASTERPLAN CONCEPT

3D Site Aerial



MASTERPLAN CONCEPT

Panorama Looking NE



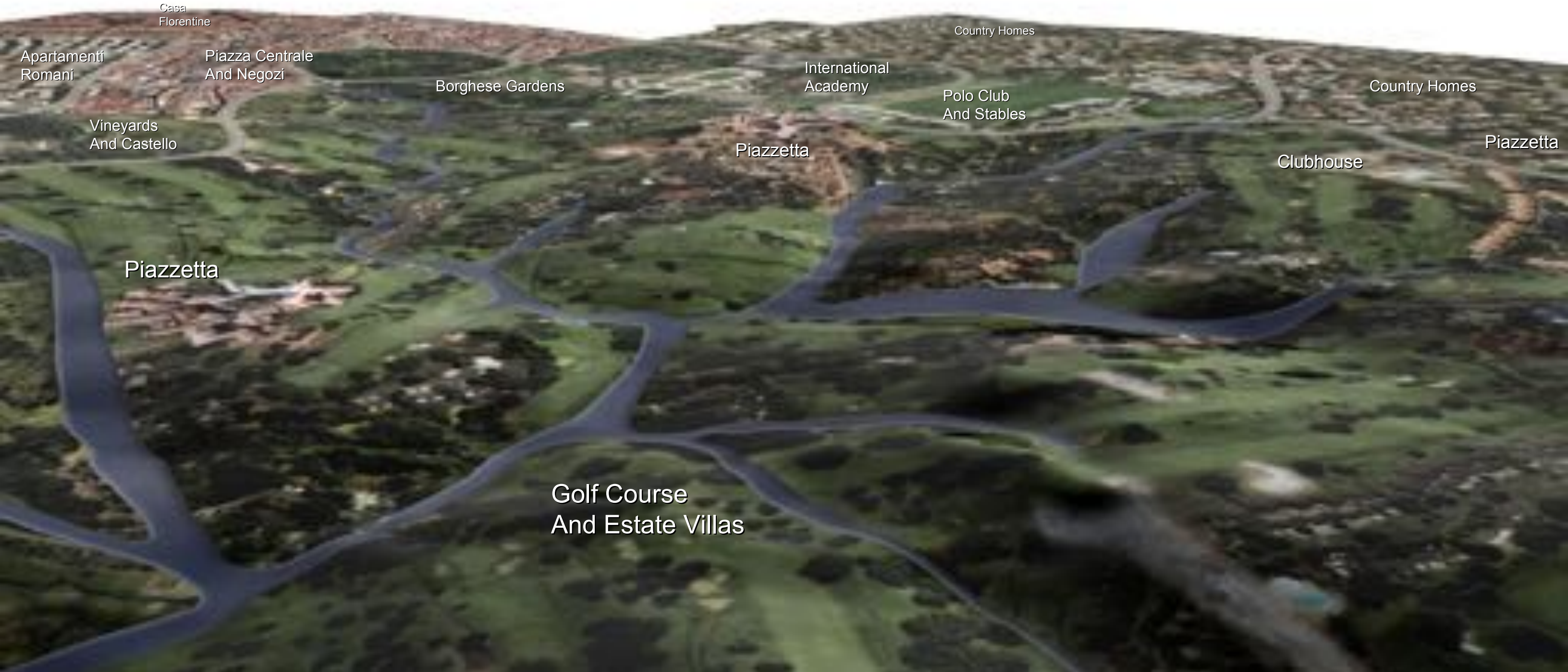
MASTERPLAN CONCEPT

Panorama Looking SW



MASTERPLAN CONCEPT

Panorama Looking SE







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**Design**



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