



**BHARTIYA  
CITY**





*Bhartiya City*

A 126 acre design-led, integrated, inclusive and sustainable city with a vibrant public realm. A city which gives you every opportunity to find your life.



**BHARTIYA**  
CITY



**IT'S A LAMP!  
IT'S A CAMERA!  
IT'S A WI-FI  
TERMINAL!**  
Well lit streets, security,  
freedom of movement.  
The multi-tasker  
from Bali.

**THE FAMOUS  
CURBSTONE**  
Precision cut,  
and ready for the  
German Autobahn.

**PENCIL PARK**  
16 m x 200 m and  
meanders through the  
city. Take off your  
slippers and walk, for  
the grass is green  
everywhere.

**BCIT**  
A city with an  
airports 37 lakh sq. ft  
IT park! 30 mins  
from the airport, 5  
mins from your  
Nikos home.

**CENTRAL  
PARK**  
Avenue of public  
space for concerts,  
picnics and outdoor  
sports.

**BHARTIYA  
CITY CENTRE**  
Kare on one side,  
salleh on the other.  
Cinema on one side,  
shopping on other on  
the other. The data is  
here 24x7.

**FINANCIAL  
DISTRICT**  
30 lakh sq. feet of  
perfectly planned  
spaces a walk away  
from the  
City Centre.

**BICYCLE  
TRACKS**  
8 kms long, that  
veins through the  
city. Legions, get to  
work, get healthy.

**TREE-TOP  
WALKWAYS**  
No childhood to  
complete without  
climbing a tree. A  
little help for kids  
who need some.

**WATER  
HARVESTING**  
Every drop of water  
that keeps the parks  
green, is recycled  
water.

**HOSPITAL**  
The best medical  
facilities, and no traffic  
jams on the way.  
That's definitely  
good news.

**ITALIAN  
KITCHENS**  
Believe it or not,  
the finest Italian kitchens  
come as standard  
with your Nikos  
home.

**NIKOO  
FURNITURE**  
Pieces that will simply  
change the way you  
live. You must check  
them out.



**THE LEELA, BENGALURU**

Hotel, conventions and residences. Hold-only here with the who's who of Bengaluru.

**CURVED AVENUES**

The long winding road that leads to your Nikoo home. Enjoy the ride.

**FLOOR GARDEN THE NEST**

A garden on every other floor. 300 gardens in all, in just one district.

**MOVIE POD**

Get a pod, get some friends. Watch a movie in your own private theatre. Act like it's no big deal.

**CENTRAL POOL AREA**

Leave your bags behind and stroll down to a resort-like atmosphere outside your doorstep.

**SKY WALKWAY**

A 1/2 km long garden in the sky, a little wonder within Bhartiya City.

**OUTDOOR DECKS**

Big enough to seat six, a standard in every Nikoo home. Enjoy the weather.

**PERSONALISED WARDROBES**

A simple philosophy we follow here: to each his own wardrobe.

**THE BLACK SWAN**

A delightful contrast from the usual old English clubs of years with galleries, studios, a rooftop bar, spa and an Olympic sized pool. Almost.

**NIKOO HOMES**

Inside: Italian kitchens, furniture and tiles. Outside: A bustling city. Congratulations on your new home.

**OLD VICTORIA ICE CREAM TRUCK**

It isn't sharp at the City Centre. Boys and girls of all ages, plant some life around it.

**THE RAMBLAS**

Don't fly to Barcelona, 3 mins away are outdoor cafes and restaurants much like the real thing.

**THE SCHOOL ROUTE**

Designed so that a 3 year old can go to school without the need for mommy.

**HIGH STREET**

Possibly the only authentic 'High Street' in the country. Get a high shopping on some of the world's finest brands.

**CELEBRATION SQUARE**

The event and entertainment hub of Bengaluru.

**Bhartiya City**  
*The root of happiness*

*This is a city.  
A big little city, 126 acres wide.  
Within the sights of Bengaluru.*

---

Children walk to school here. They run back home, fling their bags and run up trees. The ice-cream truck makes its daily rounds here. He's the guy who knows everyone in the city. And everyone knows him. They call him Rocky. People cycle to work. They reach home early. They choose to catch-up with themselves at the lawn just outside their homes. Or go shopping down to the high street. Or walk to their favourite watering hole. Sundown.

Simple, yes. Idyllic and a little other-worldly, sure. Easy? Certainly not. It's taken six teams of architects over six years to design this city. Soul upwards. With every detail obsessed over. Down to the curbstones, each one cut identical to the other so that they fit perfectly. It wouldn't be a joyride if the road is bumpy, would it? Furniture hand-crafted in Italy. Street-lights that multi-task as surveillance cameras and wi-fi ports. It's a city where the past meets the future and live together happily ever after.

This is the City of Joy.



District 1 - Nikoo Homes



Districts 2 & 3 - Bhartiya City Centre



Districts 4 & 5 - Bhartiya Centre of Information Technology (BCIT)







District 6 - West Village



District 7 - East Village



District 8 - South Bhartiya Neighbourhood

## Introduction

### *Dream It, Feel It, Make It*

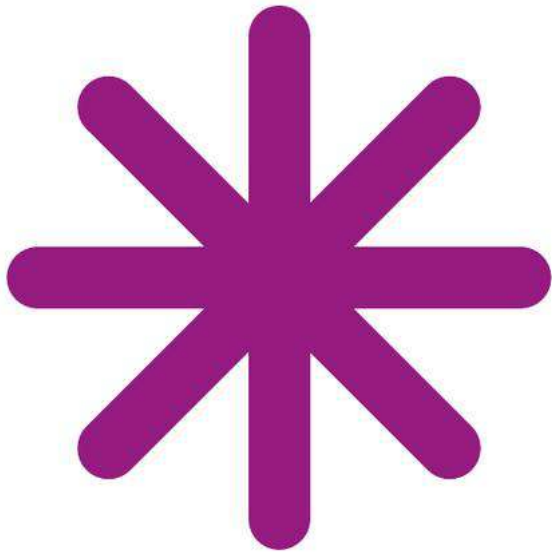
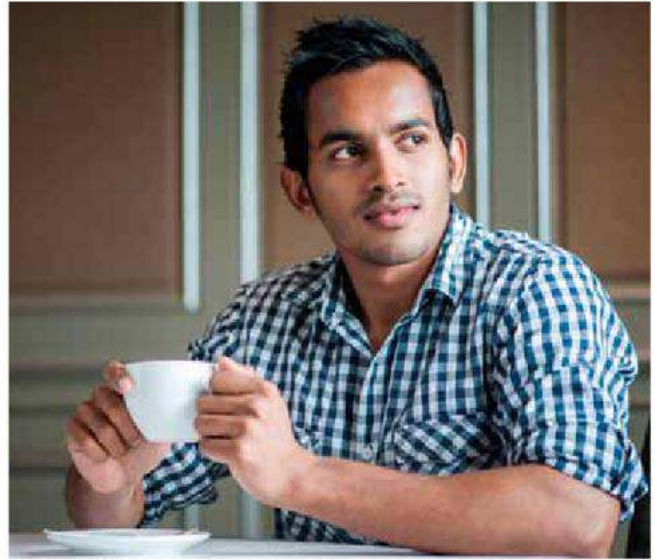


Snehdeep Aggarwal

In the place where I grew up, I could walk to my father's office. I lived opposite a hospital and we had a school on the ground floor. There was a nearby park where I learned to ride a bike. Surrounding our home was a sweetmeat shop, a teahouse, a barber, a post office and a dry cleaner. Every morning, my mother bought fresh vegetables from the neighbourhood market. After school, we flew kites on the rooftop of our house and, in the summer, we slept there in open cots, beneath a sky of stars.

The place I am describing is not a remote Indian village, but the urban city centre of Amritsar, where the community was colourfully diverse and vibrant, in an integrated and sustainable way. In this diversity and colour, my life, I realise today, had a certain fulfilling quality about it, a wholesomeness, a happiness. My life had the Sparkle.





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I would re-connect with the Sparkle every so often, and it always came to me suddenly, as a fleeting but intense moment of pure joy. I have experienced the Sparkle in many different ways, but its source is always a well designed product or experience that is both delightful, and adds new values to my life.

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The Sparkle came to me in a perfectly brewed cappuccino served with a home-baked biscotti at an obscure little terrace café in Via Dante. It came to me while watching the most amazing interactive musical performance in front of the dramatic architecture of the Pompidou Centre in Paris. It came in the most perfectly tailored Merino wool Italian suit I have ever worn. It came to me on a winter evening in a bylane in Delhi, eating Aloo Chaat with my family. Throwaway plates, enduring memories. The Sparkle came to me in a charming little device that allows me to keep in touch with my world like never before. They call it the iPad. Work has never been as enjoyable or stylish.

---

What is the Sparkle and where does it come from? It's a happy feeling born out of a product or experience that touches the soul by its inherent goodness. I would describe it as a supremely magical moment, like watching the perfect rainbow. The Sparkle is a creation of happiness – in design, in thinking, in the way something has been conceived, executed and experienced.

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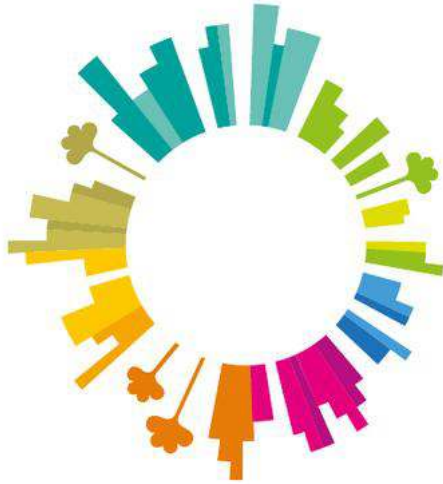
Once I had a better understanding of the Sparkle, I was consumed by the urge to create it. I began wondering how it can bring happiness to all. Whether it is a suit or a city, I knew design innovation would play a fundamental role in making the Sparkle happen. I believed in this so strongly, I decided to make it the Mission and DNA of our company. And that is to create happiness through innovative design; to create the Sparkle at every touchpoint.

*Snehdeep Aggarwal, Chairman*

**Bhartiya City:**  
*Bringing wonder to  
life. Your life.*



## *The Identity*



# BHARTIYA CITY

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The Bhartiya City identity is inspired by the sun: its rays bursting outward, reflecting life, activity and diversity. It radiates warmth and personality, inviting you in, urging you to participate. The flashes of colour also represent the built and natural landscapes, showing how they can coexist in harmony and with balance. Yellow. Green. Aqua. Blue. Purple. Pink. That's the journey across the different, connected, residential, public, commercial, service, hospitality and retail zones. All for one, and one for all. This world can be a quite beautiful place.

But identity is about much more than just what you see. Identity is a feeling and an approach. Identity explains and clarifies what somewhere is. Identity is its wardrobe, personality, beliefs and characteristics. Identity makes somewhere unique. Identity is a promise. Without identity, there are no emotional parameters, there is no personal alphabet, there is no individuality. And you need all of these things if somewhere is to be defined and understood.

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Think London, New York, Barcelona. All very different cities, yet each has its own make-up, talks in its own voice and has carved its own niche. Of course there are many elements that cross over from one to another, but each of these cities has a distinctive persona. The truth is, how can you choose to live in any city if you're not entirely sure what it stands for, what you expect from it, and what it demands of you in return? You can't.

In Bhartiya City, you can.

# Essence

## Discovering different in a world of familiar

*Bhartiya City is an inclusive and sustainable development integrating homes, work spaces, shopping spaces, hospital, school, parks and bike paths to enliven and enrich citizens' lives. A city where local colour is celebrated and championed and Global Best Practices meet Indian culture and sensibilities.*

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District 8: South Bhartiya Neighbourhood

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-  Commercial
-  Public
-  Hospitality
-  Retail
-  Residential
-  Service





Once

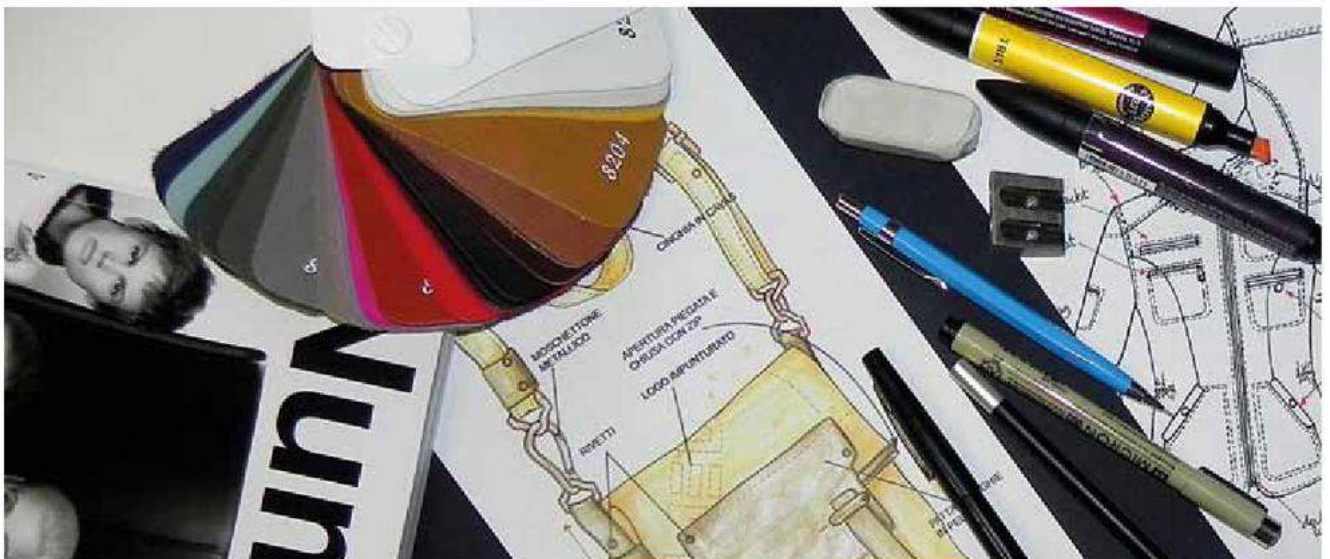
Once somebody looked up at the sky  
Once somebody looked up at the sky and wondered  
Once somebody looked up at the sky and wondered what  
the world looked like from up there  
Once somebody looked up at the sky and wondered what  
the world looked like from up there and explored how to  
find out  
Once somebody looked down from the sky  
Nothing ever looked the same again  
Thought. Inspiration. Action. Bhartiya City  
Clarity is a wonderful thing



# 01. Team

## *The Bhartiya Group 25 years of enhancing lifestyle*

Bhartiya designs to delight, whether it's through a perfect leather jacket or a city you'd love to call your own. We began with fashion in 1987, serving some of the world's best brands, from Hugo Boss to Zara. Harnessing our insight into lifestyle solutions across the world, Bhartiya Urban, our fully-owned real estate subsidiary, is delighted to present Bhartiya City. Brought to you in partnership with our residential brand, Nikoo Homes, this is the first integrated city of its kind in India.



Bhartiya Fashion Milan

An experienced team of professionals comprising some of the best local and international talent in the real estate development industry, with hundreds of years of combined experience have collaborated with architects and urban planners of international repute to bring

their expertise to Bhartiya City. They include Bhartiya Urban, Perkins, BDP, Edifice, Broadway Malyan, Cox, WSP, Jones Lang LaSalle, DTZ, KPMG, Sampath, RSP, Solar-Apps, LEAD, Lerch Bates, Innotech, MVA, MRAPL, Mahindra SSG and RALYS.

*Bhartiya City  
Teams*

Bhartiya Urban



Cox



Sampath



Innotech



Perkins Eastman



WSP



RSP



MVA



BDP



Jones Lang LaSalle



Solar-Apps



MRAPL



Edifice



DTZ



LEAD



Mahindra SSG



Broadway Malyan



KPMG

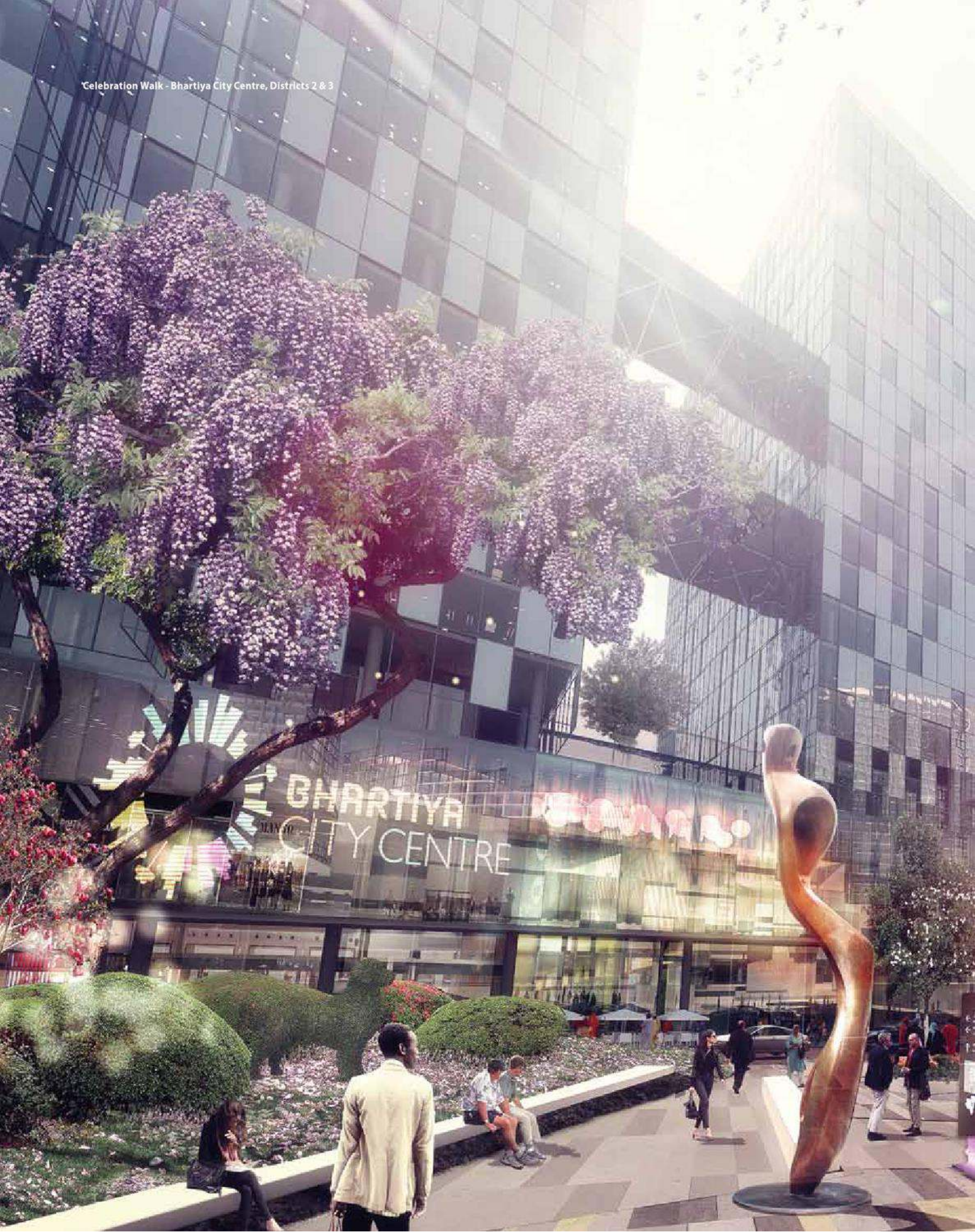


Lerch Bates



RALYS





*Yesterday. Today. Tomorrow*

*Skateboards, laughter, open-toe sandals  
Tonight's television and scented candles  
Alfresco breakfast and mobile phones  
Still lemonade and ice cream cones  
Look left and right, get together, play games  
Camaraderie, excitement, amusing nicknames  
T-shirts, shorts and faded jeans  
Total silence one minute, then bursting at the seams  
Another day in the modern world  
Good morning boy, good night girl*



## 02. Concept

Every ambitious project needs fertile ground from which it can *flourish*

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That is why Bhartiya has chosen Bengaluru as the site for Bhartiya City, our new approximately 20m sq ft urban lifespace set on 126 acres over a period of 8 years. The largest visionary land development project within Bengaluru municipal limits, it will be the place to live, work, play and dream. Lush vegetation creates the setting for this dynamic architectural complex that preserves natural resources and the environment.

In Bhartiya City, everything is measured by time not distance. That's because all parts of life are connected. So everyone can make better use of their time, whether that's being more productive at work or more relaxed at home. Life is so much easier when things are properly thought-through.

126 acres

*Live. Work. Play. Dream*

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Bhartiya City is the outcome of a responsible thought, planning and design process, where we have listened to people's needs and desires. This visionary adventure will captivate the imagination and set the highest of benchmarks for future projects. That's because Bhartiya City is about the people who will continue to dream in our, or perhaps that should be their or your, buildings and lifespaces.



## Live



Bhartiya City offers you the flexibility to choose a home that best suits you. Various housing solutions will be available, from high-rise buildings to live-work spaces. The entire residential framework will be interwoven with parks, gardens and terraces, creating a vibrant and sustainable environment. This diverse and stylish offer will certainly be welcomed by the young and ambitious professionals of the Business District who have chosen to make their home adjacent to their workplace, and who can appreciate the contemporary design of such an extraordinary urban lifespaces.



## Work



Bhartiya City strives to increase productivity by creating a happy workplace. At the heart of the masterplan is the Business District. An impressive Special Economic Zone has been designated for the thriving IT industry, and sleek high-rise towers have been designed as offices for the financial, banking and knowledge-driven business sectors. A Convention Centre, an Exhibition Hall, and a Conference and Learning Centre have also been astutely incorporated into this exciting economic hub. A vast choice of resorts and hotels will complete the offer, guaranteeing the satisfaction of all who live, work and visit here. Hands up who wants to be part of something that's simultaneously exclusive and inclusive?



## Play



Bhartiya City encourages relaxation and recreation. You will be invited to stroll leisurely through a variety of shops (both multi-format and specialty retail), as well as appetising food courts and street cafés. Quality entertainment will also be offered, as multiplex cinemas will be available in the main commercial areas of the city. Walkways and bicycle trails will conveniently, and seamlessly, link all the places and spaces in this bustling activity centre. The exclusively pedestrian Grand Promenade, adorned with water fountains and evocative lighting, is destined to become the new meeting place for people in Bengaluru. A true 'Rambla', this animated artery is sure to attract visitors from all over India. A not-to-be-missed stop for shopping, eating and people-watching.

## Dream



The concept underlying Bhartiya City is based on a strong idea of community and quality of life. A community that is eager to explore new ways of reshaping its surroundings and that continues to challenge architectural norms and conventions, giving new meaning to the definition of housing and the workplace. This kind of thriving urban community, rich in diversity and possibility, needs a design that is flexible and capable of adapting to new situations. Our holistic approach has helped us achieve a synthesis of design, function and context, creating a strong relationship between site, client, architect and the public.

### *Bengaluru Background*

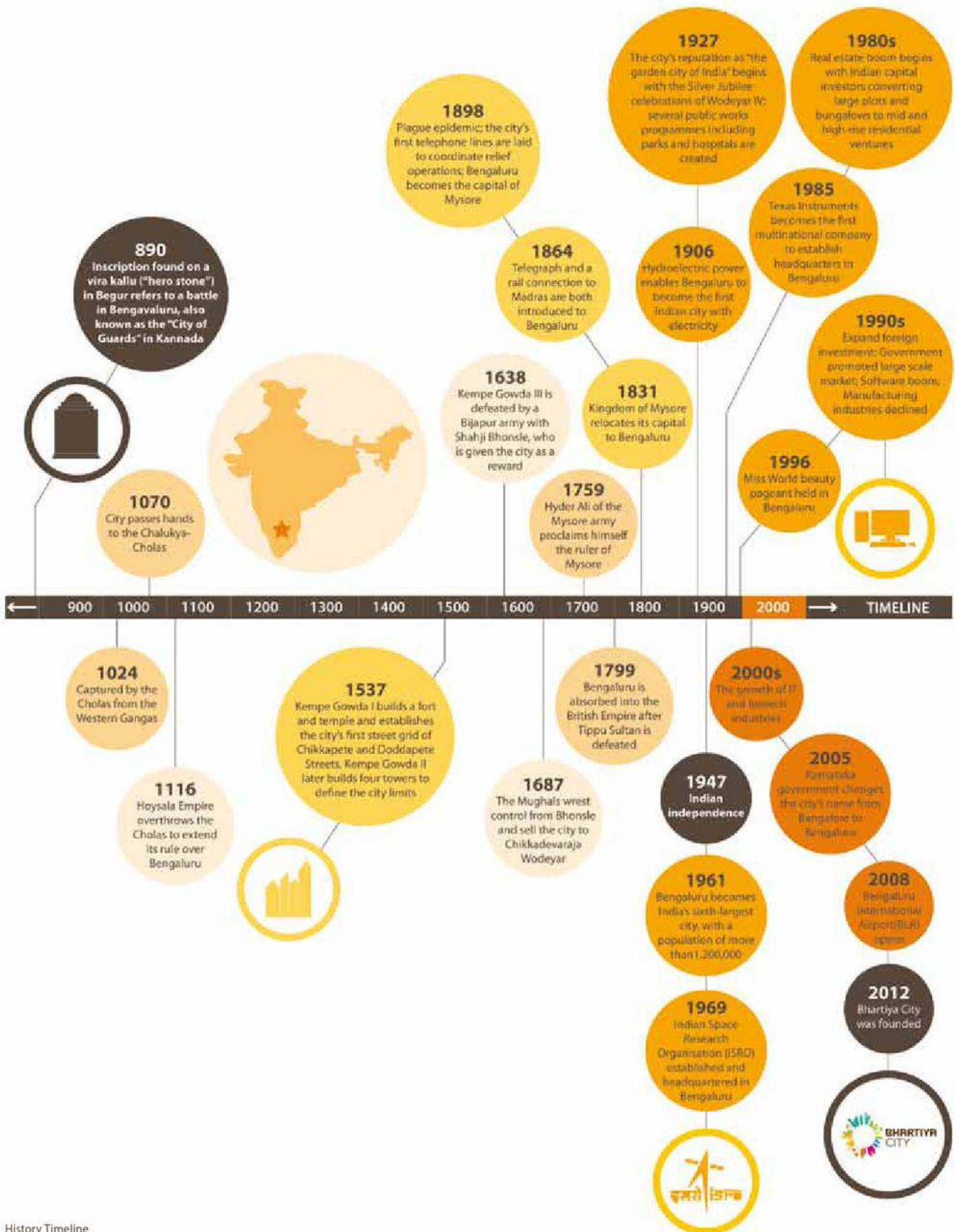
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Bengaluru has great ambitions of becoming a world-class city. With its varied and vibrant international business community, superb universities and robust middle-class it is already one of the premier metropolises in India. In fact, it has been lauded as one of the best places to do business in the world.

But what exactly does it mean to be a world-class city? Certainly Bengaluru's dynamism is a significant component, defining its people, environment and entrepreneurial institutions. So is the city's rich, renowned cultural history. Other key factors in Bengaluru's draw are no less vital to its progress from the status of a regional powerhouse to that of a global one. Ultimately, the cornerstone from which this development rises is a comprehensive urban plan that addresses present demands while accommodating and to some extent directing future growth.







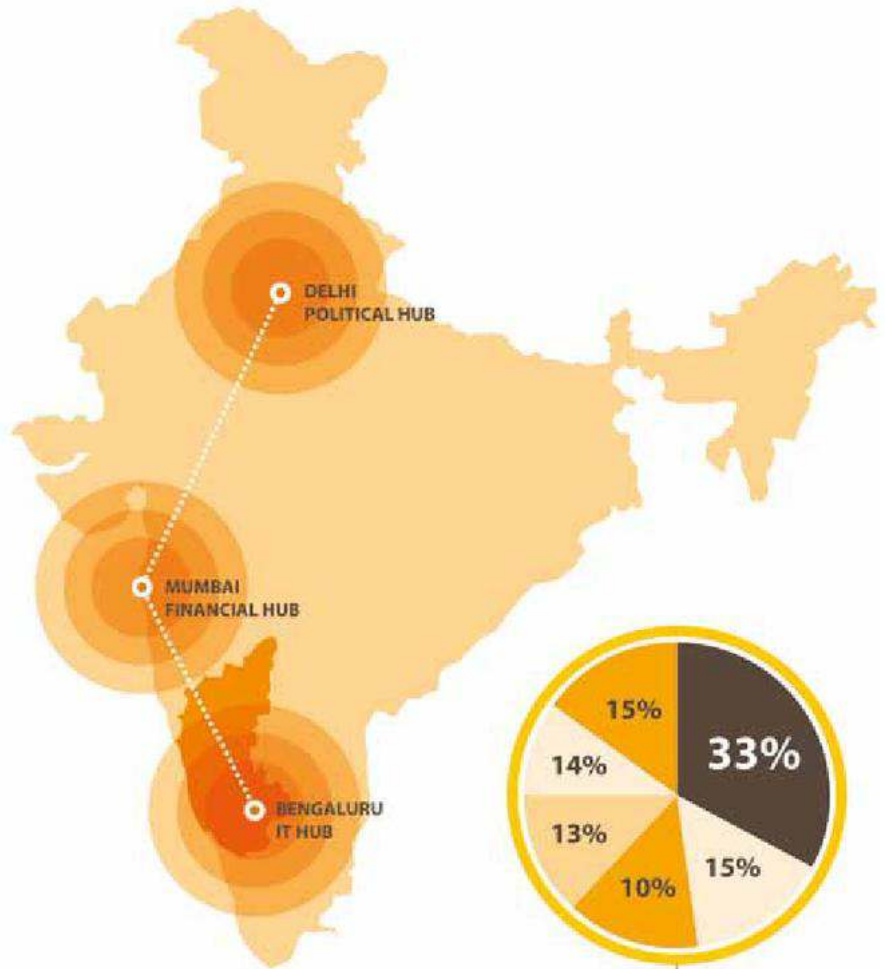
History Timeline

### Global Location

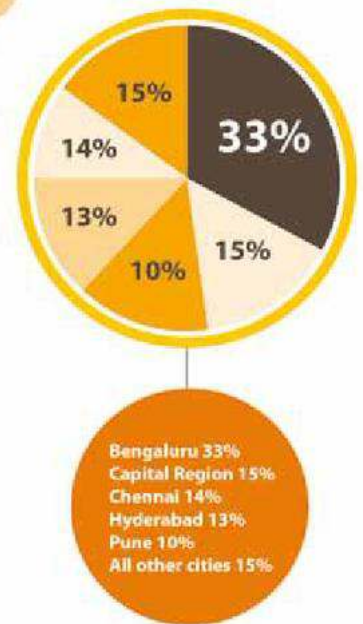
Located on the Deccan Plateau in the south eastern part of Karnataka, Bengaluru is India's third most important city and, together with Delhi and Mumbai, drives the nation's success. It is the capital city of Karnataka State, which enjoys one of the highest per capita incomes in India.

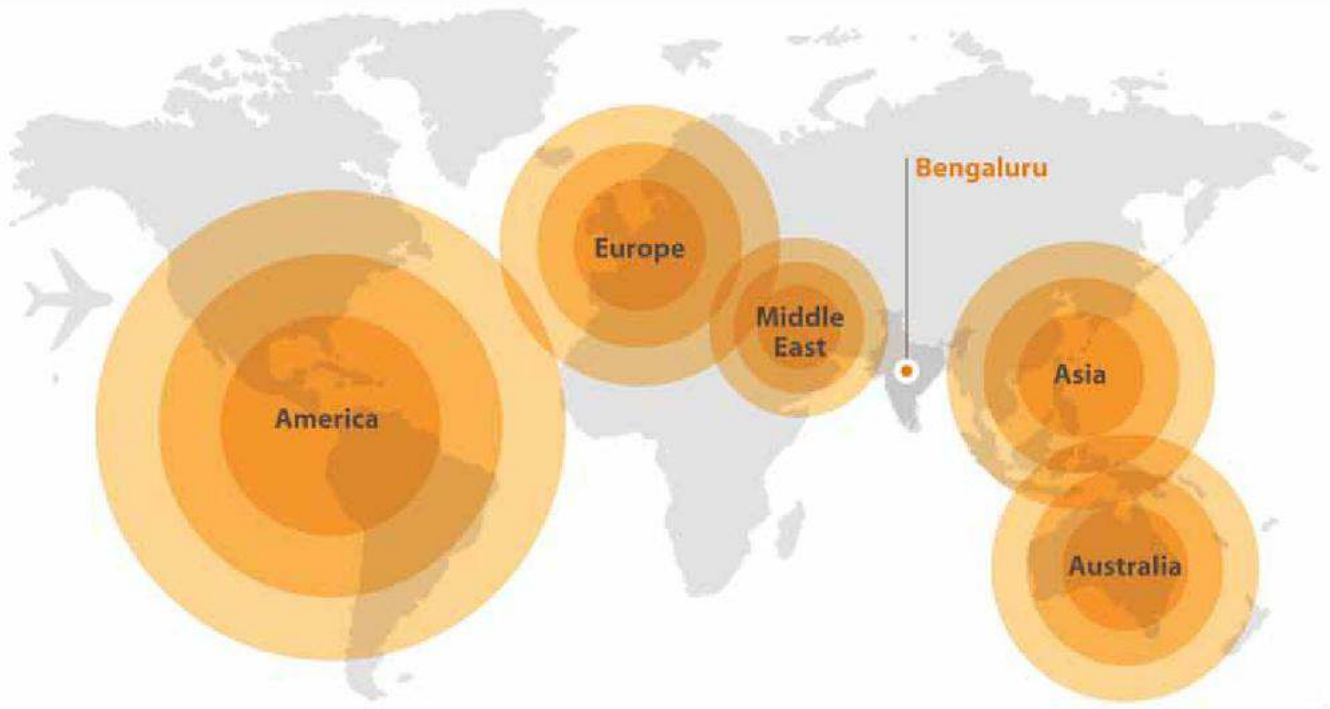
Bengaluru leads the nation's IT industry. The Silicon Valley of India, Bengaluru has evolved into one of the nation's major economic hubs. Recognised as a growing metropolitan centre in the developing world, today Bengaluru accounts for some of the most prestigious colleges and research institutions in India, and boasts the second highest literacy rate in the country. Bengaluru is blessed with beautiful public parks, which contribute to the overall wellbeing of this thriving city.

Bengaluru is synonymous with a high quality of life. Our goal at Bhartiya City is to make it better.



## Bengaluru leads the nation in IT exports





Global Connectivity

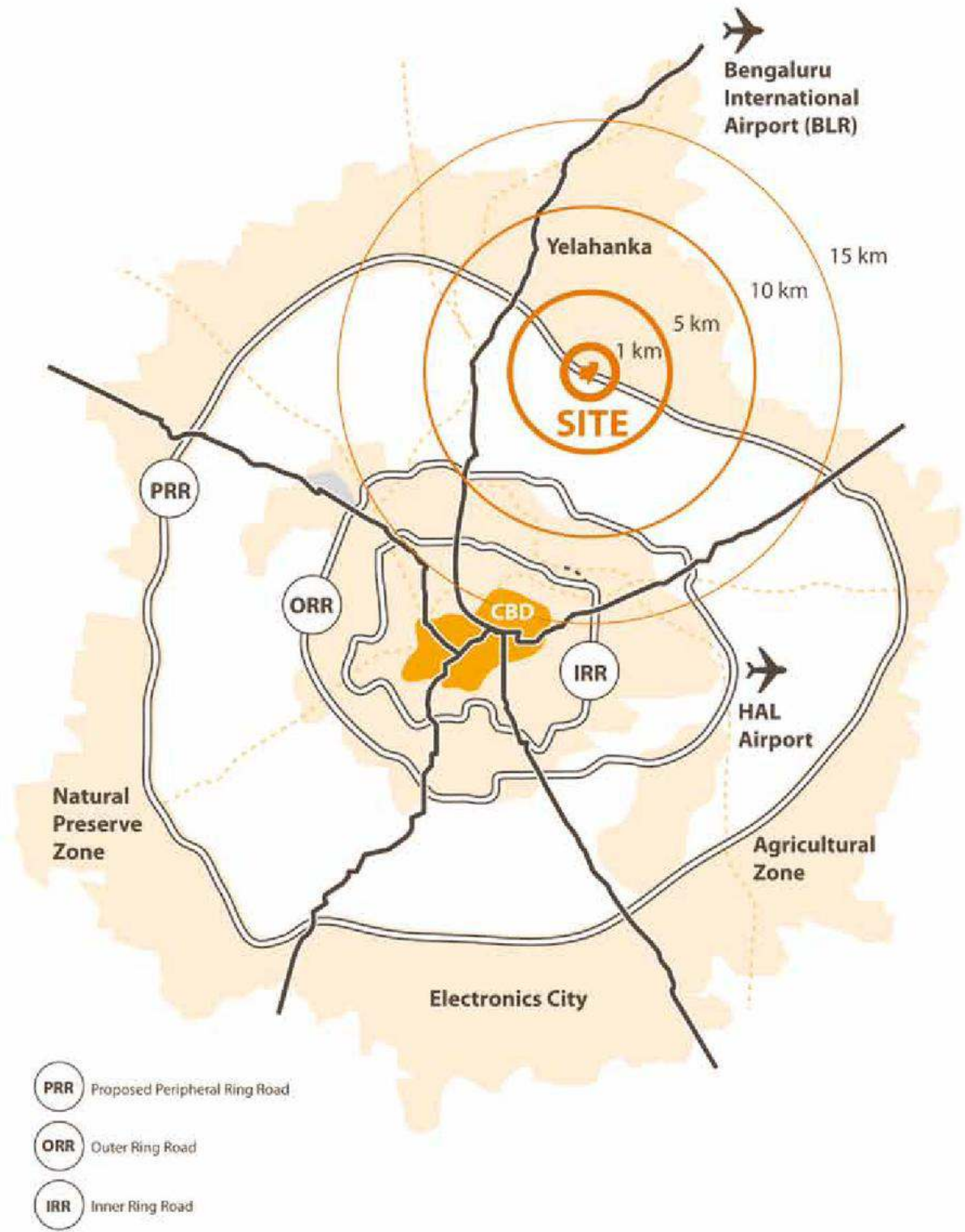
### Site Location

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Located within Bruhat Bengaluru Mahanagara Palike (BBMP) City limits, in Bhartiya City everything is measured by time not distance. That's because all parts of life are connected. So everyone can make better use of their time, whether that's being more productive at work, more relaxed at home or more contented in between.

It is just five minutes from a proposed metro on the outer ring road, and ten minutes from the Hebbal Flyover. Bhartiya City is also traversed by the 18-lane high speed Peripheral Ring Road (proposed PRR). Life is so much easier when things are considered. Through situating Bhartiya City just 10 to 15 minutes from the Mekhri Circle, 15 minutes from Windsor Manor Hotel and 30 minutes from the the new international airport at Devanahalli, Bhartiya City is designed for life: everyone's life.





Location Plan

*We. We. We. Our*

*Where does a building end and life begin? Looking down onto a city there are so many stories. Every doorway tells a tale. Lives lived. Moments spent. Dreams conjured. It's easy to see an urban landscape as bricks and mortar. Look again. It's hearts and minds. Buildings are about people; the way they (we) live, the way they (we) work, the way they (we) relate to each other and their (our) environment. Everything comes back to that. There can be no other way. Bhartiya City is a new city, built on a new philosophy. But the lives lived, the dreams imagined and the paths travelled by those who'll call it home, will somehow make it feel as though it's always been here.*





## 03. City Plan

### *Nucleus: putting people at the centre of everything*

Bhartiya's urban mixed-use hub is what binds the city and its varied districts together. With shopping, 5 hotels, an financial district, IT park, hospital and schools, the many activities and experiences are interconnected by urban spaces of differing scale and character; and always through natural greenery with carefully selected trees and plants, chosen for their colours, aromas and nature-enhancing qualities.

The hard landscaped zones provide quality amenity areas, allowing good social meeting and rest points, some of which will be shaded. Water features add to the feeling of quality and serenity, and create a valued sense of place for all inhabitants, guests, visitors and office staff. The massing of all the different buildings has been carefully considered to reflect building uses, orientation, shading and views, and their relationship to the spaces between them. All tall buildings will overlook not only the parks and tree lined roads, but also roof gardens which provide private amenity for the branded apartments. Smaller landscaped roofs on top of retail podiums will allow break-out spaces for office workers. Finally, the differing uses also allow for changes of materials which not only reflect their varied uses but also create an integrated, rich tapestry of texture, colour, contrast, reflection and relief.

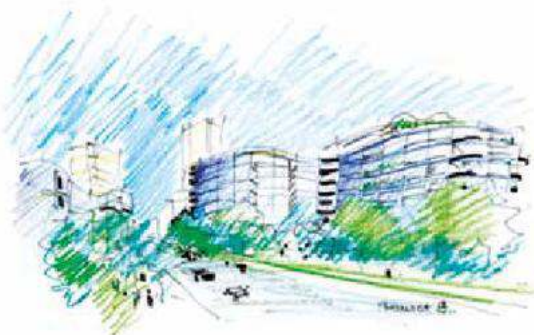


#### *Eight Districts*

- District 1: Nikoo Homes
- Districts 2 & 3: Bhartiya City Centre
- Districts 4 & 5: Bhartiya Centre of Information Technology (BCIT)
- District 6: West Village
- District 7: East Village
- District 8: South Bhartiya Neighbourhood

*(Sketches from top left down to top right down)*





District 1 has residential and community components, connected by gardens, courtyards and sky links. Districts 2 & 3 are mixed-use retail, residential and entertainment districts. With a bustling retail environment, hotel, convention centre and financial district at its heart, it is close to the multi-modal transport interchange. Districts 4 & 5 are the City's creative-technology centre, the place for young professionals and entrepreneurs. With a six-acre park, themed gardens, plazas, and sports' spaces, they are a refuge for visitors, businesses and residents. District 6 is a mixed-use sector, with school, residences and market bazaars. Comprising residential and hospital facilities, District 7 is a serene, flexible, child-friendly environment. District 8 houses a variety of hotels and residential accommodation, with Waterfront Square creating a natural, landscaped experience.



*District 1*  
*Nikoo Homes*

Welcome to homes that stretch beyond the front door, amenities that simplify your life and living spaces that nurture. Choose from a range of homes, from cosy studio apartments to luxurious penthouses, all complete with standardised Italian kitchen, outdoor deck and easy access to vibrant community areas.

Think of Nikoo homes as a buffet of sorts, where you can mix and match to suit the requirements of your family. Three rooms together, but one set a little away for privacy? No problem. A self-contained apartment for your son who's recently discovered his independence? Simple. A loft apartment if you prefer high ceilings? Consider it done.

It doesn't stop there.

Nikoo Bazaar is a vibrant outdoor space for residents to enjoy everything from health to art in an exclusive clubhouse and events space. Nikoo Sports offers a variety of sports including tennis, basketball and a jogging track. The Canopy is a tranquil, open space set in a lush natural setting for afternoon strolls, morning exercises or yoga in the park. And the courtyards combine street furniture, landscaping and lighting to create a series of thematic courtyards that encourage you take a relaxing evening stroll through the Sky Garden on the 17th floor, weaving through ten towers, dotted with cafés and yoga decks.

Inside and out, everything you need is within Nikoo, which has its own mall, convenience stores, spa, pool, park and podium. And whatever you can't find here is available just five minutes away within Bhartiya City.



Oval Garden  
Nikoo Bazaar  
Nikoo Sports  
The Canopy

**nikoo**  
more than a home



Black Swan Loft Internal Perspective



Nikoo District Perspective View



Black Swan Market Place / Entrance

### Districts 2 & 3 Bhartiya City Centre

Districts 2 & 3 represent the focus of the scheme to the north side of the proposed Peripheral Ring Road (PRR) motorway. Through its rich, mixed-use designation, it will provide the heart of the entire masterplan. These districts are boarded by the PRR to the south, the Bhartiya Boulevard to the west, the site boundary to the east and a new distributor road to the north which separates them from District 1 at the northern most point of the development.

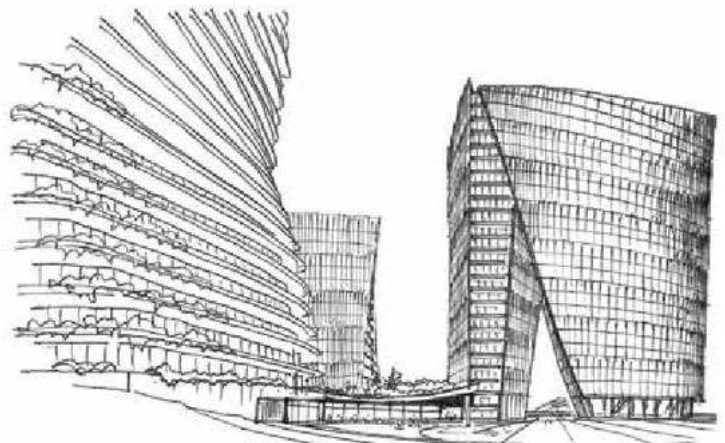
Connectivity is provided from the all-residential District 1, through an urban park to District 5 running north to south. The termination of the park, before crossing the Bhartiya Boulevard road to the Linear Park within District 5, is marked by Celebration Plaza, a large open air events' space that will accommodate up to 5,000 people for musical, sporting and cultural shows beamed to the space via large-format display panels on the south side of the retail centre.

The park and events square form the spine from which all the different buildings of various uses 'hang'. District 2 to the north provides a 5-star hotel, branded residential, convention centre, cinema, and a shopping centre to the west of the spine park, while on the eastern side will be the Bangalore International Finance Centre (BIFC) formed by three linked towers above a retail podium.

Residents in District 1 will be able to walk to the international quality shopping area via a bridge link and through the spine park. The BIFC, hotel and branded residential are an easy walk away, and directly connected to all retail areas and basement car parking. The shopping experience will be unique, providing a mix of open air and enclosed streets and malls which have been designed to allow guests to meander through wide open spaces.



- Celebration Walk
- The Rambla
- The High Street
- Clock Tower Junction (CTJ)
- Bhartiya Steps
- Celebration Plaza



Districts 2 & 3 Initial Concept Sketch



Districts 2 & 3 Perspective Overview



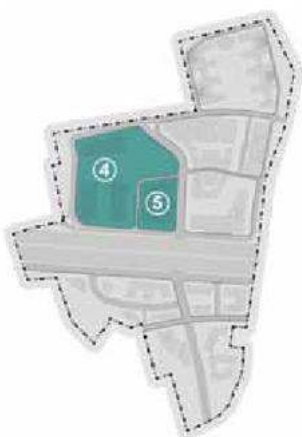
Celebration Walk , Bhartiya City Centre

**Districts 4 & 5**

*Bhartiya Centre of Information Technology (BCIT)*

Bhartiya City has its own certified Special Economic Zone (SEZ) spanning 3.7 million sq ft of built up area. An easy walk from the residential and retail realm, it is located strategically for a good work-life balance, and offers a range of business-ready offices and infrastructure that can support both smaller businesses and larger corporations.

Focusing on a lush, urban park landscaped with trees and water gardens, the combination of offices, alfresco cafés and sports' area strikes a design balance between an orderly, businesslike environment for corporations and a relaxing, collegial retreat for employees. BCIT is an integral part of the city, not an afterthought. So people can have a stress-free walk to work, a productive day at the office and then be home in just moments. We believe this is life how it's meant to be lived, and worked.



- Campus Park
- Central Park
- Ripple Bridge
- Bhartiya Gateway
- The Pencil Park



BCIT Site Plan



BCIT Building Perspective



Campus Park, Bhartiya Centre of Information Technology (BCIT)

### District 6 West Village

This is an active, mixed-use district that includes a school, residences and innovative community spaces and parks. It's a place for market bazaars, where local vendors sell food, crafts and antiques; Soul Sundays, with performances from local theatre groups and DJs; and somewhere for kids and teenagers to play.

A school cluster, hidden behind tall trees that act as noise buffer, focuses on the open space networks and incorporates playing fields and sporting areas.

An extended wharf structure, containing neighbourhood retailing and low-scale residential apartments, maximises views from the luxury apartments, while providing a strong visual edge to the development. A local deli, food market and late night cafés are all easily reached via the 'Competition' Street.



Village Walk  
Village Woods  
Surprise Park







Village Walk



West Village Artist's Impression

*District 7*  
*East Village*

Comprising both residential and world-class hospital, District 7 is a serene, flexible, child-friendly environment that connects two major open spaces: East Village's Carnival Park has a spacious yet private feel about it; while East Village's Little Amritsar utilises the psychological benefits of colour and natural light to create a nurturing and uplifting environment. In addition, with its reading corner, small playscapes and dining pavilion, Little Amritsar offers a series of community spaces for people to gather and interact.



Little Amritsar  
The Waterfront  
Carnival Park



East Village Artist's Impression



East Village Plaza

*District 8*  
*South Bhartiya*  
*Neighbourhood*

South Bhartiya is characterised by its residential towers and promenade views across the water. Community parks and spaces include areas for play and interaction. A tree-lined pedestrian link connects the spaces from the east edge to the west, passing through the community hub of schools, retail, hotel, library and sports' facilities.



- Flipside Plaza
- Amber Park
- Junglee Garden
- Riverview Park





Flipside Plaza



Village Park



*Build the buzz and  
the rest will follow*



## 04. Masterplanning

### *A reflection of a beautifully-conceived and well-articulated blueprint*

Creating an urban lifespace is about placemaking. Essentially, order needs to be made out of the built environment so that neighbourhoods can develop and thrive. Each neighbourhood then becomes a community; and each community a vital resource and essential component of a unified whole.

The function of each neighbourhood defines its plazas, squares and parks. Live-work nodes and neighbourhood retail plazas characterise the south of the city, while a mixed-use square and residentially-oriented public park distinguish the north. Multiple open spaces let people engage socially in a range of activities throughout the development. Central to this function is a comprehensive network of attractively landscaped pedestrian and bicycle streets connecting centres of activity. These streets also make walking pleasurable, engage people with their neighbours and keep every corner of the development active and alive.

Urbanism is the way cities have evolved to match the lifestyle of city dwellers. Bhartiya City dares to take urbanism one step further by providing not just places to live and work, but also spaces that can generate ideas and satisfy desires. For Bhartiya, a real estate development is much more than just bricks and mortar; it is a vision for, and translation of, a lifestyle.

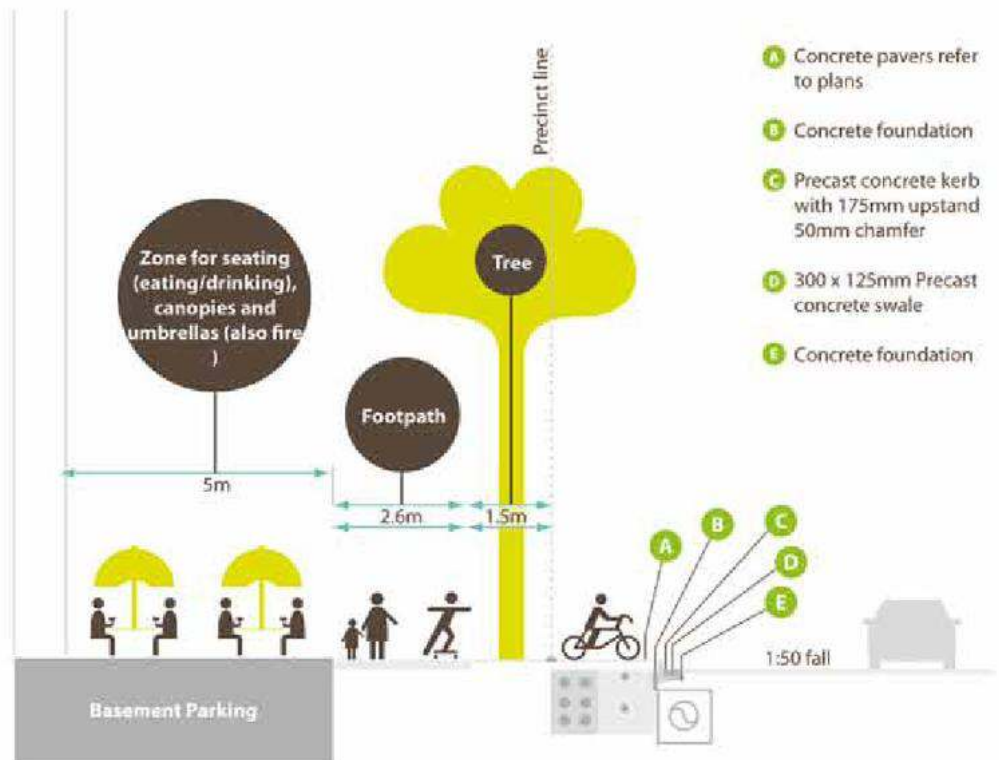
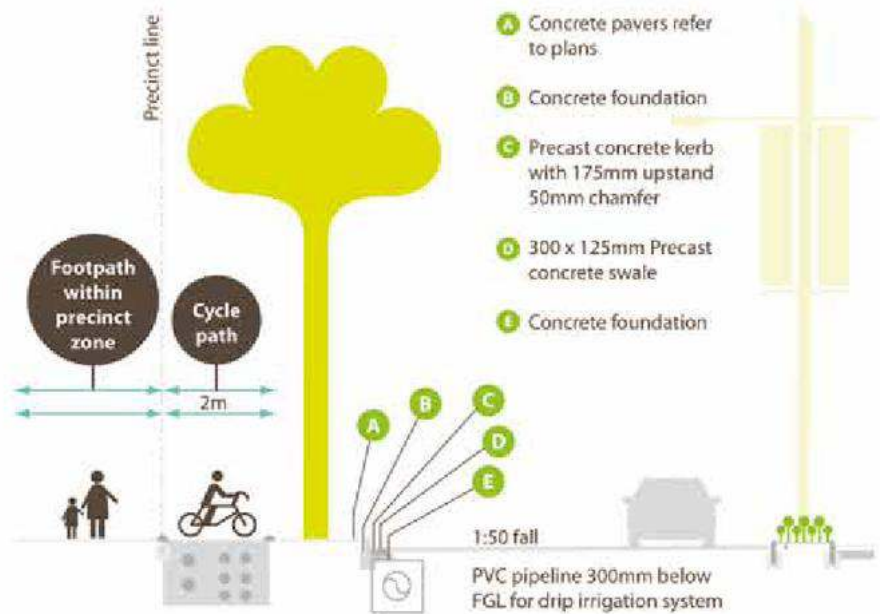
The blueprint was conceived on the principles of diversity, mobility and community. The result is a unique place that celebrates local history, the environment and building practice. Bhartiya's commitment to continual innovation in all of these interconnected systems is a guarantee of the social and economic success of this contemporary lifespace.





### Masterplanning Process

The beauty of this project is in the whole process of crafting a complete and sustainable microcosm of Bengaluru itself. From the overall concept right down to the details, each essential element such as tree-lined avenues, is carefully considered to mould Bhartiya City into the future axis of the development.



Design Objectives - Large Trees and Tree-Lined Avenues

### Open Spaces

The premise of the design of Bhartiya City is sustainability. As such, open spaces have been distributed throughout so that they obtain maximum use. In fact, almost 70% of Bhartiya City is dedicated to open spaces because they encourage interaction via an interconnected series of parks with tree-lined boulevards, footpaths and bike trails, and offer a diversity of interest, from passive to active recreation. Blossoming with native plants, the environment is landscaped to remain green throughout the year.

Trees shade walkways and cycling paths all around the City. Parks and piazzas breathe life and freshness into the air, encouraging people to make the most of the pleasant climes of the region and maximise their enjoyment, whether walking, cycling, catching up with friends or simply relaxing with a good book under a tree.



Public Realm Central Park 2

**Streetscape Low Planter**



**Streetscape Raised Planter**



**Promenade Planter with Timber Seating**



**Stepped Planter with Seating**

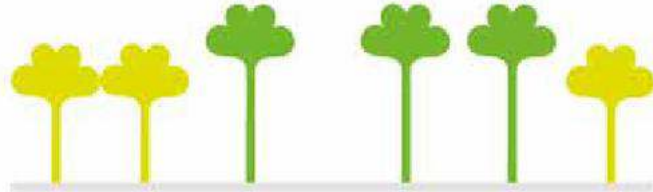


Planter Types

**Boulevard**



Protected from the road



Objective: Dominant Tree Character, Clear Views Out  
 Delonix Regia & Alstonia Scholaris: Height / Status / Cultural / Native  
 Tree: Frame / Shade / Scale / Wayfinding

**Presence / Human Comfort**



Enclosures



Objective: Continuous Tree, Clear Views In & Out  
 Bucida Variegated: Height / Status / Cultural / Native

**Enclosure**



Visual Benefits



Objective: Mix. Shade / Visual Containment / Seasonal Variety  
 Jacaranda & Plumeria Alba / Rubra: Height / Status / Cultural / Native  
 Tree: Frame / Shade / Scale / Wayfinding

**Protection**

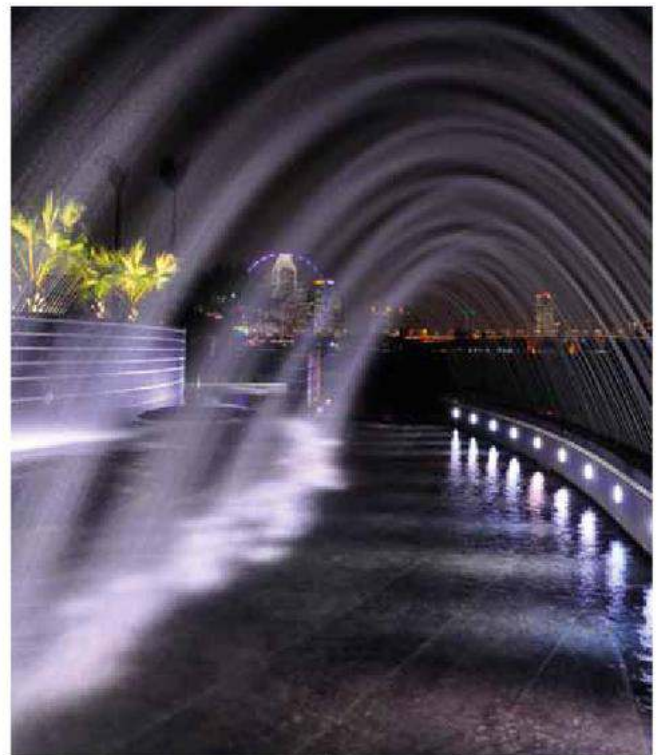


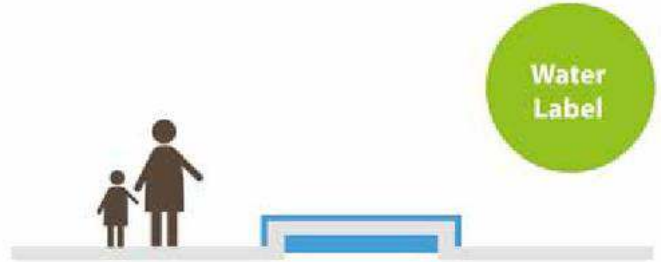
Promenade: Variation of Tree Conditions

*Water Features*

---

The sound of water, and the fun and excitement that invariably accompany water-based activities, is an important consideration at Bhartiya City. With its themed gardens and level terraces, the four acre Amber Park in District 8, provides an open public space with a pedestrianised route that connects it to a chain of intimate spaces for reflection and serenity close to water. Here, Riverview Park offers informal outdoor seating for food and beverages, with views over to Nala. The sound of water is the sound of laughter, contentment, relaxation and happiness.





Water Feature Types



Waterfront Park Landscape Plan



Waterfront Park Artist's Impression

### Retail Streets

The High Street provides the natural phasing line between Districts 2 & 3, and is designed to allow vehicular traffic, albeit on a pedestrian priority surface. This busy, bustling street will feature drop-off points to the main shopping areas to the north and south, and bridges will provide connectivity across The High Street at the upper levels.

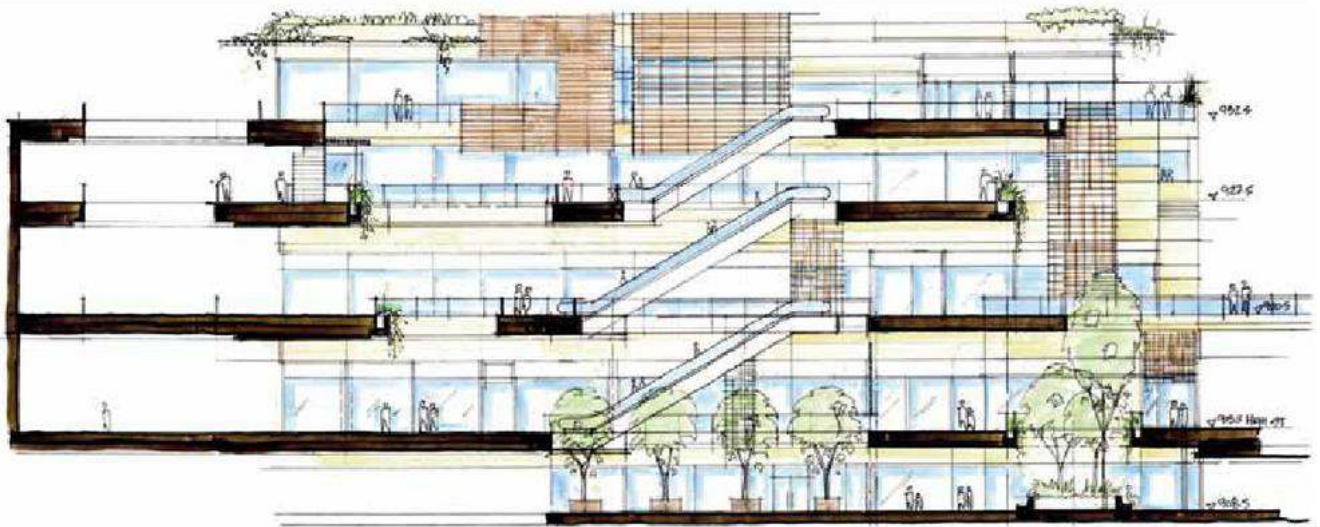
Celebration Plaza forms the principal space to the south of the main shopping centre. Office towers above a retail podium form the edge between the main events' space and the PRR road. These create a visual presence from the motorway while also 'protecting' Celebration Plaza from the noise of traffic and the light railway line which runs above the motorway.

The overall shopping experience will provide guests with a choice of offer and destination, whether that be a visit to the hypermarket for the monthly food shop or a celebratory dinner on the terrace of one of the feature restaurants at roof level. All public spaces will reflect distinctive but integrated urban characters.

Although the majority of the shopping is internal, all entrance points and frontages along The High Street and The Rambla (p.54), around Celebration Plaza and to all podium retail areas will be activated by means of shop windows.



East Elevation



North / South Street Experience Sketch



Districts 2 & 3 Celebration Walk

### Office Districts

Office districts have been located in a symbiotic way to ensure the minimisation of traffic and the maximisation of utilities.

The main office districts are in Districts 2 and 3 with Districts 4 and 5 being a specialist area for the Special Economic Zone (SEZ). The distribution of commercial space allows the occupation of large corporate offices at the same time offering smaller office space with its own address or identity within Districts 2 & 3. All office towers have been

designed on the international basis of 1500 to 2,000 sqm floor plates. Obviously there must be flexibility placed upon demand. There is a wide configuration allowing various combinations depending upon demand.



Bhartiya International Financial Centre (BIFC), Districts 2 & 3





Bhartiya Centre of Information Technology (BCIT), Districts 4 & 5

### Residential Fabric

District 1 is the major area for high-end residential. Its focus is on central North Park, a place where people can enjoy passive recreation in a verdant landscape with lawns and trees.

It is the destination for picnics, outdoor get-togethers and cricket matches, and has an amphitheatre moulded into the landscape. The buildings are mainly high-rise, each with individual courtyards for landscape variety.

South of the proposed PRR is predominantly residential with schools and a hospital. It consists of three districts. District 6 is mainly residential with a school and some neighbourhood shopping.

This neighbourhood has been designed with low as well as high-rise architecture to give a variety of scale and character to the area. District 7 contains residential and the hospital, and District 8, the furthest southerly district, has a variety of hotels and residential accommodation. It too has an urban focus, with buildings forming a semicircular urban landscaped space. It also has the advantage of maximising landscaping opportunities via a series of ponds and lagoons.





Nikoo Typical Main Ground Lobby & Drop-Off



Nikoo Bedroom View



Nikoo Lift Lobby / Garden

*When people blossom,  
places flourish*





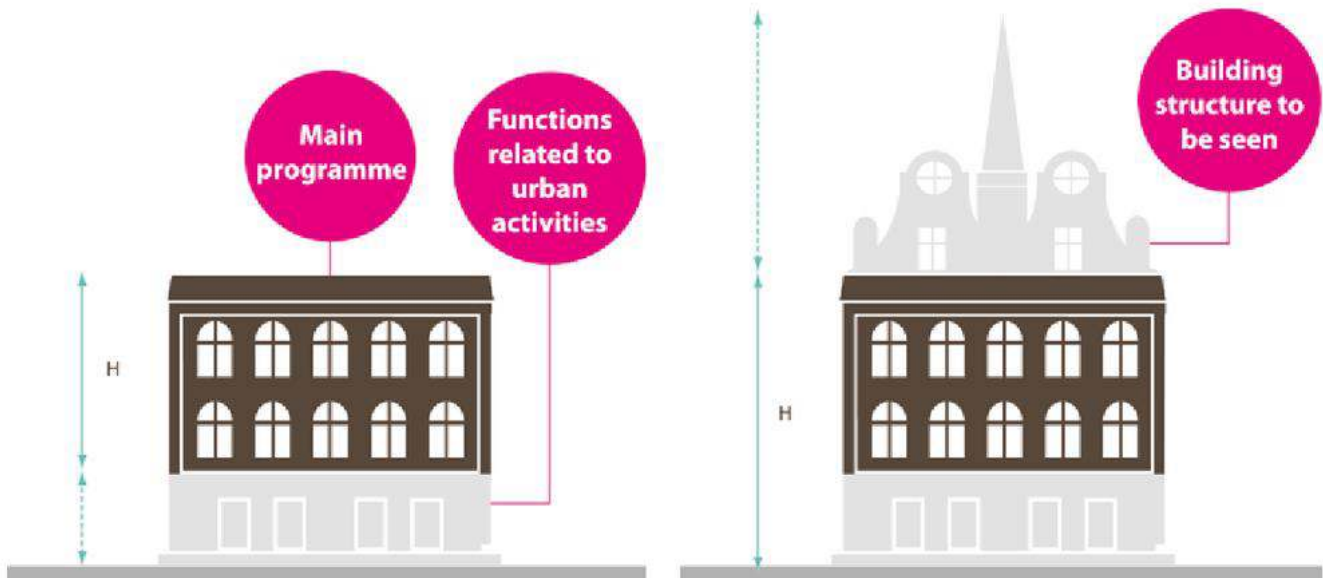
## 05. Architecture

Individual elements,  
designed to create a *unified  
and compelling whole*

Cities that have grown over time have diverse architecture. Yet, in good city spaces there will always be common architectural ground. This includes colour, such as Jaipur and Agra, India; material, as in many Italian towns, where the majority of buildings are built in local stone; or features like a colonnade which buildings share. Sharing a common architectural basis creates coherence between buildings lining the same street. In Bhartiya City, a diversity of architecture is required, but not so diverse that it loses its sense of harmony, connection and continuity.

### Architectural highlights

- Nikoo Homes
- Black Swan
- Convention Centre
- Bhartiya International Financial Centre
- Bhartiya Centre of Information Technology
- The Rambla
- Cinema
- Hotels





Preliminary Concept Sketches



The High Street Experience Sketch

*Nikoo Homes*

A home off a park with views to a forest. An expanse of varied landscaping. An urban lifestyle with an entertainment hub close to your workplace. All of this characterises Nikoo Homes, making it an exclusive development and a unique experience.

The focus of Nikoo Homes' apartments is a room with a view. A central landscaped space has a forest and water feature, creating an internal view in and around the residential towers, where each floor, from the ground to the 27th, has a sky terrace that connects back to the idea of green spaces. Contemporary, cosy and stylish, the apartments reflect the very essence of modern living.

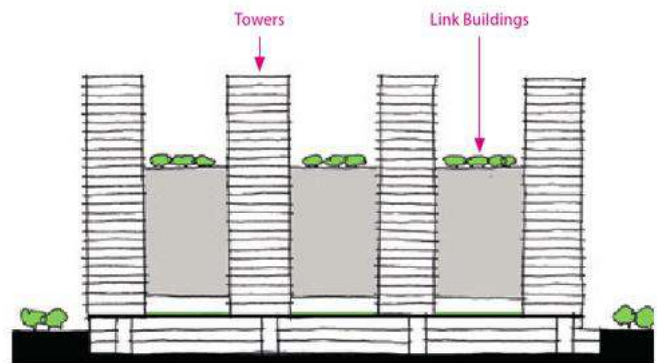
The residential towers are connected with low-height link towers, creating a garden and walk at the 17th floor. Each terrace garden is beautifully landscaped, enabling a skywalk

connection within the entire residential development. Gardens come complete with seating and children's play area, while themes such as Knowledge, Interaction and Tranquillity add an additional layer of activities - fitness stations, picnic corners, movie pods and herb gardens.

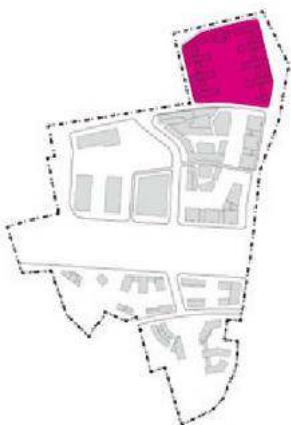
From grassy plains in between tower blocks to a mature forest at the development's heart, the site has been designed and landscaped to mimic a forest in its various stages of succession. Interventions such as an art piece and a feature light act as accents in the landscape, creating a sense of surprise. A place for community gatherings and play, the forest is also an escape, somewhere for privacy and tranquillity.



Landscape Design



Connecting Sky Gardens



Nikoo Sky Garden





Nikoo Site Plan



Nikoo Apartment Private Deck View

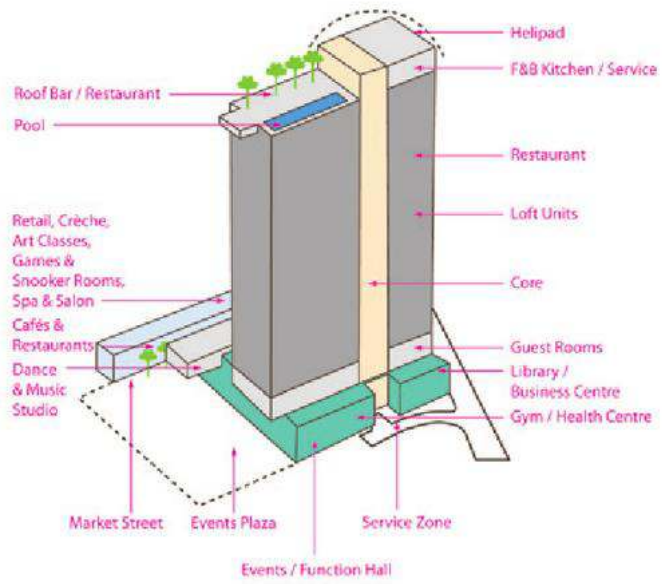
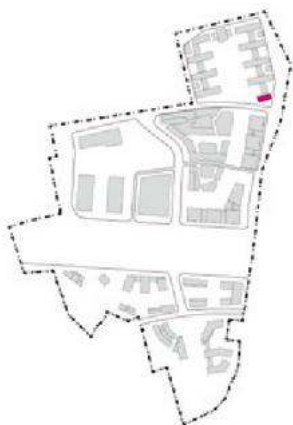


Nikoo Park Perspective

### Black Swan

Designed for the adventurous and experimental, Black Swan lofts represent the height of modern living - contemporary in design and futuristic in the way that spaces are organised. With architecture defined by a clean, straight lined base, the lofts are characterised internally by interventions of softer materials and a monochrome palette. The tower, which sits atop the Black Swan Club, comprises double-height terrace gardens in every loft, thus merging the line between villa and apartment.

The Black Swan Club is the heart of community activities, with a gym, multi-function spaces, café, restaurant, dance and music studio for kids, games and snooker room for teenagers, and a spa and salon for adult relaxation. Unique in every aspect, the Club celebrates togetherness and hospitality. The architecture is industrial in feel but with a soft ambience. There's also a market street and spill-out spaces for the restaurant and café.



Black Swan Tower Amenities



Black Swan Club



Black Swan Lobby



Black Swan Bird's Eye View



Black Swan Roof Bar

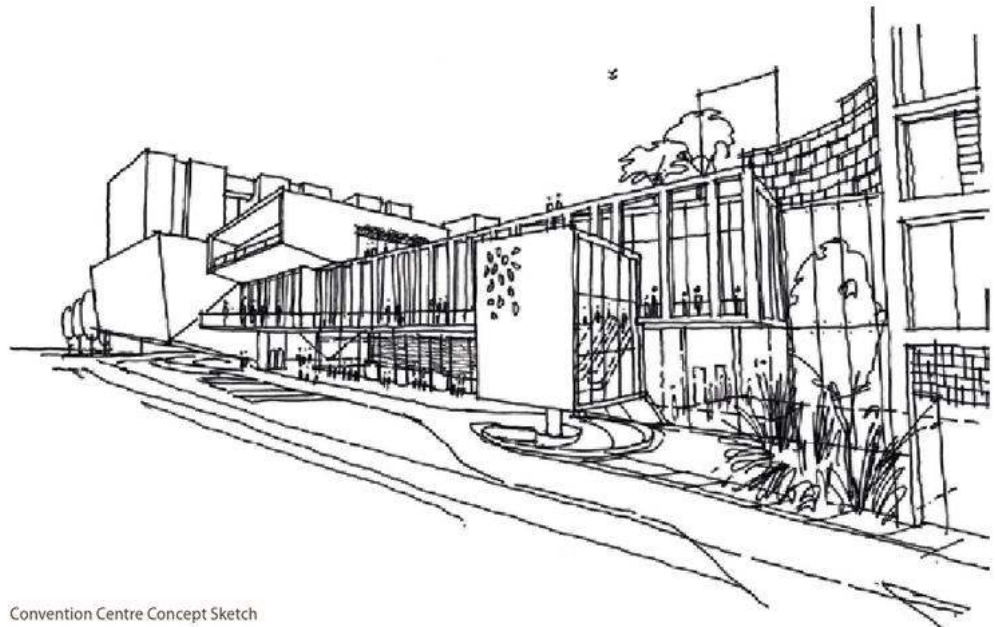
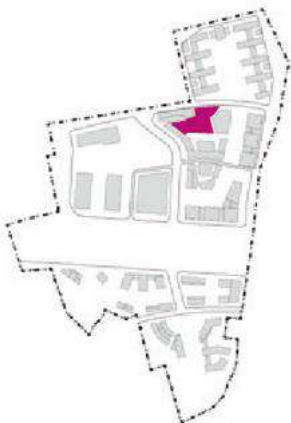


Black Swan Gym

### Convention Centre

- International standard
- Event spaces for up to 6,000 people, the largest in Bengaluru City
- Well covered and generous drop-off area
- Direct connections to basement car parking for both drop-off and pick-up
- 3 function suites on one level with direct access to the meetings level of the hotel for break-out use
- 1 rooftop function space and open-air display terrace
- Contemporary design with full-height glazing, vertical fins of timber/copper, and well-lit welcome and prefunction areas

- Solid wall elements will be in limestone and white render
- The only exposed elevation facing the Northern Perimeter Road adds to the street scene with well-proportioned elements reflecting the use. It sits between the hotel to the west and the separated department store/cinema block to the east
- The goods lifts allow for the vertical transportation of cars for exhibitions, events and product launches



Convention Centre Concept Sketch



North Elevation



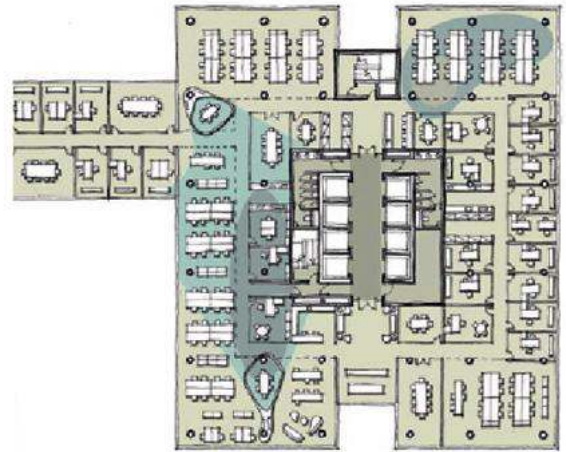
Districts 2 & 3 Convention Centre

### Bhartiya International Financial Centre

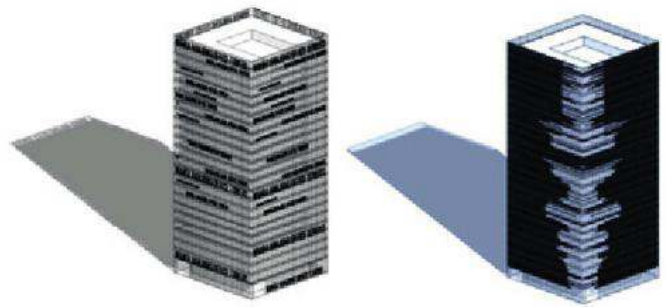
The BIFC will provide international standard and quality office space within the three towers that sit over the retail podium. They will be connected via bridges at various levels, as well as at podium level where a banking floor and dealing rooms with high ceilings will provide unique facilities for the city of Bangalore. This will form the hub for the local banking community. Floor-to-ceiling glazed facades, raised floors and suspended ceilings will provide the basis of the Grade A office floor plates which will allow full flexibility for fitting-out purposes for tenants with varying space requirements.

Architecturally, the scheme is very much the urban mixed-use hub of the masterplan (including shopping, three hotels, a convention centre, finance centre and offices). All uses are interconnected by urban spaces of differing scale and character but always with natural greenery comprising trees and plants carefully selected for their colours and aromas.

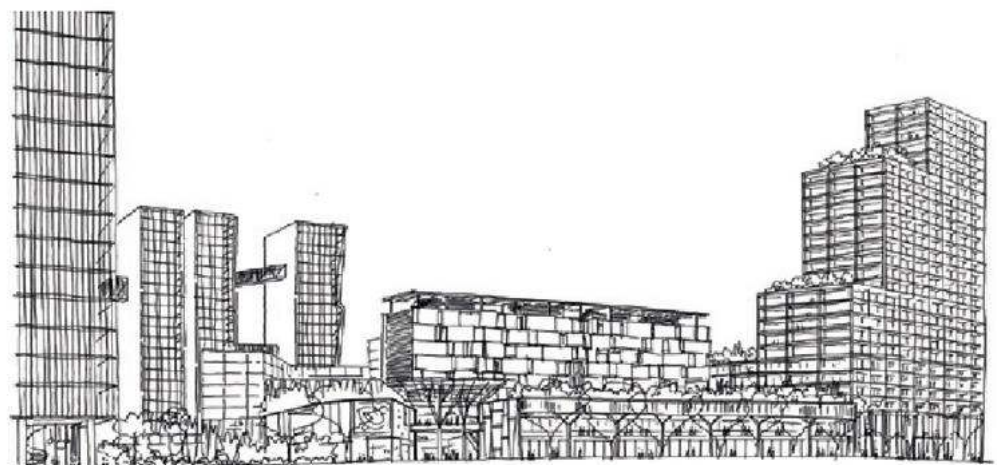
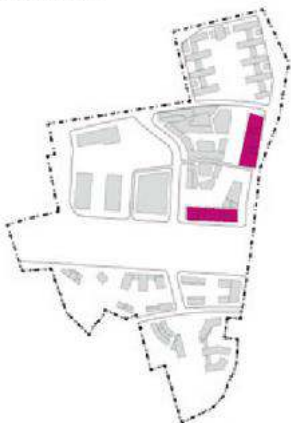
- Hard landscaped areas provide quality amenity spaces, creating good social meeting and rest points, some of which will be shaded.
- Water features add to the feeling of quality and create a valued sense of place for all inhabitants, guests, visitors and office staff.
- The massing of all the different buildings has been carefully considered to reflect building uses, orientation, shading and views and relationship to the spaces between them. All tall buildings will overlook not only the parks and tree-lined roads, but also high quality roof gardens which provide private amenity for the branded apartments. Smaller landscaped roofs on top of the retail podiums will allow break-out spaces for office staff.



BIFC Space Planning



Skin Treatment & Layering



Facade Study



BIFC Facade Study



BIFC Podium Space



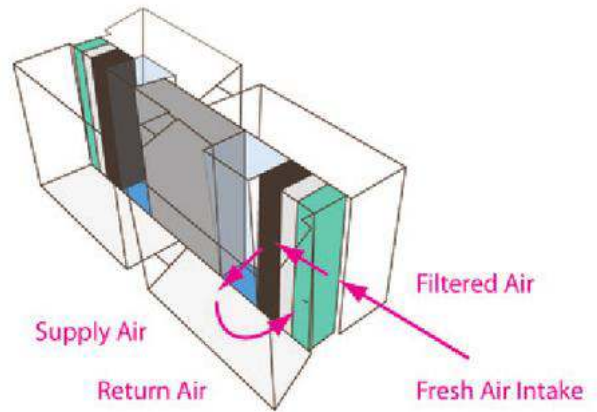
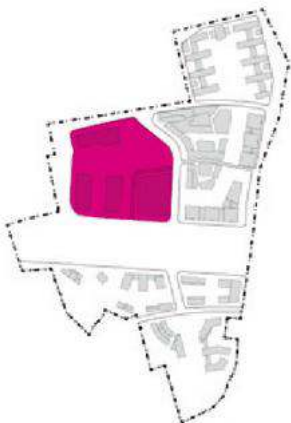
Office Interior Entrance Lobby View

*Bhartiya Centre of Information Technology*

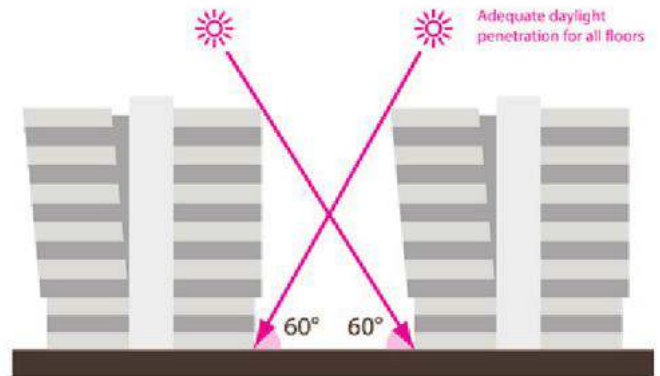
The BCIT will house impressively architected workplaces set within an urban park that is landscaped with trees and water gardens. Striving to increase productivity and wellbeing at work through carefully considered office environments, the BCIT is designed for the thriving IT, financial and knowledge-driven sectors. All buildings, facilities and amenities are of the highest specification.

- 24/7 safety, security and surveillance
- More than 1 lakh sq ft of landscaped pedestrian areas
- Adequate car parking spaces

- Multi-tenant blocks with adapt-to-suit configurations
- Large, column-free office spaces that maximise available floor area and allow for flexible floor plans
- Continuous floor plates up to 56,900 sq ft
- Climate responsive dynamic building façade
- Enhanced day lighting
- Sunlit outdoor spaces at all levels
- Natural ventilation
- Multifunction, people-sensitive design
- LEED Gold Rated



Facade Development – Green Skin

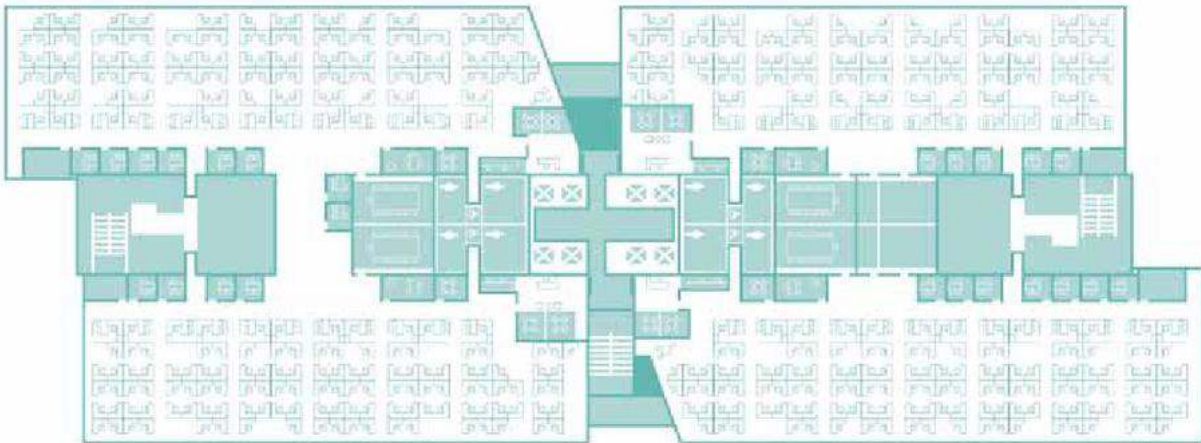


Facade Development - Daylighting



BCIT Café





Typical Floor Plan

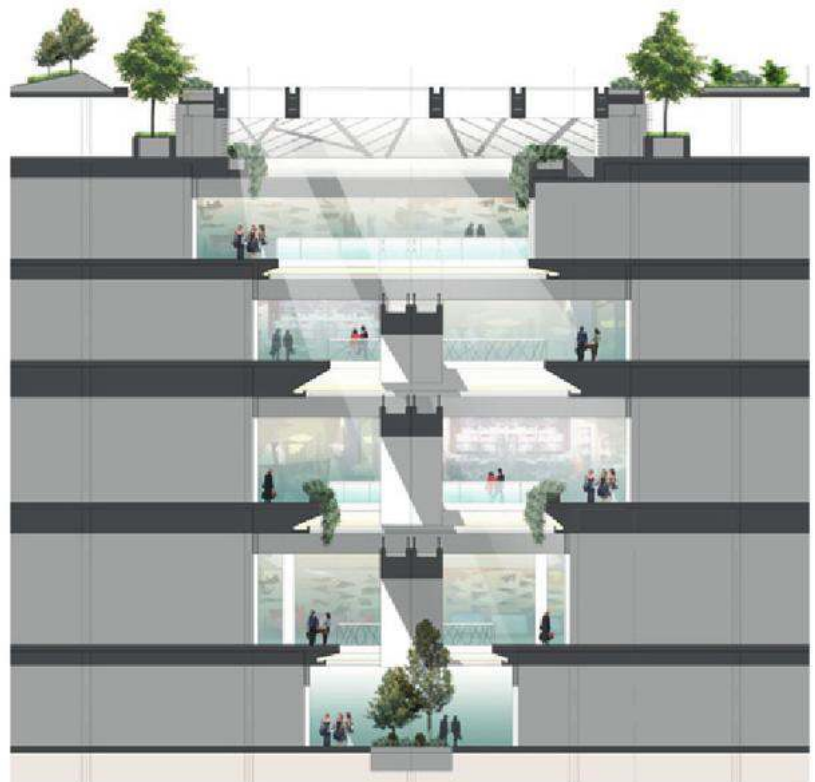
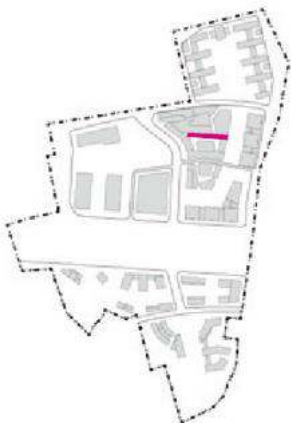


BCIT Lobby

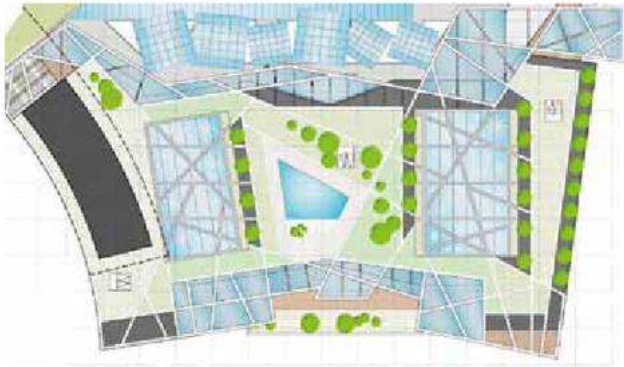
### The Rambla

'The Rambla' to the north allows connection from the park to the east for residents in District 1, as well as office staff from the BIFC. It also connects to a dedicated hotel and branded residential entrance as well as to an escalator and staircase which drops down to the Bhartiya Boulevard road to the western side.

'The Rambla' is designed as a living, vibrant street scene with cafés, restaurants and entertainment in a car-free area. At the upper levels, a bridge provides connection to Central Park and the BCIT across the Bhartiya Boulevard road to the west and on the top floor allows access to the food court and destination restaurants. These will have their own landscaped terraces overlooking the parks to the east and west, and The High Street to the south.



Internal Green Spaces



Rooftop Sky Gardens Concept

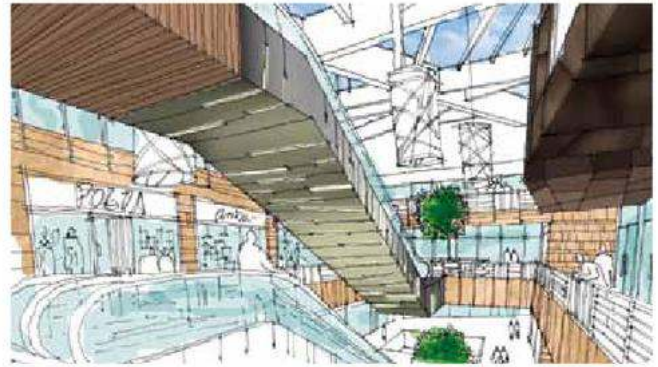


Image View of The Rambla



Model View of The Rambla - Food-Court Level



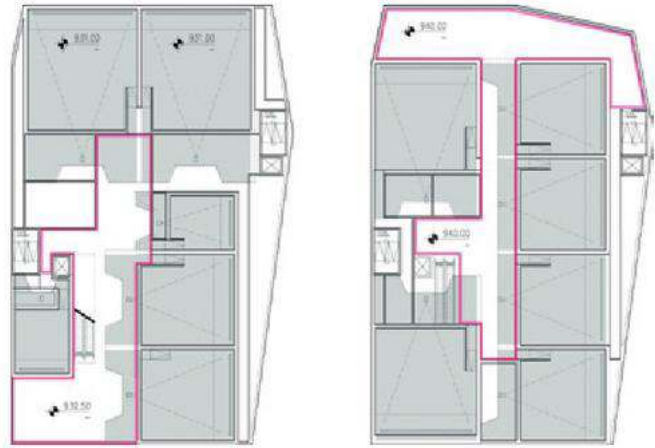
The Rambla Shopfront Elevation - Goalpost Detail



Districts 2 & 3 The Rambla

### Cinema

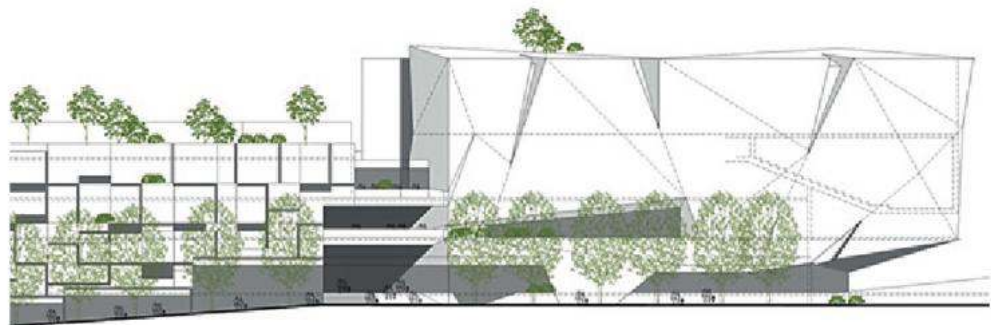
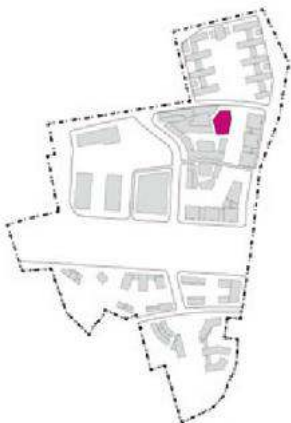
The western entrance to 'The Rambla', adjacent to the spine park, is marked by a stand-alone cinema and department store building designed as an iceberg-like object with fragmented surfaces that appear to have been carved from a huge stone block. Its treatment in design terms creates an architectural statement to the park's edge as well as adding to the contextual make-up of the overall composition. Its broken edges will provide illumination at night, creating a striking effect at the opposite end of the park to the dramatic Celebration Plaza to the south.



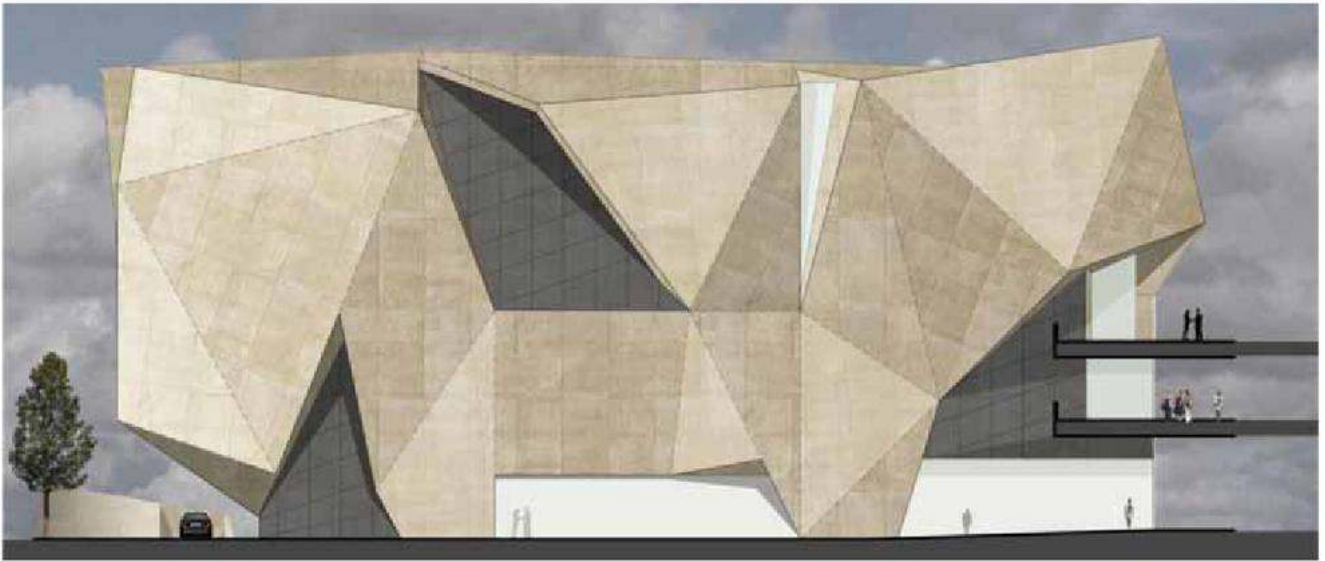
Cinemas Preliminary Plans



Preliminary Concept Sketch



Cinema Box Design Concept



Cinema West Elevation



Districts 2 & 3 Cinema

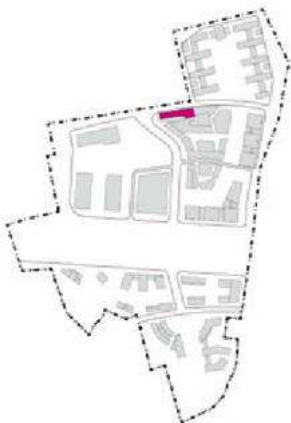
### Hotels

The hotel at the apex of District 2 against the Bhartiya Boulevard road and Northern Perimeter Road, provides an opportunity for an architectural accent or marker at the 'centre of gravity' of the masterplan, especially as it will form part of the phase 1 construction. The strong architectural language uses feature Jali screens as a design generator. The deep facades will cast long shadows and create a layering effect on the store faces and planes.

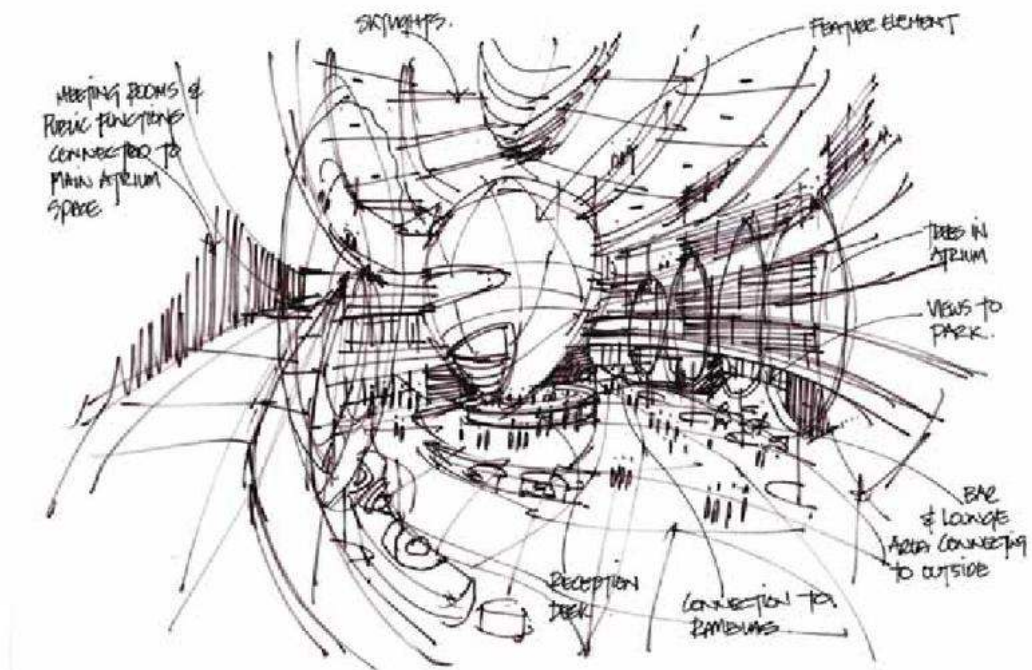
This 5-star hotel will have 250 rooms, including large suites and a presidential suite, together with 148 branded, 1-4 bedroom apartments. Three restaurants (one at rooftop level), two bars and a spa & health club will also be provided, while at first floor level the meeting and break-out areas connect directly to the adjacent convention centre with its four major halls that can be adapted for a variety of uses.

The hotel further connects to the branded apartments at the juxtaposition of which is a large atrium space extending to three levels. This will form the heart of the hotel's social activities where lounge, bar and all-day dining are overlooked by the break-out spaces of the meeting level above. The atrium provides natural daylight penetration at the hotel's core.

All leisure facilities including an open-air infinity edge lap pool and deck are situated on top of the podium with views over Central Park to the west.



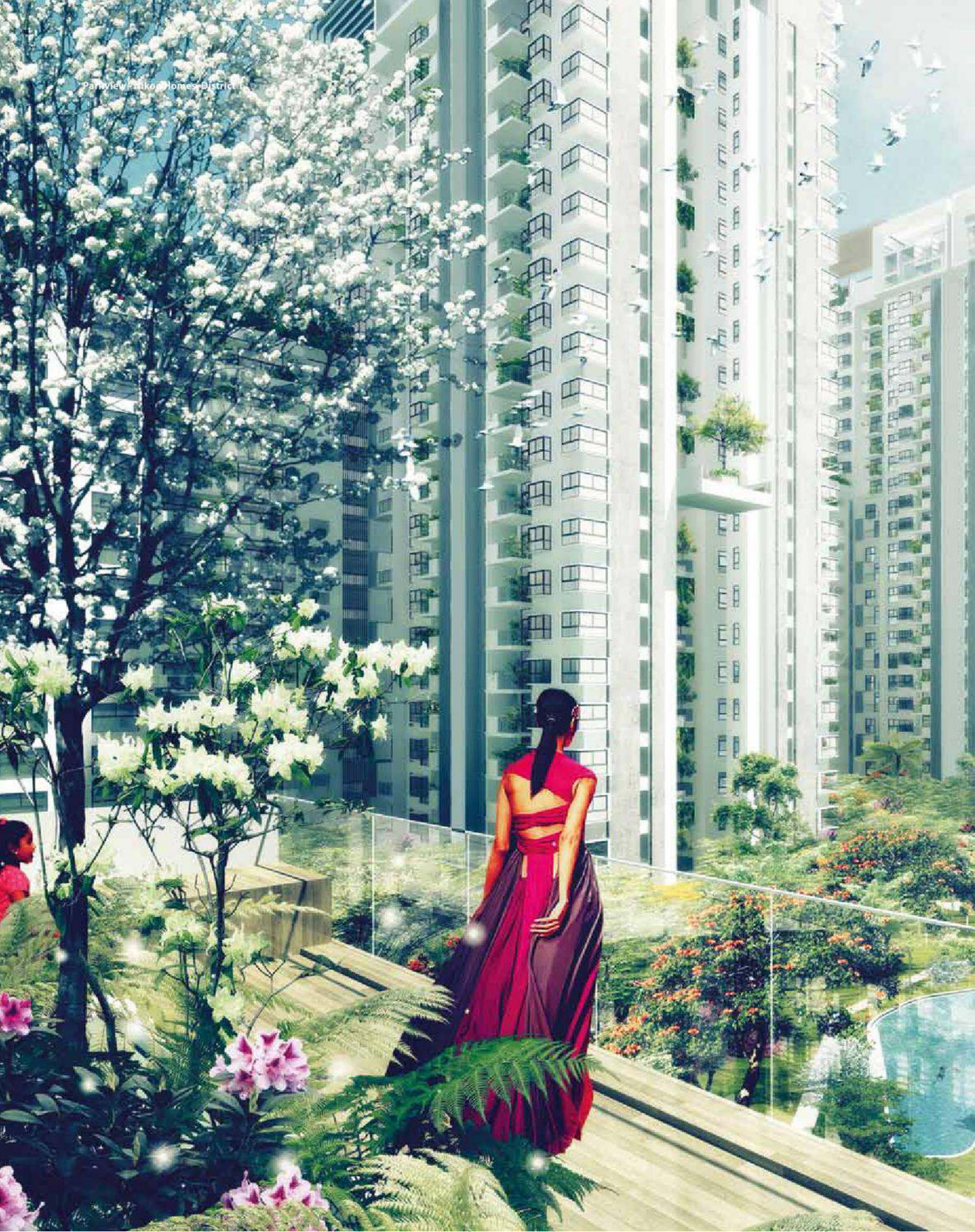
North Elevation



Hotel Concept Sketch



Hotel Model View







What makes you happy?

*“Trees, nature, the sound of water.”*

*“Space, not as in the Universe, but room and openness.”*

*“Textures and surfaces. Anything touchy-feeling.”*

*“Everything.”*

*“Music... and silence, though clearly not at the same time.”*

*“Freedom.”*

*“Buildings that breathe life into people and their surroundings.”*

*“The beginning of a new day because it screams opportunity.”*

## 06. Public Realm

The *foundation* for creating environments that people want to be part of

Appealing and comfortable street furniture. Lush vegetation. Beautiful parks and other outdoor spaces. 300 gardens. Bicycle trails and jogging tracks. Hassle-free walks to work and into town. Intelligent signage and street lighting. Functional buildings. Those who will experience Bhartiya City will be pleased to discover a place so warm and unique that previously it only existed in their imagination. Welcome to a city that promises a happier and more rewarding quality of life.

Bhartiya has seven public realm objectives that will make this place shine and soar.

### *Public Realm Objectives*

Bhartiya City follows the 7 public realm objectives in the design concept closely. Introducing Bhartiya City, a million miles from ordinary, the place where a group of people who are diverse yet united by a common desire to enjoy quality of life.





### 01. It Creates Unique Public Spaces

---

Bhartiya City will feature a hierarchical network of open spaces including city parks, public plazas, pocket parks, public squares, play spaces and roof gardens. All enable the creation of truly extraordinary spaces.



### 02. It Explores Sustainability

---

Innovative and advanced technology supports a vision of sustainability. Architectural structures are designed to be energy saving. Solar panels and other environmentally-friendly devices are put into large scale practical usage.

### 03. It Engages The Community

---

The public realm at Bhartiya City will feature diverse amenities and facilities to cater for a cosmopolitan mix of residents and visitors of all ages and backgrounds.



### 05. It Connects People with Culture

---

Through inspiring art and design, Bhartiya City will encourage people to explore and connect with culture, history and identity.



### 06. It Builds Adaptable and Evolving Spaces

---

Engaging public sculptures facilitate communication and interaction in the community. Special events and functions create topics of interest among people and increase community bonding.



### 04. It Nurtures Knowledge and Learning

---

With facilities such as a botanical micro-garden, library, cooking school and crèche, users have the opportunity to absorb knowledge and learning through experiences.



### 07. It Sparks Vibrancy

---

When you make people feel like they belong, and that their thoughts and feelings are vital to the way in which spaces and places evolve over time, you invite discussion. And discussion is where all positive change begins.

*District 1  
Nikoo Homes  
Public Realm*

*Residential and community components set within a lush landscape, linked by gardens, courtyards and sky links. It is an expo of future living and a model community for Bengaluru. Its hilltop location provides excellent views of Bhartiya City.*

*Oval Garden*

- 5,000 sq m park is a refuge for residents with themed gardens and courtyards, pools, kids' lawn and sculpture park
- Central space for activity for Nikoo Homes' residents

*Nikoo Bazaar*

- Flexible open space, accommodating year-round events for residents, including bazaar, art exhibitions and dance performances
- Surrounded by clusters of cultural, community and educational facilities created exclusively for Nikoo Homes' residents



District 1 Site Plan

- 01. Amphitheatre
- 02. Oval Garden
- 03. Courtyard
- 04. Connecting Gardens
- 05. Courtyard
- 06. Garden Drop-off
- 07. Retail
- 08. Nikoo Bazaar
- 09. Nikoo Sports
- 10. Jogging Trail
- 11. BBQ Corner
- 12. The Canopy



*Nikoo Sports*

- Outdoor sports' ground for Nikoo Homes' residents

*The Canopy*

- Tranquil green areas for afternoon strolls, morning exercises or lunch by the park, complete with timber trails and lakes
- Green buffer from the street



Central Park, Nikoo Homes



Parkview, Nikoo Homes

Districts 2 & 3  
Bhartiya City Centre  
Public Realm

*Transit gateway to Bhartiya City, with the bustling retail and office environment of Celebration Plaza at its heart. Cluster of entertainment buildings and spaces such as Cineplex, Celebration Link and The Rambla create a new focus for culture and arts for Bengaluru. It will be located close to multi-modal transport interchange to maximise access to other parts of Bengaluru.*

Cineplex Park

- The 'new' cultural quarter
- Outdoor cinema programmes
- Young, vibrant, contemporary
- Engaging architectural facade
- Cinematic screen
- Outdoor dance programmes/ performances
- Afternoon mini-concerts
- Activate the district by utilising the building as a bare 'canvas' for lighting work and/or sculptural elements
- Utilise technology and sustainable design features such as low-energy lighting solutions



Gateway Plaza

- Landmark spot
- Busiest pedestrian intersection
- Information point, complete with community bulletin board and visitors' centre
- Facing unique corner buildings
- Suitable setting for landmarks/ sculptures
- Great vantage point for orientation
- Culmination of pedestrian movement

The Rambla

- Home to the city's hidden quirky cafés
- Colourful streetscape covered in traditional art
- 'Local' scene of Bhartiya City
- Rows of vendor stalls
- Variety of local eateries, shops, markets
- Central pedestrian promenade
- The street is lined with street level display windows
- Traditional retail vendors
- Comfortable/relaxed atmosphere which promotes social contact
- Naturally shaded
- It will have the flavour of india and be a bustling busy street of variable spaces containing hawker stalls and cafés



Hotel & Branded Residences, Bhartiya City Centre



Districts 2 & 3 Site Plan

- 01. Cineplex Park
- 02. Gateway Plaza
- 03. The Rambla
- 04. The High Street
- 05. Clock Tower Junction (CTJ)
- 06. Bhartiya Steps
- 07. Celebration Plaza
- 08. Western Gateway

### *Clock Tower Junction (CTJ)*

- Artful spatial dimensions of land/place/space
- Land art
- Crafted ground
- A showcase of environmental art
- Natural themescape, including nature playscape, play logs, play paths and plants for play
- Showcase space for sustainable art
- Potential for hidden spaces/ gems, and a good location for galleries and other tranquil spaces which requires less sunlight



The Rambla, Bhartiya City Centre

### *The High Street*

- Home to the city's celebrated boutique retailers
- Cutting-edge restaurants
- The city's chic street
- Typically busy and thriving
- The pavements have been widened to create a comfortable pedestrian area and cycle path
- 'Retail hours' shopping would be the main focus





*Bhartiya Steps*

- Ideal spots for relaxing, winding down, conversation and public personal space - reading, sunbathing, lunch, studying and meeting place for friends
- Viewing point
- The steps are not just a connecting point between places, they are a destination themselves
- Create sense of enclosure for the Celebration Plaza
- Amphitheatre

*Celebration Plaza*

- Bold architecture
- The 'new' civic quarter
- Multi-purpose piece of public realm
- Flexible performance venue
- Open-air flea market
- Grand performances
- Civic forum
- The 'heart' of Bhartiya City
- Filled with vibrant calendar events
- Equipped with the latest in performance technology
- Provides a central and unifying square
- It operates around the clock
- It is a safe and welcoming place at all hours
- Weekends are the busiest time, with families taking advantage of the array of events and exhibitions
- Sunken plaza



Sectional Drawing of Bhartiya Steps





Celebration Walk, Bhartiya City Centre

### Western Gateway

- Gives sense of entry
- Welcoming and evokes curiosity for pedestrians strolling through linear park
- Sense of excitement and drama that invites people in, using art installations/kinetic sculpture from gateway towards inner side of retail area



### Celebration Walk

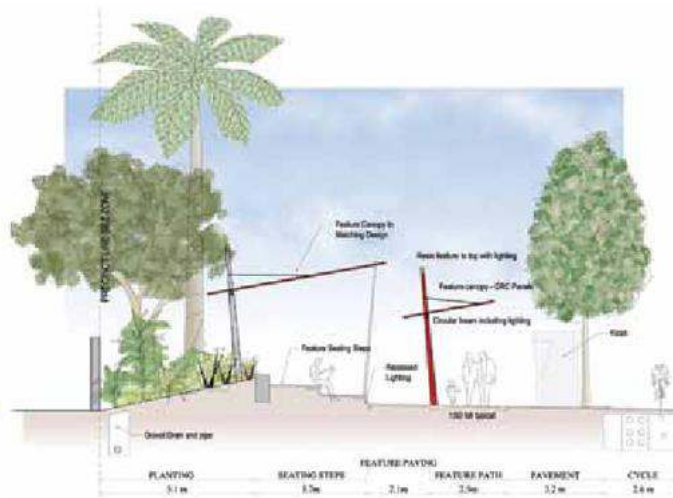
- Pedestrian-oriented boulevard
- Celebrates the diversity of space and places
- The spine of activities
- Alfresco dining
- Natural playscapes, including play logs, play paths and plants for play, create a pedestrian experience by capturing cultural stories and connections
- Includes integrated lighting for day and night impact
- Stitches together the proposed key areas and leisure facilities with the heart of Bhartiya
- Incorporates atmospheric lighting to enhance the celebratory experience



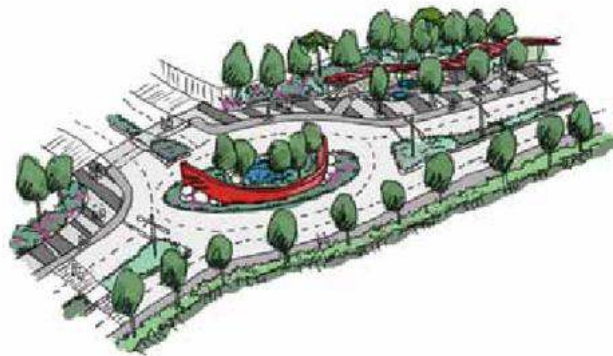
Sketch View of Celebration Plaza from East Side

*Districts 4 & 5  
Bhartiya Centre of  
Information Technology  
Public Realm*

*IT hub comprising a series of office towers located at the gateway of Bhartiya City. It has high visibility from proposed PRR road. It is the creative-technology centre of Bhartiya City, a place that inspires young professionals and entrepreneurs.*



Sectional Drawings of Linear Park



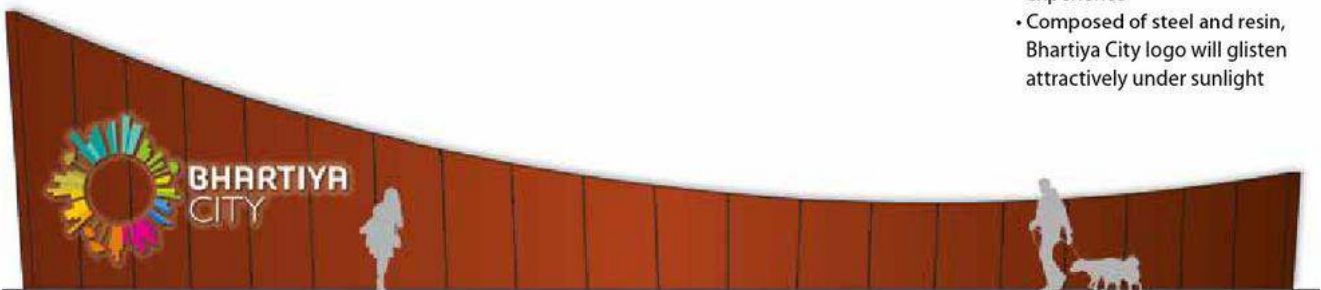
Concept Sketch Roundabout

*The Pencil Park*

- Central organic path with soft landscape areas acts as inviting route from entrance to Bhartiya City
- Creating a series of fluid spaces, shapes and structures that draw the user and the eye along its length
- The length of the park is punctuated by a number of features along the route that include pergola structure, seating and water features
- Showcase for landscape treatment of open space within the city
- Nodes and events have been spaced out along the path to create interest at regular intervals (i.e. water features, terraced seating)
- Terraced beds of planting will add colour and seasonal interest

*Bhartiya Gateway*

- Forms a major arrival feature for Bhartiya City
- A sculptural wall 'icon' will address the various approaches to the roundabout, with each approach offering a different experience
- Composed of steel and resin, Bhartiya City logo will glisten attractively under sunlight



Bhartiya Gateway Wall Sculpture

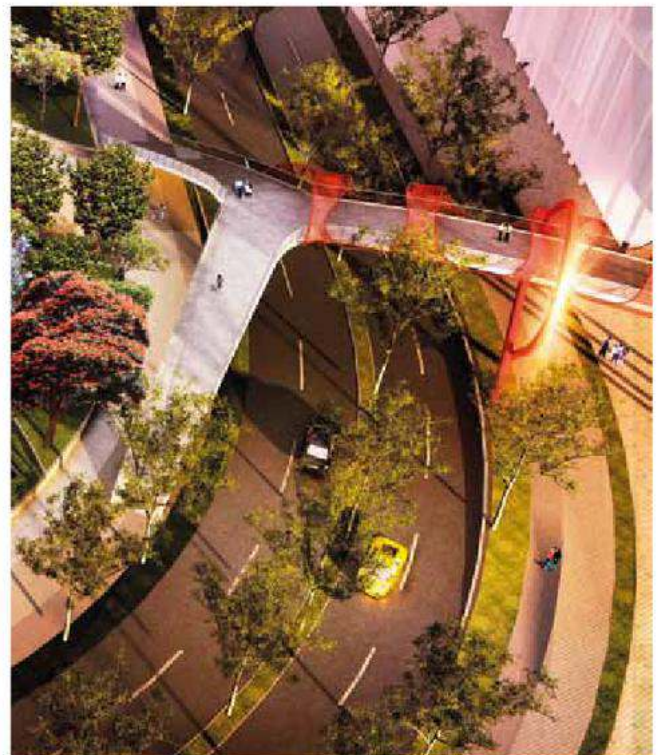
Districts 4 & 5 Site Plan

- 01. The Pencil Park
- 02. Bhartiya Gateway
- 03. Ripple Bridge
- 04. Campus Park
- 05. Connection Plaza
- 06. Central Park
- 07. Sports Corner



*Ripple Bridge*

- Combined infrastructure with recreational facilities within it
- Clear and picturesque views of Central Park
- Path is adorned with varieties of urban furniture
- Public art installations
- Part of the jogging trail within the city
- Offers locals an opportunity to gaze out at their city, and office
- Workers can use the space as a place for lunch
- One of the iconic landmarks for Bhartiya City



Ripple Bridge, Public Realm Central Park 2

*Campus Park*

- Strikes a design balance between an orderly, business-like environment for corporations and a relaxing, collegial retreat for employees
- Alfresco dining, afternoon coffee and lunch by the water garden
- A place to see and be seen, linger over drinks in an outdoor café or window shop with friends and colleagues
- Adjacent buildings and courtyard seating areas will be accessible from the plaza
- Break-out space from work
- Private gardens

*Sports Corner*

- Outdoor sports and fitness space
- Prominent sports events
- Could be used to hold exercise programmes for office workers
- Multi-use games court will provide amenity for active recreation



*Central Park*

- 4 acre park will be a refuge for visitors, business people and residents, with themed gardens, plazas, urban park and level terraces with cascade
- Major open space of the city and caters for all members of the community
- Accommodates sloping nature, designed with terraced gardens (which is a unique feature of Bhartiya natural slope) with small to medium scale play and outdoor eating kiosk and facilities
- Subdivided into three broad terraces, each with its own distinctive use
- Accommodates spontaneous activity and also year-round events such as concerts and festivals
- Lake and garden area

*Connection Plaza*

- Linear-shaped park
- Business-oriented space
- Prominent chain of open spaces with seating and pavilions
- Green route connecting main drop-off to Central Park
- Comfortable, shaded routes



Campus Park, Bhartiya Centre of Information Technology (BCIT)

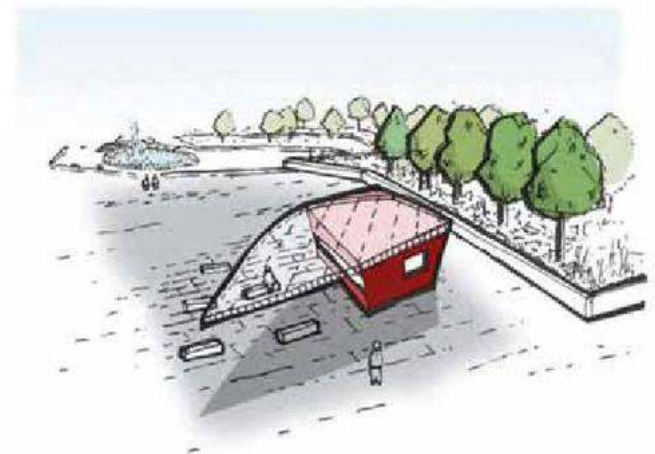
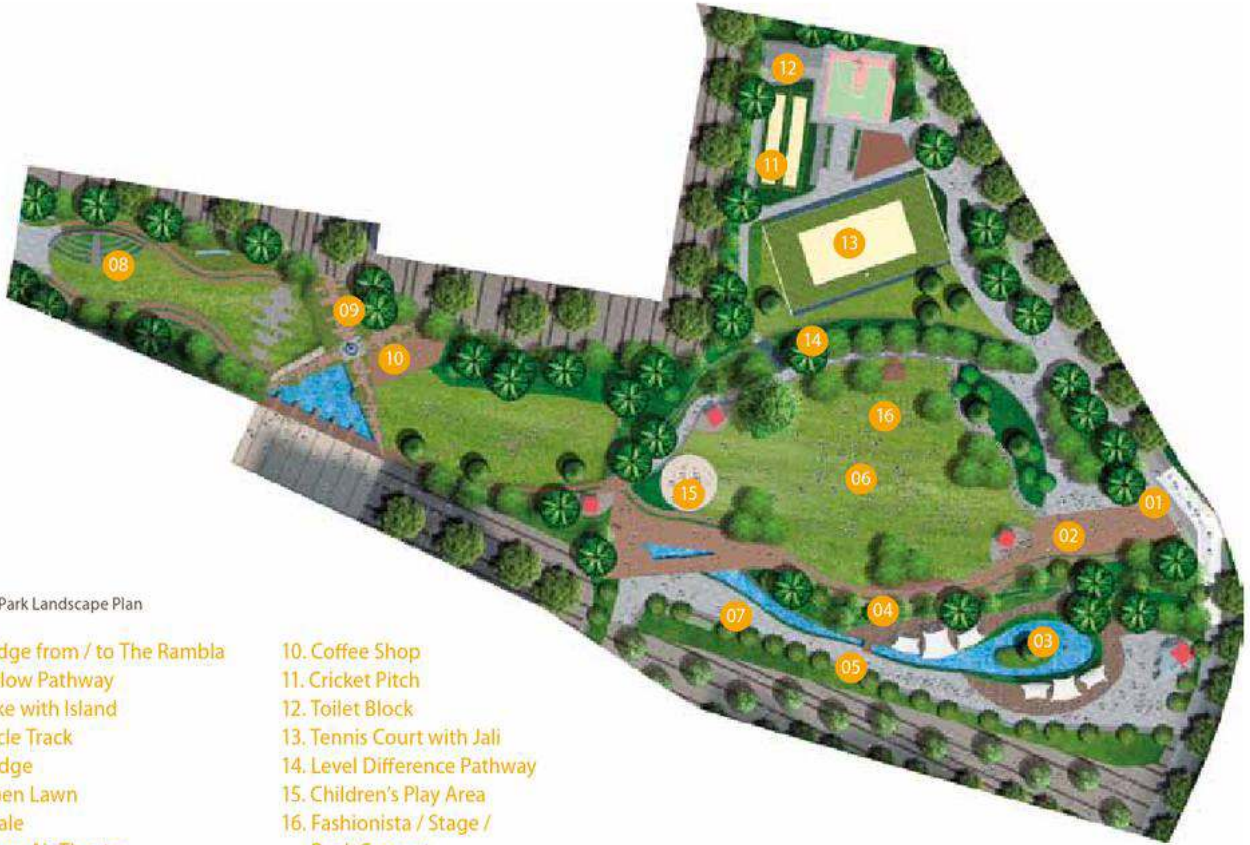


Illustration of Canopy Kiosk



Central Park Landscape Plan

- 01. Bridge from / to The Rambla
- 02. Yellow Pathway
- 03. Lake with Island
- 04. Cycle Track
- 05. Bridge
- 06. Open Lawn
- 07. Swale
- 08. Open Air Theatre
- 09. Connection Plaza
- 10. Coffee Shop
- 11. Cricket Pitch
- 12. Toilet Block
- 13. Tennis Court with Jali
- 14. Level Difference Pathway
- 15. Children's Play Area
- 16. Fashionista / Stage / Rock Concert



Public Realm Central Park 2

*District 6, 7 & 8  
West Village,  
East Village &  
South Bhartiya  
Neighbourhood  
Public Realm*

*Residential, community and health components linked by the streetscape, east-west park links and the waterfront promenade. Finer grain environment with domestic character and facilities for families and children, and a vibrant, sweeping waterfront promenade.*

*Flipside Plaza*

- Creates a welcoming experience for passing vehicular traffic
- Gateway landmark
- Acts as district marker
- A landmark visible from the north-south boulevard
- Incorporates lighting features to create a striking night time effect
- Filled with distinctive water features such as ground mounted water jets and fountains
- Serves both formal and civic functions
- Connected to high-end mall and hotel via grand circular drive adorned with formal landscaping and water fountains

*South High Street*

- Pedestrian-oriented street
- Local cafés, post office and bakery
- Active pedestrian corridor
- Reinforces visual connections to waterfront
- Creates a visual and physical link between the streetscape and the water
- Draws people to and from Flipside Plaza and the nearby Waterfront Park
- Encourages pedestrian activity and potential water play

*East Village Plaza*

- Community-oriented plaza
- Creates a community and culturally focused public space
- Formal area
- Accommodates semi-permanent art opportunities
- Creates a cultural layer to the ground plane through treatment of floor finishes and landscape detailing

*South Waterfront*

- Activates the waterfront promenade
- Accommodates community and education facilities such as educative playscape
- Waterfront neighbourhood park area
- Creates a comfortable and restful experience within the green space





Districts 6, 7 & 8 Site Plan

- 01. Village Walk
- 02. Village Woods
- 03. 'Competition' Street
- 04. Surprise Park
- 05. Little Amritsar
- 06. The Waterfront
- 07. Carnival Park
- 08. Flipside Plaza
- 09. South High Street
- 10. Riverview Park
- 11. Junglee Garden
- 12. Amber Park
- 13. Village Park

### Village Park

- Sports-oriented park
- Focuses on the playing fields, school and open spaces
- Low-scaled and intimate along the existing water bodies
- Active ground for all ages with natural settings
- Fitness corners, kids' sports corner and playscape, pebble walk for elderly, open ground for group exercises
- Fitness in the park
- Outdoor dance courses



### Riverview Park

- Accommodates community and education facilities, such as educative playscape
- Encourages ongoing recreational activity
- Acts as a landmark destination to attract pedestrian movement along the waterfront
- Has a bucolic setting
- Programme of high-end retail and restaurants, serviced apartments and townhouses will transform the riverfront into an activity centre



South High Street



*Village Walk*

- Flexible, multi-use space
- Skate park, public square, relaxed seating and, through the inclusion of flexible and innovative design elements, performance zone
- Encourages active use of space and community engagement
- Accommodates semi-permanent art opportunities

*Village Woods*

- Waterfront pocket park
- Acts as a discovery area that residents stumble across
- Creates return visitation encouraging ongoing pedestrian activity in the district
- Offers visitors a rest point and destination
- Encourages pedestrian exploration of the southern edge of the park
- Engages and draw people into the green space
- Encourages visitors to linger and return
- Creates moments of discovery and delight

*'Competition' Street*

- Pedestrian-oriented street
- Linear park connecting series of themed courtyards
- Consists of a series of courtyards of various landscape types to give variety
- Different courtyards are designed with dominance of different landscape elements such as water, public art and colour
- Caters for community uses especially for residents

*Surprise Park*

- Pedestrian-oriented avenues
- Creates a series of fluid spaces, shapes and structures that draw the user and the eye along its length
- The length of the park is punctuated by a number of features of interest including seating and water features





Flipside Plaza



Waterfront Park

### Wayfinding & Signage

Bhartiya City wayfinding and signage is designed as a fully integrated, cohesive and effective system. Everything is carefully planned and built; from the City's street signage right down to the signage on your front door. Three major objectives guide the designs:

- Fulfil its primary function: to guide and inform users
- Contribute to the users' experience of the environment in a way that is congruent with the Bhartiya City identity and architecture
- Meet all the practical requirements of fabrication, installation, maintenance, longevity and cost effectiveness

Nature inspires the signage designs where the basic form takes after flora shapes and folded grass blade. Bhartiya City brand colours are used as an extension of the Bhartiya brand experience and manifestation. Accent colours corresponding to the district colours emphasise the locality of each district.

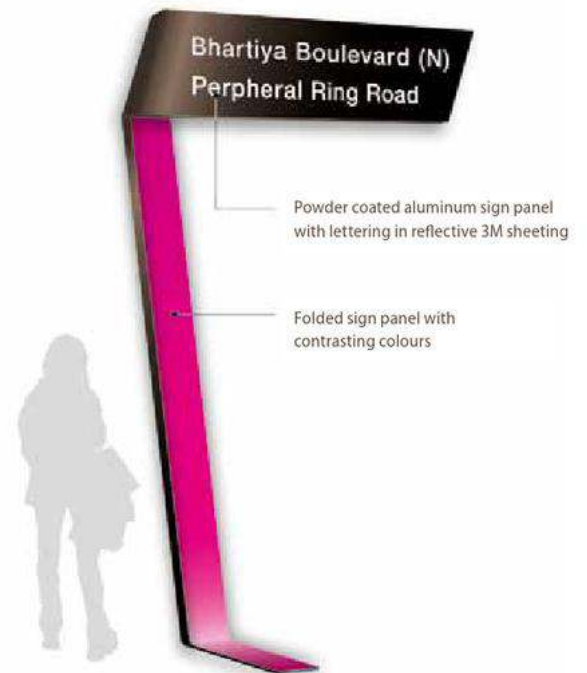
User-friendliness and legibility are the main focus, therefore a design approach is adopted using pictograms which are universally recognised and used. Material taken into consideration is easily available locally and the fabricated method is also simple to allow local fabricator to manufacture them easily.



Family of Sign Types Overview - Local Road



Discovery Centre Landmark Sign

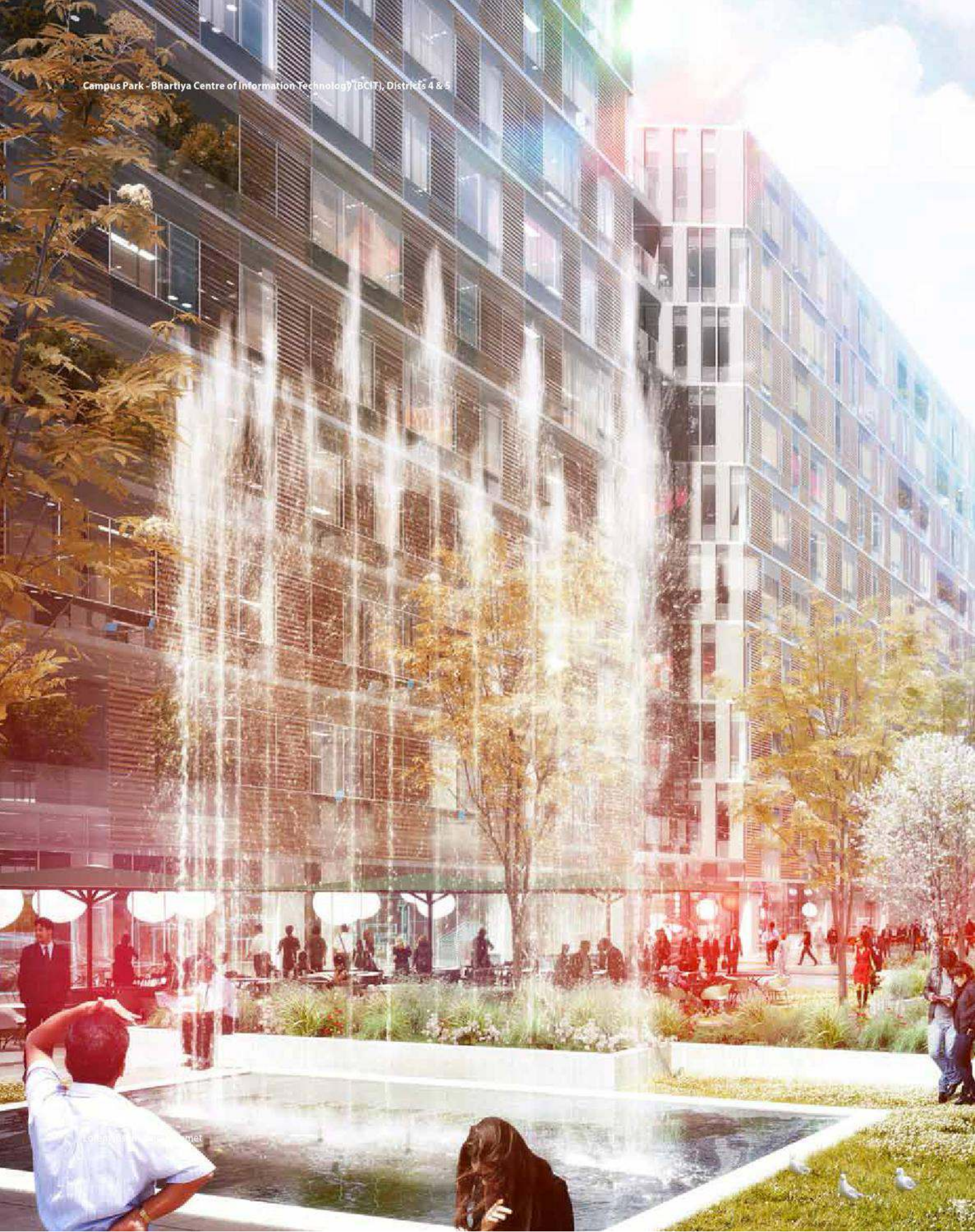


Material Use



Sign Examples at District 1, 2 & 3





Look both ways

*What do you see?  
Evolution?  
Intelligent design?  
We believe in both.*



# 07. Transport

## Connectivity

### The journey concept

Walking and cycling are actively encouraged within Bhartiya City, and a new network of 'cycle only' lanes will be located alongside roads and footways. These will improve safety for cyclists and create an efficient way of moving quickly around the City. As with Bhartiya's footways, the cycle routes will be lined with trees to ensure they benefit from their shady canopies. The feature footpath, providing links to all of the major spaces, will be the most striking in character, defined by its organic, flowing form and surface materials. Secondary footways will be more practical in nature, using materials and colours drawn from the local area where possible.

The masterplan also establishes a clear road hierarchy and circulation structure that draws on existing and proposed connections to primary vehicular networks that run between districts, Bengaluru International Airport and Bengaluru city centre. Each district is served by minor local roads which provide a circular movement system and allow for direct drop-off points. All roads, whether unrestricted or restricted, are lined with trees, and the pedestrian areas along the roads within the districts have identical paving treatment to the public roads, thus ensuring a visually coherent whole.

#### *Transport Connections*

Pedestrian Network  
Transport Network  
Streetscapes





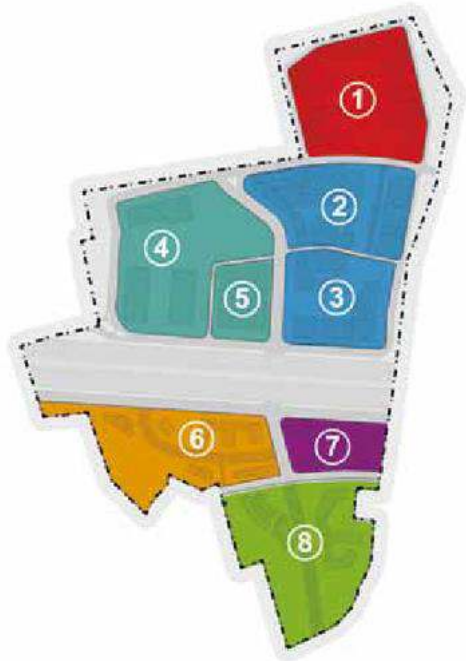
Identifying Key Activity Centres



Creating Key Connections



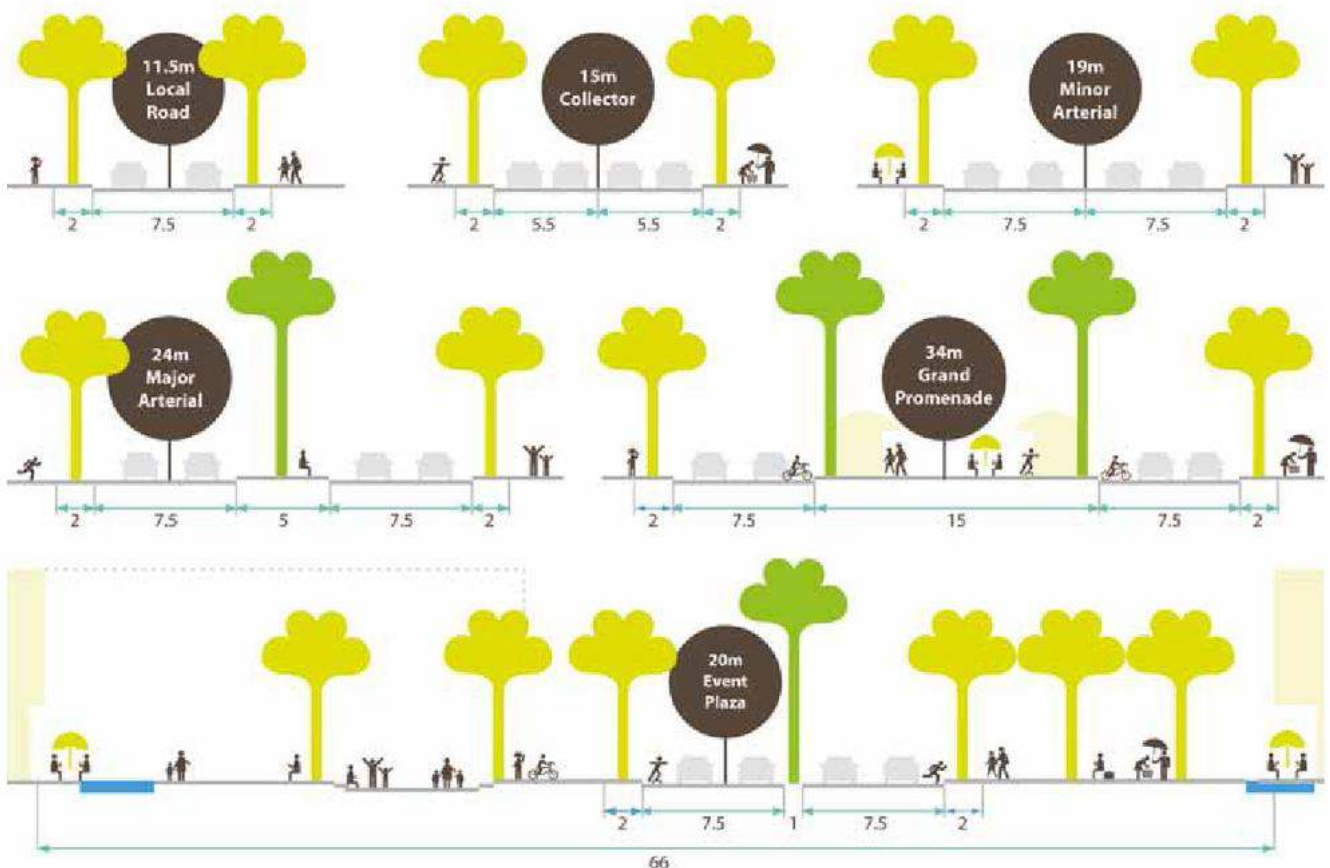
An Extensive Public Realm



Varied & Diverse Places

### Pedestrian Network

Bicycles were once the primary mode of transport in India, and an emerging focus for sustainable practice has heralded a brighter future for the humble 'bike'. Bhartiya City encourages this quintessentially Indian mode of transportation using a thoroughly modern business model: community bicycle sharing. Private sector engagement to maintain fleets of bicycles will be deployed through pick-up and drop-off stations around the city. Strategic locations include town squares, public parks, residential and business nodes, the international school, and metro and bus stops.



Traffic Plan & Street Sections



Allowing bicycle users to connect with the larger public transportation network is a key example of integrated and sustainable practice. Safe bicycle paths fit any of three typologies in the masterplan. On wider boulevards such as the north-south Bhartiya Boulevard Road, bicycle paths will share space on correspondingly wide sidewalks, thereby removing cyclists from busy vehicular traffic altogether. In quieter neighbourhoods with narrower streets, cyclists will have dedicated cycle lanes. And paths along Linear Park in the north and Waterfront Park in the south will be dedicated specifically to shared pedestrian and recreational bicycle use.

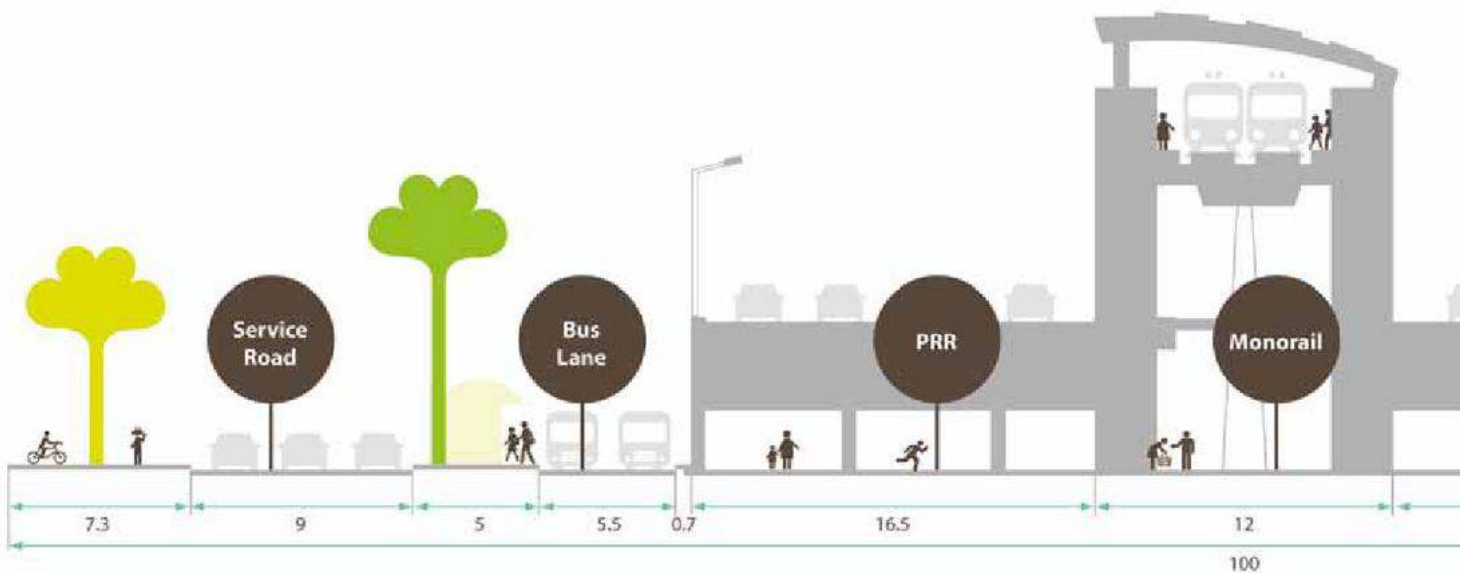
In Bhartiya City, shading will also be provided throughout the public realm to encourage pedestrians to travel by foot and to linger longer outside when they do. A continuous pedestrian route, linking all the important public spaces, will encourage pedestrians to weave their way through the whole city on foot.

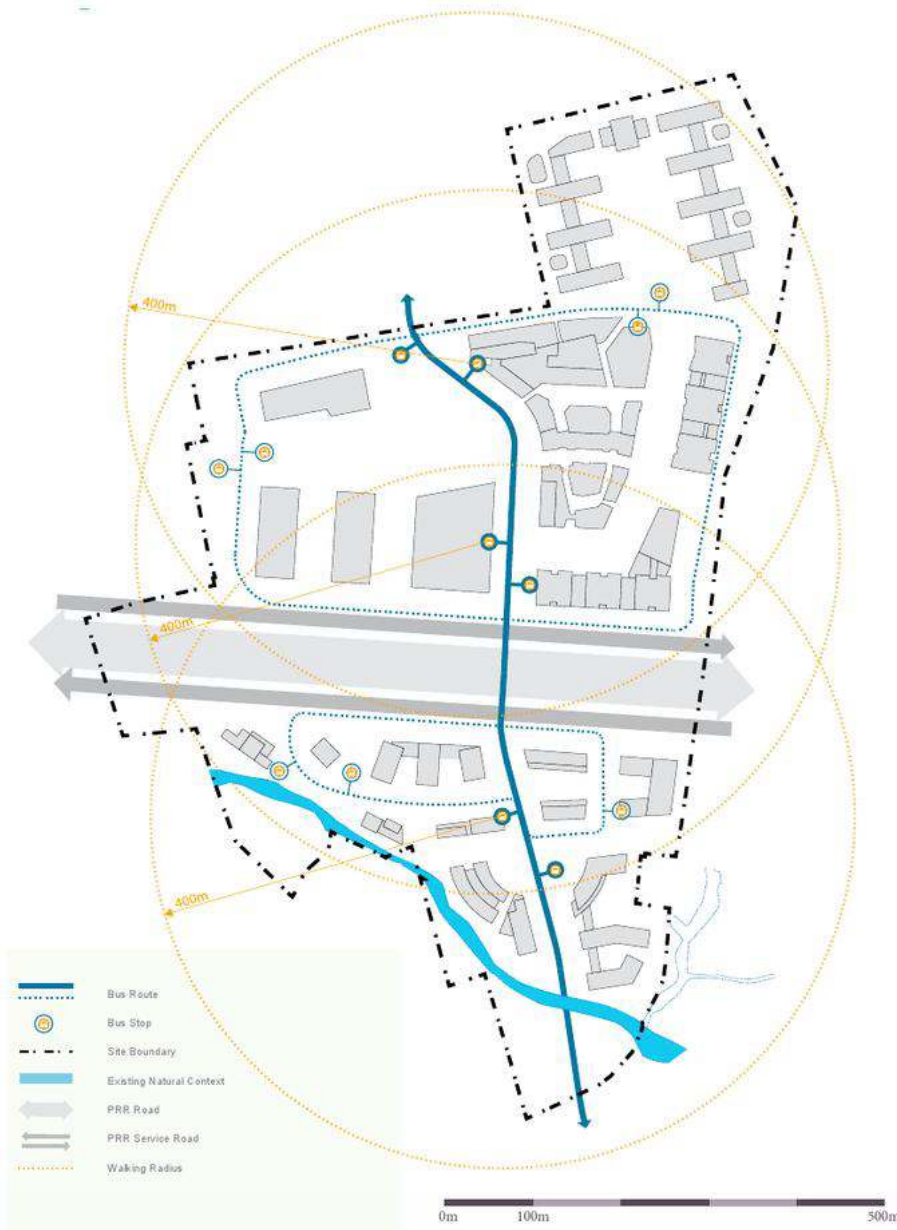


Pedestrian Network Framework

### Transport Network

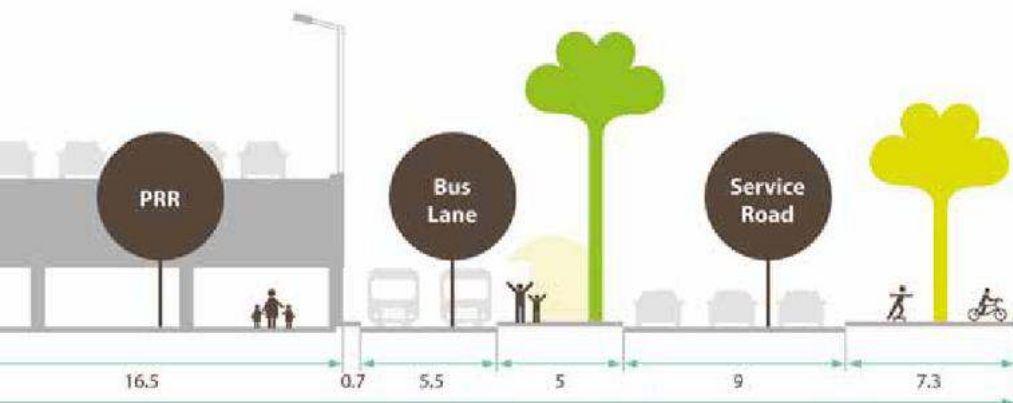
The development of an efficient road network that runs throughout the city is essential, and the internal road system has been designed to ensure a clear hierarchy of roads, with identifiable access to each of the masterplan districts. The concentration of vehicular activity occurs to the primary internal road network, with secondary roads servicing the internal programmes. This system minimises vehicular movements to each of the open spaces. The design of roads within the masterplan has been developed and approved in discussion with appointed traffic engineers, and each road is intended to provide efficient traffic access while still retaining a defined and pedestrianised environment.





Transport Network Framework

Ease of accessibility to public transport is also vital, and the masterplan provides direct access to a planned transport interchange. Providing a significant infrastructural focus, this will significantly improve access to and from the site and enhance its appeal as a vibrant and cultural destination. Once the proposed transport interchange is realised, the masterplan site will have optimal accessibility via the important public transport corridor on the proposed PRR. The Bhartiya Boulevard road, which runs centrally through Bhartiya City, is the most likely route for buses.



Streetscapes

Overall the City is a green experience: stroll down any street beneath a canopy of trees and flowering shrubs; venture into the delightful major spaces; or go on a journey of discovery through the streets and minor spaces. These will deliver a sense of delight and expectation. This is the essence of cities and what Bhartiya City is founded on.

- 01. Bhartiya Boulevard North
- 02. Bhartiya Boulevard South
- 03. South Avenue
- 04. North Avenue
- 05. East Avenue
- 06. West Avenue
- 07. Park Avenue
- 08. 'Competition' Street
- 09. People's Walk
- 10. Central Avenue
- 11. Nikoo Drive
- 12. Celebration Drive
- 13. The High Street
- 14. Central Park Drive
- 15. Competition Link



## Avenues

- Recessive streetscape treatment with generous planters that buffer the pedestrian footways from passing traffic
- Two-way carriageway relieved by broad tree-lined planters to segregate the footways and reduce traffic impact on pedestrians
- Footways feature occasional fountain pools for interest
- Street furniture is located in the planters to maintain a clutter-free pedestrian environment

### Landmark features

- Fountain pools
- Signs at nodal points
- Seats integrated with planters

### North Avenue

- Connecting main Bhartiya City gateway and BCIT entrance

### West Avenue

- Connecting public nodes such as Central Park, Nikoo Market, Nikoo Sports and Cineplex Plaza

### Park Avenue

- Welcoming route/corridor connecting major architectural landmarks such as office tower in BCIT and office tower in Districts 2 & 3



## 'Competition' Street

- Guided by green strip and connecting series of courtyards
- Accommodating drop-off for South Nikoo Homes
- Vibrant with pedestrians crossing over, strolling through local shops



## Bhartiya Boulevard

- Combination of spaces forming a north-south meridian across the city and threading together a range of landmark features as a unique world-class public realm experience
- Trees line processional routes, featuring tall street lamps with banner standards conveying the City's sophisticated formal aesthetic
- Processional effect introduced by lights with banners, with sculptures showcasing the work of regionally significant artists

### Landmark features

- Aligned mature samanea saman trees
- Planters with integral seating
- Shade structures with interactive information display
- Bike stations (rack and rental)
- Bus stops

## Local Roads

- 7-10m wide with pedestrian path on both sides and an array of local shops serving the south neighbourhood
- Pebble paved streets

## People's Walk

- Central lane dividing East Village Plaza
- Vibrant with pedestrians crossing over
- Main entrances for drop-off for South Nikoo Homes, hospital and school (institutional buildings)

## Quality

*Ask a hundred people to define quality and the chances are you'll get a hundred different answers. That's because quality takes on so many forms, bringing into play every one of our senses. You can see quality in the shape and styling of sunglasses and watches. You can feel it in fountain pens and clothing. You can hear it when you glide across marble flooring or gently shut the door of a luxury saloon. You can taste it when celebrating with a glass of fine wine or refreshing tea. And you can smell it in subtle perfumes and delectable restaurants. But however we choose to define quality, it is very much about excellence; that which makes a thing what it is; its very nature or character.*

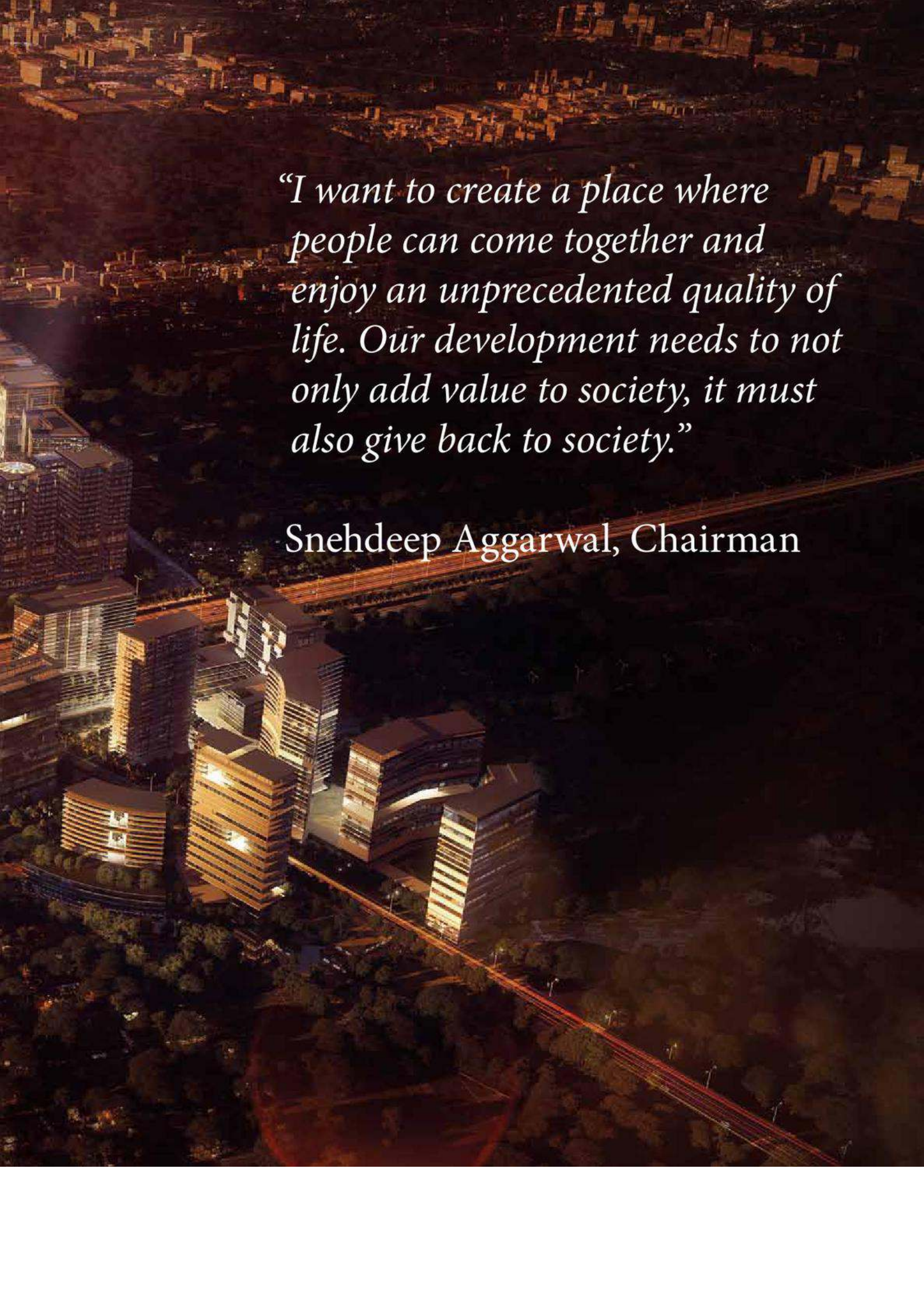




Bhartiya Overall City View





An aerial night photograph of a modern city skyline. The foreground and middle ground are dominated by several tall, illuminated skyscrapers with glass facades that reflect the city lights. The buildings are clustered together, with some showing unique architectural designs. In the background, a dense urban landscape is visible, with many smaller buildings and a network of roads. A multi-lane highway with light trails from traffic runs diagonally across the lower right portion of the image. The overall scene is lit with a warm, golden glow from the city lights, contrasting with the dark night sky.

*“I want to create a place where people can come together and enjoy an unprecedented quality of life. Our development needs to not only add value to society, it must also give back to society.”*

Snehdeep Aggarwal, Chairman



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