

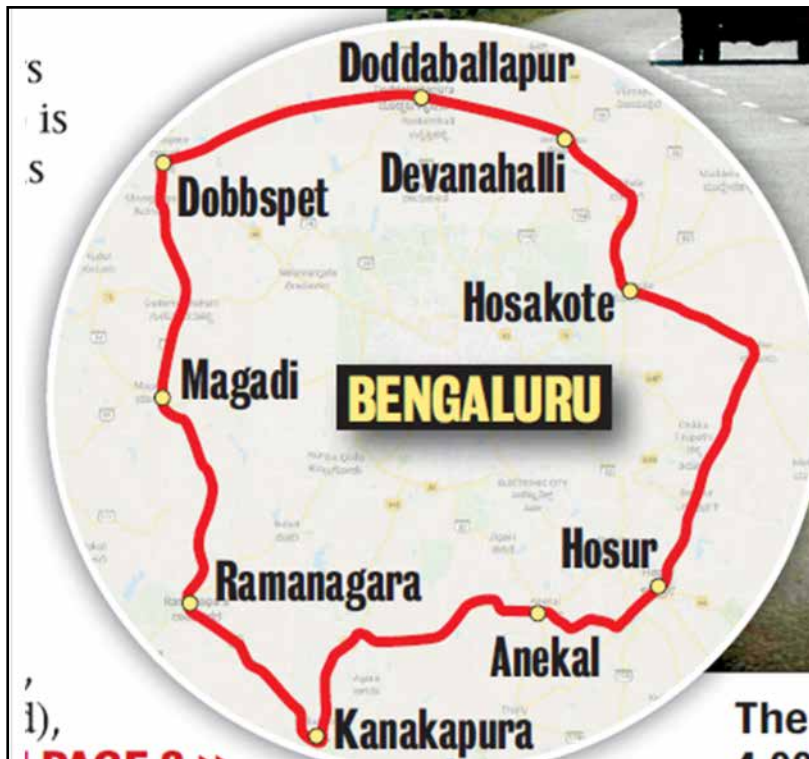
# **GODREJ RESERVE**

DEVANAHALLI, BANGALORE

LOCATI  N



## THE GROWTH STORY OF NORTH BANGALORE



- Home to Bangalore's International Airport. 3rd busiest airport in the country.
- Proposed 6-Lane Satellite Town Ring Road which will connect Devanahalli town with Hosakote and Doddaballapur.
- All District Head Quarters are being developed in Devanahalli.
- ~1000 acre Aerospace Park where currently AMADA, Wipro A&D, ThyssenKrupp Aerospace and Starrag are present.



# THE GROWTH STORY OF NORTH BANGALORE



## Major Development

- Devanahalli is transforming into a major hub with development of Industrial and IT parks generating more than 300,000 jobs.
- Prices are expected to rise 2 – 3x in next 5 years with completion of infrastructure projects.



## Road Connectivity

- Bellary road is being widened to a 6 to 8 lane road for faster, effortless travel.
- A 33kms proposed HSRL line to connect the center with Airport.
- Peripheral ring road, intermediate ring road and satellite ring road to the airport from different parts of Bangalore.
- A 15 km elevated corridor connecting Central Silk Board Junction to Jayamahal for quicker access to BIAL.



## BIAL IT Investment

- BIAL IT Investment region to be located at the Nandi foothills between Doddaballapur and Chikballapur.
- Project to be developed in phased approach.
  - » 1st phase –2,072 acres and expected to complete by 2020.
  - » 2nd phase –10,000 acres and expected to complete by 2032.
- 1.2 million direct (employees working in these companies) and 2.8 million indirect jobs (people supporting these employees).



# THE GROWTH STORY OF NORTH BANGALORE



## Aerospace Park and SEZ

- Aerospace Park and SEZ, IT and Hardware Park are being developed in 2,991 acres close to southern boundary of BIAL.
- Boeing, Airbus and Bombardier have agreed to setup shop in Aerospace Park. Starrag Heckert and Wipro have already initiated operations in Aerospace Park.
- 56 large and mid sized companies have signed up for operations in Aerospace Park.
- TCS is planning a 100 acre campus in IT Park.



## Business Park

- Devanahalli Business Park will come up in 309 acres of land adjacent to northern boundary of BIAL.
- It will be multi use business park with 2 IT parks in 50 acres.
- Central Business District in area of 35 acres 3 hospitals in 26 acres Retail and hospitality in 22 acres, Finance District in 25 acres Goods assembly unit in 25 acres, Office complex in ~21.5 acres and Aviation academy in 10 acres.
- International Convention Centre and Hotel is also planned in 35 acres, adjacent to Devanahalli Business Park.

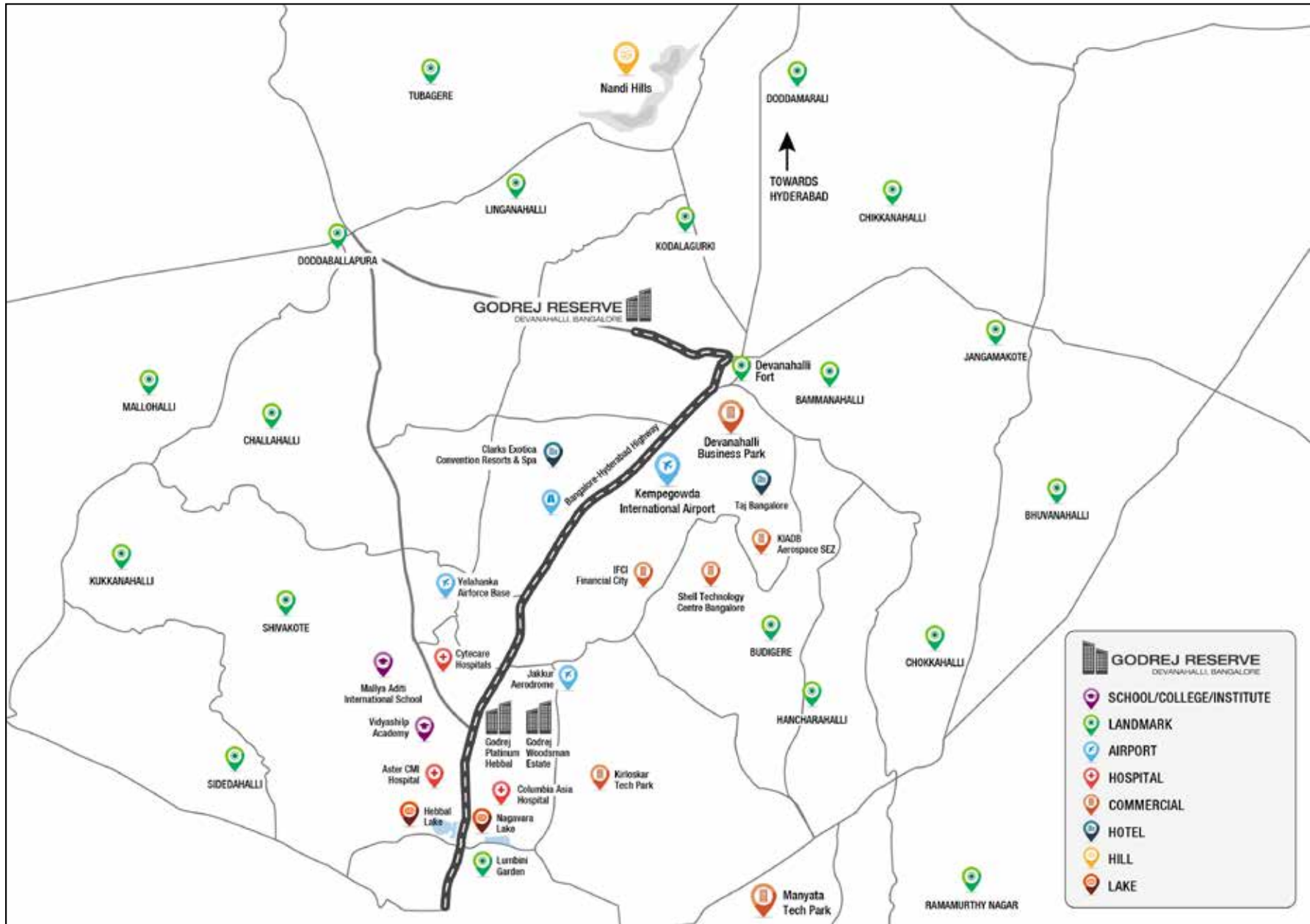


## Shell Technology Center

- Being developed on 40 acres of land with built up area of ~12 Lakh sqft.
- Expected project cost of Rs 1,375 crores.
- It will be an integrated campus combining engineering/ technology offices, experimental R&D units and IT enabled services directed at Oil and Gas Industry.
- It will have 45 mt road on one side and 24 mt on other side.



# OUR LOCATION







## SOCIAL INFRASTRUCTURE

### TOP-NOTCH EDUCATION

With schools and colleges like Akash International School, Vihaan Public school, Nagarjuna College Of Engineering & Technology, Nalanda College of Education to name a few, future generations are guaranteed access to quality education.

### HEALTH CARE

Devanahalli is home to renowned healthcare institutions like Leena Multispecialty Hospital, Akash Hospital, NRV Hospital and many more.

## DISTANCE FROM KEY LOCATIONS

Kempegowda International Airport – 18.4 kms (20 mins)

Yelahanka – 27.8 Kms (35 mins)

Hebbal – 33.5 Kms (40 mins)

Manyata Tech Park – 38.1 Kms (50 mins)

Shell Technology Center- 25.2 Kms (30 mins)

Devanahalli DC Office – 5.2 kms (5 mins)

RMZ Galleria – 31 Kms (35 mins)

Nandi Hills – 24 Kms (30 mins)

# MASTER PLAN







## OUR PARTNERS

D A D A

planning | urban design | architecture

MASTER PLANNING  
**DADA ARCHITECTS**

**Landart**Designs  
LANDSCAPE ARCHITECTURE

LANDSCAPE DESIGN  
**LANDART**

**Affores**木木

Native. Wild. Forever.

FOREST EXPERIENCE  
**AFFORESTT**

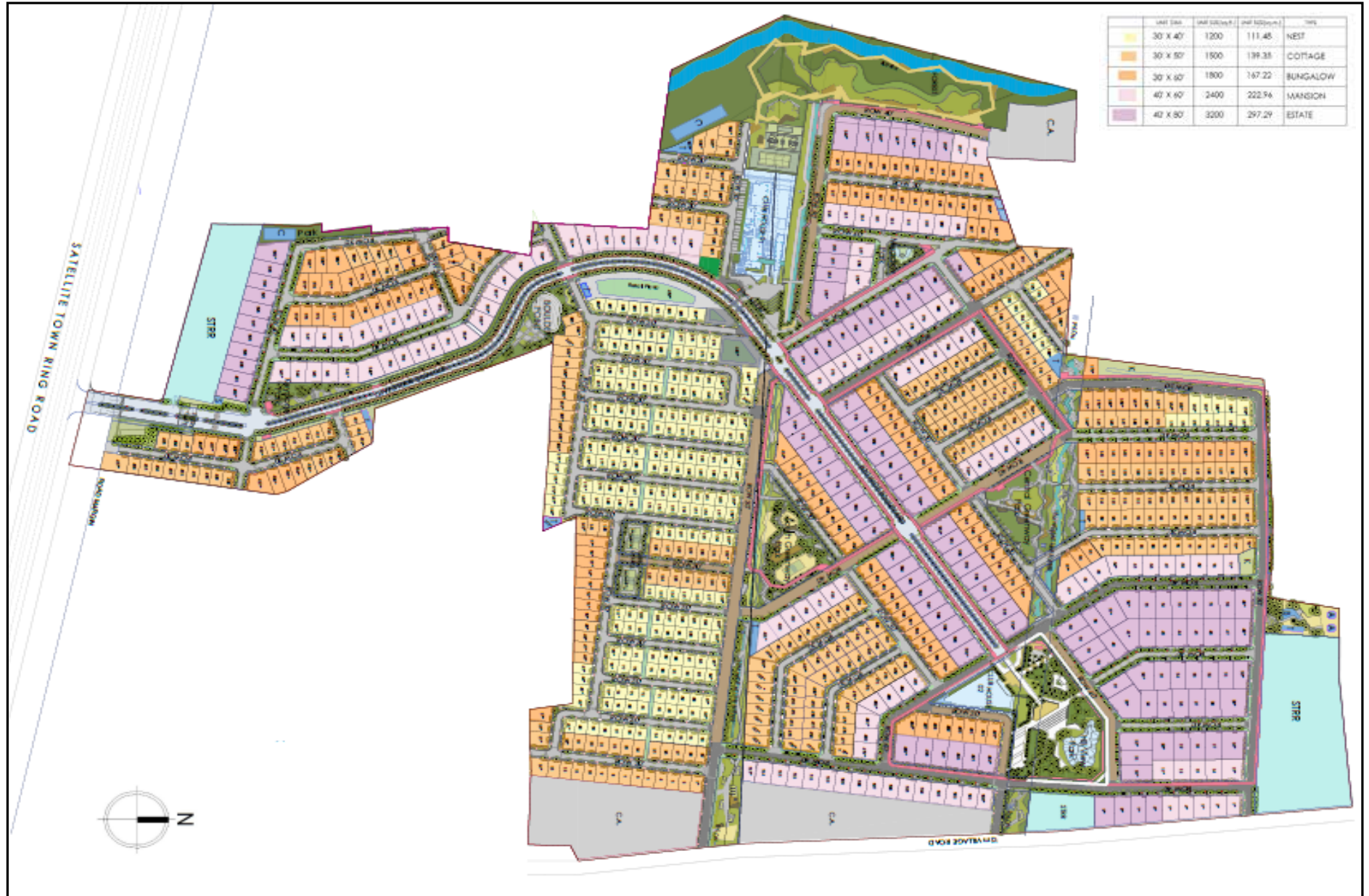


The Living Greens

URBAN FARMING  
**THE LIVING GREENS**



# MASTER PLAN





## HIGHLIGHTS



**92.7** ACRE  
DEVELOPMENT



**950** RESIDENTIAL  
PLOTS



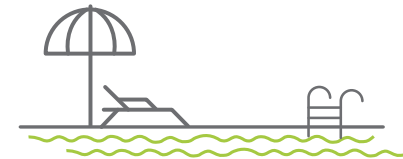
**6 ACRES** OF  
FOREST EXPERIENCE



**14 ACRES** OF  
LANDSCAPE GREENS



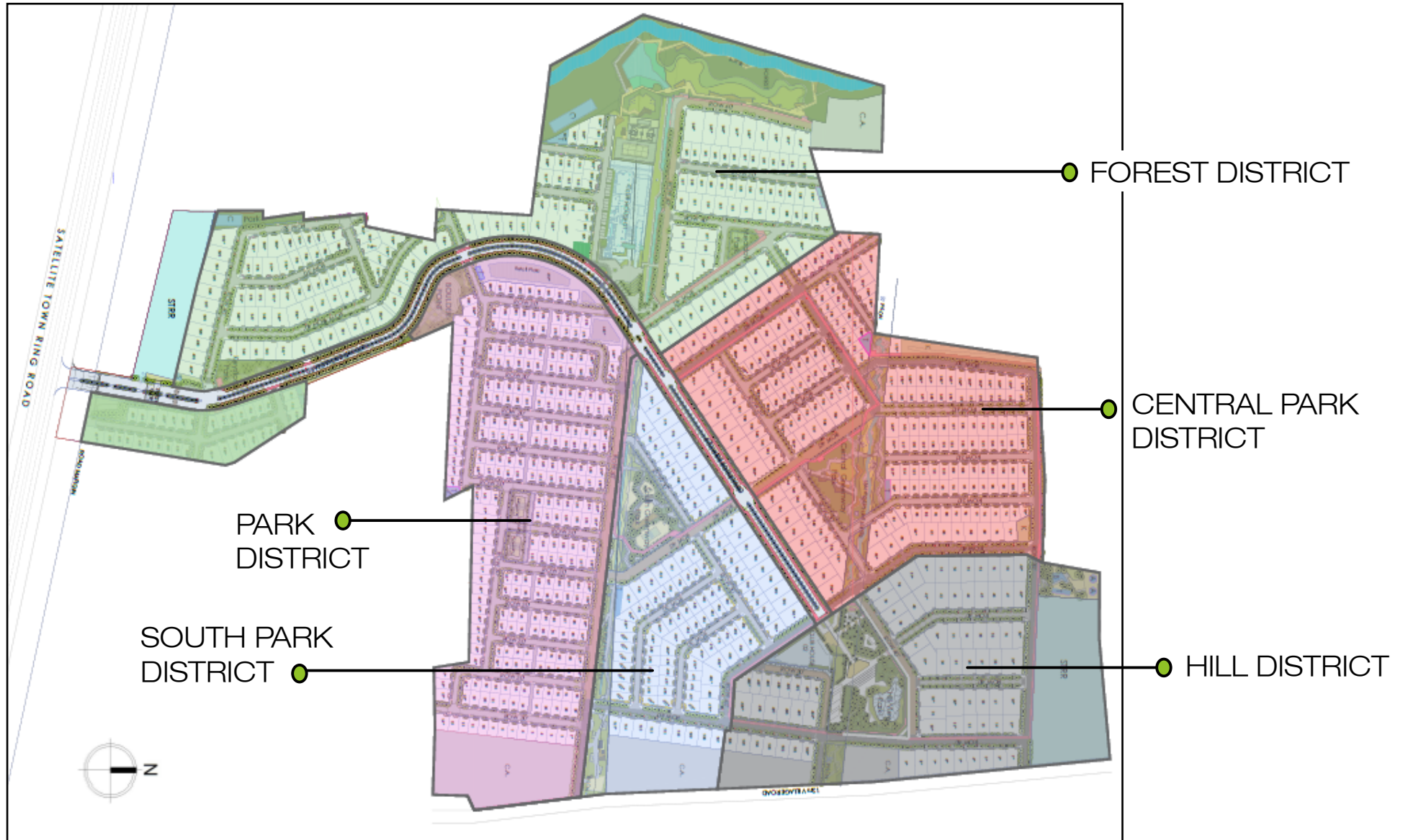
**RETAIL** PLAZA



**2** GRAND  
CLUBHOUSES



# DISTRICT CATEGORIES





## UNIQUE DISTRICT IDENTITY

- The District name indicates its unique association to its Natural or designed landscape element.
- Each District is identified with a Signature Hue. The same hue is applied in the design of Signage, Street furniture and the Plant palate.
- Entry points of these Gateway Streets are celebrated by the Seasonal blossoming trees of the signature colour.





# UNIQUE DISTRICT IDENTITY



PLANTS PALLETE



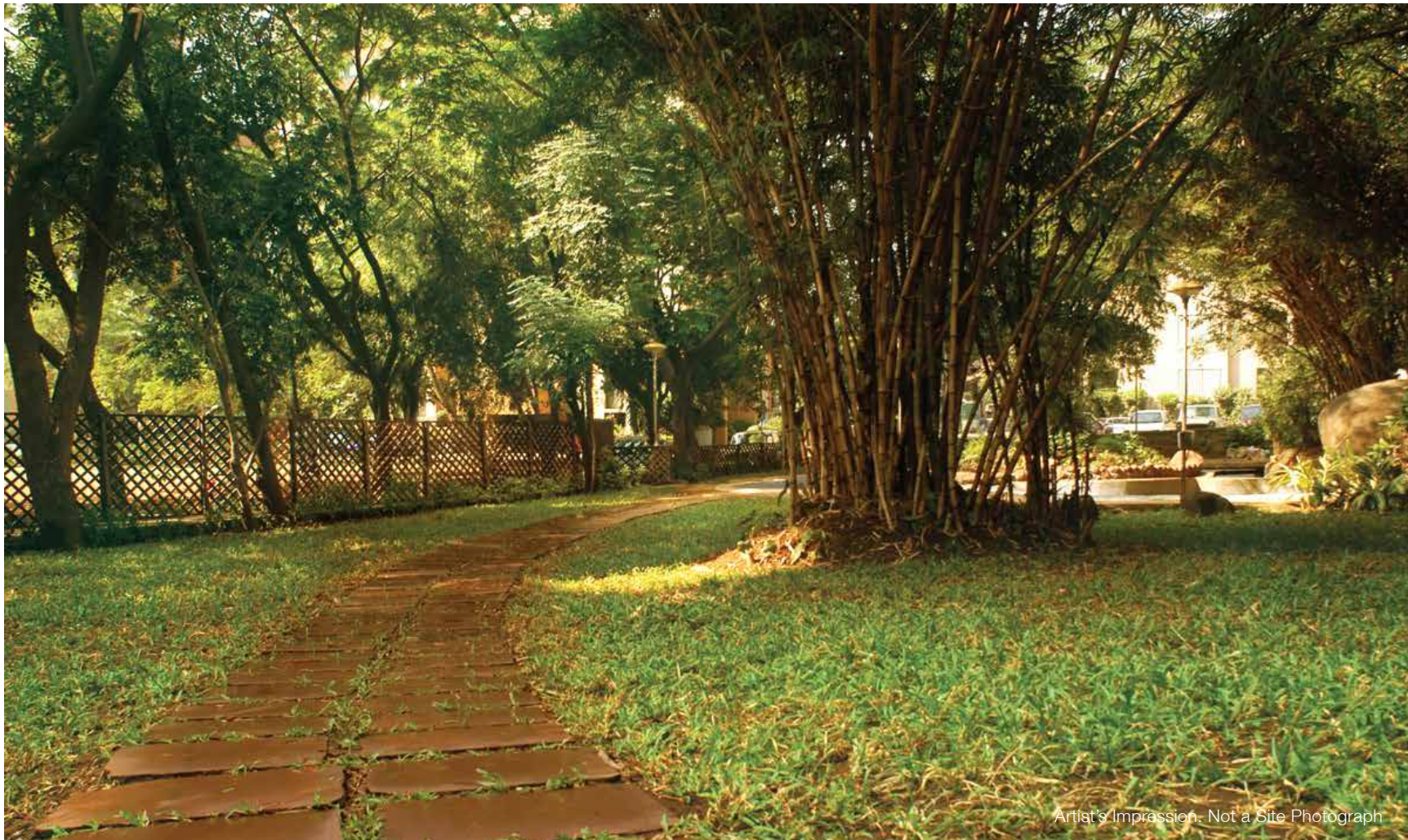
GRAND ENTRY





## LOW DENSITY DEVELOPMENT

ONLY 10 PLOTS PER ACRE



Artist's Impression. Not a Site Photograph



AMENITIES





# 6 ACRES OF FOREST EXPERIENCE



Artist's Impression. Not a Site Photograph



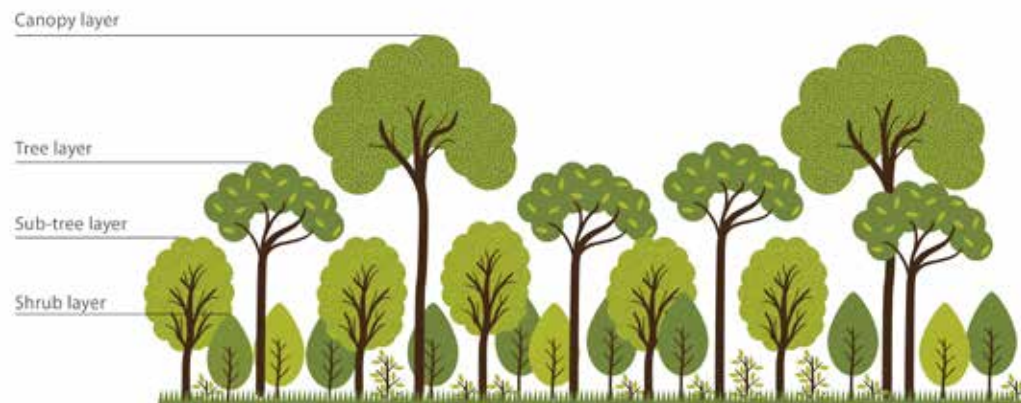
## FOREST SCAPING AT GODREJ RESERVE

- The Miyawaki Technique is a unique methodology proven to work worldwide, irrespective of soil and climatic conditions. More than 3,000 forests have been successfully created worldwide using this methodology.
- Developing a natural, native forest across 6 acres
- Over 40,000 trees selected from a set of 80 different species – Flowering, Fruit bearing, Medicinal, Indigenous plants
- After 2 years, the micro-climate of the area will change.
- A completely maintenance-free, wild and native forest after the first three years.



## BENEFITS OF FOREST SCAPING

- 30 times better noise and dust reduction.
- It has been found to lower blood pressure and reduce levels of the stress hormone cortisol.
- Living near trees helps you breathe better
- Living near trees can help with anxiety, stress and depression
- Living near trees will help you fight obesity and diabetes
- Living near trees may help you sleep better







# 14 ACRES OF LANDSCAPE GREENS



Artist's Impression. Not a Site Photograph



## FOREST AREA



- Senior Citizens Zone
- Cricket Pitch
- Basketball court
- Tennis court
- Golf putting zone
- Star gazing area
- Board Walk
- Camping Decks
- Pedestrian Promenade





# HILL VIEW PARK



- Club Entrance Plaza
- Performance Area
- Open Air Theatre
- Meditation Zone
- Party Lawn
- Children's Play Area
- Senior Citizen's Area
- Food Truck Space





## CENTRAL GREENWAY PARK



- Acupressure Pathway
- Outdoor Chess
- Outdoor Senior Citizen Area
- Meditation Zone
- Senior Citizen Area
- Resting Pavilions
- Flower/Aroma/Butterfly Garden
- Pedestrian Promenade
- Kid's Play Area
- Pedestrian Link Along Swale



## SOUTH GREENWAY PARK



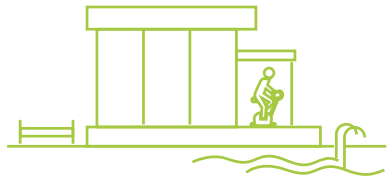
- Kid's Play Area
- Outdoor Gym
- Beach Volley Ball Court
- Skating Rink
- Senior Citizens Plaza
- Resting Pavilions
- Edible Gardens
- Pedestrian Promenade





## A STROLL BY THE SWALE





# GRAND CLUBHOUSE

(Approx. 35,000 sft)







## CLUB HOUSE 1 | AMENITIES

- Star Gazing Terrace
- Restaurant
- Gymnasium
- Fitness Zone
- Saloon
- Massage Room
- Green Terrace
- Yoga/Dance Room
- Kids Play Area
- Games Room
- Play Terrace
- Swimming Pool
- Kids Pool
- Library
- Book Cafe
- Guest Rooms
- Internet Stations
- Business Centre/Conference Room
- Lounge
- Squash
- Badminton Court
- Mini Theatre
- Open-to-sky Sculpture Court



## CLUB HOUSE 2 | AMENITIES

- Reception with Lounge
- Café with Outdoor Seating
- Kids Play Area
- Banquet Room
- Banquet Greens (Outdoor Banquet Area)
- Indoor Games + Library
- Yoga + Dance Room
- Gymnasium
- Spa & Sauna with Massage Room





## A CENTRALLY LOCATED RETAIL PLAZA




Artist's Impression. Not a Site Photograph

S  STATE-OF-THE-ART  
INFRASTRUCTURE



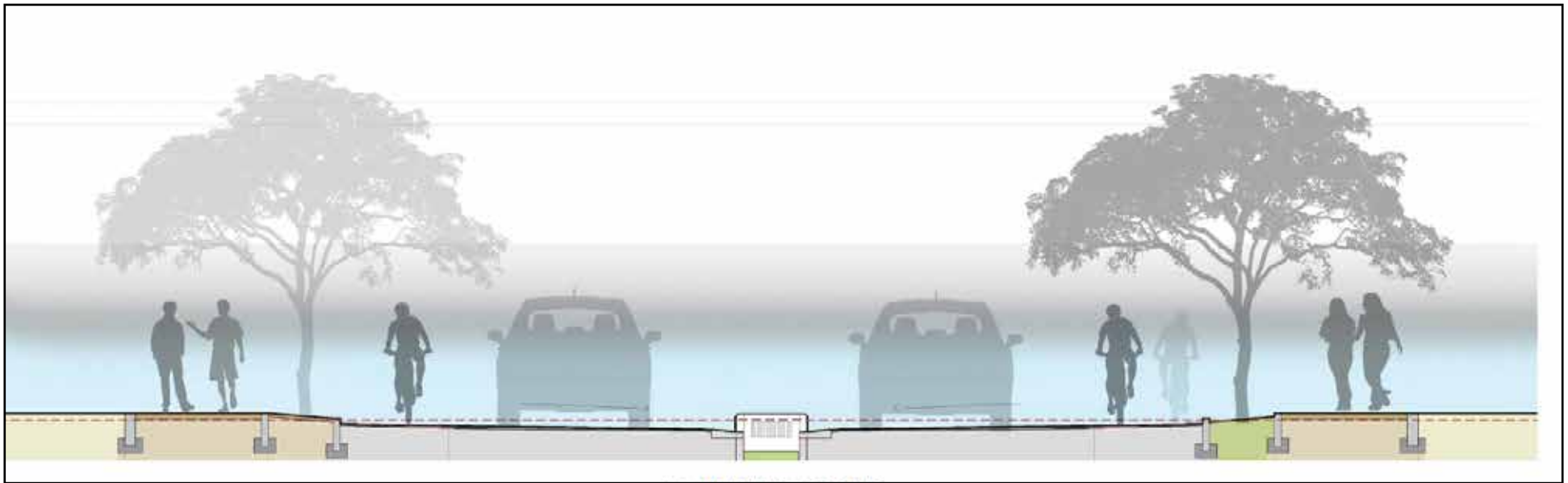
# WELL PLANNED STREET NETWORK



ROAD NETWORK	
	18m Wide Boulevard
	12.20m Wide Avenues
	9.14m Wide Streets



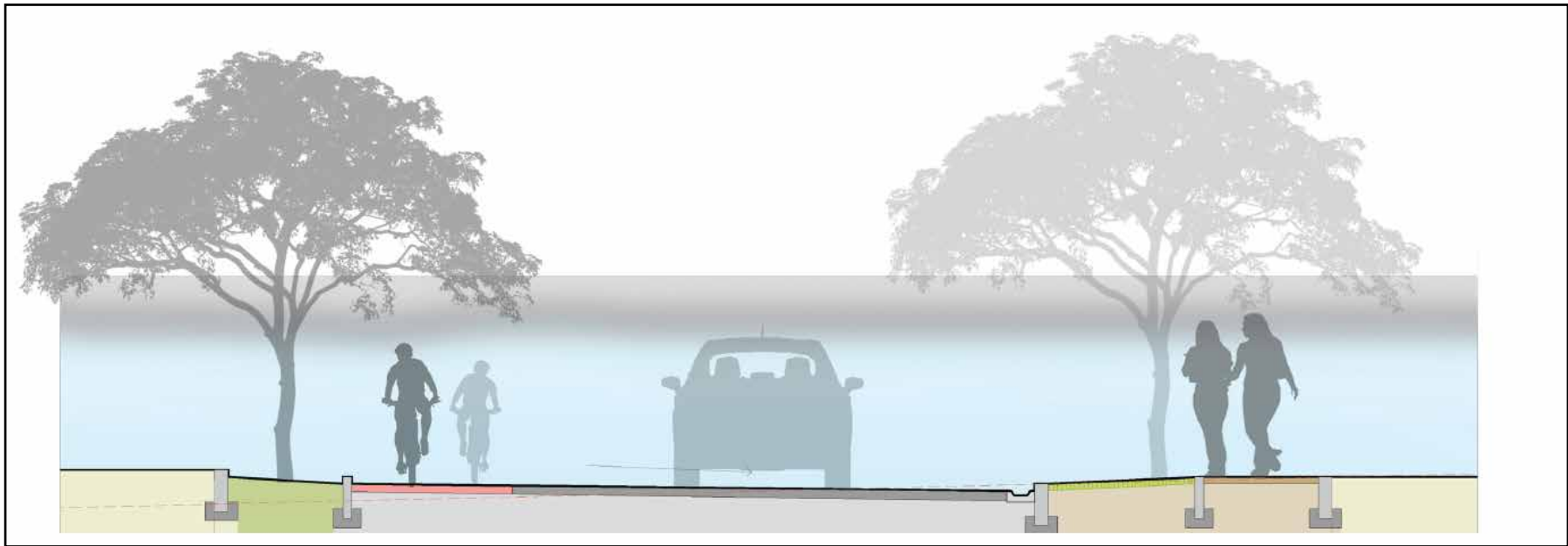
# CONCRETE ROAD



18 M WIDE ROAD



# INTERNAL ROADS - PAVERS



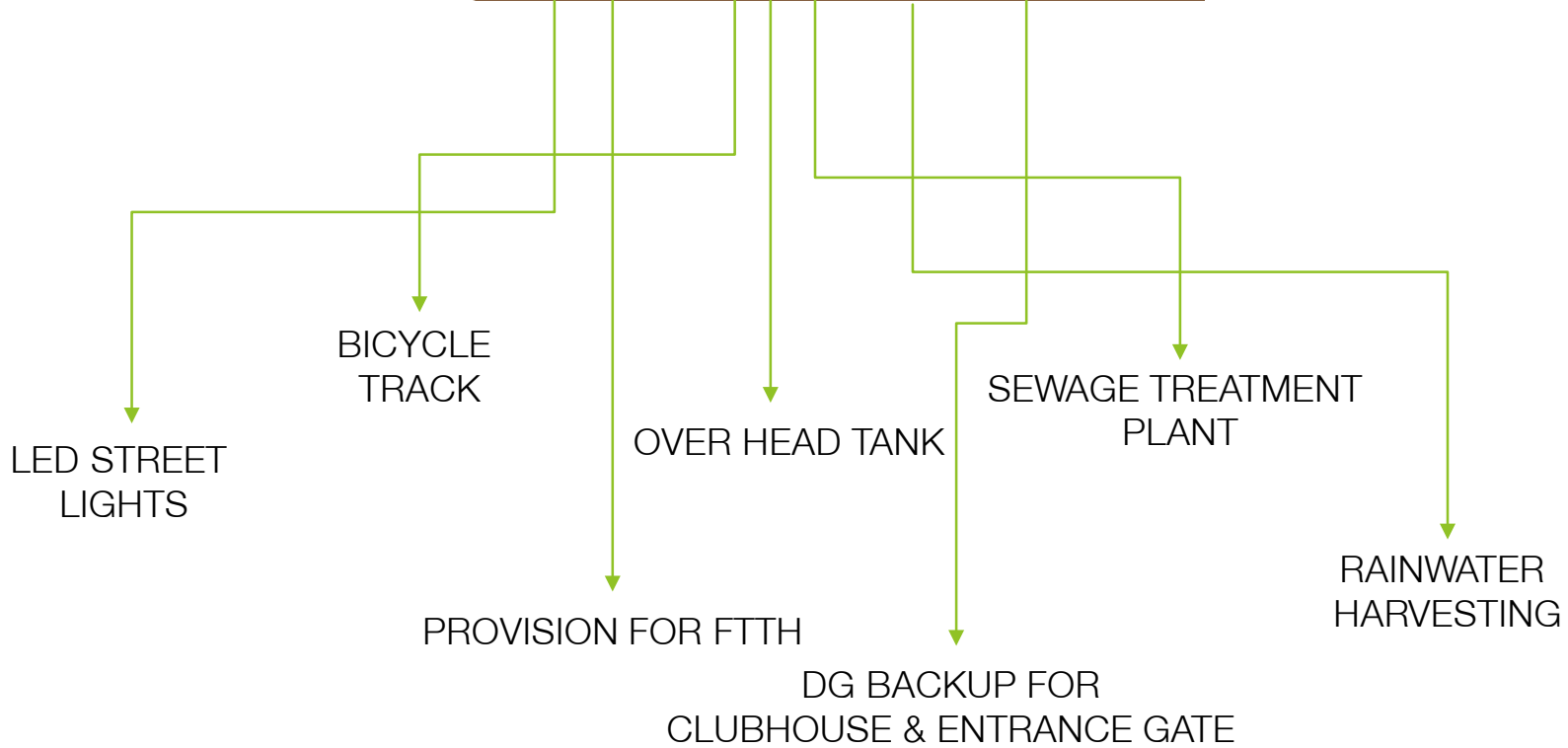
9 M AND 12 M WIDE ROAD



# OTHER INFRASTRUCTURE



## INFRASTRUCTURE



PRODUCT







## PRODUCT CONFIGURATION

PLOT	APPROX. SIZE (IN FT.)
NEST	30' x 40'
COTTAGE	30' x 50'
BUNGALOW	30' x 60'
MANSION	40' x 60'
ESTATE	40' x 80'

PL  T

INFRASTRUCTURE



## PLOT INFRASTRUCTURE

- Provision for Water
- Provision for Sewage line
- Provision for Electrical line
- Provision for FTTH

REFERENCE

D  SIGNS





## REFERENCE 1

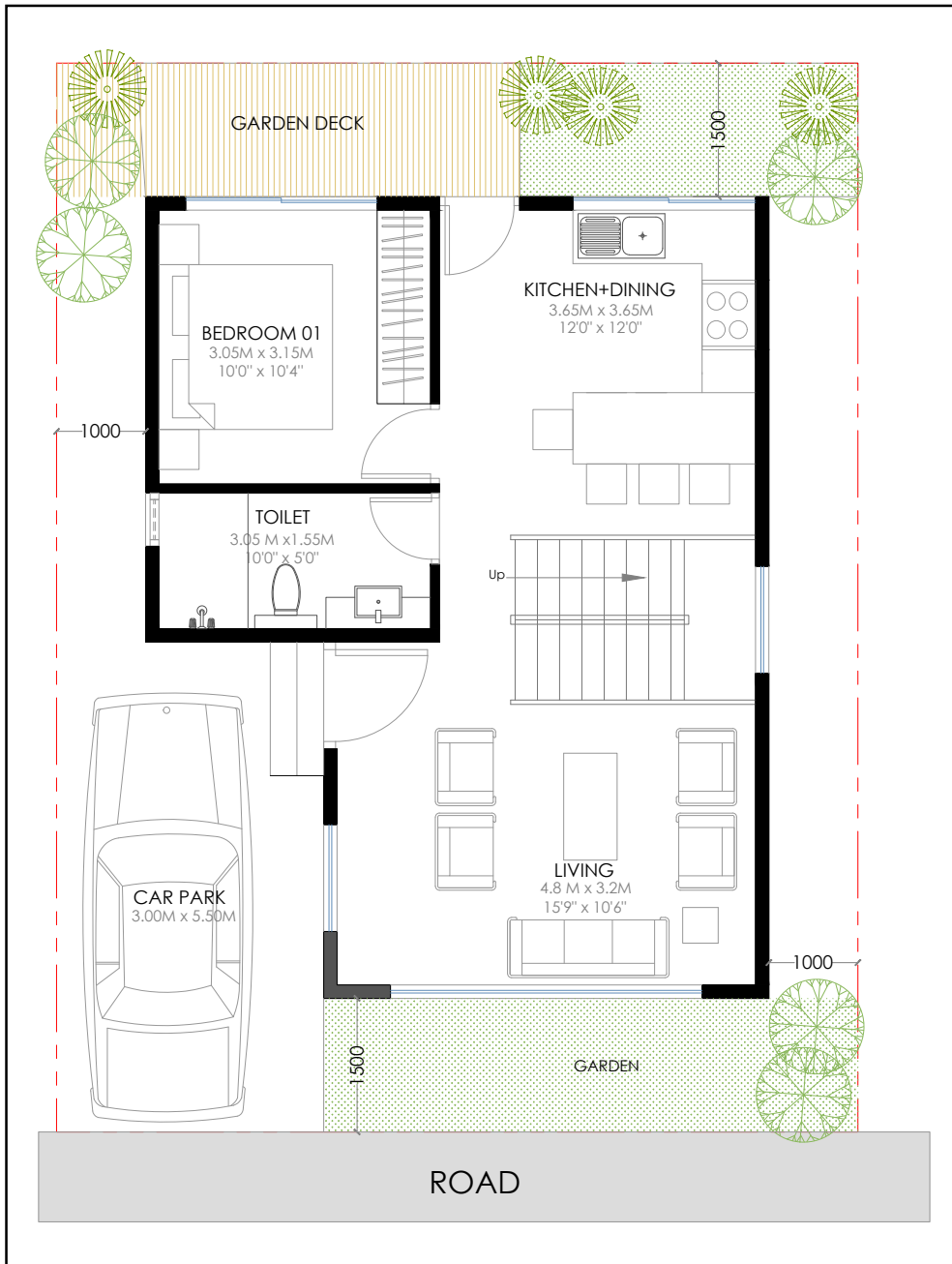
### **TYPE: 30' X 40' WEST FACING PLOT**

SITE AREA: 111.48 SQ.M. / 1200 SQ.FT.

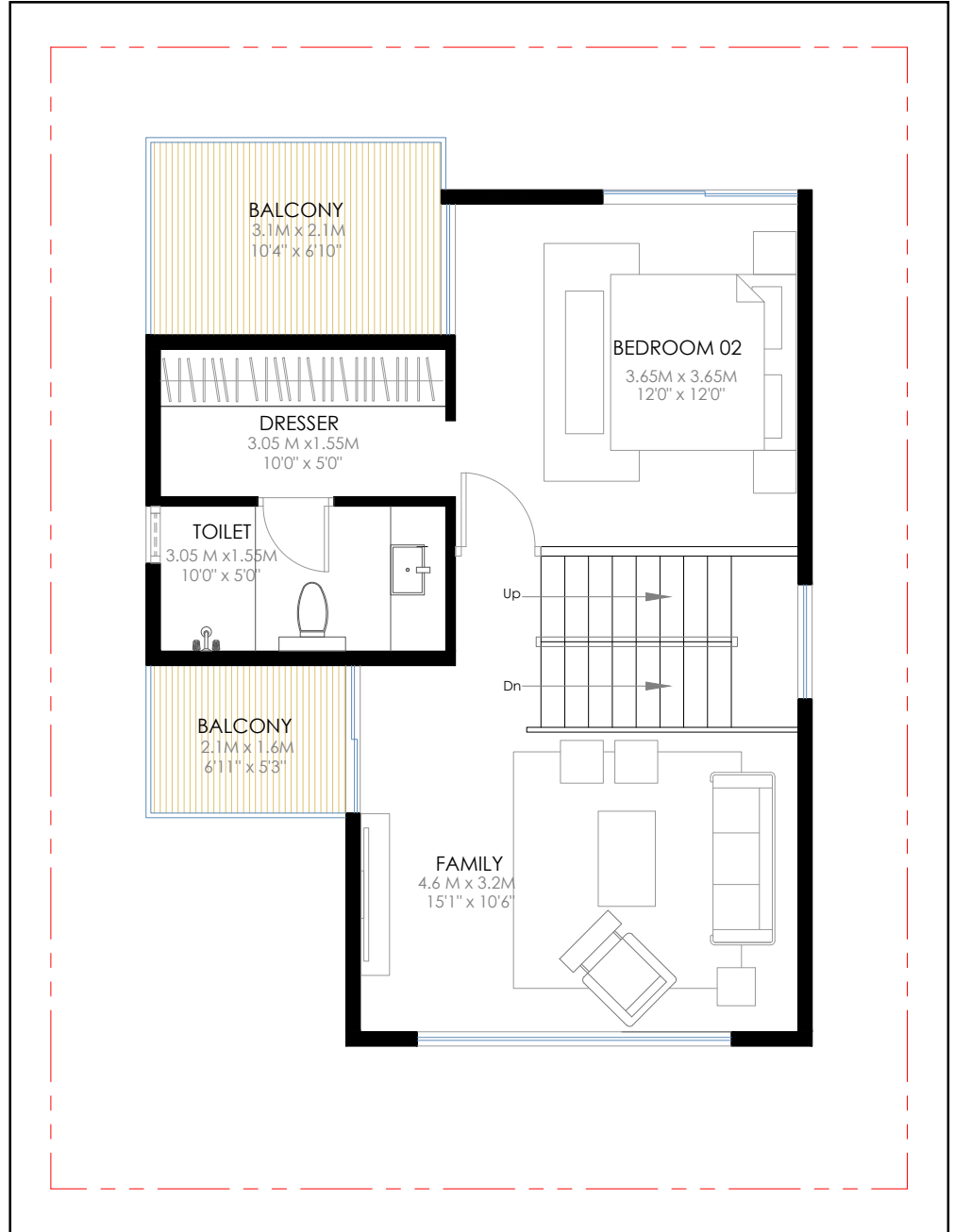
BUILT UP AREA: 153.97 SQ.M. / 1657 SQ.FT.

CARPET AREA: 124.61 SQ.M. / 1341 SQ.FT.

BALCONY AREA: 13.58 SQ.M. / 146 SQ.FT.

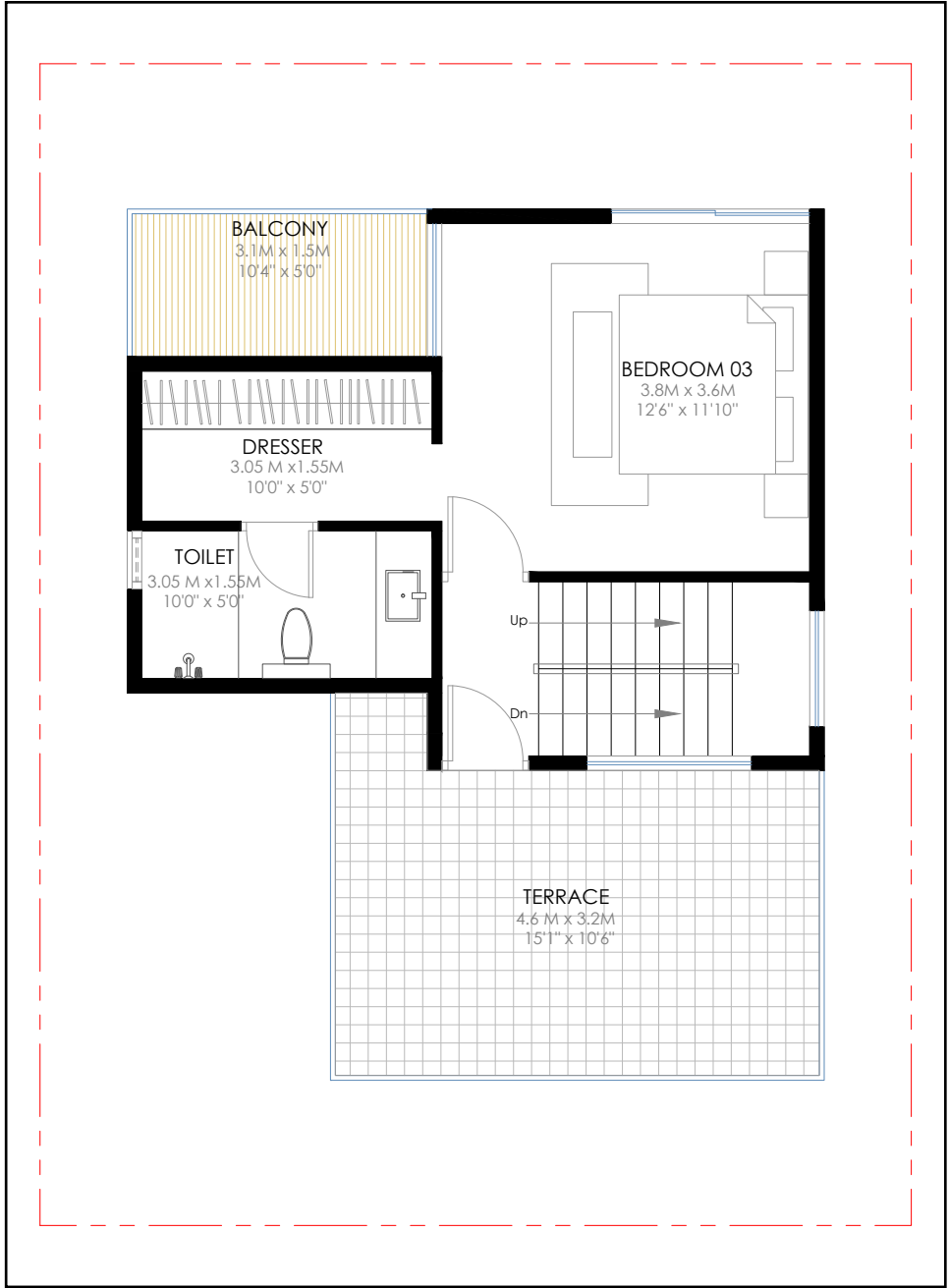


GROUND FLOOR

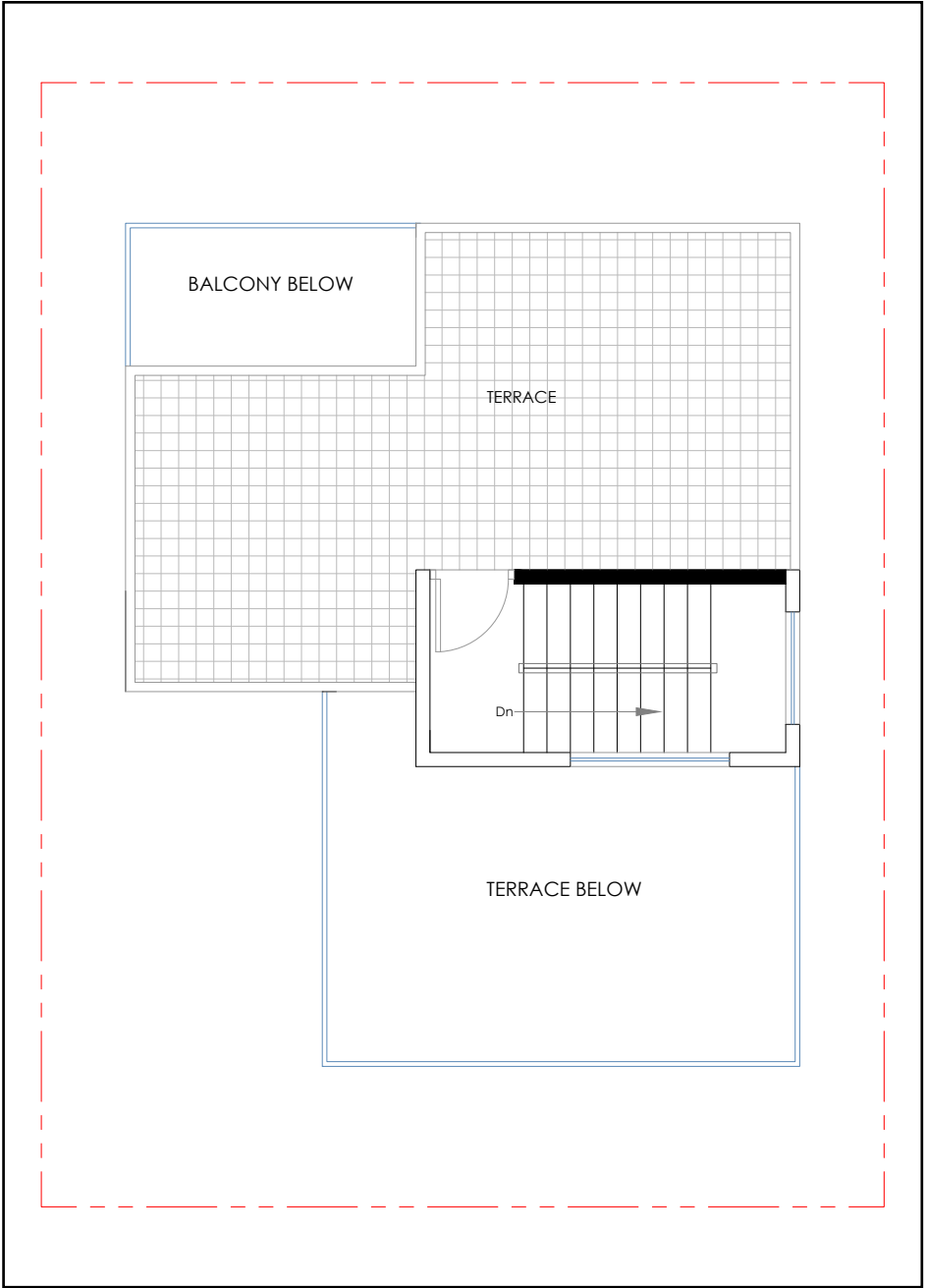


FIRST FLOOR





SECOND FLOOR



TERRACE FLOOR





## REFERENCE 2

### **TYPE: 30' X 50' EAST FACING PLOT**

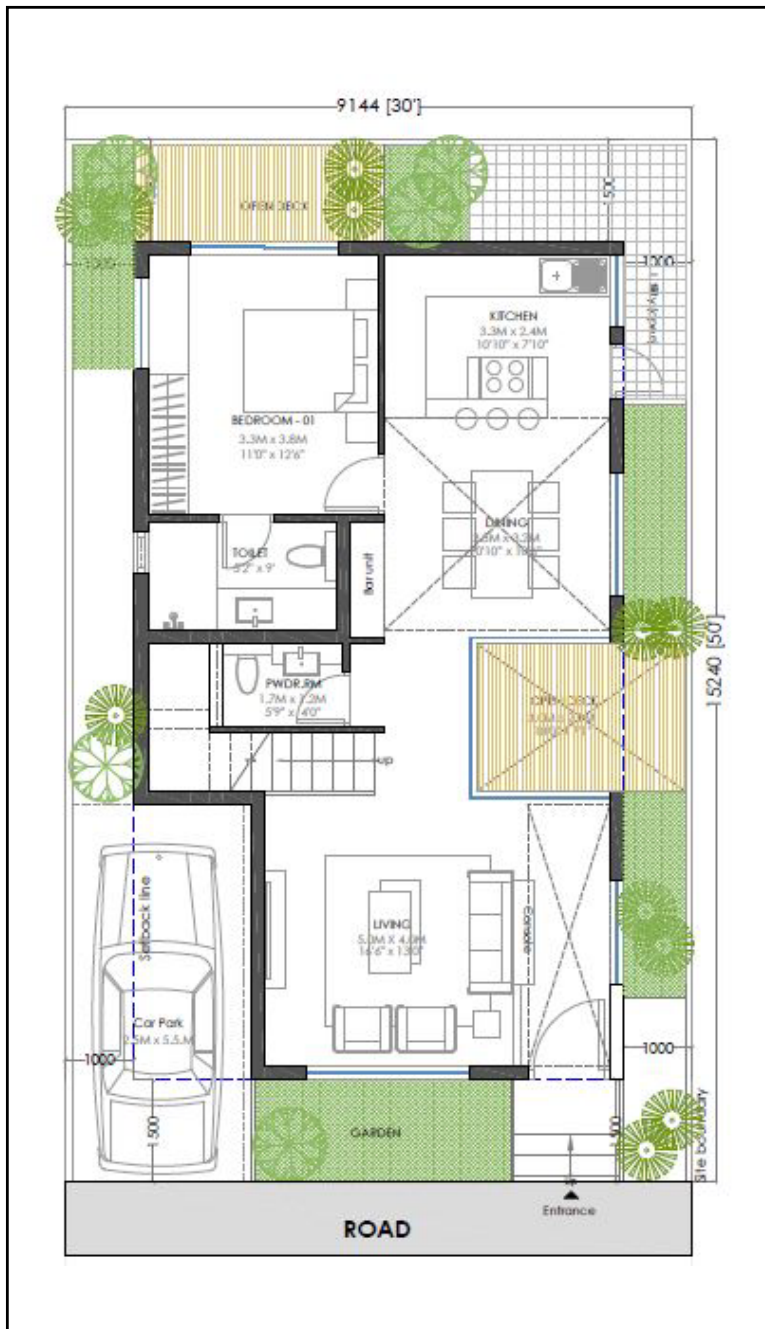
SITE AREA: 139.35 SQ.M. / 1500 SQ.FT.

BUILT UP AREA: 198.73 SQ.M. / 2140 SQ.FT.

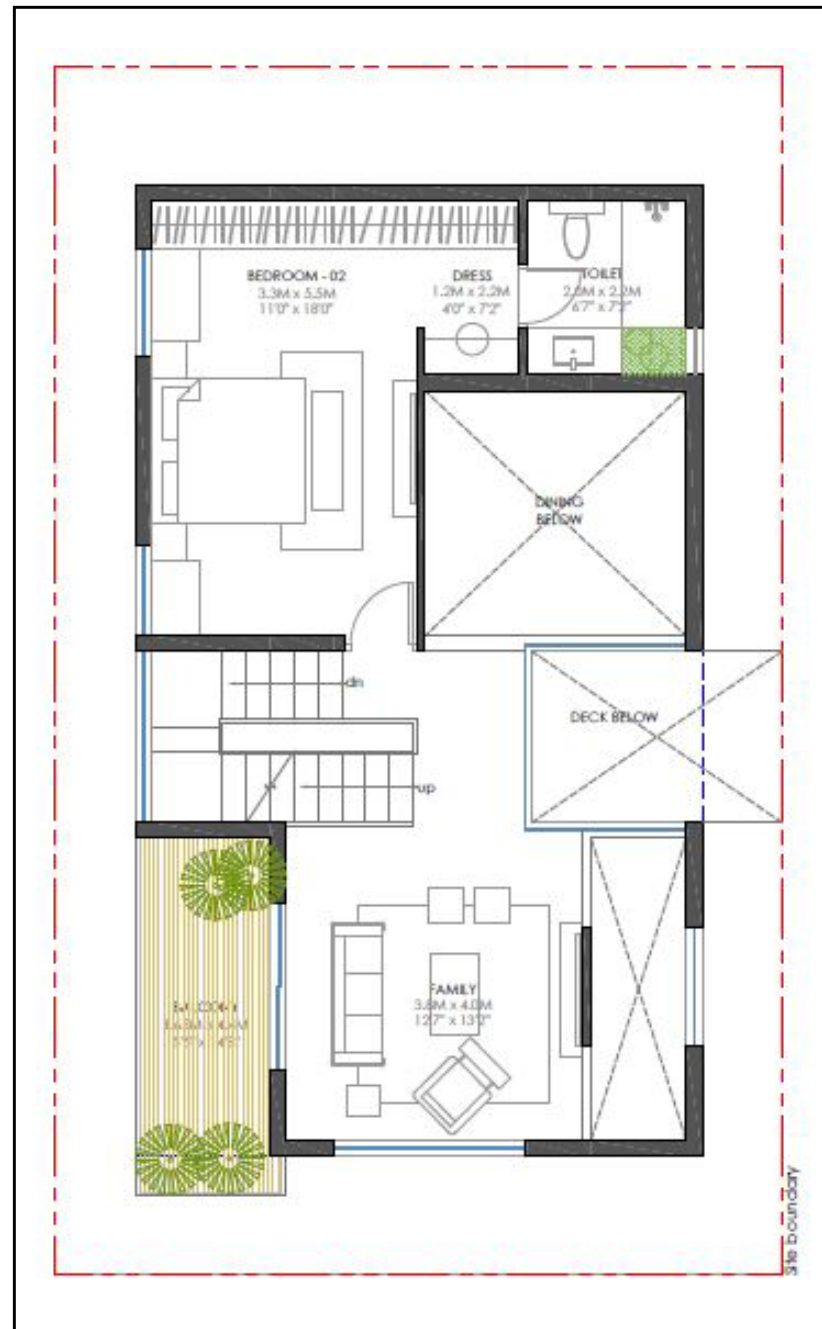
CARPET AREA: 162.61 SQ.M. / 1750 SQ.FT. (EXCLUDING BALCONY)

BALCONY AREA: 14.70 SQ.M. / 158 SQ.FT.





GROUND FLOOR PLAN

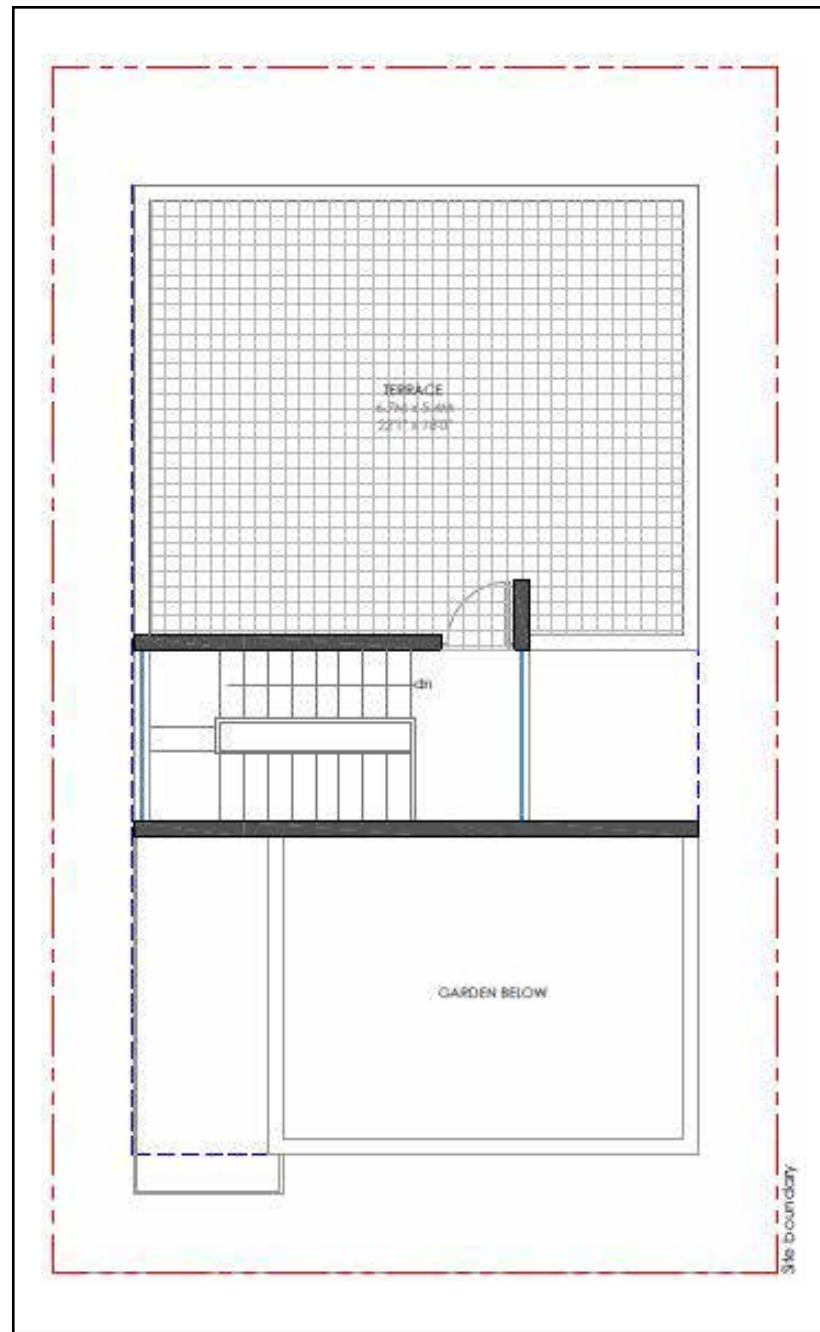


FIRST FLOOR PLAN





SECOND FLOOR PLAN



TERRACE FLOOR PLAN





## REFERENCE 3

### **TYPE: 30' X 60' EAST FACING PLOT**

SITE AREA: 167.22 SQ.M. / 1800 SQ.FT.

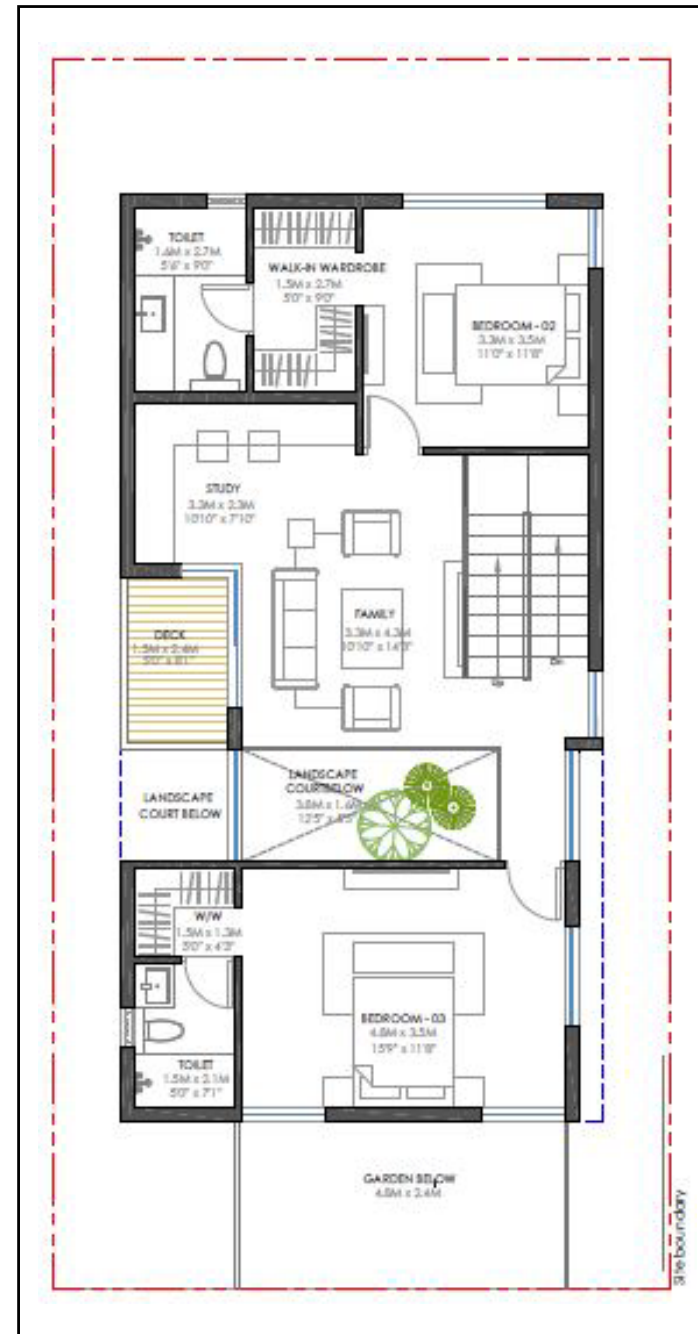
BUILT UP AREA: 221.64 SQ.M. / 2385 SQ.FT.

CARPET AREA: 190.93 SQ.M. / 2055 SQ.FT. (EXCLUDING BALCONY)

BALCONY AREA: 8.15 SQ.M. / 87 SQ.FT.



GROUND FLOOR PLAN



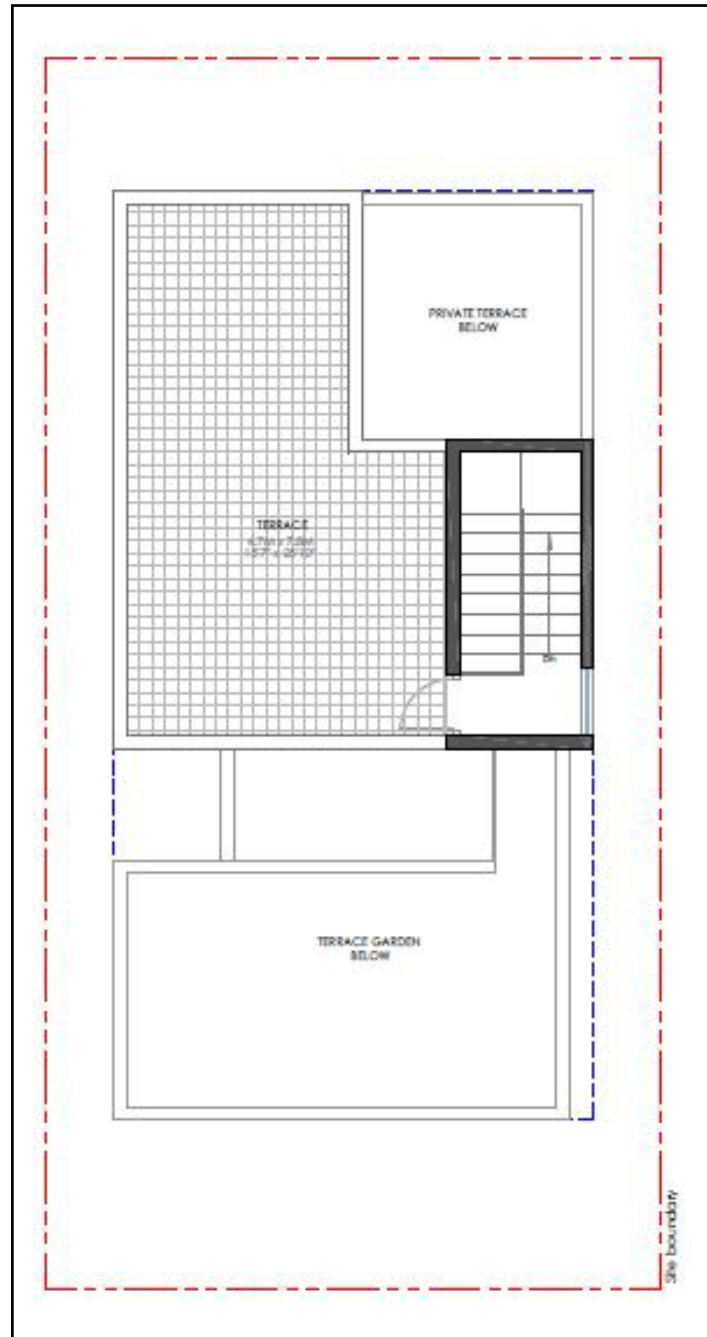
FIRST FLOOR PLAN







SECOND FLOOR PLAN



TERRACE FLOOR PLAN





## REFERENCE 4

### **TYPE: 40' X 60' EAST FACING PLOT**

SITE AREA: 222.96 SQ.M. / 2400 SQ.FT.

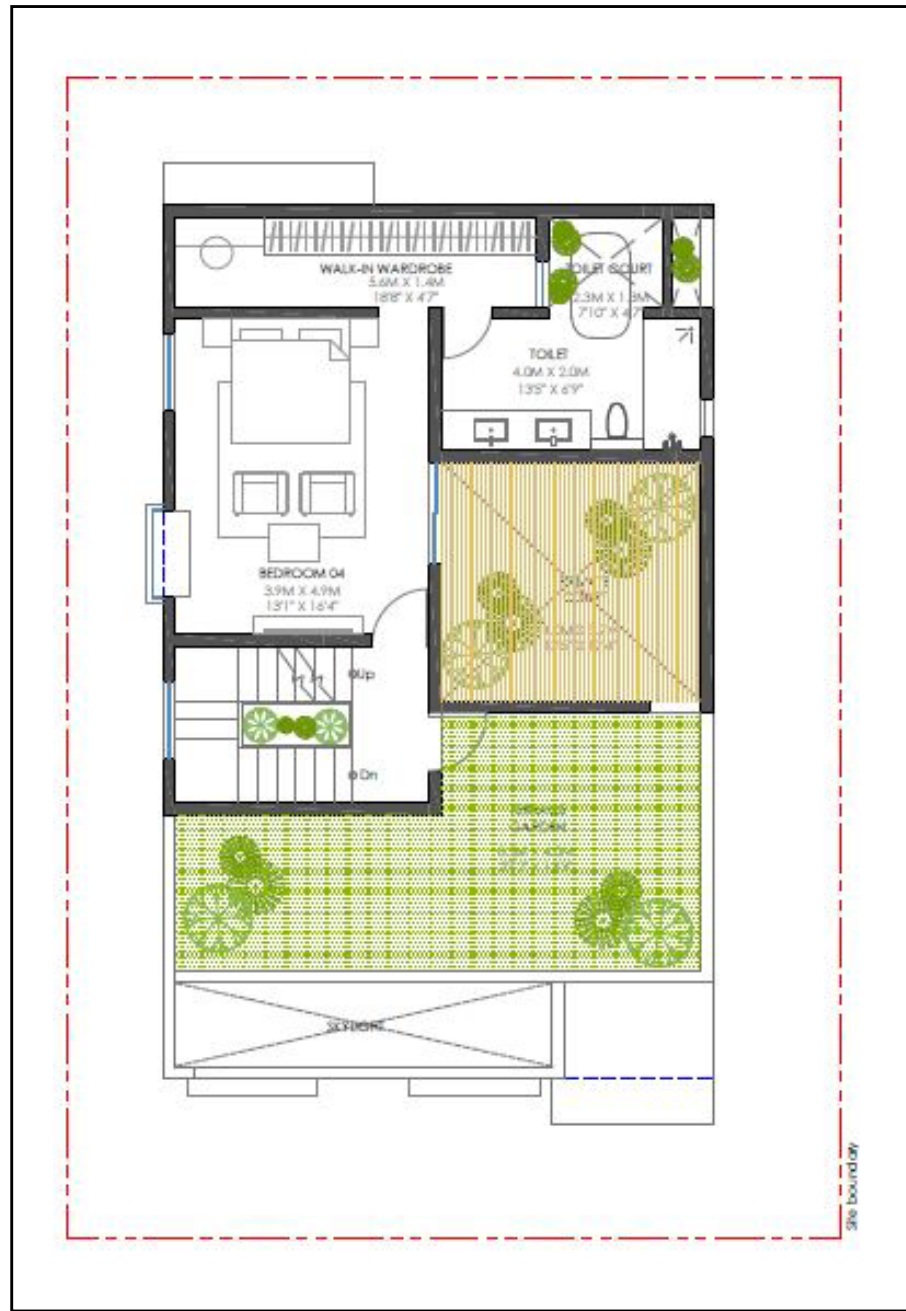
BUILT UP AREA: 294.7 SQ.M. / 3172 SQ.FT.

CARPET AREA: 246.04 SQ.M. / 2648 SQ.FT. (EXCLUDING BALCONY)

BALCONY AREA: 22.44 SQ.M. / 241.54 SQ.FT.

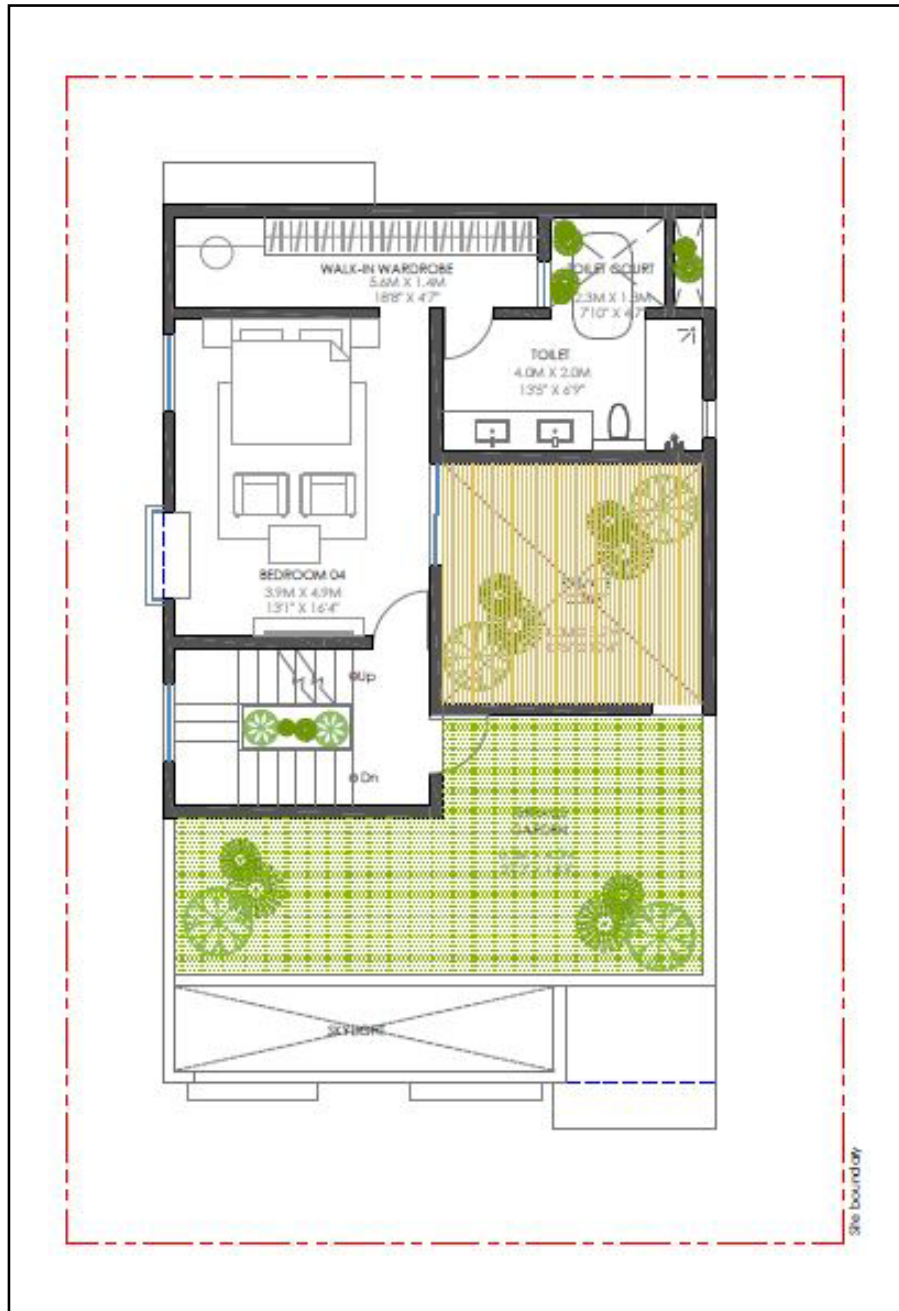


GROUND FLOOR PLAN

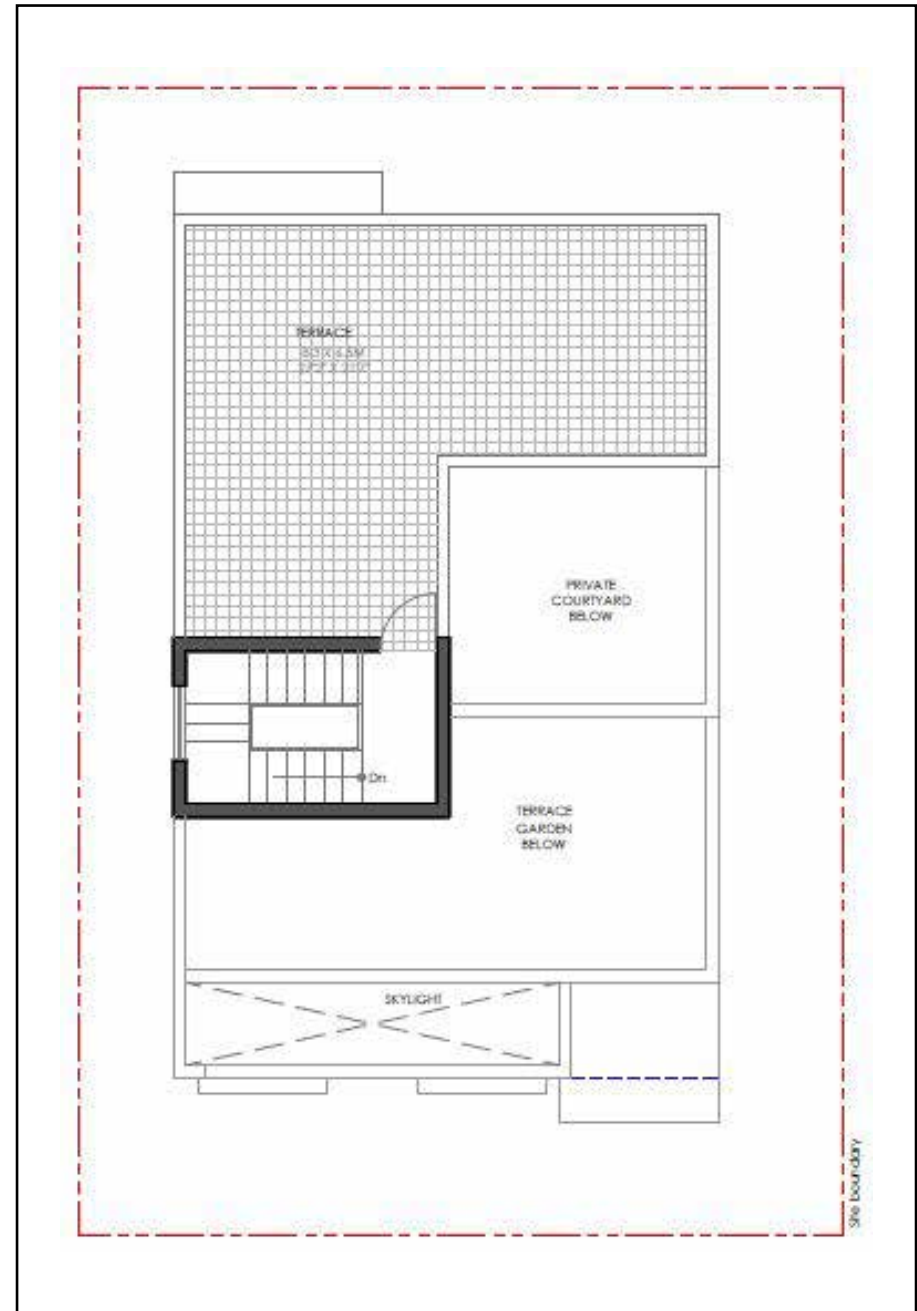


FIRST FLOOR PLAN





SECOND FLOOR PLAN



TERRACE FLOOR PLAN







## REFERENCE 5

### **TYPE: 40' X 80' WEST FACING PLOT**

SITE AREA: 297.28 SQ.M. / 3200 SQ.FT.

BUILT UP AREA: 401.70 SQ.M. / 4323 SQ.FT.

CARPET AREA: 316.87 SQ.M. / 3410 SQ.FT. (EXCLUDING BALCONY)

BALCONY AREA: 44.07 SQ.M. / 474 SQ.FT.



GROUND FLOOR PLAN

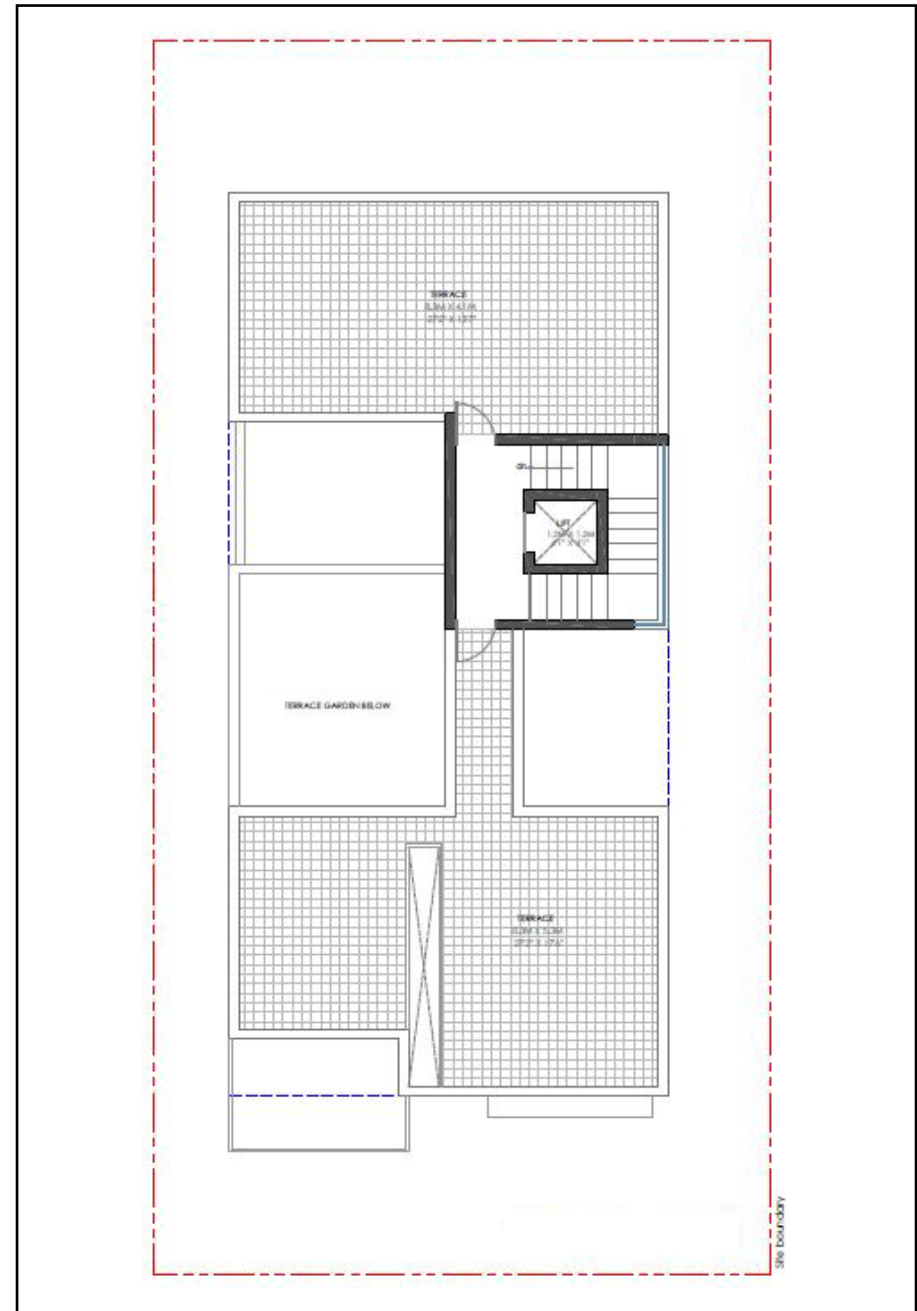


FIRST FLOOR PLAN





SECOND FLOOR PLAN



TERRACE FLOOR PLAN





## FSI GUIDELINES

ROAD WIDTH	FSI
9 M	1.75 FSI
12 M	2 FSI
18 M	2.25 FSI
24 M	2.5 FSI



## SET BACK GUIDELINES

PLOT	FRONT	REAR	LEFT	RIGHT
NEST (30x40)	1.5	1.5	1	1
COTTAGE (30x50)	1.5	1.5	1	1
BUNGALOW (30x60)	2.5	2	1	1
MANSION (40x60)	2.5	2	1.5	2
ESTATE (40x80)	3.5	3	1.5	2



# GODREJ RESERVE

## DEVANAHALLI, BANGALORE

The project is registered as Godrej Reserve Phase-1 PRM/KA/RERA/1250/303/PR/181122/002158, available at: <http://rera.karnataka.gov.in>  
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