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A visionary 126 acre site designed for people to live, work, play and dream in Bengaluru.

Bhartiya City is a dynamic, architectural and landscaped blueprint for a better life. There are corporate offices and outdoor spaces. There are apartments and hotels. There are restaurants and cafés. There are theatres and galleries. There are retail and leisure facilities. There are conference and events buildings. There's an International school and healthcare centre. Bhartiya City is designed with people in mind.

Established in 2003, Bhartiya Urban Infrastructure and Land Development company is the real estate arm of the Bhartiya Group. By designing more functional, beautiful and accessible homes, offices and cities, our mission is simple: to enhance the quality of life for people in urban India.

BHARTIYA
 **URBAN**



Central Park



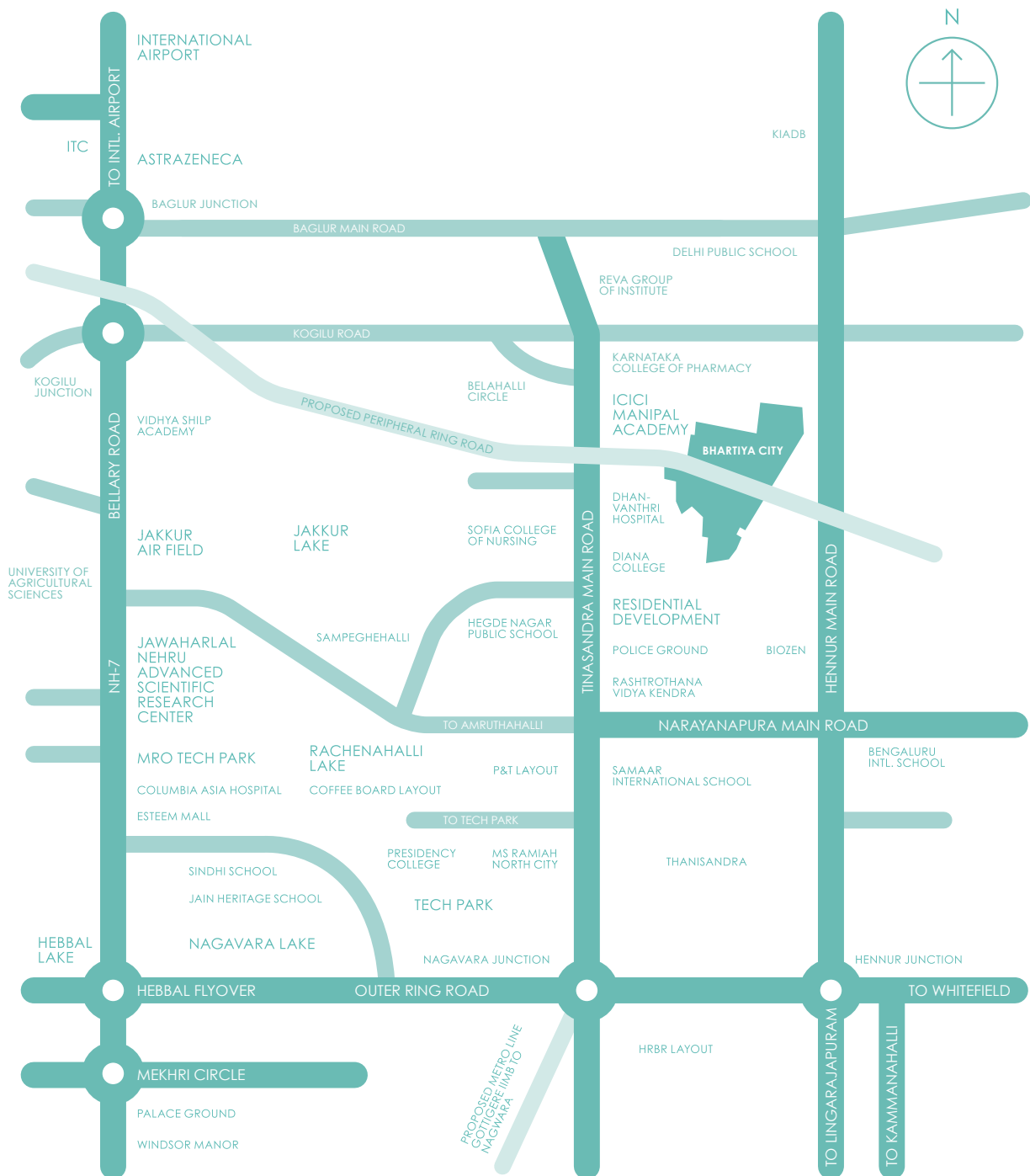
Nikoo Homes



Celebration Plaza

What makes a great place a great place? A simple question with profound implications.

We believe the answers lie in the identity it projects, the experiences it promises and the feelings it inspires. That's why Bhartiya City is designed for life: everyone's life. With its beautiful, functional buildings and relaxing outdoor spaces, Bhartiya Centre of Information Technology (BCIT) is an IT SEZ and 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.



Location Plan

Bengaluru helps to drive the Indian economy. Known as the Garden City of India and the Silicon Valley of India, Bengaluru is synonymous with success, innovation and high standards of wellbeing. Through designing and building Bhartiya City, just 30 minutes from the new International Airport at Devanahalli, our goal and dream is to raise the bar even higher.

At 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. 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 properly thought-through.

- / Pedestrian networks enabling
safe and easy travel throughout the city
- / Public Realm
- / Green Spaces
- / Infrastructure
- / City Centre
- / Lifestyle Friendly



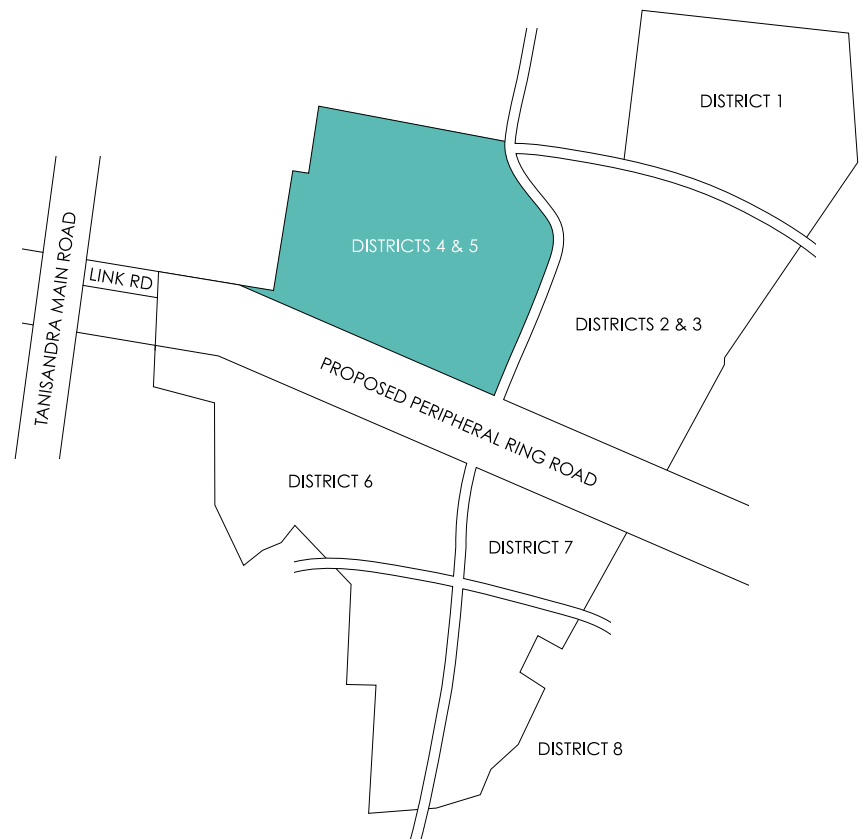
Beautiful parks. Bicycle trails. Walking to work. Multiplex cinema. Relaxation and recreation. Rainwater harvesting. Bold architecture. Street activities. Mixed-use retail, eating, meeting and entertainment areas. Recycling. A comfortable atmosphere that encourages social contact and enhances the very real feeling of a sustainable community. Welcome to the city of the future. As part of phase one, a hotel and conference centre are proposed to be built. So too will apartments by Nikoo Homes - lifestyle-appropriate places where buyers can incorporate their ideas into the final design.



Strategically located for a better
work-life balance.

District Plan

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



Central Park

Bhartiya City's structure and geography is determined by two pre-existing roadways; one running east-west (Proposed Peripheral Ring Road), the other north-south through the CDP Road. This cleverly arranges the city into four component areas which break down to form eight distinctive precincts; five in the north zone for residential, mixed-use and the BCIT, and three in the south zone for the proposed high-end residential, school and hospital.

The BCIT will house impressively architected workplaces set within an urban park that is landscaped with trees and water gardens. Striking a balance between a businesslike environment for corporations and a relaxing retreat for employees, the BCIT buildings will strive to increase productivity and wellbeing at work through carefully considered office environments. Designed for the thriving IT, financial and knowledge-driven sectors, the buildings, facilities and amenities will be of the highest specification.

Site Plan







Building & BCIT Features

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- / 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
 - / 24/7 safety, security and surveillance
 - / More than 1 lakh sq ft of landscaped pedestrian areas
 - / Adequate car parking spaces
 - / Separate utility block
 - / District cooling for entire SEZ development

Building Phase 1 Floor Plan (on right)

Test Fit for 2nd, 4th, 6th & 8th Floor



Reception	02
Training Room	01
4P Meeting Room	04
8P Meeting Room	07
22P Board Room	01
Cabin	12
5'x5' Workstation	632
Breakout	01
Library	01
Recreation	01
Pantry Room	01
Hub Room	01

Head Count	644
Floor Area	56,610 sq ft



Entrance Lobby



Food Court

"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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CITY**

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