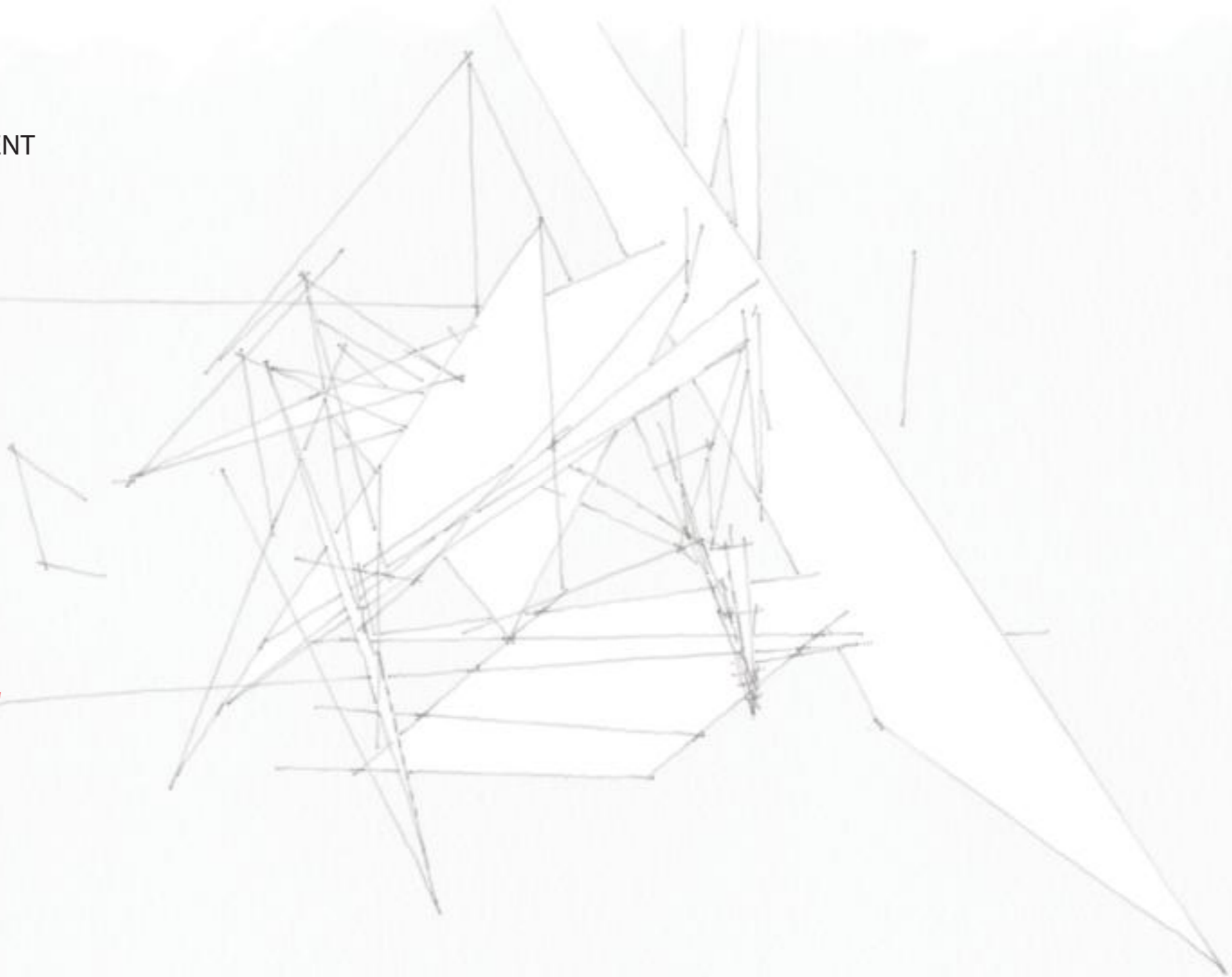
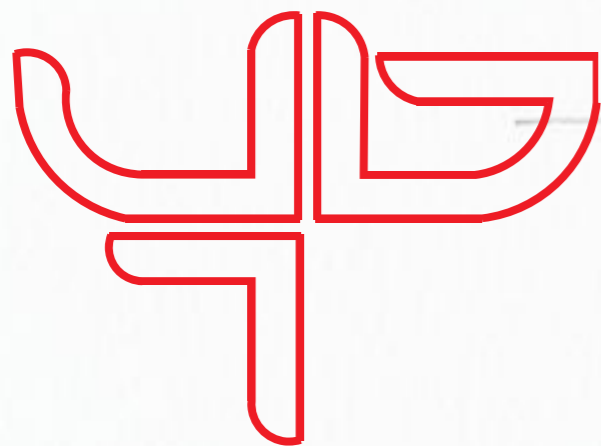


# BALAGERE

VARTHUR, BANGALORE

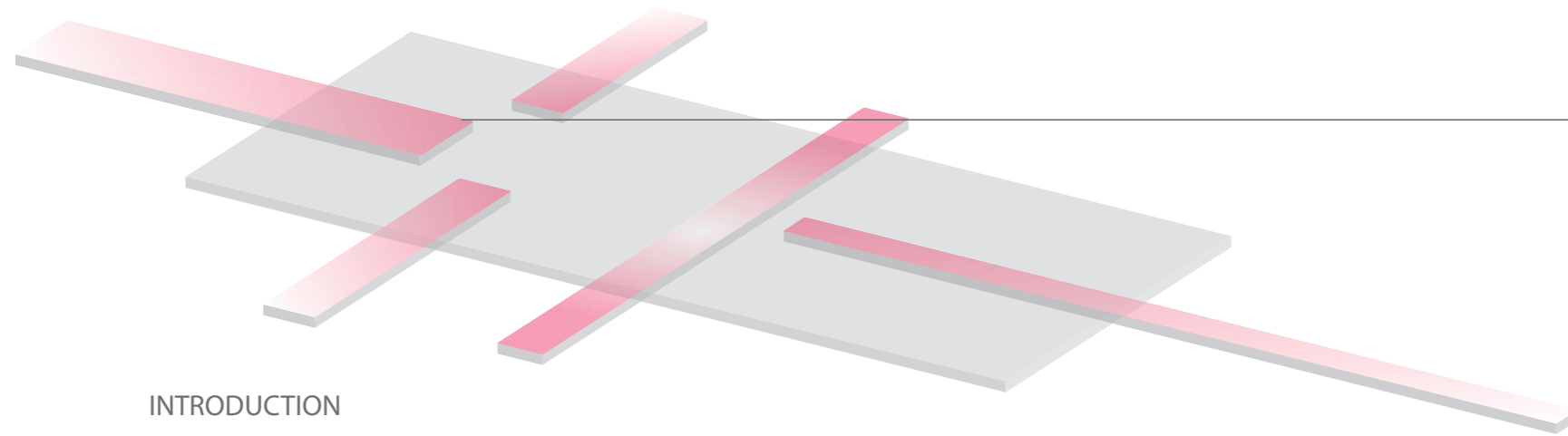
DESIGN & CONCEPT DEVELOPMENT  
VILLAMENTS & APARTMENTS

ARCHITECTS



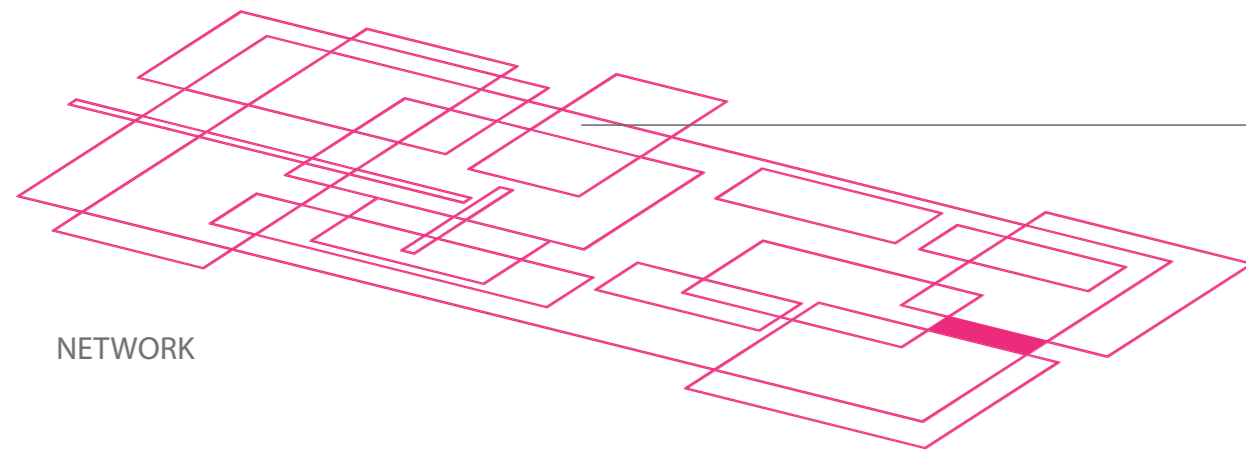
VB.T. CONSORTIUM  
ARCHITECTS & ENGINEERS  
324, PALACE UPPER ORCHARDS,  
BANGALORE - 560 080  
Email: vbtarchitect@gmail.com  
Phone: (080) 23615656  
Fax: (080) 23614546

# CONCEPT DEVELOPMENT



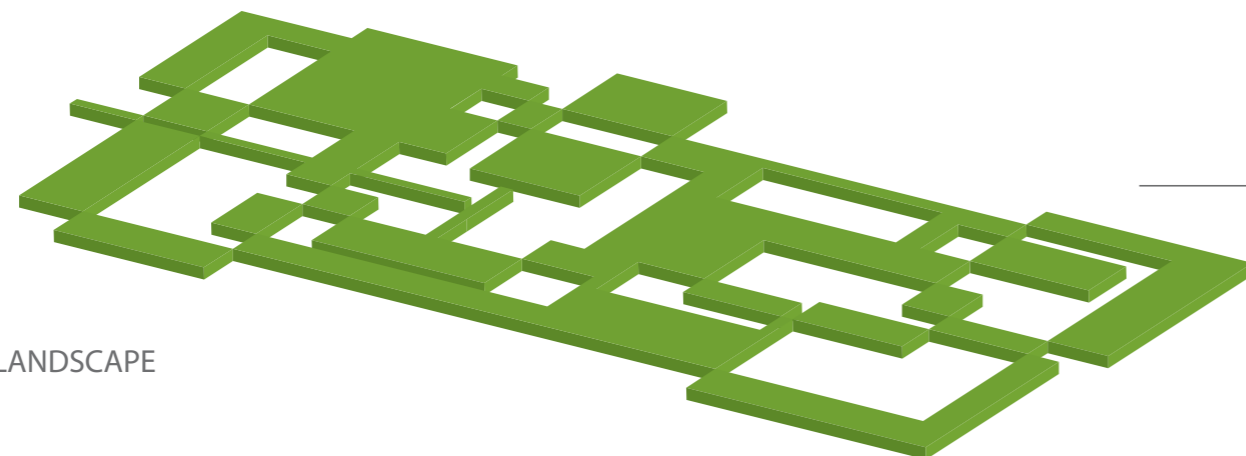
TRAVERSING  
PATTERNS

INTRODUCTION



UNLEARNING  
GEOMETRY

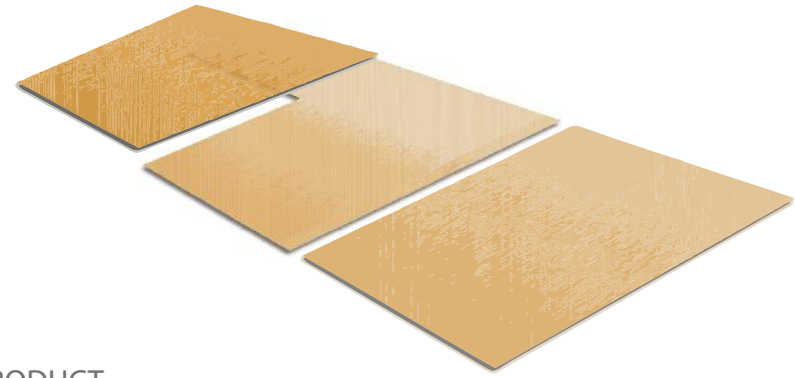
NETWORK



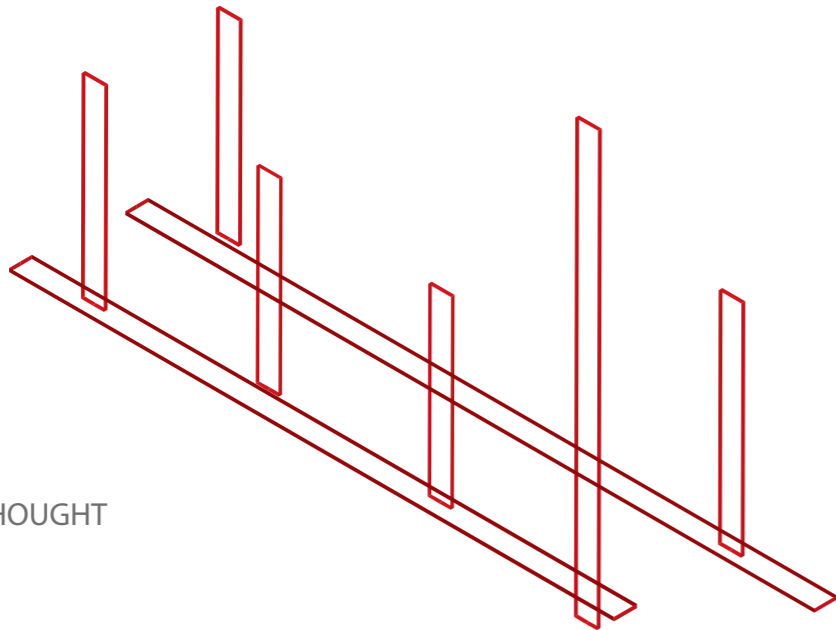
SPATIAL  
STUDY

LANDSCAPE

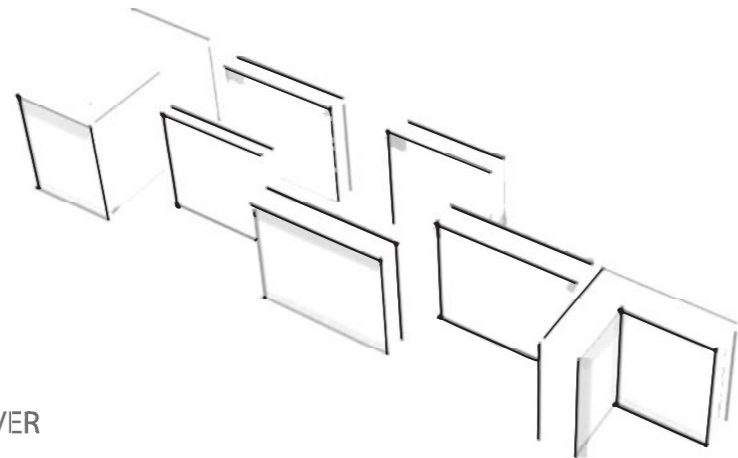
# CONCEPT DEVELOPMENT



PRODUCT



THOUGHT



DELIVER

CLASSIFYING  
APPROACH

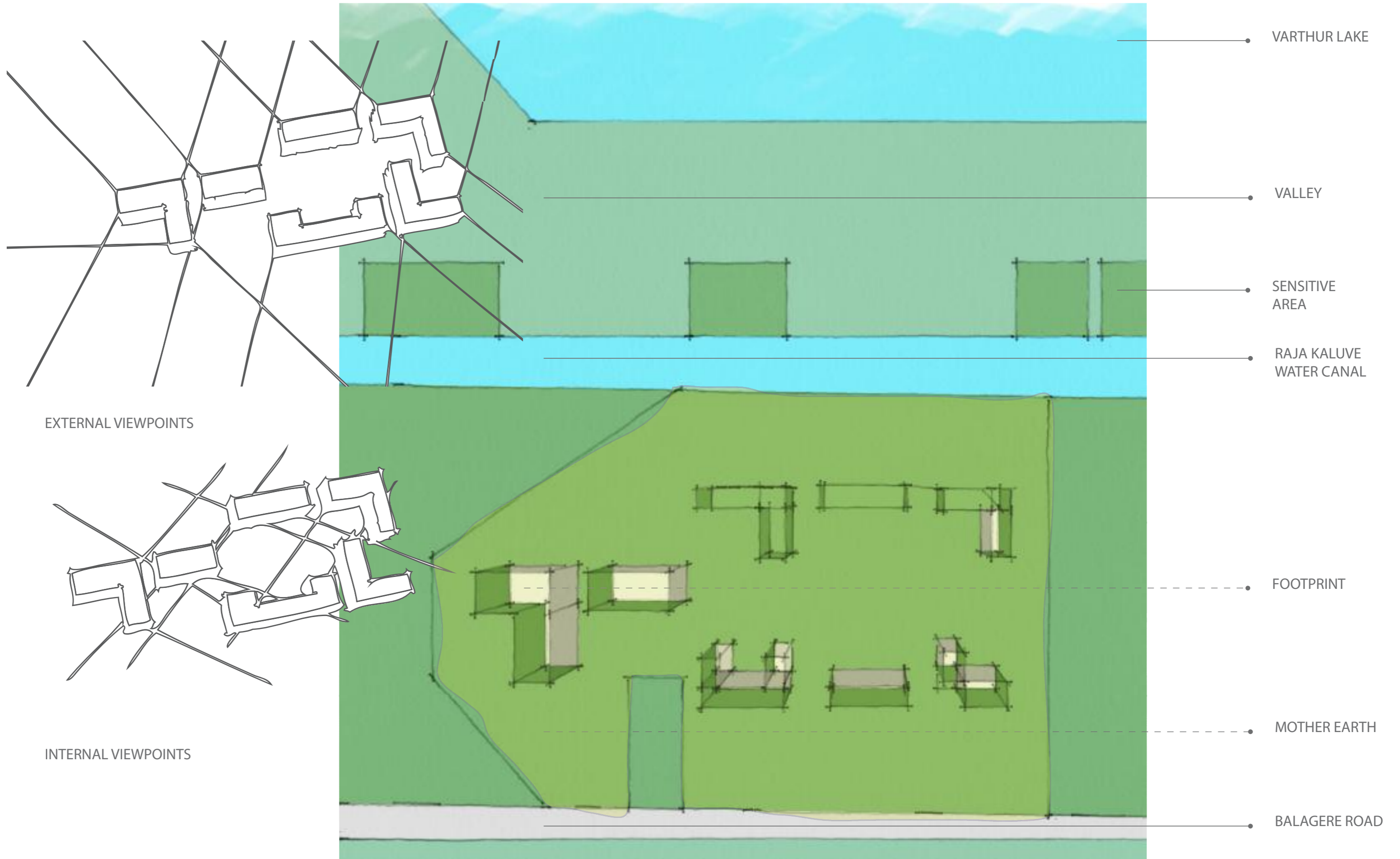
SYNCHRONIZING  
FOOTPRINTS

COURTYARD  
EXPERIENCE



V.B.T. CONSORTIUM  
ARCHITECTS & ENGINEERS

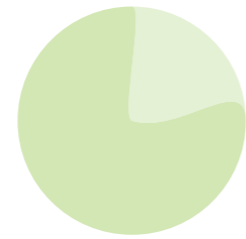
## SITE OVERVIEW



## EXTERNAL VIEWPOINTS

## INTERNAL VIEWPOINTS

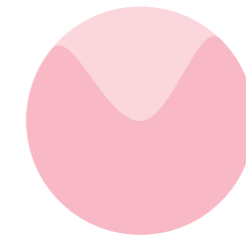
# SITE COVERAGE MOVEMENT BOARD



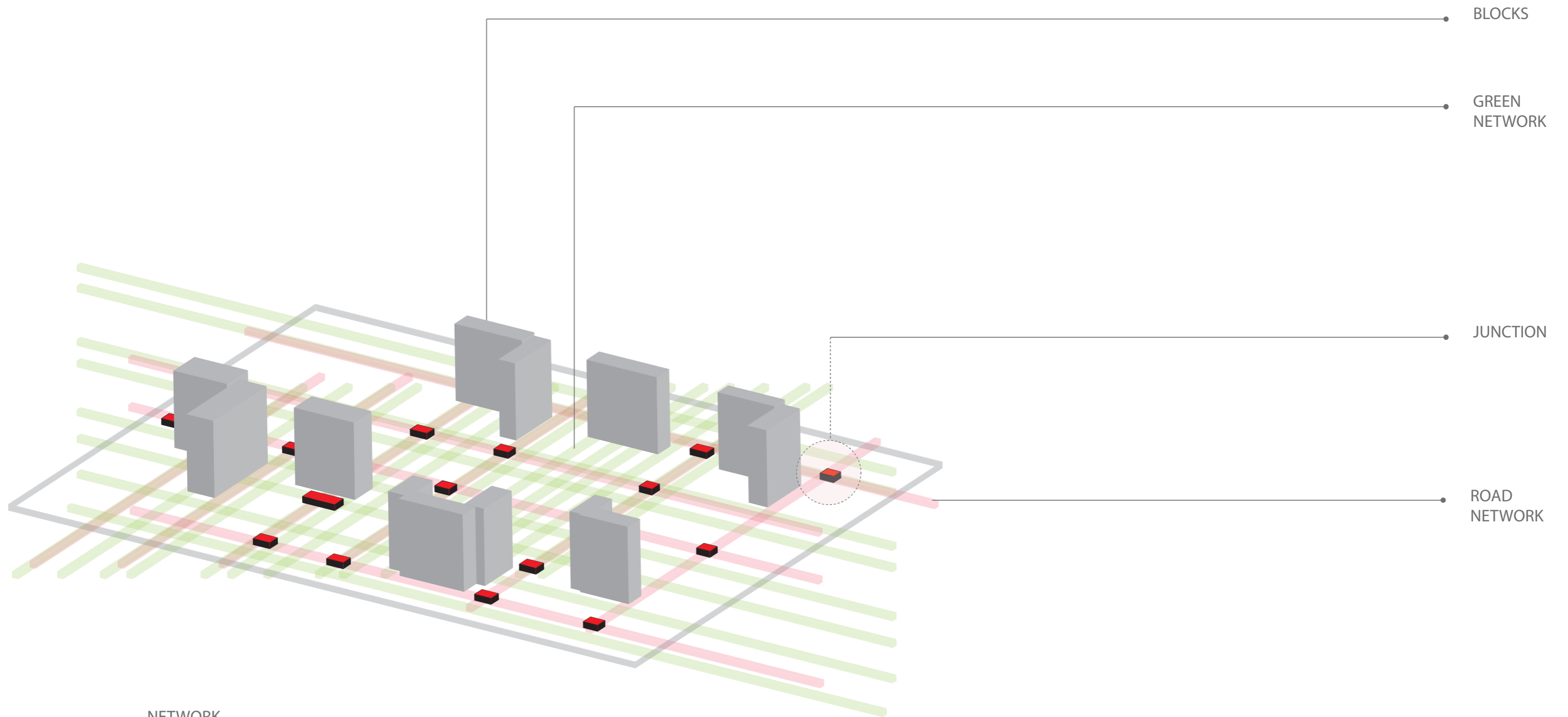
60% GREEN



30% FOOTPRINT



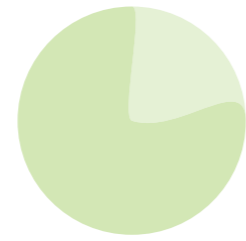
10% ROAD NETWORK



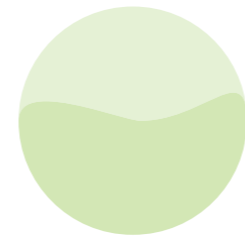
NETWORK  
DIAGRAM

# COVERAGE

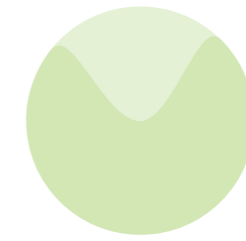
GREEN SPACES



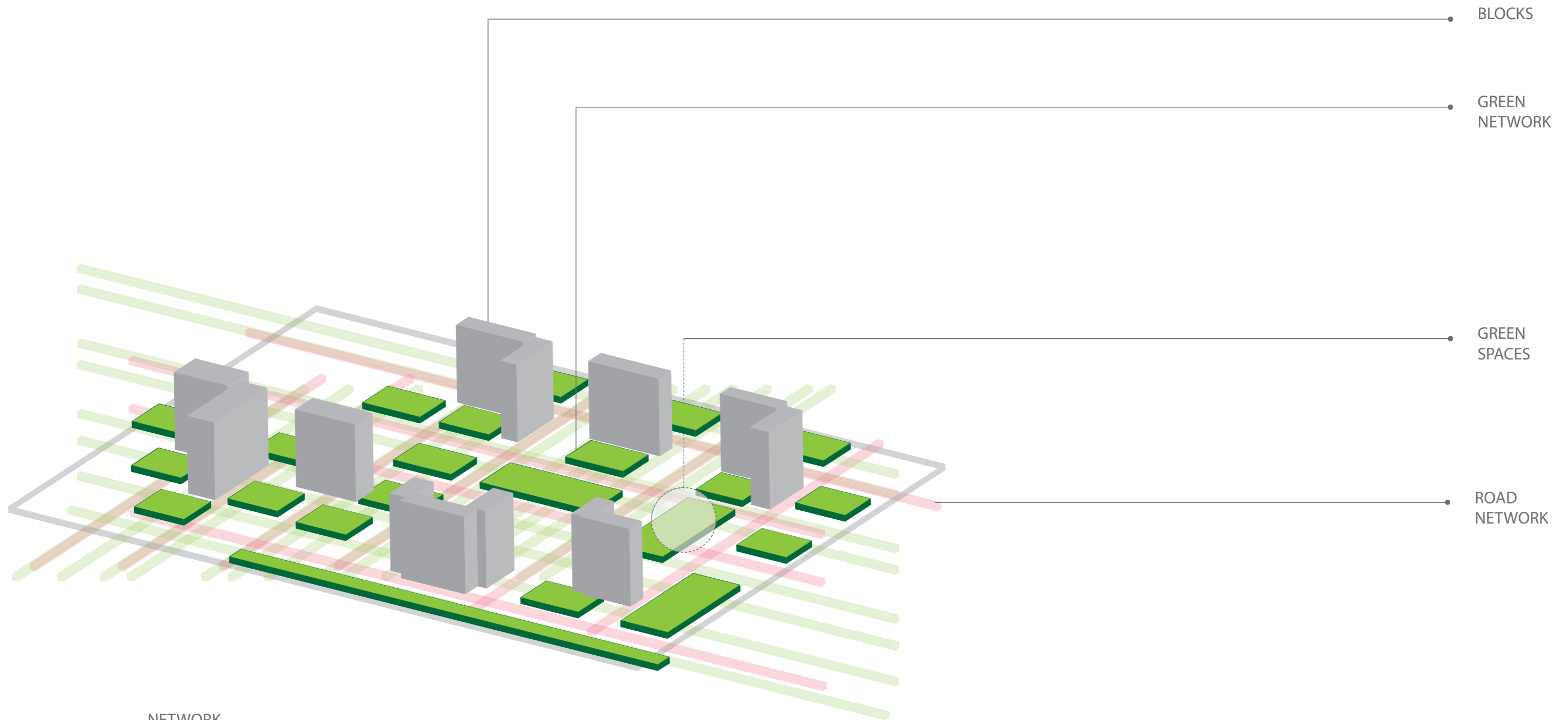
65% LANDSCAPE



30% CIVIC AMENITIES



5% STP



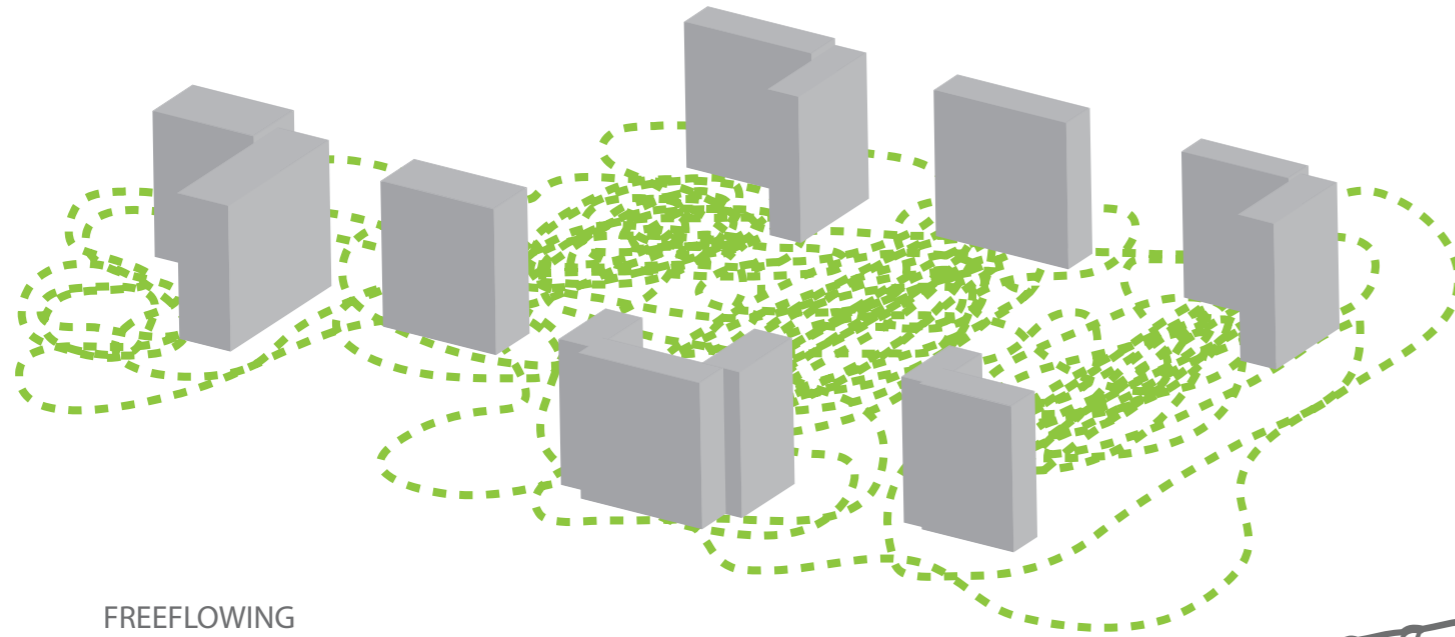
NETWORK  
DIAGRAM



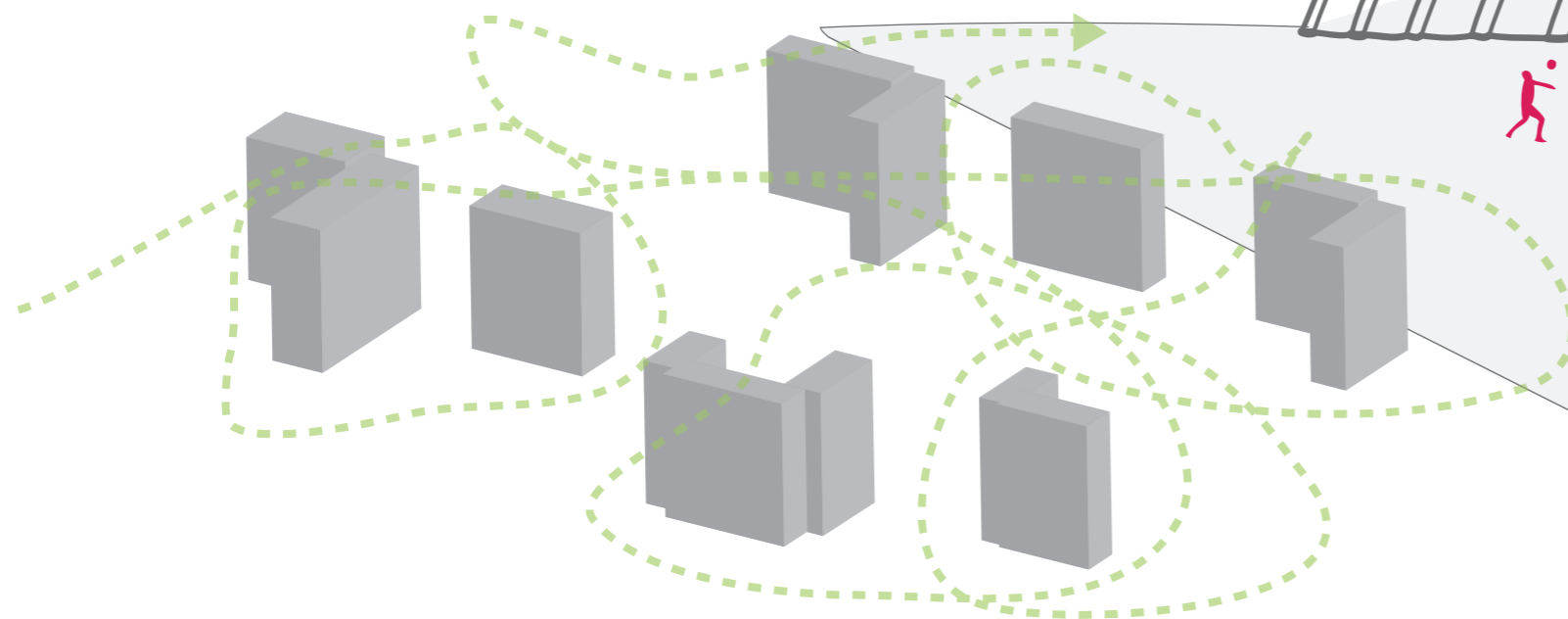
V.B.T. CONSORTIUM  
ARCHITECTS & ENGINEERS

## COVERAGE

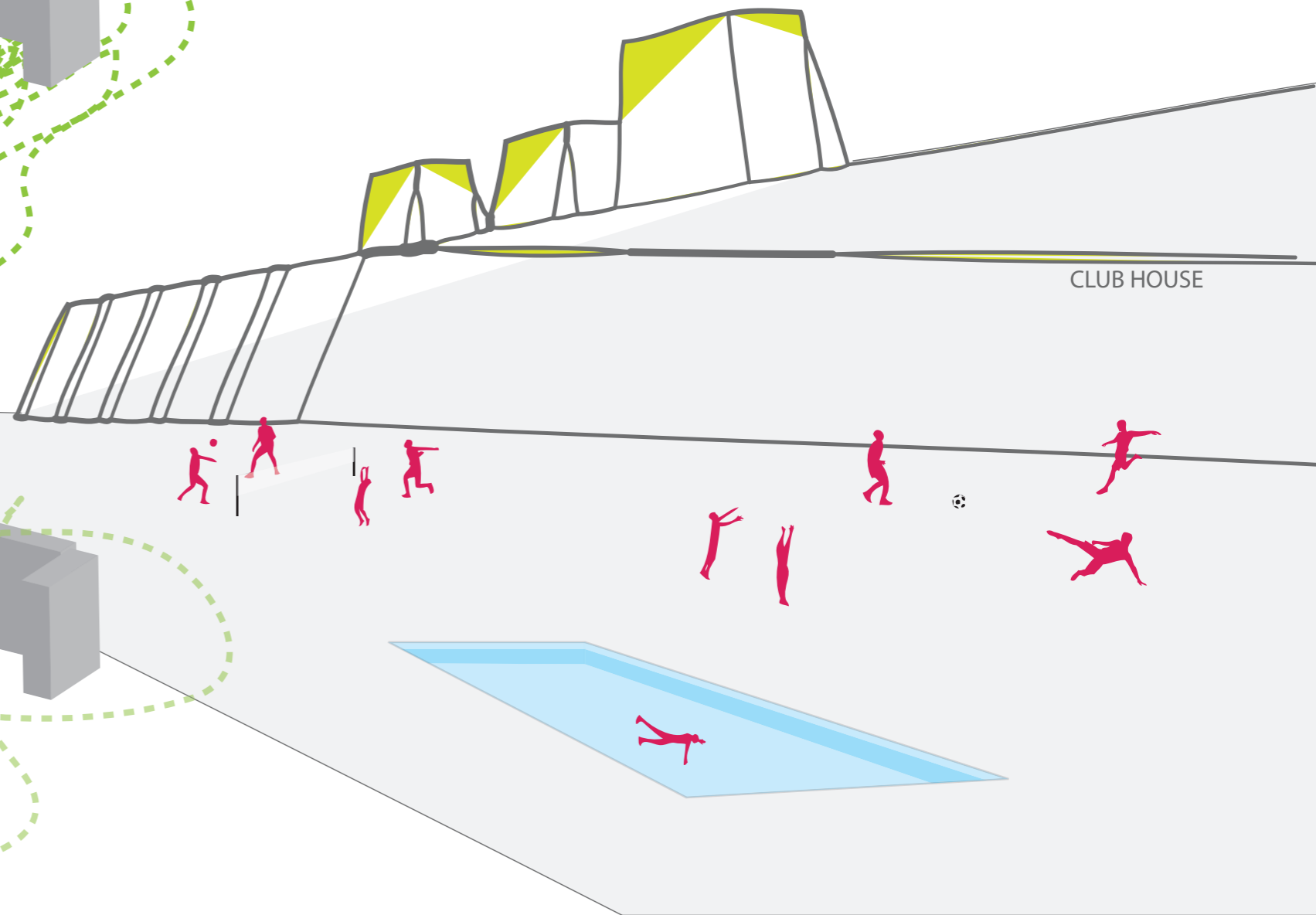
PEDESTRIAN MOVEMENT



FREEFLOWING  
LANDSCAPE



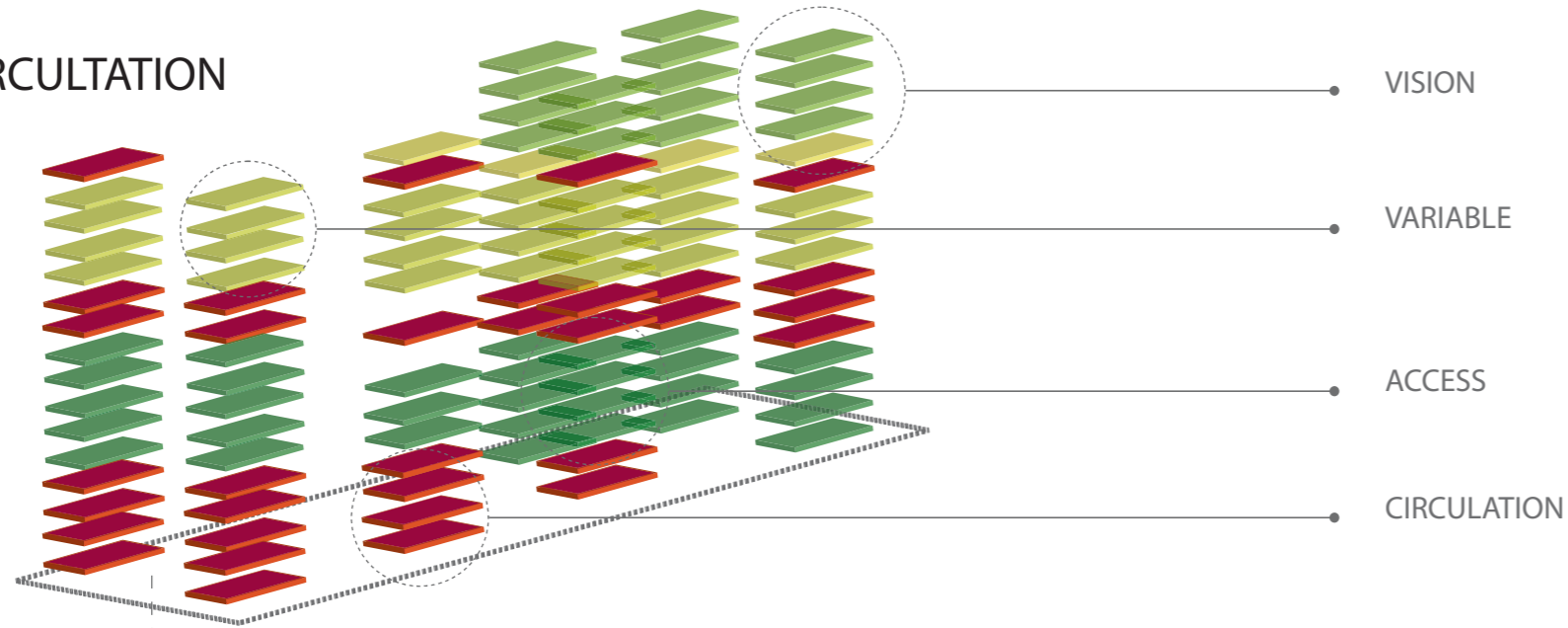
CIRCULATION  
NETWORK





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ARCHITECTS & ENGINEERS

# CIRCULATION

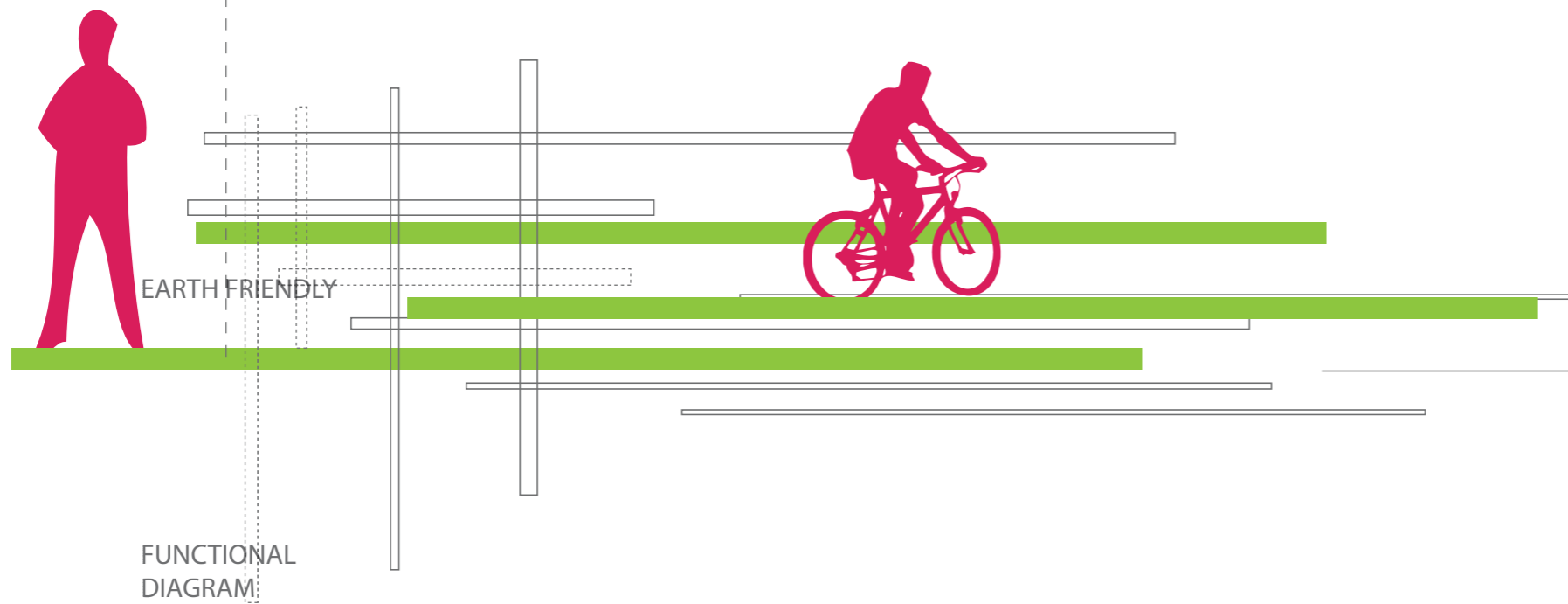


VISION

VARIABLE

ACCESS

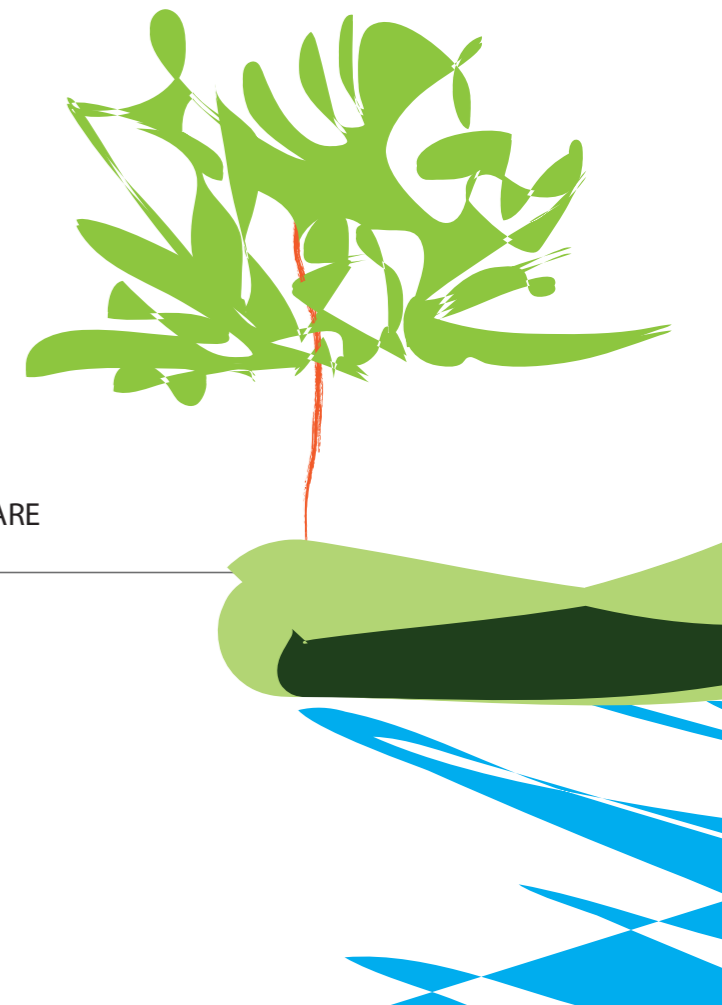
CIRCULATION



EARTH FRIENDLY

FUNCTIONAL  
DIAGRAM

ENVIRONMENTALLY AWARE



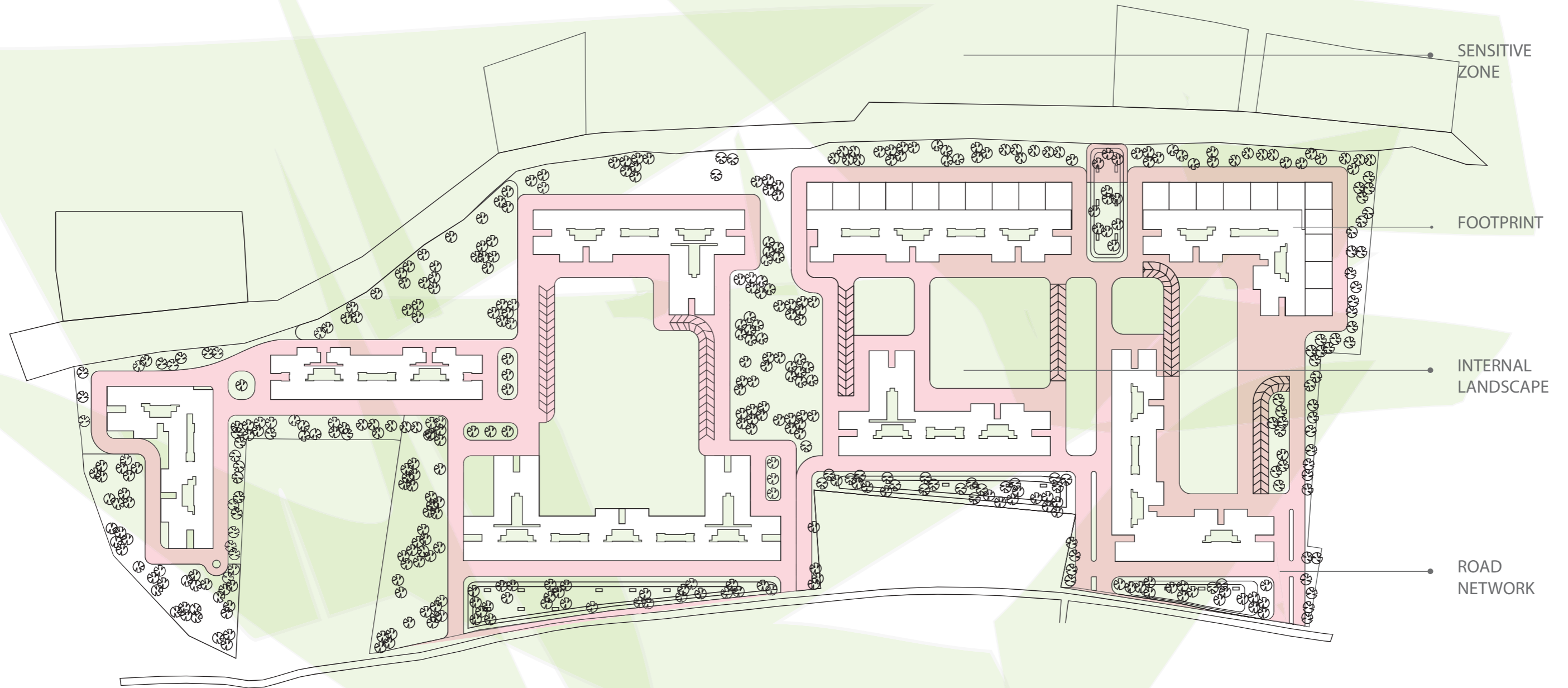




V.B.T. CONSORTIUM  
ARCHITECTS & ENGINEERS



COVERAGE  
ROAD NETWORK



SENSITIVE  
ZONE

FOOTPRINT

INTERNAL  
LANDSCAPE

ROAD  
NETWORK

SITE PLAN



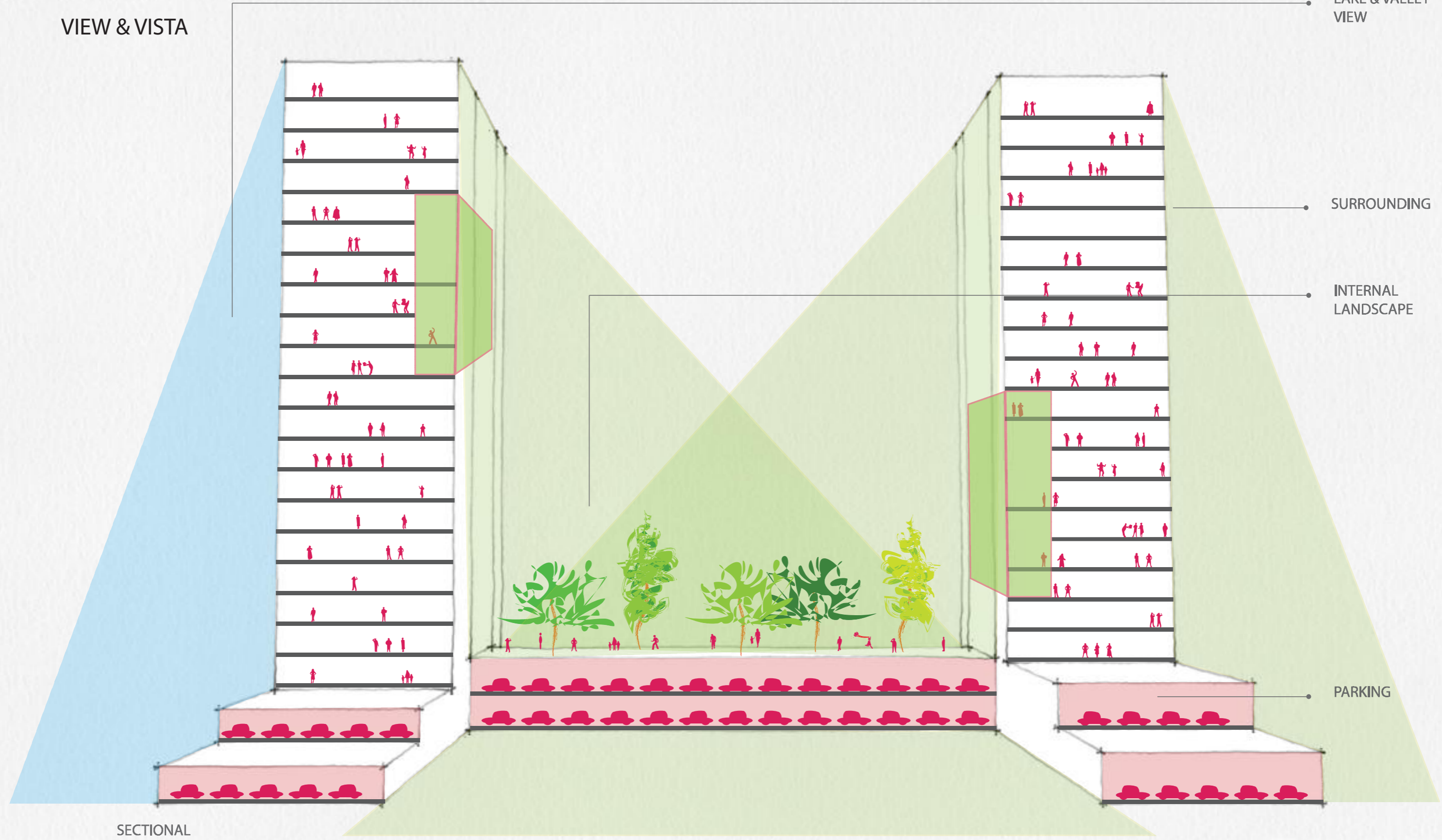
LOCATION: BALAGERE ROAD, VARTHUR  
SITE AREA: 30.49 ACRES  
NET AREA: 27 ACRES  
10% ROAD NETWORK



V.B.T. CONSORTIUM  
ARCHITECTS & ENGINEERS

LAKE & VALLEY  
VIEW

# VIEW & VISTA



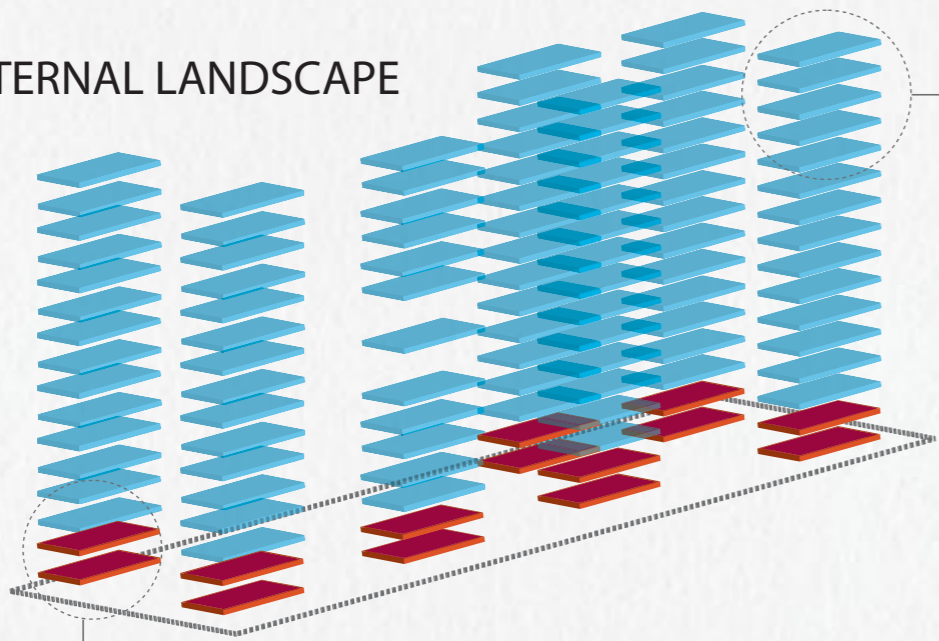
SECTIONAL  
SCHEME

SURROUNDING

INTERNAL  
LANDSCAPE

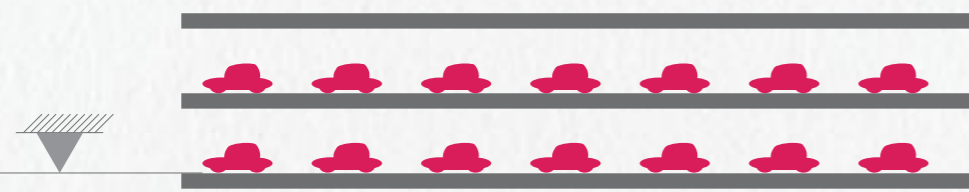
PARKING

EXTERNAL LANDSCAPE



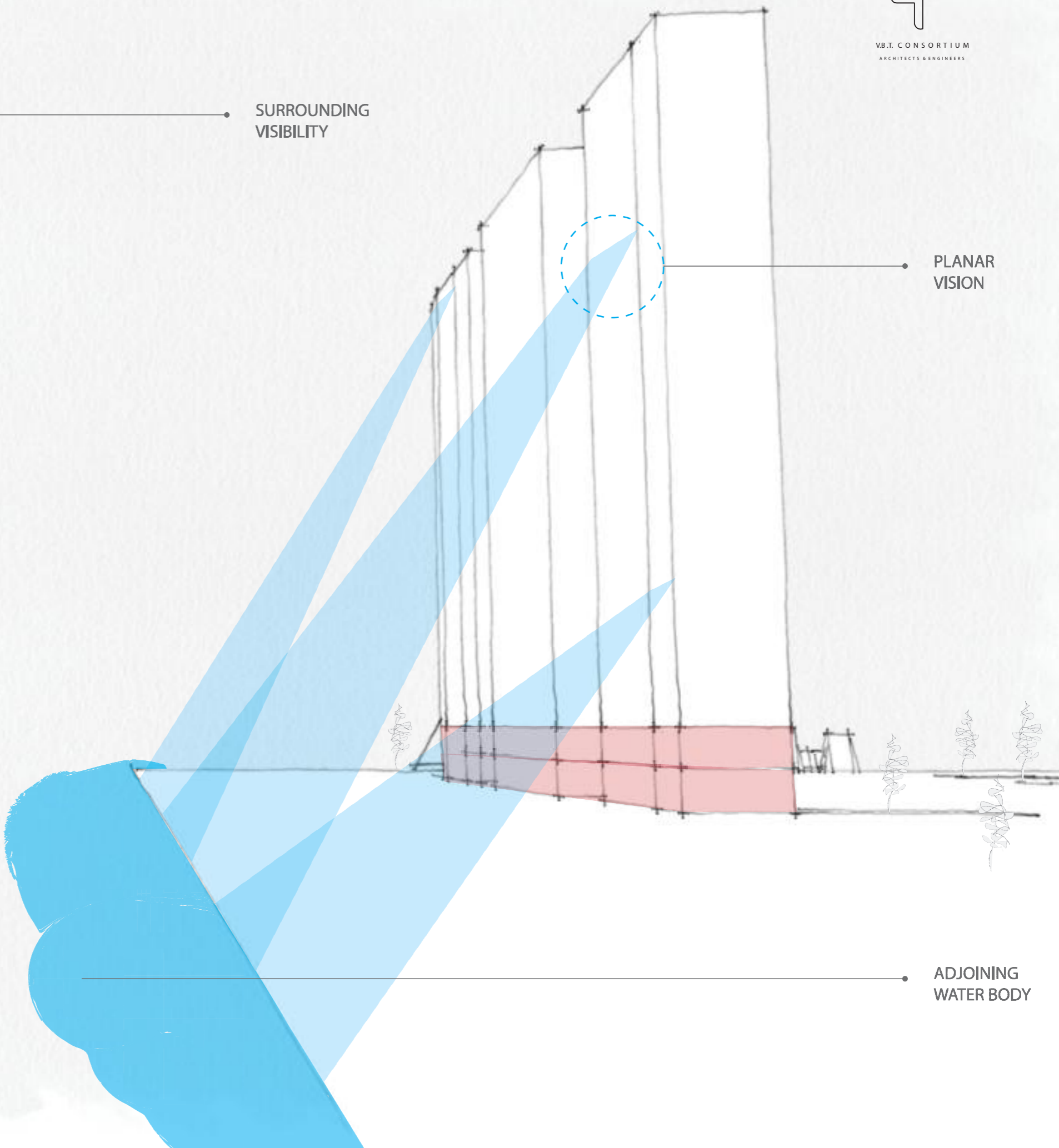
SURROUNDING  
VISIBILITY

PLANAR  
VISION



PARKING SECTION

SECTIONAL  
SCHEME

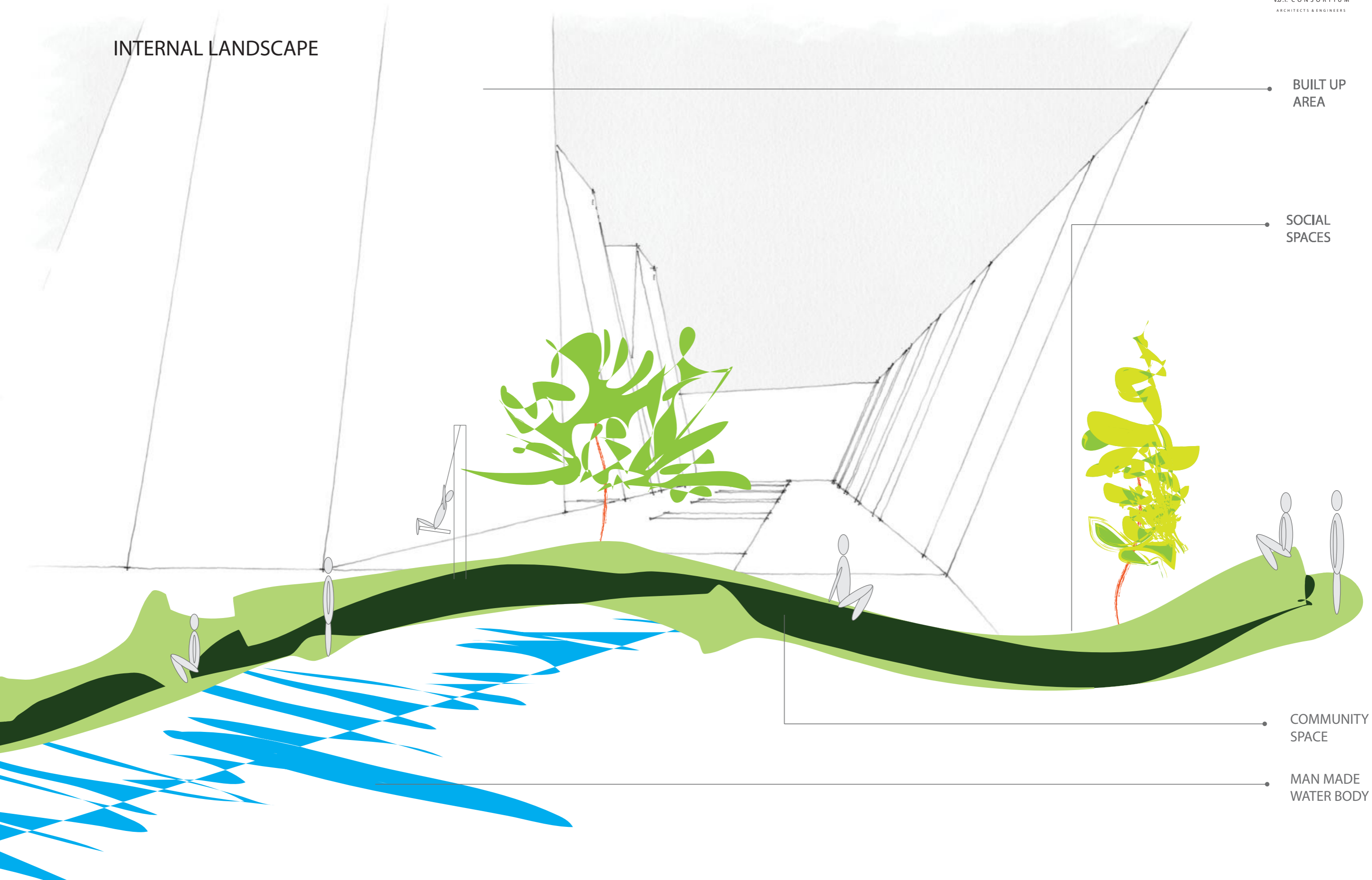


ADJOINING  
WATER BODY



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ARCHITECTS & ENGINEERS

# INTERNAL LANDSCAPE



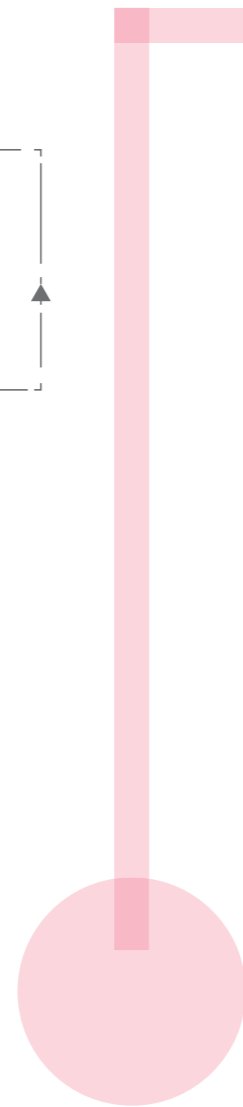
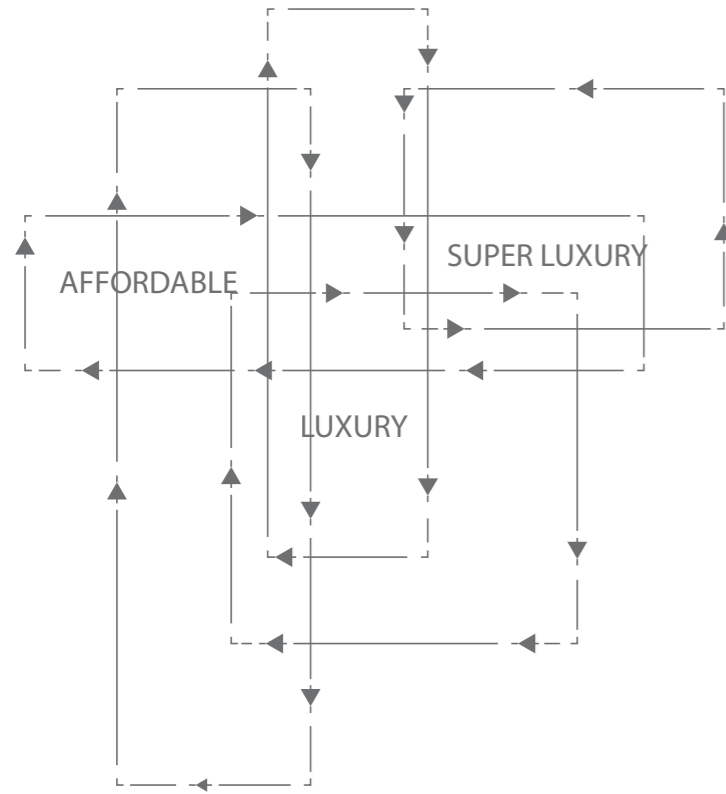
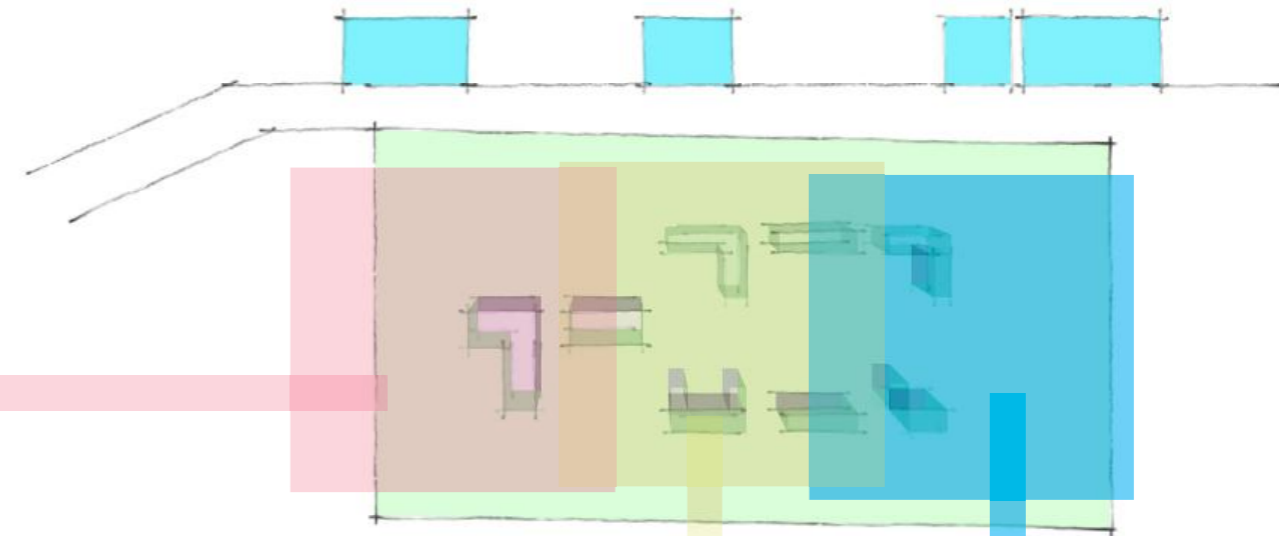
BUILT UP AREA

SOCIAL SPACES

COMMUNITY SPACE

MAN MADE WATER BODY

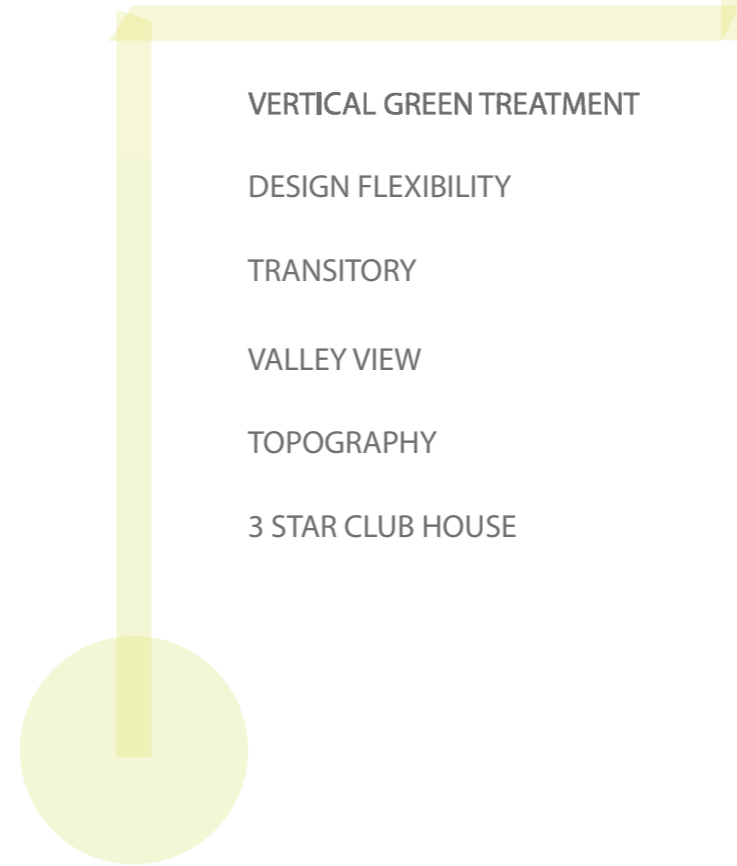
# PRODUCT ANALYSIS



- VALLEY VIEW
- TOPOGRAPHY
- CLUB HOUSE
- MINIMAL DESIGN

JUSTIFICATION

AFFORDABLE



- VERTICAL GREEN TREATMENT
- DESIGN FLEXIBILITY
- TRANSITORY
- VALLEY VIEW
- TOPOGRAPHY
- 3 STAR CLUB HOUSE

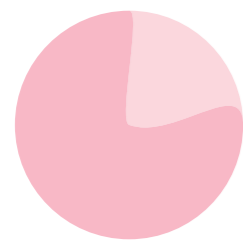
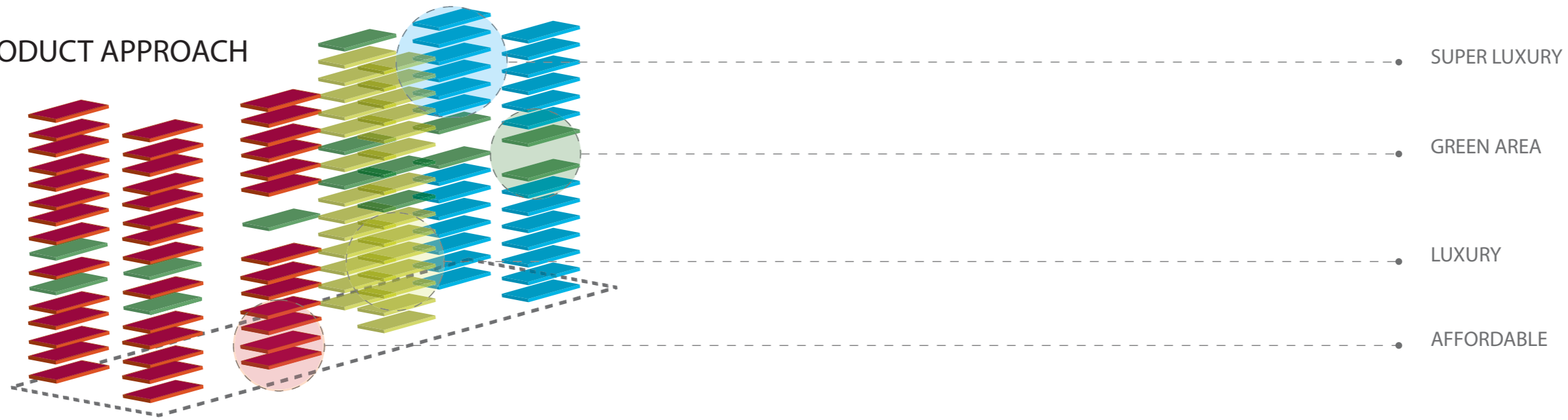
LUXURY



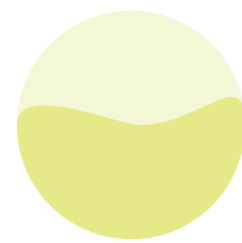
- ACCESS TO VALLEY
- LAKE SIDE PROMANADE
- SENSITIVE ZONE
- 5 STAR CLUB HOUSE
- VERTICAL GREEN TREATMENT
- DESIGN FLEXIBILITY

SUPER LUXURY

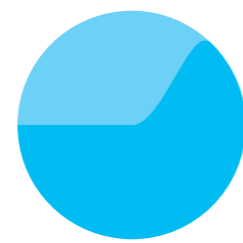
## PRODUCT APPROACH



40%  
AFFORDABLE



35%  
LUXURY



25%  
SUPER LUXURY



20% 3 BHK



30% 2.5 BHK



40% 2 BHK



10% 1 BHK



30% 3 BHK



35% 2.5 BHK



35% 2 BHK



25% 4 BHK



75% 3 BHK



30% 4 BHK VILLA

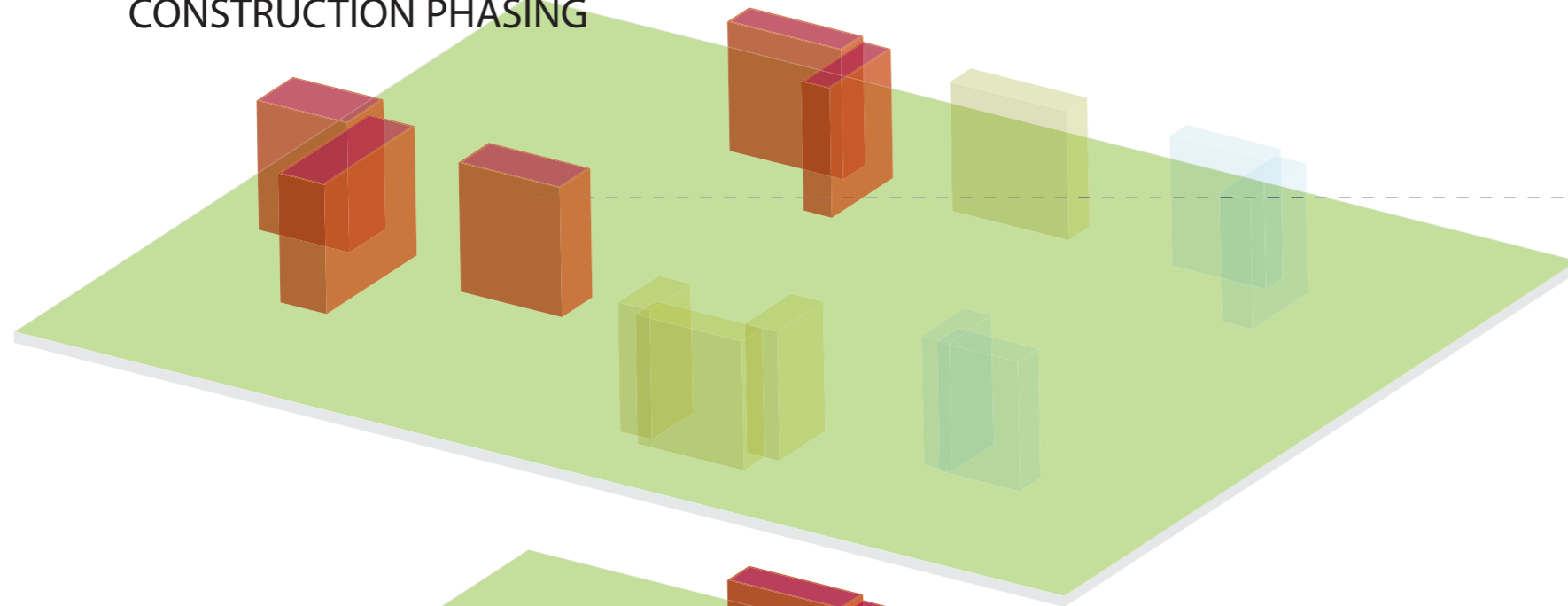


70% 3 BHK VILLA

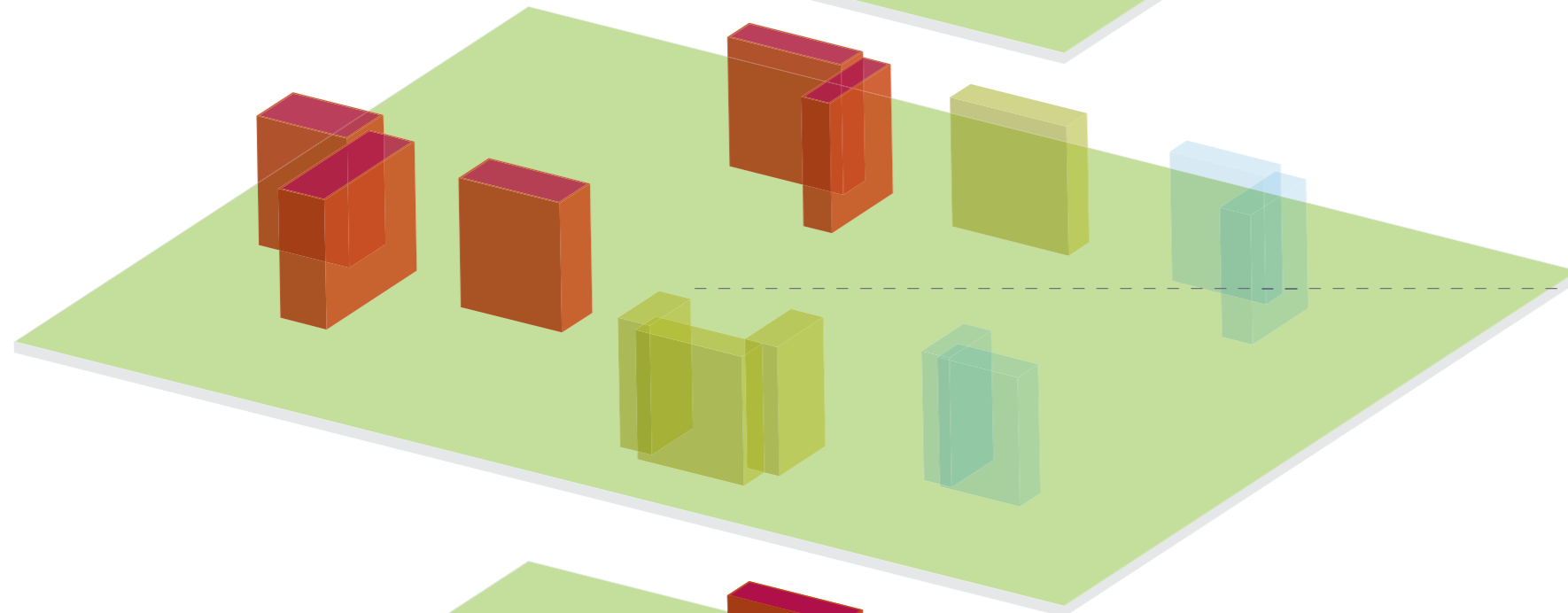


FUNCTIONAL  
DIAGRAM

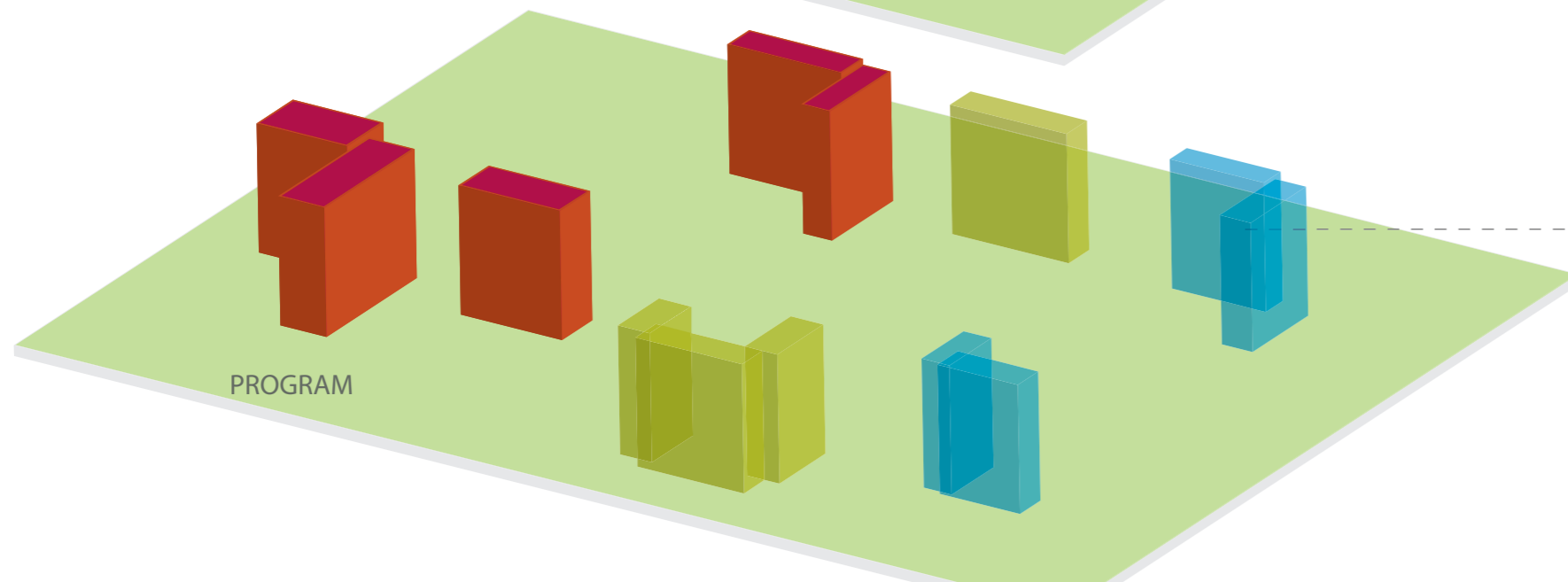
# CONSTRUCTION PHASING



AFFORDABLE  
PHASE 1



LUXURY  
PHASE 2



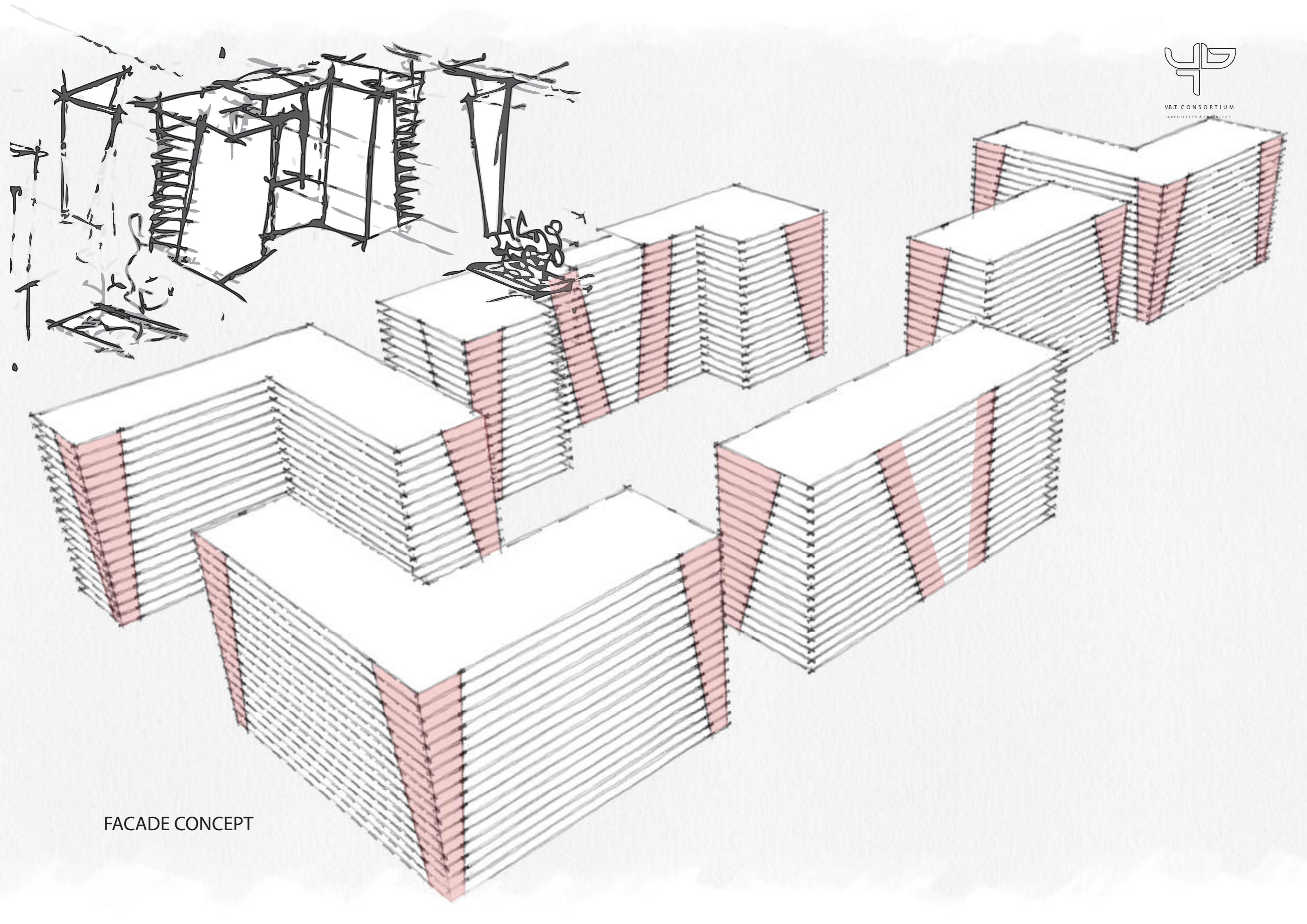
SUPER LUXURY  
PHASE 3



PROGRAM



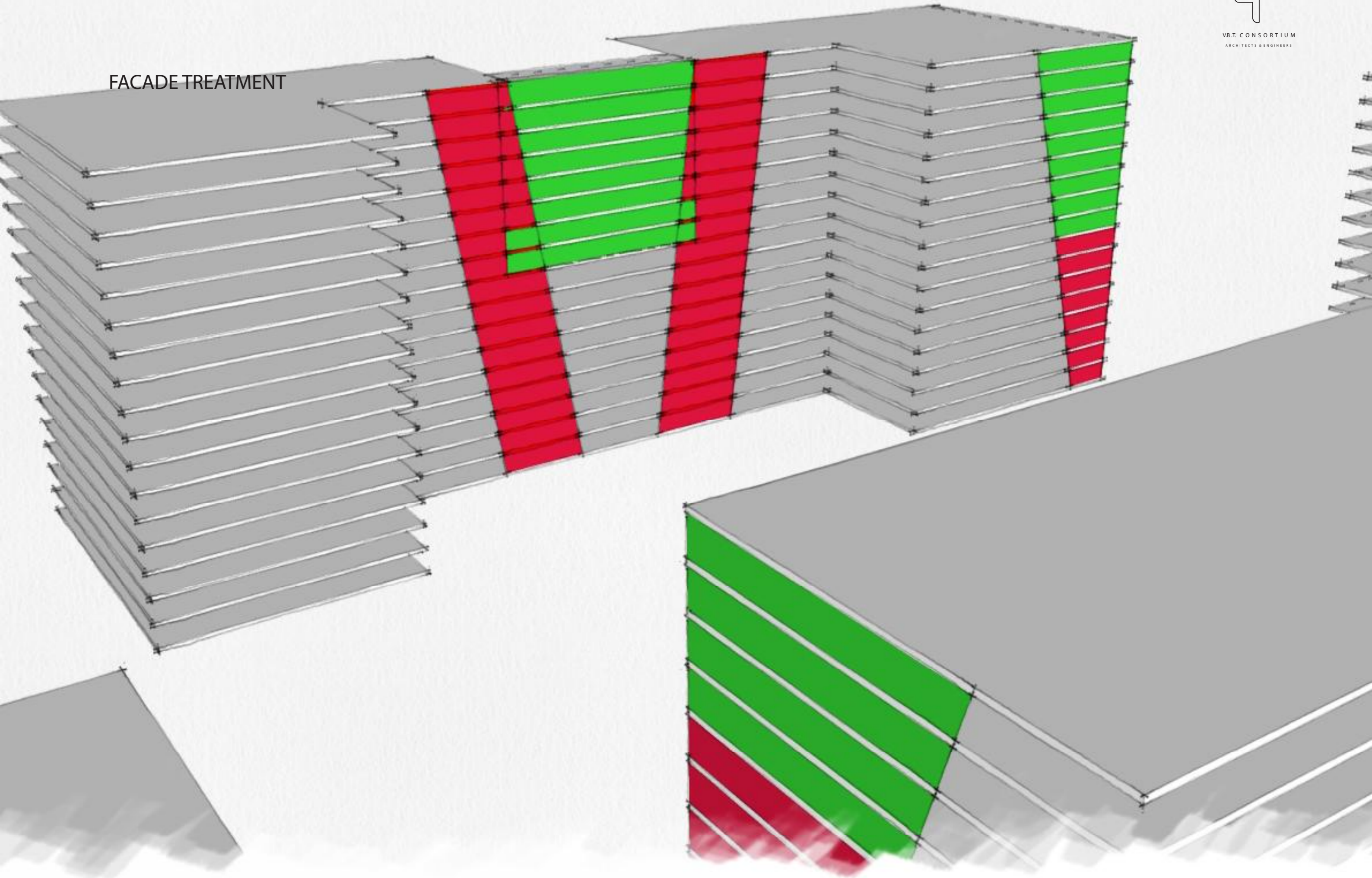
V.B.T. CONSORTIUM  
ARCHITECTS & ENGINEERS



FACADE CONCEPT

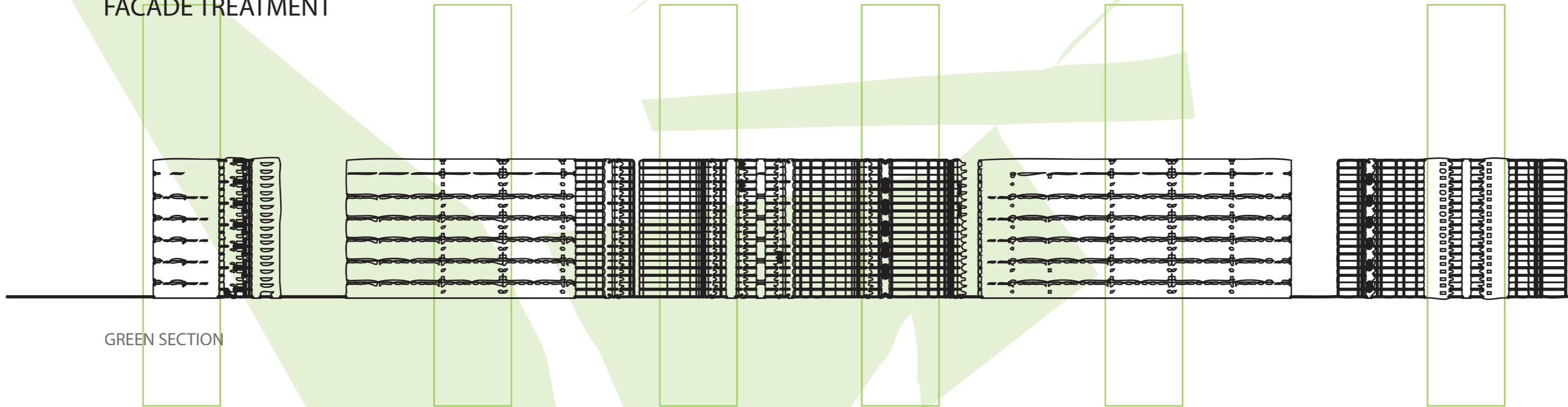


FACADE TREATMENT

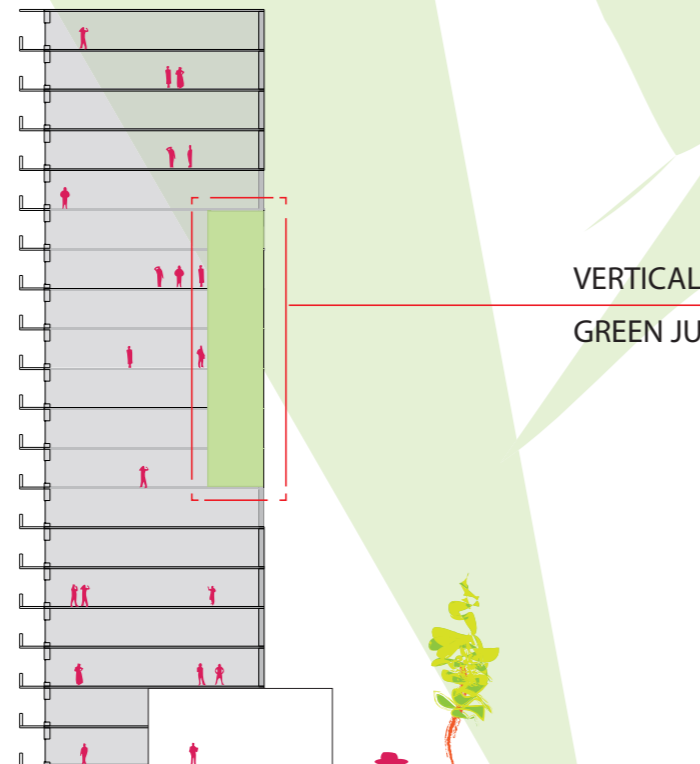




FACADE TREATMENT

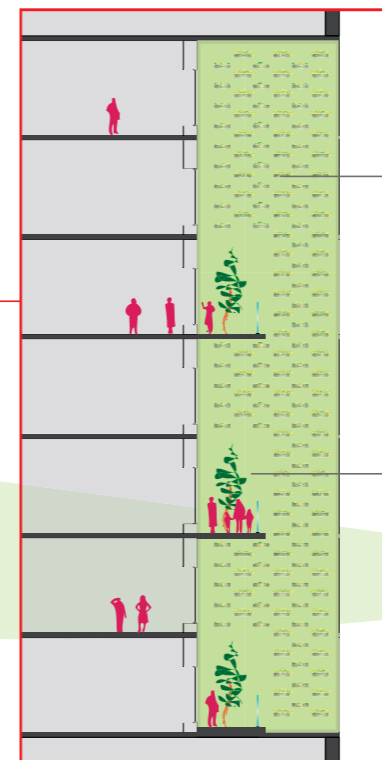


GREEN SECTION

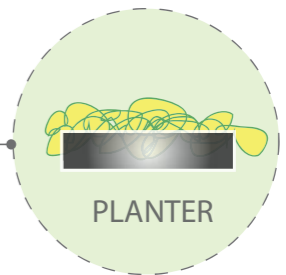


SECTIONAL SCHEME

VERTICAL GREEN  
GREEN JUNCTION



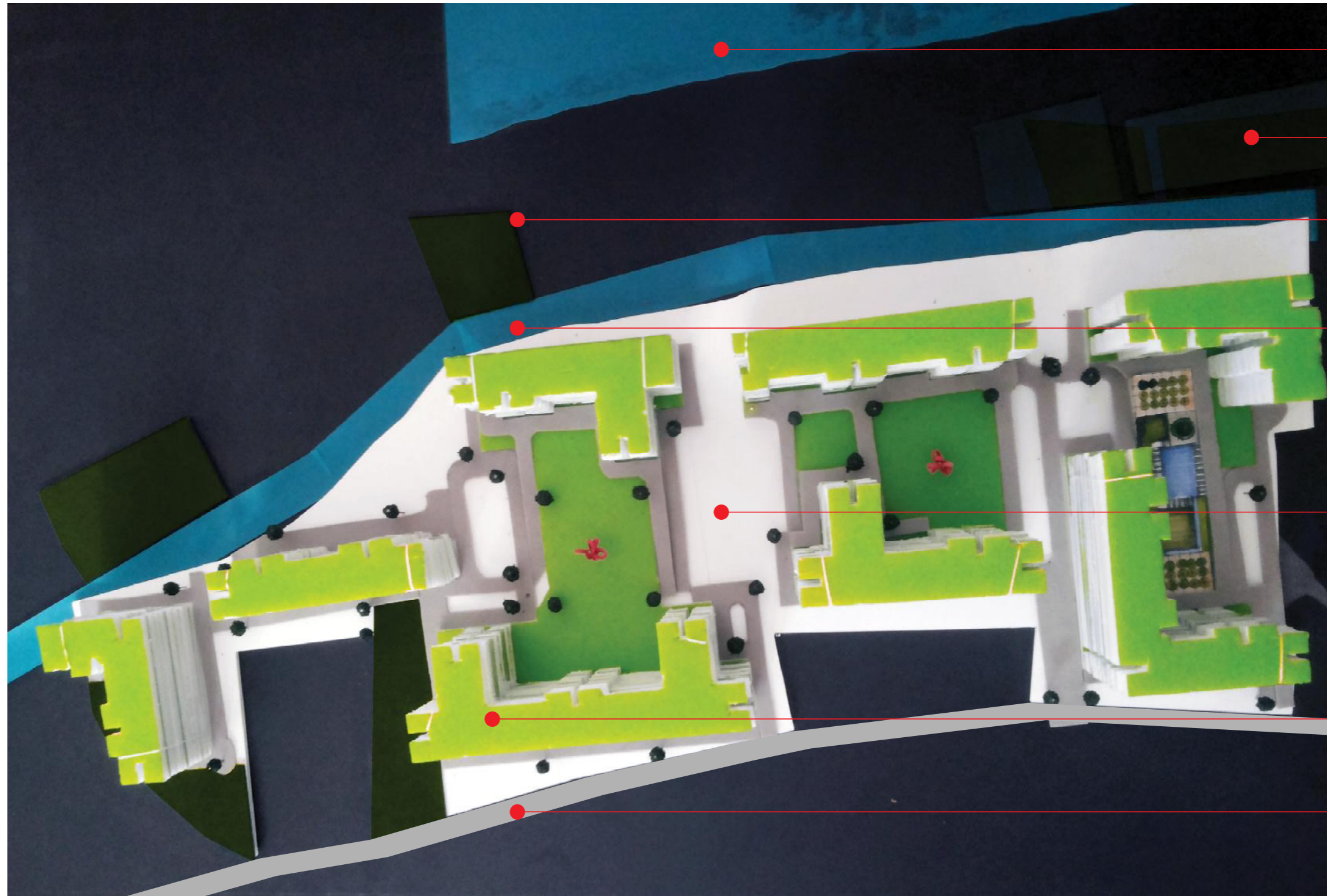
SCHEMATIC DETAIL



PLANTER

EXTENDED BALCONY

# SITE OVERVIEW



VARTHUR LAKE

SENSITIVE  
AREA

VALLEY

RAJA KALUVE  
WATER CANAL

MOTHER EARTH

FOOTPRINT

BALAGERE ROAD

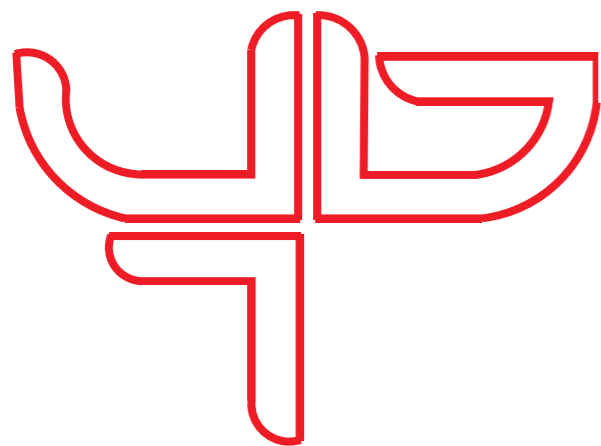
SCHEMATIC MODEL

# BALAGERE

VARTHUR, BANGALORE

DESIGN & CONCEPT DEVELOPMENT  
VILLAMENTS & APARTMENTS

## ARCHITECTS



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