

TOWNLAND

EXAMPLES OF PROJECTS IN INDIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
12,500 ha. Vagamon Greenfield Hill Destination	TOWNLAND prepared an initial Concept and made a formal Presentation to the Department of Tourism, Kerala State.	Tourist Resorts (Kerala) Limited Kerala Tourism Development Corporation, Limited	TOWNLAND	2	2000
Refurbishment of Marine Drive, Greater Mumbai	TOWNLAND was invited to join an International Design Competition to prepare a concept and proposal for the refurbishment of Marine Drive, Greater Mumbai. The objective of the Project was to provide a much-needed facelift to the famous Marine Drive, an art-deco jewel that is commonly known as 'the Queen's Necklace'. Drawing on the architectural heritage of Marine Drive, the design concept specifically sought to retain the overall character of the area whilst enhancing it as a vibrant and distinctive space, taking full advantage of its location and built form. Physical interventions included a restyled landscaped promenade, interspersed with landmark features and activity zones, positioning Marine Drive to become the destination of choice for Mumbai's community and a must see tourism attraction. Above all, it was recognized that Marine Drive would remain primarily a social space, a place to see and be seen, a place to socialise and a place to celebrate life. TOWNLAND were FINALISTS and invited to present our proposals in Mumbai to the Authority.	Mumbai Metropolitan Region Development Authority	TOWNLAND	2	2004
Dankuni Township, Kolkata (2,027.48 ha)	TOWNLAND was the Master Planning Consultant for a Property Developer led Consortium. Dankuni Township is intended to be an exemplar, self-sufficient, 21st century community for up to 375,000 residents and will provide residential, commercial, hi-tech, business and industrial uses as well as a university, cultural and leisure facilities. TOWNLAND's conceptual schemes helped the developer to get SHORT-LISTED for the final stage.	Kolkata Metropolitan Development Authority	Keventer Projects Limited	2.5	2005
Diamond Harbour Road Site Development (3.06 ha), Kolkata	TOWNLAND was commissioned to provide the Concept Architecture and Master Planning / Design Services on this Project encompassing residential and retail/commercial uses over three integrated sites. The scheme provided the Client with a flagship residential and commercial development based upon innovative architecture and design. The proposal took advantage of the Site's high profile location on Diamond Harbour Road in providing a form of residential and commercial development new to Kolkata.	Keventer Projects Limited	TOWNLAND	4	2006

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Trade Tower and Business District, Hyderabad	TOWNLAND was commissioned to undertake the Land Use and Conceptual Master Layout Planning for a tender being submitted by Reliance Energy Limited for a 36.42 ha. Business District Site in Hyderabad. The focus of the Business District is a landmark 100 storey Trade Tower set within 12 ha of land, which upon development is intended to be one of the landmark iconic buildings of the World. The façade of the Trade Tower has adopted inspiration from a typical facet of India's rich architectural history: the Jali, which is not only visually striking but functional as well. The Trade Tower is intended to be the number one address for Headquarters of major companies in Hyderabad and almost half of the Tower will be designated as office floors. However, the Trade Tower is intended to be recognized as more than just an office tower. It is to be recognised also as a Vertical City featuring a mix of high end retail outlets, restaurants and bars, a 5 Star Hotel and Convention Centre and Viewing Deck together with a package of tourist oriented facilities to include a revolving restaurant and other shops and entertainment facilities which will attract tourists from all over the World.	Reliance Energy Limited	TOWNLAND	1.5	2007
"Growth Centre" (57.62 ha) at Shantiniketan, Bolpur, West Bengal	TOWNLAND was commissioned to prepare the Master Layout Plan, Urban Design Guidelines and Landscape Design for the proposed "Growth Centre" at Shantiniketan, Bolpur, West Bengal. The Project – a joint venture between West Bengal Industrial Infrastructure Corporation (WBIIIC), and a private Consortium of Developers will be developed as a "Centre of Learning & Implementation, Health & Lifestyle" while drawing from social, spiritual and environmental perspectives. Uses such as non-polluting Industrial Units, a Boarding School, a Business School, a Hospital, a Nursing College, Post Operative Care Accommodation, a Senior Citizens' Serviced Residency, Sports and Community Centres and Residential Units for low, middle and high income housing are proposed for the "Growth Centre". TOWNLAND's Concept provides for the development of Social Infrastructure within the Site for promoting employment, education, healthcare, sports and recreational and hospitality based services, as well as a range of residential accommodation, within the Growth Centre.	Shantiniketan Infrastructure Pvt Limited	TOWNLAND	6	2007

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Bidadi Integrated Township Project (3,714 ha), Bangalore Metropolitan Area	TOWNLAND was commissioned to prepare a tender bid for the 3,714 ha Bidadi Integrated Township Project (BITP), the first of five integrated township Projects conceived by the Bangalore Metropolitan Region Development Authority (BMRDA) to relieve pressure on the Bangalore Metropolitan Area. The BITP is located 40 km south of Bangalore and is to be developed into an independent, self-contained and eco-friendly new Township supported by high quality infrastructure and services. The Bidadi Integrated Township will be a vibrant World Class Township with efficient commercial, residential and other components built on a comprehensive Master Plan.	Reliance Energy Limited / Reliance Infocomm Infrastructure Pvt Limited	TOWNLAND	2	2007
Site Planning and Concept Architectural Design for Multiplex Shopping Centre in Asansol, West Bengal	TOWNLAND was commissioned to prepare a Site Plan, Concept Architecture and Conceptual Landscape Design for a Multiplex Shopping Mall Project on a 7,000 sqm.(approx.) Site in Asansol. The Multiplex Mall comprises a 17,367 square metre total construction area and is supported by basement car parking. Various Development Options are being explored including an Option based on the principles of Victor Gruen, which focuses on the mall as a refuge from the chaos of the City and features shopping as a logical experience, and an Option based on the notion of shopping as a theatrical experience featuring a variety of unusual spaces and material finishes to create a sense of drama.	Bluechip Projects Pvt Limited	TOWNLAND	3	2007
Master Planning for Central Business District (4 ha), Asansol Town	TOWNLAND was commissioned to prepare a comprehensive Master Layout Plan, a Conceptual Landscape Master Plan and Broad Urban Design Guidelines for a Central Business District (CBD) on 10 acres of land for the Asansol Durgapur Development Authority. The Asansol CBD area is intended to become a vibrant and modern mixed use down town area that will be a landmark project for the future of Asansol City. The CBD will provide a range of civic and other amenities including retail and commercial development, Government / institutional facilities, serviced residential and hotel development and food and beverage outlets. A strong emphasis is being placed on the retention and adaptive reuse of architecturally and historically significant buildings on the Site in addition to the creation of a pedestrian friendly and green environment featuring city squares and park as signature leisure spaces for the people of Asansol.	Bengal Shristi Infrastructure Development Limited / Asansol Durgapur Development Authority	TOWNLAND	3	2007

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Development of International Convention Centre at Devanahalli, Bangalore	The Department of Tourism, Government of Karnataka invited detailed proposals for the Project. Commissioned by Reliance Energy Limited, TOWNLAND acted as Master Planner and Concept Architect to formulate the Master Planning Concept and Broad Concept Architectural Design. The 14 ha Site is located 33 km from Bangalore opposite the new International Airport and the Convention Centre will be a landmark building. The planning mix comprises a Convention Hall with a seating capacity of 6,000 in theatre style, an Exhibition Hall with a minimum area of 20,000 square metres, Meeting Rooms with seating capacities ranging from 50 to 250 persons, 2 Hotels, Food Courts and other facilities.	Reliance Energy Limited	TOWNLAND	2	2008
Multi-Use Township (275 ha), Sriperumbudur, Near Chennai, Tamil Nadu	IVR Prime Urban Developers Ltd. acquired 275 ha of land at Sriperumbudur, near Chennai, Tamil Nadu for the purposes of an Integrated Multi-Use Township. TOWNLAND was commissioned as Master Planner to formulate the Master Planning Concept for this benchmark Project. The development goal was to establish an Integrated Township which will house a variety of uses including residential, recreational, industrial and commercial, all within close proximity to various existing SEZ's and industrial development and also less than 50 km from the City Centre of Chennai.	IVR Prime Urban Developers Limited	TOWNLAND	3	2008
Master Planning for Aerotropolis (1,416 ha), Ludhiana, Punjab	TOWNLAND was commissioned as the Land Use and Master Planner on a project transforming a 1,416 ha (approx) Site in the vicinity of Ludhiana, Punjab into a comprehensive "Aerotropolis" New Town. The Master Plan includes for a new Airport, an Industrial and Logistics Zone, an IT Hub, an Institutional Zone and complementary Township Development providing quality housing for people from all social strata and modern supporting facilities including state-of-the-art Educational and Medical Institutions, a comprehensive Shopping and Leisure Centre and a Theme Park. The Aerotropolis is characterised by its landmark Town Centre development, signature low rise developments, ample open green space and man-made water bodies.	Bengal Aerotropolis Projects Limited	TOWNLAND	6	2008
Comprehensive Development of Residential, Commercial & Entertainment Facilities (9.7 ha) at Prantika, Durgapur	TOWNLAND prepared an initial Conceptual Scheme and presented it to the Mayor and Members of the Municipal Council for approval.	Bengal Pragati Pvt Limited in Association with Durgapur Municipality	TOWNLAND	1.5	2008
Concept Architecture for Various Mass Rapid Transit System Stations Along the Versova-Andheri-Ghatkopar Corridor	A consortium formed by Reliance ADA Limited along with Veolia Transport, France and the Mumbai Metropolitan Region Development Authority (MMRDA) commissioned TOWNLAND to develop the Project. Two standard designs were developed which can be applied to most of the Stations, but in addition designs for three landmark Stations were suggested which will act as signature buildings for the new railway line.	Mumbai Metro One Pvt Limited (A Subsidiary of Reliance ADA Limited)	TOWNLAND	7	2008

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Master Layout Planning & Development Planning for Dharavi Redevelopment Project (236 ha), Mumbai	TOWNLAND was commissioned by Kalpataru Properties Pvt. Ltd to give shape to its vision for the redevelopment of the 236 ha Dharavi Slum Area (the Site) in Mumbai, accommodating some 57,000 families. The Project was a response to the Government of Maharashtra's comprehensive slum rehabilitation scheme for the Site which envisages the emergence of a modern residential and commercial community comprising resettlement housing, new employment opportunities and supporting amenities for slum dwellers, together with market focused commercial and residential uses. The Project envisaged a unique and self-sustaining centre in Mumbai and provided for both the physical infrastructure for resettlement in addition to comprehensive measures for rehabilitation, to include new and state of the art healthcare facilities, education institutions and new opportunities for income generation.	Kalpataru Properties Pvt Limited	TOWNLAND	2	2008
Master Layout Planning, Conceptual Landscape Design and Concept Architectural Design for the "Cyber Enclave - Elena Park" Mixed Use Project, Cyberabad, Hyderabad	TOWNLAND was engaged by IVR Prime Urban Developers Ltd to give shape to its vision for an 11.6 acre (4.7 ha approx) Cyber Enclave Project in Hyderabad, India to be known as "Elena Park", to comprise Residential (Luxury Condominiums, Penthouses and a supporting Club House) and Commercial (IT Park and All Suites Hotel) uses to comprise a Total Built Up Area of 168,149 square metres of Gross Floor Area. This high end development was designed such that it is self-contained and gated and features extensive green spaces and a range of facilities to include a world class clubhouse, gymnasium, a swimming pool, open pavilions, seating and water features, childrens' play areas and car parking to cater to the needs of residents and visitors.	IVR Prime Urban Developers Limited	TOWNLAND	3	2008
Master Planning for International Lifestyle City	TOWNLAND was commissioned as Master Planner on a Project to create a mixed use development in the vicinity of Navi Mumbai, on a Site comprising 506 ha (1,250 acres) of land for Structure Planning purposes and 304 ha (750 acres) of land for Master Planning purposes. The aim of the Project was to create a modern Township comprising residential development, higher education facilities and supporting health, recreation and commercial facilities, catering to an elite target market.	Infrastructure Limited (A Subsidiary of SKIL Infrastructure Limited)	TOWNLAND	3	2009

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Master Layout Plan and Concept Architecture for an IT Park (40 ha) at Nagpur's International Airport	TOWNLAND was commissioned to develop the Master Layout Plan and Concept Architecture for an IT Park to be developed as part of the SEZ at the new Multimodal International Passenger and Cargo Hub at Nagpur's International Airport. The IT Park will be the first site to be developed of an IT oriented City which will house a variety of related businesses including call centres, data centres, software production houses, animations studios and the like. To be able to meet all possible future development scenarios, a Master Plan has been developed that is highly flexible for future tenants, without compromising on the spatial and visual unity. A grid pattern layout, a modular building system, and a raised landscape with communal car parking, have created an effective framework for the development of this high profile IT Park	Kolland Developers Pvt Limited	TOWNLAND	5	2009
Master Planning for the Kharghar Hill Plateau "Centre of Innovation and Excellence" (150 ha), Navi Mumbai	In response to a Tender set out by CIDCO for the development of a theme-based, eco-friendly development which would bring in World recognition to Navi Mumbai, TOWNLAND was commissioned by Indiabulls Real Estate Limited to prepare a Master Plan for the development of the Kharghar Hill Plateau. Keeping in mind CIDCO's objective and India's dominance as a knowledge based economy, the development of a World-class Campus on the Site was proposed as a "Centre of Innovation and Excellence". The Centre was proposed to comprise 4 main elements; a Centre for Advanced Medical and Biotechnology Research; a Centre for Education and Continuous Learning; a Centre for Applied Research and Technology; and a community of high end villas and apartments to be set in the undulating hills. The Campus will provide World-class facilities for advanced research, education and healthcare that will catalyze the transformation of Navi Mumbai into 'The Knowledge City'. The design of the Master Plan mimics the natural landscape in which it is set, incorporating the highest standards in eco-friendly design.	Indiabulls Real Estate Limited	TOWNLAND	2	2010

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ADB Regional TA 6293: Cities Development Initiative for Asia (CDIA) - Pre-feasibility Study in Urban Transport, Cochin, State of Kerala	TOWNLAND in association with GlobalWorks International Corporation were selected by the Asian Development Bank as a service provider under an Indefinite Delivery Contract (IDC) as a part of the Cities Development Initiative (CDIA) for Asia. Under the terms of the Indefinite Delivery Contract, TOWNLAND and GlobalWorks were commissioned to undertake RETA 6293: Pre-Feasibility Study in Urban Transport, Cochin in the State of Kerala, India. The Project was focused on the development of a prioritized urban transport investment programme that is environmentally friendly and meets the needs of all its citizens, (including the poor). The key aim of the Project was to address the increasing traffic congestion in Cochin, which is a direct result of a growth in personal vehicle use. This was achieved through the investigation of alternative transport options for its citizens with a focus on providing more environmentally friendly, sustainable forms of transport. The Study provided inputs in relation to infrastructure, institutional development/reform, effective management, policy and regulatory frame-works.	Asian Development Bank	GlobalWorks International Corporation	3.5	2010
Conceptual Architectural Design for the Proposed Commercial Complex (77,000 sqm. GFA) for The Delhi Dwarka Depot Building, Delhi	TOWNLAND was commissioned to undertake Conceptual Architectural Design for a Proposed Commercial Complex along the Delhi Airport Metro Express Line between New Delhi Railway Station and the Indira Gandhi International Airport. The Commercial Complex comprised of a high end shopping mall featuring a host of retail shops, restaurants, a multiplex and offices comprising approximately 77,000 sqm. of gross floor area. The design for the Project was based on a review of the retail market around the Site and recommended a retail positioning for the Commercial Complex which would maximize the returns on the Project. The key element of the Design Brief was to create an iconic design that will be different from any other Mall Complex in Delhi, and one that will be an attraction and a destination for visitors from not just Dwarka but the City as a whole.	Delhi Airport Metro Express Pvt Limited (A Subsidiary of Reliance ADA Limited)	TOWNLAND	3	2010
Conceptual Master Layout Planning for Township (1,649 ha) in Surat	TOWNLAND was commissioned to give shape to Client's Vision for the development of the largest Township in Gujarat: the 1,649 ha. development on the outskirts of the City, near the City Airport and the scenic Mindhola River. The Township designed by TOWNLAND provides for a wide variety of residential neighbourhoods for all income groups, mixed use shopping areas, a commercial district, and plenty of space for a network of green parks and waterways. The network of corridor parks and waterways, the large Central Park and an Eco-Park are a part of the unique riverside development and are some of the elements that will help to give the Township the image of 'Gujarat's Eco-City of the 21st Century'. The well balanced mixture of lifestyle, business, entertainment and green recreation will provide a leisure destination for people from all over southern Gujarat.	Kalpataru Properties Pvt Limited	TOWNLAND	3	2011

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Conceptual Architectural Design - Review and Reworking of Retail Areas in New Delhi Station & Shivaji Stadium Station (5,600 sqm. GFA), Delhi	TOWNLAND was appointed by to undertake Conceptual Architectural Design of the retail areas (both underground) within New Delhi and Shivaji Stadium Metro Stations on the Delhi Metro Airport Express Rail Link between New Delhi Railway Station and the Indira Gandhi International Airport. An optimum retail mix was identified and a retail layout designed for each floor, taking into account all the requirements of a metro station and the need to create a high end retail space. Whilst easy navigation and ample circulation space was retained for the large number of passengers passing through the Stations, attractive retail spaces were added that will invite passengers and other visitors to enjoy a shopping or dining experience without equal in this central part of New Delhi. Indicative shop-front designs were also prepared for each floor and shop typologies identified, fitting in with the overall character of each precinct within the retail areas. TOWNLAND also undertook the Concept Architectural Design of iconic canopy structures at the entrance to the Stations.	Delhi Airport Metro Express Pvt Limited (A Subsidiary of Reliance ADA Limited)	TOWNLAND	3	2011
Master Planning for Aerotropolis (931 ha), West Bengal	TOWNLAND was commissioned as the Land Use and Master Planner on a Project transforming a 931 ha Site in the vicinity of Asansol, West Bengal into a comprehensive "Aerotropolis" comprising a new Airport, an Industrial and Logistics Zone, an IT Hub, an Institutional Zone and complementary Township Development for up to 150,000 people providing quality housing for people from all social strata and modern supporting facilities including state-of-the-art Educational and Medical Institutions, a comprehensive Shopping and Leisure Centre, a Theme Park and a First Class Golf Course. TOWNLAND's specific inputs included Conceptual Master Planning and Detail Master Planning.	Bengal Aerotropolis Projects Limited	TOWNLAND	4	2012

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Urban Redevelopment Plan (686 ha) for Thyagaraya Nagar, Chennai	TOWNLAND was commissioned to prepare an urban redevelopment plan for Thyagaraya Nagar (T. Nagar) in Chennai. This Project sought to move away from short term improvement measures to an area based development approach for T. Nagar. T. Nagar is located in the central part of Chennai and is a major commercial hub for the City and a major transfer point for Rail-Road commuters. The area was experiencing major congestion as a result of high level commerce, a host of informal activities, limited integration of infrastructure between the railways and City Government and limited enforcement of building codes. The key problem to be addressed in formulating an area development strategy and redevelopment plan for T. Nagar was the need for a balance between activity growth and access. TOWNLAND's redevelopment proposals focus on ensuring ease in movement and the sustainable accessibility of vehicles, goods, commerce and pedestrians, by proposing an underground tunnel for through traffic, strategically located multi-storey car parks, defined areas for traffic calming and areas to be designated Pedestrian-only. The proposed design for the public space includes a range of amenities and street furniture for pedestrians, landscaping features and specially designed street vendor stalls for hawkers.	The Corporation of Chennai / Tamil Nadu Urban Infrastructure Financial Services Limited	Jones Lang Lasalle Property Consultants (India) Pvt. Limited	9	2013
Dharapur Aerotropolis Township, Assam	TOWNLAND was commissioned to prepare a Conceptual Master Layout Plan and Concept Architectural Design for a Residential Township on 20 ha of land in Guwahati, Assam, adjacent to the City's Airport. Based around the concept of "Living in Harmony with Nature", the design for the Project focused on establishing a green lifestyle environment catering to the fast growing group of middle class families in Assam. Through the use of gently curved roads embraced by corresponding building alignments, a low building density and generously planned green areas, the Master Plan was able to give the Township an "old world" charm, reminiscent of the spatial qualities of the integrally designed residential precincts of pre-independence India. The design of pedestrian only accessible plazas, parks and green corridors connecting the clusters of retail, restaurants, offices and clubhouse to the residential precincts will entice people to walk or cycle anywhere in the Township. Situated within walking distance of homes at the core of the residential precinct lies a large Central Park and water body forming the central green lung and recreational space for all residents to enjoy. A lifestyle that is about enjoying the outdoors on a daily basis formed not only the central guiding force behind the Master Plan, but also the inspiration for the architecture of the Villas, Row Houses, Clubhouse and Commercial Complex. A strong visual and physical connection between indoor and outdoor spaces was consistently applied to all building typologies.	Brahmaputra Realtors Pvt Limited	TOWNLAND	4	2013

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Conceptual Master Layout Planning for Mixed Used Township (60.7 ha), Kasara, Maharashtra	TOWNLAND was commissioned to undertake Conceptual Master Layout Planning for a 60.7 ha Mixed Use Township near Kasara, Maharashtra. The Site is located on a table top plateau, incorporates steep slopes and is surrounded by a forest zone providing a serene, pollution free environment. The design of the Project took advantage of the unique location, natural beauty and connectivity of the Site to Mumbai, with a mix of Residential Typologies, Education, Healthcare, Tourism and Recreation.	Brick Eagle Capital Advisory	TOWNLAND	2	2013
Conceptual Architectural Design for Landmark Mixed Use Residential & Commercial Development, Kolkata	TOWNLAND was commissioned to prepare Conceptual Architectural Design for a mixed use Residential and Commercial Development located on a prime site in downtown Kolkata. Comprising a built-up area of 18,580 sqm., the Development is a landmark project for the City and will contribute to its skyline as an icon.	Lend Lease Company (India) Limited	TOWNLAND	2	2013
Mixed Use Development at Khondhawa (101 ha), Pune, Maharashtra	TOWNLAND was engaged to prepare Preliminary Master Plan Options for a 101 ha Township Development located some 10 kilometers south of Pune. The Township consists of residential neighbourhoods comprising villas and apartments, and pockets of supporting facilities aimed primarily at residents, such as convenience shopping, a school, library and clubhouse. Other facilities catering to a wider catchment area were also incorporated including a 5 star hotel, a shopping mall and hospital. The objective of the Conceptual Master Planning was to plan and design for a lively, mixed use Township community, using the maximum allowable Plot Ratio, whilst realising a Master Planning Vision for a range of high standard building typologies and a unique open space network taking into account the unique topography of the Site. The hilly terrain provided a large number of attractive viewing points across the landscape; and water-bodies and pockets of vegetation were used to their maximum advantage to create an International standard, sustainable Township Development for Pune.	Kakade Builders Pvt Ltd	TOWNLAND	1	2013
Master Planning and Urban Design for Mixed Use Township Development at Bayer (40 ha) and Clariant (20 ha), Thane	TOWNLAND was commissioned to prepare a Master Plan and Urban Design for the redevelopment of two former industrial Sites (1.3 million sqm. built-up area). The land use mix planned for the Site, which includes residential apartments, retail and hospitality uses, offices and civic facilities, combined with a high Floor Space Index (Plot Ratio), forms the inspiration to plan the Sites according to the New Urbanism principles of the 'Urban Village'. The careful integration of the extensive existing tree cover into the new urban fabric will give the Developments another unique spatial quality.	Kalpataru Limited	TOWNLAND	7	2014

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Several Smart City Mission Proposals for Chennai and Tiruchirappalli (Tamil Nadu), Vadodara (Gujarat), Amritsar (Punjab), Aligarh and Moradabad (Uttar Pradesh)	TOWNLAND in association with Jones Lang Lasalle Property Consultants (India) Pvt. Limited and Tata Consulting Engineers prepared the Smart City Proposals for six Indian cities to qualify for the Smart City grant from the Central and State Government. For each City a 'Pan-City' Smart Urban Development Vision and Smart Initiatives were proposed and one Inner City Site was identified for 'Area Based Development'. This area will be retrofitted with the latest innovations in Smart City Technology and redeveloped according to the latest Sustainable Development Strategies.	City Corporation Chennai, Trichy, Vadodara, Amritsar, Aligarh & Moradabad	Jones Lang Lasalle Property Consultants (India) Pvt. Limited	3	2016
Mumbai Port Waterfront Redevelopment Tender(500 ha), Mumbai, India	TOWNLAND was shortlisted as one of 5 finalists to participate in the Tender Bid for the Detailed Master Planning of the soon to be redeveloped Mumbai Port Waterfront. As a Central Master Plan Theme for the redevelopment of the Mumbai Port Complex, TOWNLAND selected "The Connected City". Mumbai should be better 'connected' in many ways to become the World Class City it wants to be, spatially, socio-economically and virtually. The opportunity to redevelop the entire Mumbai Port Complex and to open the City to its harbour front will change the identity of the entire City and its potential impact for the City's residents could not be underestimated. TOWNLAND's Master Plan Vision revolved around the concept of creating a large variation in Waterfront identities, both for the built environment as well as the public open spaces, catering to people from all socio-economic strata. TOWNLAND has suggested that with the unique opportunity to Master Plan such a large scale and prominent part of the Central City, a Detailed Building Height Plan would be an appropriate tool to create a coherent Urban Design. By allowing only spatially appropriate building densities and building heights based on land use, location, transit accessibility, open space and vista corridors, a truly Transit Oriented Development (TOD) and Pedestrian Friendly Environment can be achieved.	Mumbai Port Trust	Tata Consulting Engineers Limited	1	2016
Detailed Feasibility and Concept Master Plan for Shiyal-Bet Island (50 ha), Gujarat	TOWNLAND in association with Jones Lang Lasalle Property Consultants (India) Pvt. Limited has developed a Concept Master Plan for Shiyal-Bet Island in Gujarat. The development concept is to create three small scale eco-sensitive clusters (Tourism, Civic and Social Housing) that will have a minimal ecological impact on the Island whilst maximizing opportunities to improve the socio-economic circumstances of the Island's inhabitants. One main pedestrian spine connects the different clusters, a host of public spaces and all waterfronts.	Gujarat Infrastructure Development Board	Jones Lang Lasalle Property Consultants (India) Pvt. Limited	6	2016

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Detailed Project Report and Master Plan for a Smart Industrial Port City (2,544 ha), Paradip, Orissa	Paradip Port has been identified by the Central Indian Government as one of the future major Port Gateways for India. As part of the planned Port expansion, TOWNLAND has worked in association with Tata Consulting Engineers Limited on developing the Detailed Master Plan (2040) and Development Control Guidelines for the Township, Industrial Areas and Tourism Areas. The Master Plan combines strategies for retrofitting and redevelopment of the existing City and seamlessly merging it into the new urban fabric. TOWNLAND focused on a sustainable urban development strategy, with a strong emphasis on the human scale of the built environment, pedestrian orientation and an extensive network of attractive, people oriented public spaces.	Paradip Port Trust	Tata Consulting Engineers Limited	8	2017
Detailed Project Report and Master Plan for Smart Industrial Port City (613 ha) Kandla, Gujarat	Kandla Port has been identified by the Central Indian Government as one of the future major Port Gateways for India. As part of the planned Port expansion, TOWNLAND has worked in association with Tata Consulting Engineers Limited on developing the Detailed Master Plan (2040), Urban Design Guidelines and Development Control Guidelines for one Mixed Use Township Area and one Industrial Area. TOWNLAND focused on a sustainable urban development strategy, with a strong emphasis on the human scale of the built environment, a pedestrian orientation and an extensive network of attractive, people oriented public spaces. At the heart of the Township Area a unique network of Pedestrian Only streets, squares and parks has been planned that will help transform how Kandla residents will spend their leisure time.	Kandla Port Trust	Tata Consulting Engineers Limited	8	2017
Concept Master Plan and Site Plan Orient Craft Fashion Park One (10 ha), Ranchi, Jharkhand	Orient Craft Limited is developing a modern Industrial Park for garment manufacturers and exporters at a Site on the outskirts of Ranchi. This Development will set a new standard as a World Class Industrial Park with high quality infrastructure supporting the Indian garment industry. The Development consists largely of individual garment industry plots and ancillary facilities, but also contains a mixed use area set aside for future development of either offices, apartments or a hotel. The mixed use area has its own vehicular entry point from the Khelgaon-Tatisilwai Road, which allows it to be developed as its own separate entity. The natural beauty of the Site has formed the inspiration for the Master Plan as TOWNLAND focused on creating an efficient layout whilst retaining the natural gradient and all of the largest trees around the Site.	Orient Craft Limited	TOWNLAND	4	2017

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Detailed Master Plan for Wadala Commercial District (150 ha), Mumbai	TOWNLAND in association with Edifice Consultants Pvt Limited has developed a Detailed Master Plan and Development Control Guidelines for a new Central Business District for Mumbai (4.4 million sqm. Built-Up Area). Focused around two Monorail Stations, a high density Commercial District of International standard is planned. The framework for the Master Plan is formed by a network of pedestrian oriented Public Spaces at different levels, lined with Retail, Leisure and Civic Amenities, seamlessly connecting all Commercial and Residential Towers to the nodes of Public Transportation.	Mumbai Metropolitan Region Development Authority	TOWNLAND in Association with Edifice Consultants Pvt Limited	36	2018
Concept Master Plan for Knowledge City Dumad Village, (28 ha) Vadodara, Gujarat	TOWNLAND in association with Ernst & Young (India) and HCP Design and Project Management Pvt. Limited worked on the Feasibility Study to create a unique 'Knowledge City': three different University Colleges co-existing within one Campus and sharing all common services and facilities (Cafeterias, Dormitories, Shops, Sports Facilities, Venue Spaces, Conference Halls, etc). The Master Plan concept focuses on the opportunities to group facilities per function (instead of Institute), and the special Zoning of the Campus, striking a balance between the common denominator and the individual identity of the different Institutes.	Gujarat Infrastructure Development Board	Ernst & Young (India)	3	2018
Master Planning for UNESCO World Heritage Sites at Hampi, Bodhgaya, Khajuraho and Kaziranga, Karnataka	TOWNLAND's wide planning experience in the Tourism Sector has been recognized by the Ministry of Tourism in India through the appointment (in consortium with Design Associates and Feedback Infra) as Master Planner to redevelop the Tourism Infrastructure around the UNESCO World Heritage Sites of Hampi, Bodhgaya, Khajuraho and Kaziranga. The four Sites are part of a Government scheme to improve the Tourist's experience at nineteen of India's most famous tourist destinations and transform them into Iconic Tourist Destinations of international standard. The Consortium identified for Hampi a Shelf of Projects that will help to make the Tourists' experience more comfortable, memorable and sustainable. The interventions aim for the World Heritage status to be reflected in a unique Sense of Place in the upgraded streetscape and building facades around the most important Temples and Archaeological Sites. A large new pedestrian oriented Tourism Node with a high density, low rise mixture of hotels, restaurants, museums, tourist shops and events spaces is proposed a short distance from the Heritage Site. This Development will adhere to the highest sustainability criteria and follow strict architectural and urban design guidelines befitting the exceptional natural and historical quality of the area.	Ministry of Tourism	TOWNLAND	12	2021

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Comprehensive Mixed Use Development (8.4ha) in Jaipur	TOWNLAND was appointed to prepare a Master Plan for an 8.4 ha one-of-a-kind Mixed Use Development on a prime site in Jaipur, India. The unique blend of high end retail, entertainment, hospitality and luxury apartments translates into a coherent and unique approach to the Development's Urban Design, Landscape Design and Architectural Design that takes it beyond the look and feel of any regular stand-alone Mall, Hotel or Apartment Tower complex. The Project is planned as not just a series of individual buildings but as a cohesive and integrated 'Urban Building Complex' with a vertical and horizontal mixture of uses and a strong network of Pedestrian Friendly open spaces, which elevates the Development into a thriving and integral part of the City at International standards. The Urban Design focus is on creating an environment that balances the requirements to thrive as both a high end commercial and a residential environment. The buildings and pedestrian only open spaces are integrated as much as possible, to benefit from each others proximity with easy, safe and comfortable connections. Separation is provided where required, from exclusive vehicular and pedestrian access into apartments and separate car parking floors, to achieve maximum privacy for the apartments' outdoor podium gardens sheltered from the general public. Parking is prohibited on the ground and first floor of all buildings. Parking will be taken care of underground at the lower ground level. The (lower) ground floor and first and second floors are used for retail, offices and all other types of commercial activity. The street fronts are transparent and provide many entry and exit points into the shops, and lobbies into the offices and apartment towers to allow for a vibrant High Street environment to be created. This also means that no dead walls or stilted parking is permitted along the street front.	KGK Realty Pvt Ltd	TOWNLAND	3	2022

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Concept Architectural Design for Façade of Office Complex, Jaipur	TOWNLAND was appointed to provide two Preliminary Conceptual Architectural Design Options for the facade a Commercial Building of circa 280,000 sqft in Jaipur, India. The Commercial Building is the First Phase of a larger 3 million sqft Mixed Use Development, for which TOWNLAND is responsible for the Master Planning. The goal is for the Commercial Building to architecturally be part of the larger cluster of Mixed Use Buildings. Considering the hot climate in Jaipur, another strategic goal of the facade is to ensure the building will be energy efficient whilst not compromising on the visual and thermal comfort of the occupants. With the floors of the building already constructed and load bearing columns in place away from the floor plate's perimeter, the facade is to be designed as intended in the original design: a non-load-bearing wall. This First Option has a unitized system curtain wall: an aluminium-framed facade, containing in-fills of glass or thin aluminium panel cladding, and aluminium spandrel panels. The framing is attached to the building structure and does not carry the floor or roof loads of the building. The window frame design consists of a simple template that is repeated across all facades as a module of one large vertical window (or panel) next to three square windows (or panels), framed by spandrel panelling hiding the edges of the floor slabs, ceiling details. The Design Concept is to vary the amount of glass panels and aluminium panels and therefor the transparency for each facade, based on its orientation towards the sun: to mitigate heat gain, but allow for enough day light. The importance of views from the inside: whether its an office, a serviced apartment or a shop, and whether it's overlooking a courtyard or provides long vistas towards the Entertainment Paradise, have all been taken into account.	KGK Realty Pvt Ltd	TOWNLAND	1	2022

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Master Planning for Rajarhat Luxury Residential Development, Kolkata	TOWNLAND was appointed to prepare a Master Plan for a large scale (400,000 sqm GFA) residential development on the outskirts of Rajarhat, Kolkata. The Client requested a mix of high rise apartment towers, semi-detached villas and retail outlets, focusing on an iconic Urban Design to appeal to a wide range of buyers. The most prominent feature chosen for the Project is the organically shaped curvilinear building form and dynamic skyline with a stepped roofscape with community gardens for its residents. This distinctive design choice not only gives a unique character to the project, it helps to visually break down the large volume of the 15 apartment towers to a more human scale. The visual impact of the 4 storey car park podiums on the surrounding open space and the need to create direct pedestrian connectivity between the gardens at podium and ground levels was another challenge. It inspired the solution of creating multiple cascading, hanging gardens, with pedestrian friendly, sloped and stepped gardens with lush vegetation at multiple, prominent locations. The third important Urban Design element is the oval shaped retail building with sunken park and retention pond at the heart of the development and the community. With the Project Site cut in two by an existing public road, the placement of the park and retail on either side of the road helps to visually connect the Project. A pedestrian underpass provides a practical seamless connection between the two sides.	Oswal Group	TOWNLAND	2	2025

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Detailed Master Plan and Urban Design Guidelines for the International Financial Services Centre (50 ha), Mumbai, Maharashtra	TOWNLAND in association with Tata Consulting Engineers has developed a Detailed Master Plan and Development Control Guidelines for the International Financial Services Centre (IFSC) in Bandra Kurla Complex (BKC) (50 ha / 123 acres), Mumbai's most prestigious business district. Focused around two Metro Stations and a High Speed Railway Station, a high density Commercial District of International standards is planned. The framework for the Master Plan is formed by a network of pedestrian oriented Public Spaces at different levels, lined with Retail, Leisure and Civic Amenities, seamlessly connecting all Commercial and Residential Towers to the nodes of Public Transportation. In a crowded, high density urban environment like Mumbai it makes sense for Public Pedestrian Streets and Plazas to be planned not only at grade, but also on publicly accessible podium decks and underpasses lined with retail, in order to create a comfortable and seamless spatial connectivity between different parts of these new developments and the adjoining neighbourhoods. This smart double use of space, which is a familiar sight in many of Hong Kong's high density central districts, allows for the IFSC development to maximize its FSI whilst also creating enough public open space to comfortably handle the large pedestrian crowds. The Project includes a comprehensive Urban Design Framework with Detailed Landscape Design Guidelines and Architectural Controls.	Mumbai Metropolitan Region Development Authority	TOWNLAND	12	Ongoing

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Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Kharghar Corporate Park, Navi Mumbai, Maharashtra	In 2018 TOWNLAND as part of a consortium won an International Competition held by CIDCO for the design of Kharghar Corporate Park (140 ha) in Navi Mumbai. TOWNLAND's Master Plan Concept from the Competition has been carried through in the detailed master planning stages that have followed and stands out by its strong focus on Transit Oriented Development, Pedestrian Movement, and a Sustainable and Outdoor Lifestyle. The strategic location and scale of Kharghar Corporate Park (KCP), allows for its development to be not like any another Business Park, but to be treated as the new "Heart of the City": a vibrant City Centre for Navi Mumbai, that embodies the International planning standards of today to create a truly sustainable mixed use urban environment to 'live, work and play'. The holistic approach to planning and design and extensive mixture of commercial, civic and leisure facilities with a substantial residential component make KCP a Destination for people from all over Navi Mumbai and beyond. Navi Mumbai desperately needs more pedestrian friendly, outdoor urban destinations that provide ample safe space for pedestrian circulation and at the same time a wide choice of retail, leisure and food & beverage options to enjoy. It's only appropriate therefore that the central Mixed Use District is planned around a network of pedestrian only streets with a large oval shaped City Plaza at its core, to give KCP a truly vibrant City heart.	CIDCO (City and Industrial Development Corporation)	TOWNLAND	24	Ongoing

TOWNLAND EXAMPLES OF PROJECTS IN INDIA



Project	Project Description	Client	Lead Consultant	Duration of Project (months)	Completed (year)
Tamil Nadu Integrated Tourism Project	TOWNLAND was appointed in a consortium with Feedback Infra to prepare a Detailed Strategy and Master Plan for the Tamil Nadu Integrated Tourism Promotion Project. More than 300 of Tamil Nadu's most important Tourism destinations (from ancient temples and archaeological sites, to forts, museums, hotels, beaches and lakefronts, natural parks and entire hill stations) were studied in depth and a long list of interventions proposed. The interventions are part of an overall strategy to create an integrated network of tourism products and services across the State, and make Tamil Nadu a more comprehensive and integrated Tourism Destination of international standard. The Tamil Nadu Tourism Development Corporation (TTDC) Hotels are often located at large sites, close to some of the most prominent tourist attractions. Smart strategic choices by the Authorities will aim to incentivise the Private Sector to upgrade or redevelop these key hotel locations that can help to put Tamil Nadu on the map as not just a cultural destination, but as a leisure tourism destination as well. TOWNLAND prepared Conceptual Master Plans for more than 15 existing TTDC hotels and several new large mixed use beachfront resorts. The Master Plan interventions focus on creating a leisure experience aimed at the modern traveller, with a strong Sense-of-Place inspired by natural surroundings and by planning a building layout and surrounding landscape with a seamless indoor-outdoor transition. Some of Tamil Nadu's most iconic Heritage and Cultural attractions including Forts, Theme Parks, Spiritual Retreats, Hill Stations and other attractions require substantial interventions focusing on renovation (especially of non-religious heritage structures), redevelopment of indoor and outdoor facilities and introduction of a broader mix of tourist attractions to these sites and their immediate surroundings. Strategic parking and eco-friendly mobility options, combined with a more pedestrian friendly environment need to be aimed for. A common theme in TOWNLAND's Master Plans are the introduction of a wide choice of restaurants, cafes, shops and outdoor leisure and recreational activities, set within an attractive built landscape in order to appeal to a diversity of visitors including the International traveller. To address this, Site Interpretation / Tourist Facilitation Centres are proposed at many of the Sites throughout the State. TOWNLAND prepared a prototype design, that can be built many times over (with small adjustments to its size and layout, based on local site conditions and functional requirements), facilitating major cost savings in the construction of these Site Interpretation / Tourist Facilitation Centres. The prototype design also ensures that the	Tamil Nadu Infrastructure Fund Management Corporation Limited / Ministry of Tourist	TOWNLAND	24	Ongoing

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	standard of quality in the final design, materials and functionality is guaranteed, from the largest tourist attractions to the smaller, remote or less visited sites. The Site Interpretation / Tourist Facilitation Centres will become a familiar landmark for travelling tourists throughout the State, with their distinctive design which will be easily recognised. Two different Architectural Designs have been developed: one that is appropriate to be built in a more urban environment, close to a protected heritage building (often a Temple) and one that is fitting with the green, countryside landscape (often near the entrance of nature parks). In relation to their urban context, the Temple Towns of Tamil Nadu demonstrate the need for a solution that tackles the problems of urban congestion, disorder, and ambiguity of access and circulation in a religious setting. TOWNLAND's Master Plans for the Temple Sites focus on creating an infrastructural language that acknowledges the commercialisation around the Temples and the sensitivity to the traditionally bound (religious) culture, while allowing for a layered cultural ambiance, which can be enjoyed by all kinds of people; from local residents and visitors to the temples, to pilgrims and tourists. The main gopuram (towergate) is one of the main attractions for tourists when visiting the Temples and can only be admired from a distance. To allow for the gopuram to take centre stage in the Pilgrims' and Tourists' experience, the overall strategy for public space planning around the Temples in Tamil Nadu will be to focus on pedestrianisation, traffic calming and parking management. The strategy is for available (Temple or Government owned) plots in the area to become designated Car Park areas. All visitors will comfortably disembark from their vehicle at the first part of the Sannidhi Street where, through traffic calming measures, more pedestrian space is created and cars are only allowed to drive in one direction. The second part of Sannidhi Street, closest to the Temple is completely pedestrianised; using its historical, cultural and spatial significance to bring back some of its faded glory, by allowing visitors to walk up to the Temple unhindered by traffic and parked vehicles				