

THE
BALMORAL
RIVERSIDE



Other premier projects in Pune include the award-winning Kasturi Housing in a prime location, offering 200,000 sq. ft. of space. Planned in 1998, this award-winning development has 17 towers, 1,500 units and 100,000 sq. ft. of commercial space. It is currently undergoing another major phase for the residential towers. Our cutting-edge approach to quality, hygiene and development stands as a testament to our commitment to excellence.

Our landmark projects include:

THE BALMORAL ESTATE
Tucked amidst the beauty and urban location of Baner, Pune, The Balmoral Estate is a collection of high-end luxury residences that has commanded the highest rate in western Pune and also the highest rate per square foot in Pune.

ZERO ONE
Home to Pune's passport office, leading IT companies, and numerous select B/Business. This one is the prime destination that always bears the benefit of an exclusive commercial & IT zone.

APARTHOUSING
A mid-segment residential development in Wakol, Pune, Apartho is well-known for the absolute Kurumbi and International (Rogue) 2 projects. Decked with superior detailing and high-quality finishes, Apartho is a prime lifestyle.

COUCHAGES
Absolute Best (with) award, Now Awarded India's Best. Set on a prime 23-acre campus in one of the most scenic locations in Hinjewadi, Phase II. This is a well-planned community of 13 Towers, with superior and contemporary design and amenities on each floor.

Ean Homes is a premium mid-segment residential development by Kasturi Housing. The Development has been designed by International Architects.

AWARDS & RECOGNITION

Celebrating our noteworthy accomplishments in the real estate sector, the Realty Plus Conclave and Excellence Awards, and the International Property Awards, Honoured Kasturi's capability and competence of providing the finest properties to our customers in the year 2017 and 2018, respectively. These awards are the testimonials of our hard work, and our aim to always be the best.



Notes From
The Years
Of Planning

To complete projects, clear the process, and ensure quality, it's a long and arduous journey.

The process of the five-year journey involves a lot of planning, coordination, and execution. It's a long and arduous journey, but the end result is a well-planned and executed project.

From the initial planning to the final execution, every step is carefully monitored and executed. It's a long and arduous journey, but the end result is a well-planned and executed project.

PROJECT SUCCESS

Sometimes the only way to see a place in light is through the eyes of someone who has spent years in planning.



A city's story is embedded in the minutiae of its structure that adds to which incorporates its rich history and modernity. It's a long and arduous journey, but the end result is a well-planned and executed project.

With a vision to provide nothing but quality, our planning focuses on giving and a solid solution for any development that is undertaken.

We offer the best built quality for your property in terms of construction and design. Planning and construction, and create an unparalleled team for you through our interior and furniture services, up-to-date home technology and automation, facility management, and maintenance services.

SHARAD AGARWAL
Chairman & Managing Director - Kasturi

TYPICAL 4BHK EXTENDED DECK



- 1 Lobby 3.05 x 2.60 meter
- 2 Living/Dining 7.85 x 4.95 meter
- 3 Kitchen 4.52 x 2.50 meter
- 4 Utility 1.78 x 1.25 meter
- 5 Bedroom 3.88 x 3.20 meter
- 6 Master Bedroom 3.20 x 4.95 meter
- 7 Master Toilet 1.51 x 1.24 meter
- 8 Walk in wardrobe 2.75 x 2.85 meter
- 9 Bedroom Two 3.91 x 3.90 meter
- 10 Toilet Two 1.45 x 1.45 meter
- 11 Bedroom Three 3.91 x 3.90 meter
- 12 Toilet Three 1.55 x 2.40 meter
- 13 Bedroom Four 3.91 x 3.90 meter
- 14 Toilet Four 2.35 x 1.85 meter
- 15 Powder Toilet 1.75 x 1.05 meter
- 16 Passage area 4.56 x 1.88 meter

Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
149.48	23.81

*Area mentioned above is approximate carpet area as per RERA.

TYPICAL 4BHK NORMAL DECK



- 1 Lobby 3.05 x 2.60 meter
- 2 Living/Dining 7.85 x 4.95 meter
- 3 Kitchen 4.52 x 2.50 meter
- 4 Utility 1.78 x 1.25 meter
- 5 Bedroom 3.88 x 3.20 meter
- 6 Master Bedroom 3.20 x 4.95 meter
- 7 Master Toilet 1.51 x 1.24 meter
- 8 Walk in Wardrobe 2.75 x 2.85 meter
- 9 Bedroom Two 3.91 x 3.90 meter
- 10 Toilet Two 1.45 x 1.45 meter
- 11 Bedroom Three 3.91 x 3.90 meter
- 12 Toilet Three 1.55 x 2.40 meter
- 13 Bedroom Four 3.91 x 3.90 meter
- 14 Toilet Four 2.35 x 1.85 meter
- 15 Powder Toilet 1.75 x 1.05 meter
- 16 Passage area 4.56 x 1.88 meter

Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
149.48	23.82

*Area mentioned above is approximate carpet area as per RERA.

TYPICAL 3BHK EXTENDED DECK



- 1 Lobby 1.85 x 2.25 meter
- 2 Living/Dining 4.75 x 3.75 meter
- 3 Kitchen 3.25 x 2.45 meter
- 4 Utility 1.78 x 1.65 meter
- 5 Bedroom 4.07 x 3.20 meter
- 6 Master Bedroom 3.20 x 4.95 meter
- 7 Master Toilet 2.48 x 1.95 meter
- 8 Dresser area 1.45 x 1.85 meter
- 9 Bedroom Two 3.91 x 3.90 meter
- 10 Toilet Two 2.25 x 1.95 meter
- 11 Bedroom Three 3.91 x 3.90 meter
- 12 Toilet Three 2.35 x 1.95 meter
- 13 Passage area 2.41 x 1.88 meter

Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
109.26	10.28

*Area mentioned above is approximate carpet area as per RERA.

TYPICAL 3BHK NORMAL DECK



- 1 Lobby 1.90 x 2.35 meter
- 2 Living/Dining 4.95 x 3.75 meter
- 3 Kitchen 3.25 x 2.45 meter
- 4 Utility 1.78 x 1.65 meter
- 5 Bedroom 4.07 x 3.20 meter
- 6 Master Bedroom 3.20 x 4.95 meter
- 7 Master Toilet 2.48 x 1.95 meter
- 8 Dresser area 1.45 x 1.85 meter
- 9 Bedroom Two 3.91 x 3.90 meter
- 10 Toilet Two 2.25 x 1.95 meter
- 11 Bedroom Three 3.91 x 3.90 meter
- 12 Toilet Three 2.35 x 1.95 meter
- 13 Passage area 2.41 x 1.88 meter

Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
109.26	10.65

*Area mentioned above is approximate carpet area as per RERA.

Always By Design

THE BALMORAL RIVERSIDE
FLOOR PLAN
THREE BEDROOM / FOUR BEDROOM



SUSTAINABILITY

"Often when you think you're at the end of something, you're at the beginning of something else."

Sustainable development and manufacturing practice has always been at the heart of our work. We at Kasturi acknowledge that we are a part of an industry that perpetuates the misuse and pollution of the environment and hence it is our duty to stand as outsiders and take necessary measures to reduce the same.

We take a number of steps that help in minimising the harm that is caused to the environment due to construction activities. Most of the manufactured products that we use in our buildings, like wiring, plumbing, fittings, doors, flooring materials, etc. are all imported from EU countries which due to the EU environmental policy have the best sustainability and environmental standards. The pre-fabricated doors that come standard in all our apartments are all imported from Italy and are FSC certified, and contain wood from forests managed in a correct and responsible way according to strict environmental, social and economic standards. Even electronic products like AC, LED lighting that we use all have the highest energy ratings. We also use fly ash bricks which have a much lower carbon footprint than regular red bricks.

While designing a structure, we always assume that it will stand for a 100 years. Hence, it needs to be sustainable for a lifetime. Every project is designed with renewable harvesting, solar water heating and through efficient gas usage processing and disposal, and use of the air purifier treatment plant. We also use our architecture and design to ensure energy saving for departing spaces with ample natural light and cross-ventilation. Our use of special UV reflective glass in all our projects also reduces cooling requirements in the long term.

We at Kasturi have also put in place mindful construction practices. These include, the strict monitoring and control of water usage during construction, noise and air pollution and even garbage from packaging and construction debris. Our construction teams regularly follow strict SOPs to comply with the same.



KASTURI CARE
Passion That Brings Absolute Care With It.
HOME CARE

THE BALSAMAL STONES

It is no one's mistake home for the significant moments of Balsamal. From everything to a significant moment in your life, this is a contemporary style where indulgence and nature co-exist to enhance your everyday living.

Home Care keeps our commitment even after completing our creations. Our team at Home Care takes utmost care in nurturing your home even when you are not around. Unlike other, we provide maintenance services which include painting, electrical, plumbing and carpentry. Additionally, Home Care also offers services of seeking the appropriate customer for renting out your apartment, which also includes all legal services required for lease and tenancy agreements.

We always become a part of what we build, and Balsamal's Home Care system keeps our commitment thereafter. Home Care provides our homeowners with a list of services that nurture their apartment, even when they are not at home.

We make sure that our passion is shared by a like-minded community. Hence, we also go lengths to find them. Home Care offers such services of seeking the appropriate tenant for renting out our clients' apartments. We believe that your home is not just your investment, but your responsibility too.

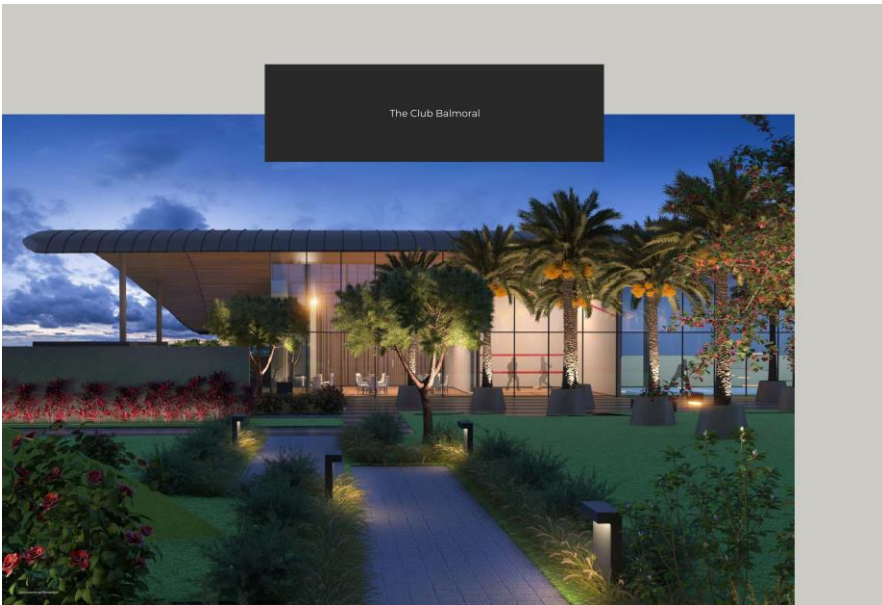
Our creations are not just buildings; they are beings that we always treat in a humane way. This is why we take utmost care in nurturing them in every way. Home Care has an array of systems designed solely for the regular need of maintenance of the projects we create.

EQUALITY COMMUNITIES ARE MADE FROM EQUALITY

Equality in apartment sizes and apartment types has been an ethos at Kasturi since our inception. We believe equal communities are simply happy communities.

CARE FOR THE ELDERLY AND SPECIALLY ABLED

- Salient features like:
- Ramps to the lift and pedestrian paths
 - Wheelchair access ramps
 - Braille buttons in elevators
 - Provision for specially-abled bathroom with a panic button and hold bars



The Club Balsamal

A Harmonious living experiences

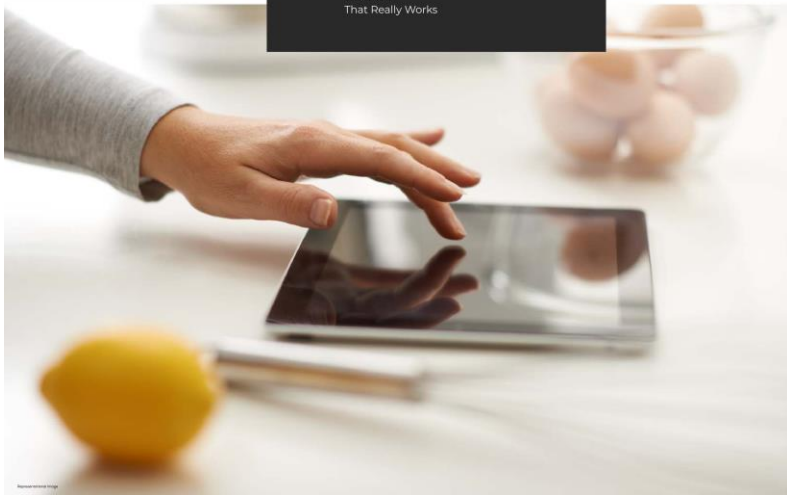
Whether your wish to rejuvenate at our super-specialised Club Balsamal, even through selected free swim.

Or simply indulge in your passion for natural luxury, you can do it all right here.

The Club Balsamal Amenities

- Indoor basketball court
- Squash court
- Swimming pool - kids pool
- Executive cafe and workspace
- Space of the art gallery
- Community centre - banquet zone
- Multi sport futsal court
- Billiards room
- Indoor games
- Cafe/roo
- Table tennis
- Kids play area
- Rac zone

The Tech
That Really Works



Automated homes with intuitive learning. You can now voice automate your lights, curtains, fans, and air conditioning; create moods and pre-sets while adding media and entertainment to the mix.

- Plug-and-play automation system with provision for expansion.
- Lighting and curtain control automation via tablet, home, and mobile.
- VDR access control systems with smartphone integration, digital door lock integration, and touch monitors.
- Centralized VAV air conditioning, base ceiling, recessed lighting with automation.
- High-speed elevators with LANDSC system (Battery powered automatic landing operation).
- Water heating systems in every bathroom.
- Automatic energy blind in 4BR master bathroom.

Base Building As Built Highlights



- Common Specs:
- High-speed elevators
 - Firefighting system with sprinklers and smoke detectors in each home
 - Chalkboard chalk room on each floor
 - CCTV surveillance system
 - Shed system and control room
 - Access control at each common entrance
- High-quality Aluminum framework
 - Special dark slab foundation structure with live temperature monitoring during setting of concrete to efficiently manage concrete curing system
 - Special reflective high performance window system
 - Beamsless structural design
 - The men corridor 3-layer plumbing system
 - FRLS electrical cabling
 - High-speed elevators with LANDSC system (Battery powered automatic landing operation)
- Security like never before
- 24-hr security
 - Access control from your fingertips
 - Control panel access from your apartment
 - MSB hardware
 - Automatic digital locks on main doors

THE
BALMORAL
RIVERSIDE

Apartment Specifications



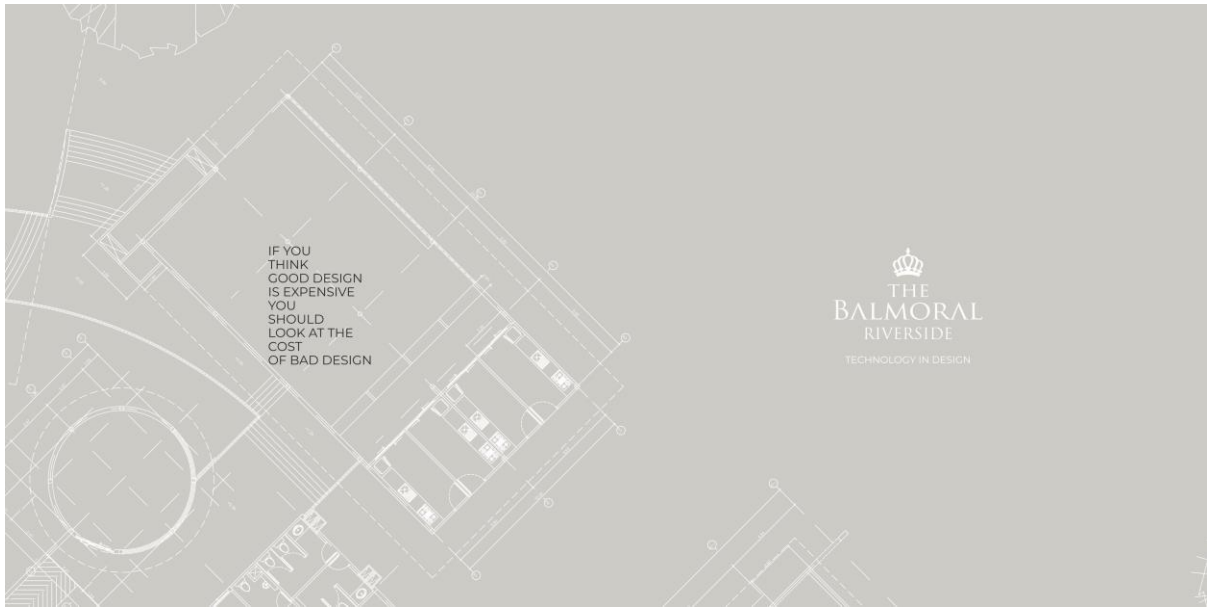
LIVING & DINING
Handpainted Italian
Electrochromic Glass in Living Room,
Dining Area and Passageway
Faded Ceiling with concealed lighting
Automatic Wireless main-door lock
Smart Video Door Phones with
audio control for guest inquiries
High-quality glass to suit
aluminum window systems
with specialized high performance glass
Lighting and curtain
control automation-enabled frames

BEDROOMS
High-Quality Engineered
wooden flooring in the Master Bedroom
WV Air conditioning in all bedrooms
Polished porcelain large format
tiles in bedrooms

BATHROOMS
Fully finished bathrooms with
best in-class fixtures and German fittings
Shower, tubs, vanities, mirrors,
shower enclosures
Wireless and Bluetooth smart Wi-Fi bridge

KITCHENS
Polished porcelain
large format tiles in kitchen
imported high quality designer modular
kitchens with built-in appliances
Plated gas
Well-designed utility area with
retractable laundry system and
provision for washer/dryer
Kitchens fully fitted with hobs, ovens,
built-in microwave, built-in oven, built-in dishwasher,
water purifier

COMMON AREAS
WV air conditioning with
railing cassette units
High quality glass to suit aluminum
window systems with specialized
high performance glass
Polished porcelain high quality
tiles and door frames
High-quality interior paint
DC backup for an entire home
Fiber to home high-speed internet provision
GTH



THE
BALMORAL
RIVERSIDE
TECHNOLOGY IN DESIGN



A reservoir for kids and adults
with a shallow water body with
sandstone deck and pergola
provides a semi shade for those
wishing to sunbathe on the lawn
And with the excessive growing
demand for pocket parks, the
pool deck party area need to be
which makes the use of space
smarter



Play grounds,
designed as earth berms
and covered with turf
are an ideal nature index
for kids

Landscaping Design Brief



TREE COURTS
The opportunity to enjoy open, sun-drenched, and a great variety of diverse and recreational space, sunny and shady, spaces for walking and strolling.

STEPPED PLAZA
Multi-functional space designed to hold small gatherings, performances, and social events.

TREE AVENUES
Helps in space structuring and defining areas, the gateway for small functional zones.

PAVILIONS
Spaces designed for the users to sit and enjoy the landscape around them, which is often, centrally placed in the landscape layout.

CENTRAL LAWNS
Lawns are one of the most important and frequently used spaces of urban green infrastructure. An area of 100 sq m or more is suitable for a broad range of activities, from quiet relaxation, reading, talking and walking to sports, parties, performances and events.



Landscaping Design Brief



LANDSCAPING OPPORTUNITIES

The idea is to transform a brick podium into a verdant, multi-layered, designed park space encompassing a mix of recreational, social and contemporary design that promotes functionality and creates areas for different uses.

Accessible to all so that all ages can enjoy a wonderful outdoor setting.

- PLAZAS
- SEATING
- AMPHITHEATRE
- TREES & VEGETATION
- MULTIFUNCTIONAL COURTS
- TREE COURTS
- PAVILIONS
- USABLE GREENS
- CENTRAL LAWN
- PLAY AREAS
- KIDS' PLAY AREA
- ROOFY LAWNS
- CLUBHOUSE
- SWIMMING POOL



All The Green You Can (And Enjoy) See

Sakhrat Riverside sets a benchmark with its extensive, integrated, conceptual design ideology of functional open space planning.

A brick podium that has been meticulously designed into a park space, all the while, encompassing a mix of recreational, contemporary design that promotes functionality along with intuitive planning that allows for multiple activities.

An open-ended recreational and entertainment space consisting of plazas, small functional courts, tree courts, pavilions, and lawn areas. The park provides a plethora of options to choose from.

The playful design of the landscape creates opportunities to enjoy the different moods of outdoor leisure from tranquil reading nooks in the multiple pavilions and benches and to chatting conversation in the multitudes of plazas, courts and lawns. Allowing you to enjoy a variety of outdoor spaces, sunny and shady, tranquil and energetic.



We Don't Divide
Architecture And Landscape.
To Us,
They Are The Part Of The Same Ecosystem.

THE
BALMORAL
RIVERSIDE
LANDSCAPE TOPOLOGY
DESIGN BRIEF

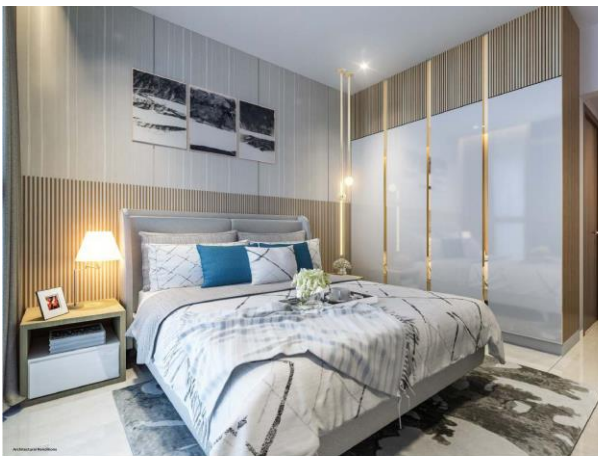
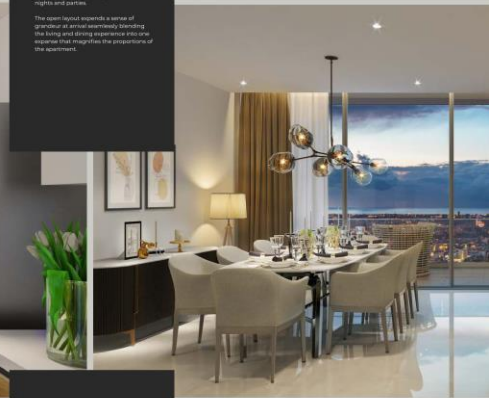
There is so much to love in this exquisite kitchen. Kitchens are indeed the heart of the home, and here that idea drove the design and color palette.

It features all of the functional ingredients such as larger cooking spaces, beautiful and practical lighting and prep space with easy access to appliances.



Open layout dining shows off the flexibility to spread your dining experience across the living area and the eat and drink. There are also great views and opportunities to host guests with all the best summer nights, fresh nights and parties.

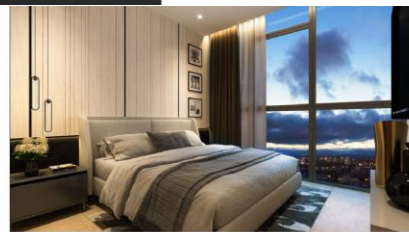
The open layout provides a sense of grandeur at entry seamlessly blending the living and dining experience into one space that magnifies the proportions of the apartment.



A paradigm of contemporary luxury, designed to foster modern lifestyles. The Balmoral Riverside is an address that evokes luxury with an effortless balance of style and finesse.

Well-designed bedrooms with dedicated wardrobe walls, bed positions and switch points all designed with a scientific and pragmatic quotient to make rooming in luxury homes easier than ever. High ceilings, clean walls, large glass panels and mixed lighting all blended in a highly calculated manner to make the bedrooms feel bigger than they are.

With a defining full glass wardrobe feature and the large panels of the apartment, along with the glass-paned furniture, you can enjoy your space without fear's introduced in planning it.



A 20 year legacy in creating the elite 5 star bathroom fixtures takes the new bathroom possible to the next level with all new ranges of fittings, the world's best tiles and a timeless and vibrant colour scheme.

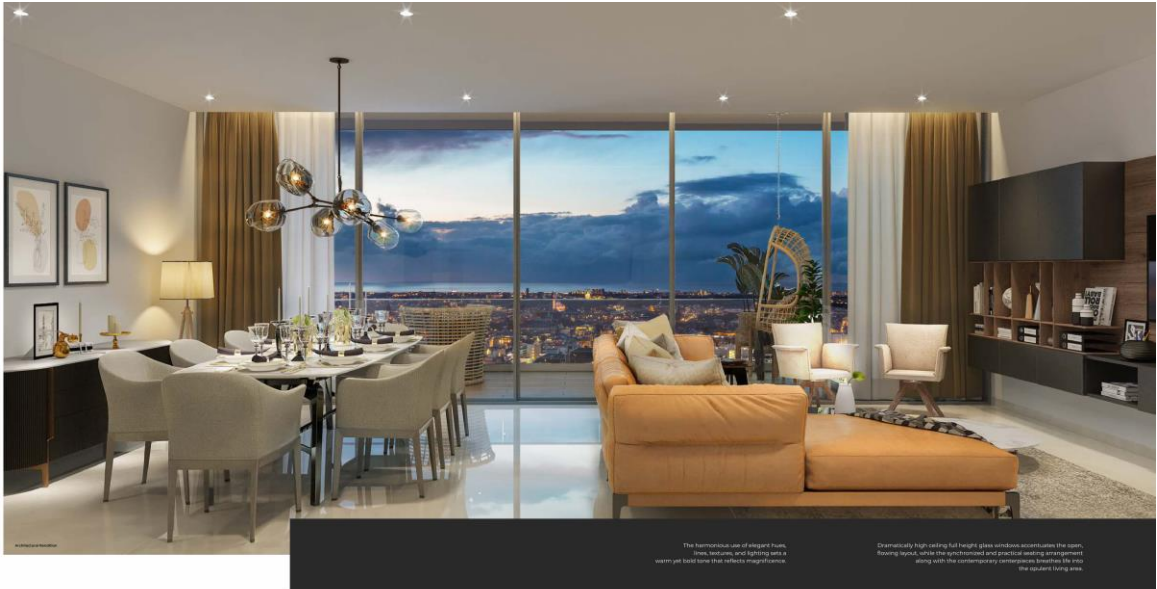


Unmatched lifestyle.
Sophisticated Luxury.

Every home is designed to make intelligent use of space. Designed to be innovative and inspiring, the residences are graced by the legacy of award-winning architectural planning and adorned with the world's best luxury brands, each breaking technology along with an exclusive eye for detail.

The residences are warm and inviting. The layouts are designed perfectly for you, be it an intimate dinner or a large gathering.

A refined space in itself, The Balmoral residences make a bold statement, highlighting your taste and style.



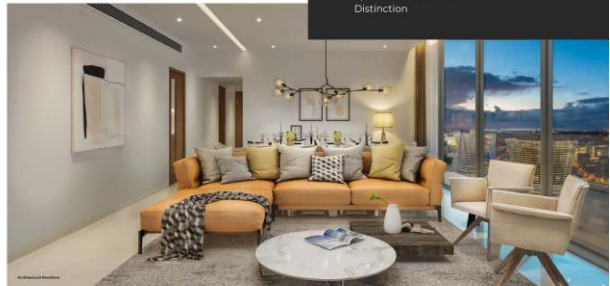
The harmonious use of elegant hues, fine materials, and lighting sets a warm yet bold tone that reflects magnificence.

Dramatically high ceiling full height glass windows accentuates the open, flowing space, while the sophisticated and practical ceiling arrangement along with the contemporary contemporary finishes breathe life into the elegant living area.


THE
BALMORAL
RIVERSIDE

WHEN A TRUE ICON ARRIVES,
THE WORLD COMES TO STAY.

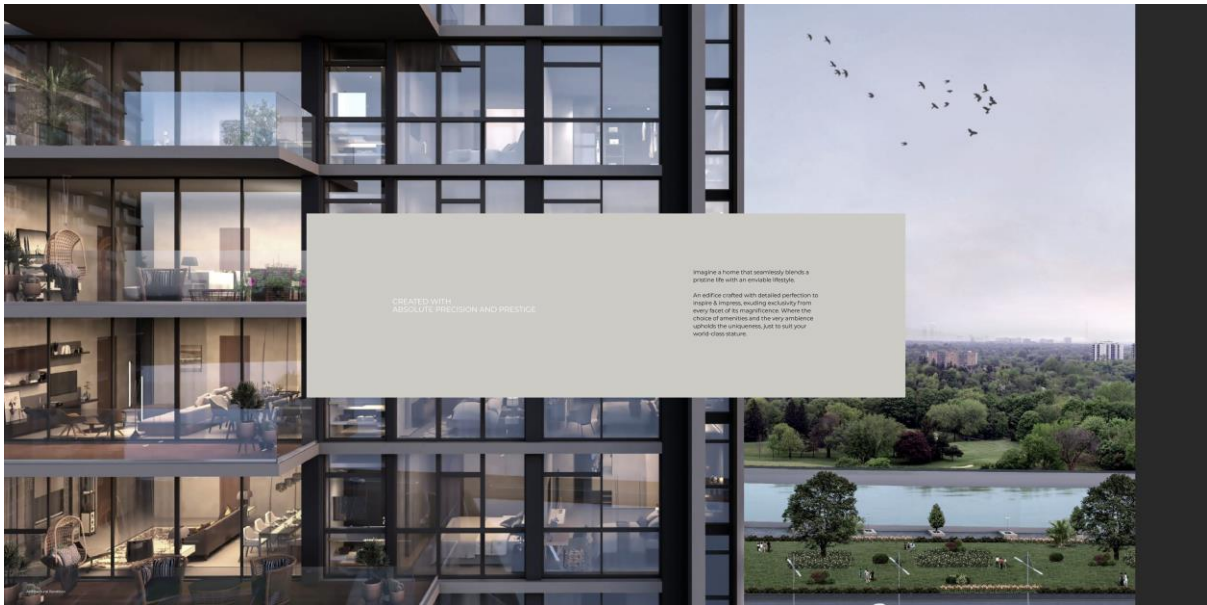
Spaces That Demand
Distinction



As of now, we've emphasized that luxury is not about cost, it's about quality. Your new home at The Balmoral Riverside is passionately crafted and designed to match your unparalleled lifestyle and desire. A space crafted elegantly with hand-picked materials, where every corner defines space to create an awe-inspiring experience.

THE
BALMORAL
RIVERSIDE

The Pride We Take In Offering You
Award-winning Luxury



CREATED WITH
ABSOLUTE PRECISION AND PRISTINE

Imagine a home that seamlessly blends a pristine life with an exquisite lifestyle. An edifice crafted with detailed perfection to inspire & impress, exuding exclusivity from every facet of its magnificence. Where the choice of amenities and the very ambience upholds the uniqueness, but most your world class stature.



The Art Of Putting Together
A Raw And Fine Details

THE
BALMORAL
RIVERSIDE

SITE PLANNING CONSIDERATIONS

- Efficient and safe locations for services such as ETR, Transformers, Under Water Tanks
- Final levels of Internal Roads, Building Plinths, Basement floor, Relative to the outside road and the topography of the plot itself
- Setbacks and side margins for towers as well as basement design
- Building requirements
- Maximum space for amenities
- Adequate space for parking
- Traffic flow
- Construction stages and stage wise planning
- Soil testing and stress analysis
- Discharge considerations

A UNIQUE FOUNDATION SYSTEM

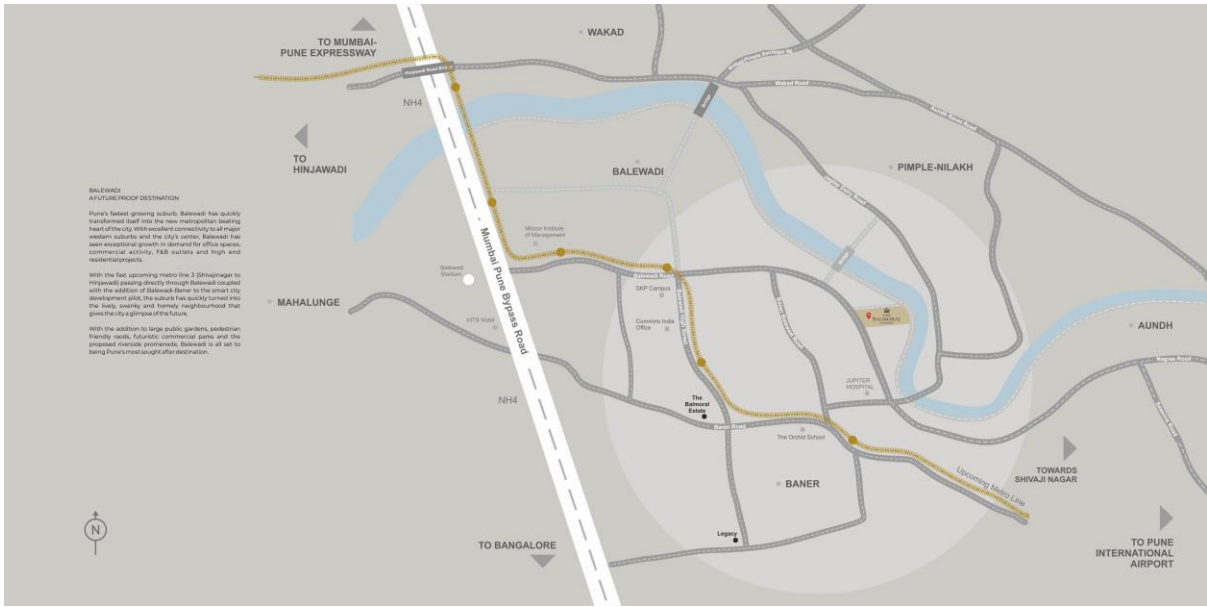
Raft Foundation is utilized to create a more stable and future-proof foundation system in regards to high-rise developments in areas with undulating and/or soft soil. Balmoral Riverside has ensured a stable structure that holds under seismic conditions, along with a surface area larger than the footprint of the towers. Our almost 8-ft. thick raft slabs which are now one of the largest recorded raft slabs for a residential tower in Maharashtra, utilize over 2000 cubic meters of concrete along with upwards of 800 tonnes of heavy steel per tower.

BUILDING ENVELOPE AND CIVIL DETAILING

Straight-line modernism, hyper-simplicity & uniformity in design defines the central character of Balmoral Riverside. It allows an elegant magnitude of the glass facade, acting as a canvas for its stark minimalist look adding further strength and disposition to the overall design.

Homes designed with a scientific quotient of perception of space. The Balmoral residences are engineered from the inside out rather than outside in. The apartment civil detailing ensures optimum precision along with 3D modeling is done to warrant 100% accuracy with zero afterthoughts.

These 3 & 4 bedroom homes have been methodologically designed to increase space perception. The design is intuitively placed over so slightly to increase the perceived size of the interior spaces. With a defining full glass window facade and the best palette of the apartment, along with the engineered furniture positioning you can enjoy your space without hours invested in planning it.



Value Engineering A Kasturi Ethos

BUILDING MASSING

One of a kind in actual design, The Balmoral Riverside, maximizes space penetration and natural light to achieve a unique yet elegant massing design. The overall layout ensures a well-thought open space planning, with the rooms for recreation and overlooking. Overall, the elevation of structure and layout is achieved by offering a great deal of thought into the building margins, setback spaces, tower placement, layout, landscaping and facade design.

Balmoral Riverside is created with a hyper-efficient building core, allowing for a sleek and perfectly geometrical silhouette. The emphasis on the maximization of parking space, individual arrays, equal elevation of the view view, approachability and facade impression are at the core of design at The Balmoral Riverside.

A typical tower layout is constructed with apartments per floor, resulting in the towers effectively utilizing both sides of the development. Towers A, B, and C towers are built on the north side of the plot, freeing up the south to cater to the positioning of the river along with the directional orientation of the plot itself. The overall results ensure zero shadow cast on the development along with vastu compliant forms.



THE BALMORAL RIVERSIDE

A contemporary luxury, designed to foster modern lifestyles, The Balmoral Riverside is an address that exudes luxury with an intricate balance of style and fitness.

Balmoral is synonymous with its critically acclaimed contemporary architectural design, local apartments and world-class facilities. Live a lifestyle that combines convenience with luxury.

One of the highest-rise developments consisting of towers with 1, 4, 6 bedroom apartments and townhouses having 3 level 4, 5 & 5.5 bedroom penthouses.

- Spacious and modern 3 & 4 bedroom residences
- Thrifty 3 level 4.5 & 5.5 bedroom penthouses
- Central VAV Air Conditioning
- Exterior ceiling decks in every apartment
- Extravagant leisure club with internationally designed amenities
- Common areas with user-friendly features for differently-abled and elderly citizens
- Vast open spaces and landscaped areas covering nearly 70% of total plot area including water features, promenades, lawns and vehicle-free avenues
- Located at Balmoral - Aunth Avenue off Aunth-Banerji Road. Centrally located between the upmarket and wealthy residential suburbs of Baner, Aunth and Shree Hanish with an easy and fast connectivity to NCC.
- Minutes away from proposed metro station at Balmoral (Phase 2/3/4/5/6)

- Proposed future riverside development promenades and riverfront drive
- Proposed adjoining two acre public garden designed and developed by Kustan



THE BALMORAL RIVERSIDE

ALONG THE RIVER

Parallel connections along the river's edge serve many different users and connect neighborhoods and development sites to the water, providing public access, opening up views, and engaging the river as part of the public realm. This section is intended to provide guidance for designing riverfront trails, promenades, roads, and public drives, each of which addresses the needs of accessing the river.

Overlooks, overlooks, riparian buffers, and river habitats are critically important when planning any riverfront project. Other important components of ecosystem function that should be considered include geology, morphology, hydrology, and land cover along the river. There are many opportunities for integrated riparian restoration, design, stormwater management, habitat restoration, public access, stewardship, and redevelopment.

RIVERFRONT TRAILS | RIVERFRONT PROMENADES | RIVERFRONT STREETS

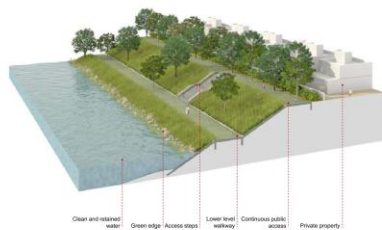
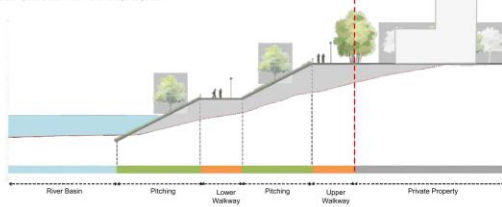
Scenic drives are proposed along side the river front streets, roads and pathways located along the riverfront, which would primarily be a landscape setting, with views to the river and the surrounding landscape.

There are several existing primary connections that would preserve views of the river and scenic quality of the landscape and enhance the experience of driving, biking and walking along the riverfront.

Proposed scenic drives would have a general design quality that would include appropriately detailed car ways and features design elements such as signage, guardrails, lighting, stormwater, bridges, elevated roads and other road features, responding to the landscape and urbanity setting.

PROPOSED RIVER REQUALIFICATION PLAN

Urban Riparian Embankment - Pune Municipal Corporation



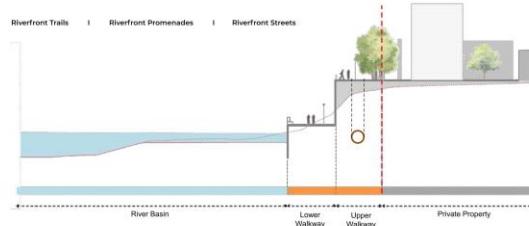
As riverfront land became available for development and recreation, a growing need given to considering the wants and needs of the community. The riverfront must now accommodate the routines of runners, strollers, anglers, boaters, and working barges, among other users.

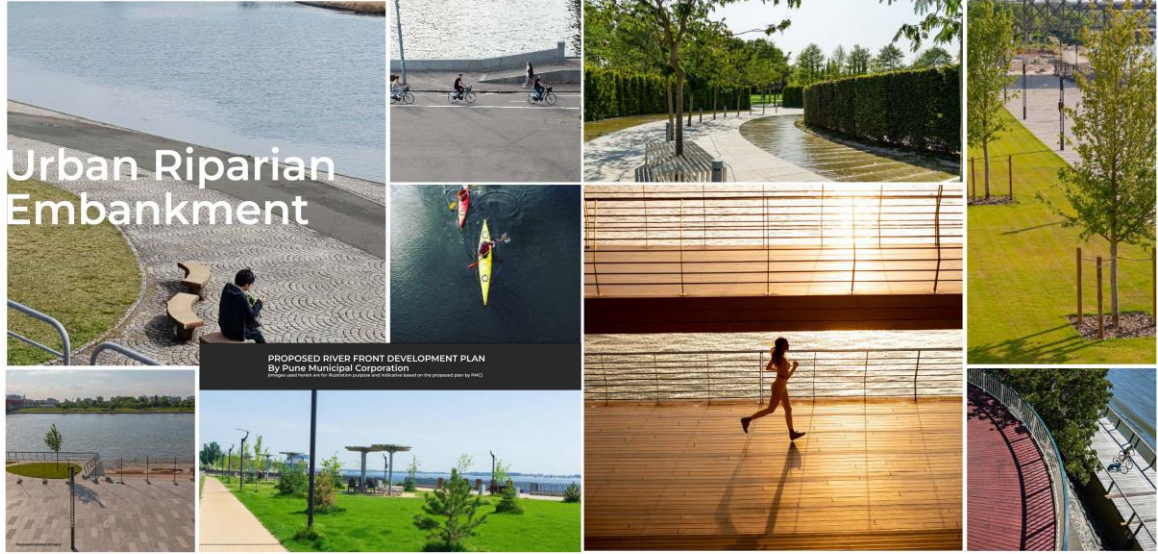
A small park, boat launch, stormwater landscape or fishing pier, pathways and terraces that connect to and celebrate the riverfront as a source of pleasure and pride, indoors and out.



Public activities and events, such as sidewalk cafes, street fairs and vendors, enhance connections.

Perpendicular connections bring people to the riverfront. Sidewalks, public streets, pathways, and promenades provide safe and engaging passages and reinforce the riverfront and public realm.





Urban Riparian Embankment

PROPOSED RIVER FRONT DEVELOPMENT PLAN
By Pune Municipal Corporation
Images used here are for illustrative purposes only and are not based on the proposed plan for PFC



RIVERFRONT DEVELOPMENT CORE PRINCIPALS

Along the river, there are many opportunities for integrated regenerative design, stormwater management, habitat restoration, public access, stewardship, and redevelopment.

Feature the riverfronts as the front door

Showcase the river's history

Activate the river front

Limit obstacles and connect to the river

Engage with the water

Connect seamlessly along the river front and into neighbourhoods

Repair and enhance the environment

AN ODE TO THE RIVERSIDE LIVING

Imagine a home that seamlessly blends a serene life with an amiable lifestyle.

An edifice crafted with detailed perfection to ensure a unique, soulful experience from every facet of its magnificence. Where the choice of amenities and the way embrace uplifts the uniqueness, just to suit your world-class future.

THE
BALMORAL
RIVERSIDE

THE BALMORAL LEGACY

Balmoral is an address that enables the finer side of luxury with its critically acclaimed contemporary architectural design, home apartments, and world-class facilities.

The architectural flair of The Balmoral Residence is brought to life with its governing glass facade that blends with the sleek and subtle art structural design with vertical and symmetrical staggered projections, borrowing inspiration from its iconic sibling, The Balmoral Estate.

Balmoral residences offer an unmatched lifestyle in the city's leading metropolitan hubs with exhilarating views and connectivity to shopping and entertainment, unlike being miles away from any significant city business hub.

