



# THE BOULEVARD

PUNE, INDIA

## Pedestrian and Transit Oriented Development in India

**DESCRIPTION** The Lotus Boulevard Project is a design for a 7,500 unit township outside of Pune, India. The project is strategically located along the Old Pune-Mumbai highway and adjacent to a future commuter rail station.

**VISION** The design of the new township is focused on a grand multi-way boulevard that runs through the site with public gathering spaces anchoring the each end of the street. The gridded urban form allows for future expansion to the south east and provides views toward the hills and forest north of the site and pedestrian connections to the open spaces and community facilities.

**PROJECT REQUIREMENTS** To maximize potential development and design a new township that creates a dynamic pedestrian environment and an active civic life.



## DESIGN FEATURES

- 7,500 Units on 110 Acres
- 7.52 Million Sq Ft
- Urban Street Network
- Dynamic Public Spaces
- Multi-Way Boulevard
- Wide variety of Housing Types
- Transit-Oriented Development

## CLIENT

SatishGiri  
 Lotus Landmarks  
 1 Richmond Park,  
 Opp. Orchid School,  
 Baner Road, Baner, Pune-411045  
 Mobile: 7387006300/01/02



## THE BOULEVARD | SITE DIAGRAMS



### PROJECT SUMMARY

FSI: 5.77 Million SF  
 BUA @ 30%: 7.52 Million SF  
 Number of Units: 7,500  
 Building Height: 8-30 stories  
 Parking: 2 Levels of Basement/Podium