

Bangalore's first "Smart Township" to be built with modern precast concrete production system

For some years now in India, townships have been developed within and outside the city. The concept of these residential enclaves with all their utility services and leisure facilities has proved its worth. The Brigade Group is now taking the concept one step further with Brigade Orchards, Bangalore's first smart township. Modern communication systems, intelligent recycling management and sport & leisure facilities are intended to offer the residents the opportunity of leading an active and healthy life, with due regard to environmental sustainability. The majority of the residential buildings in the township are designed to be constructed in prefabricated concrete elements. The production plant and technology for the manufacture of the precast concrete walls and slab elements has been supplied and established by Tecnocom, a company in the PROGRESS GROUP.



Tecnocom has supplied to Bangalore a total of 22 tilting tables for the manufacturing of solid walls and slabs. The picture shows M. R. Jaishankar, CMD of Brigade Enterprises Limited, during the celebrations at the opening ceremony for the new production plant.

Founded in 1986, Brigade Group is now one of the largest and most successful real estate developers in India. From its headquarters in Bangalore and its offices in other cities, the company undertakes projects all over Southern India. In doing so, the Brigade Group concentrates on constructing entire townships with the appropriate infrastructure, office & residential complexes and shopping centres. Till date, more than 20 million sq.ft. of residential, office, and commercial spaces has been constructed.

One of their major projects is close to completion, not far from Kempegowda International Airport.

Construction is ongoing at the Brigade Orchards township, some 40 km from Bangalore city centre. This lifestyle residential enclave covers a surface of 130 acres, comprising more than 3,500 luxury apartments, 100 villas, 160 retirement residences, offices, entertainment complexes, health-care facilities, a school, a stadium, and other fitness facilities, together with a hotel.

First "Smart Township"

Brigade Orchards is Bangalore's first "Smart Township". Equipped with a high-speed Internet connection, Wi-Fi hotspots, smart home systems in the apartments and villas and a resource management system designed for

sustainability, the residential enclave is a ground-breaking pioneer for environmentally sound, safe living, and providing sustainability for the future.

Therefore, water collection and recycling systems are being installed, in order to safeguard the groundwater reserves and to make it possible to recycle used water. Rubbish is sorted before collection and biological waste is converted into fertilizers and gas. The street lighting is supplied from solar cells and additional solar panels have been installed on the roof of the stadium; there are also recharging units for electric vehicles. A fast, safe, and efficient transport system for the inhabitants to the nearby city of Devanahalli and other towns in the area is ensured by bicycle hire stations, golf carts, and a shuttle service.

Modern tilting table production for the manufacture of precast concrete walls and slabs

Five large residential complexes are being constructed in prefabricated concrete elements for the residential enclave. Twenty-two tilting tables have been installed at the construction site for the manufacture of the solid walls and slabs required for the project. Tecnocom, one of the companies in the PROGRESS GROUP, which specialises in the stationary manufacture of prefabricated concrete



Construction in prefabricated concrete elements combines unrivalled speed of progress in construction with safety at work and consistency in the high quality of the precast concrete elements. To date 27,169 solid walls and slabs have been constructed for 1,008 residential units at Brigade Orchards. On average, a further 50 residential units are completed each month.

elements, delivered and installed the Type TTE (Tilting Table Export) tilting tables. The tilting tables can be divided into sections and thus could be shipped from Europe to India cost-effectively and without difficulty in standard containers. Finally assembled on site.

The tilting tables are remarkable for their simplicity of structure and their modular design. The combination of the accurate polish of the shuttering surface, the compacting equipment and the internal heating system guarantees optimum quality in the prefabricated concrete elements produced. Once curing of the element is completed, the tilting table is tilted. This makes extracting the finished element safe and simple. The elements are transported from storage to the nearby construction site.

Apartments constructed in record time

The solid walls and slabs manufactured on the tilting tables are being used to construct a total of five residential

complexes with upto 14 floors. Three of these, Aspen, Banyan, and Cedar Blocks have already been completed. It took only 8 months to complete the



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construction of the 272 apartments in Banyan Block. The three residential complexes referred to offer a total of more than 1,008 residential units, for which 27,169 solid walls and slabs were constructed. The Juniper and Ivory residential complexes, on which construction is soon to start, comprise another 490 apartments.

The pace of construction is impressive: on average, each month 50 residential units are completed, with a record of 6.5 residential units and 163 wall elements constructed in only one day. There is a high demand on the market for the total of 1,498 residential units in the five residential complexes and the majority of them are already sold.

Trend setters for the future

The Brigade Group sees the 'smart township' concept not only as the use of new technologies, but also as a way of giving the residents an active, healthy, environmentally sound life-style and as an important step in providing sustainability for India's resources. "Brigade Orchards is pioneer in the smart township segment, and with this project, we will set a benchmark for future projects not just in Bangalore, but across the country," is the conviction of M. R. Jaishankar, CMD of Brigade Enterprises Limited. Construction in prefabricated concrete elements is indispensable in this project. This is the only construction method, which combines unrivalled speed of progress in construction with safety at work and consistency in the high quality of the precast concrete elements.

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