



**TRANSIT ONE**  
STOP . RECHARGE . RESTART



We are what we repeatedly do. Excellence then, is not an act, but a habit.  
*Aristotle*







## TRANSIT ONE PROJECT LOCATION

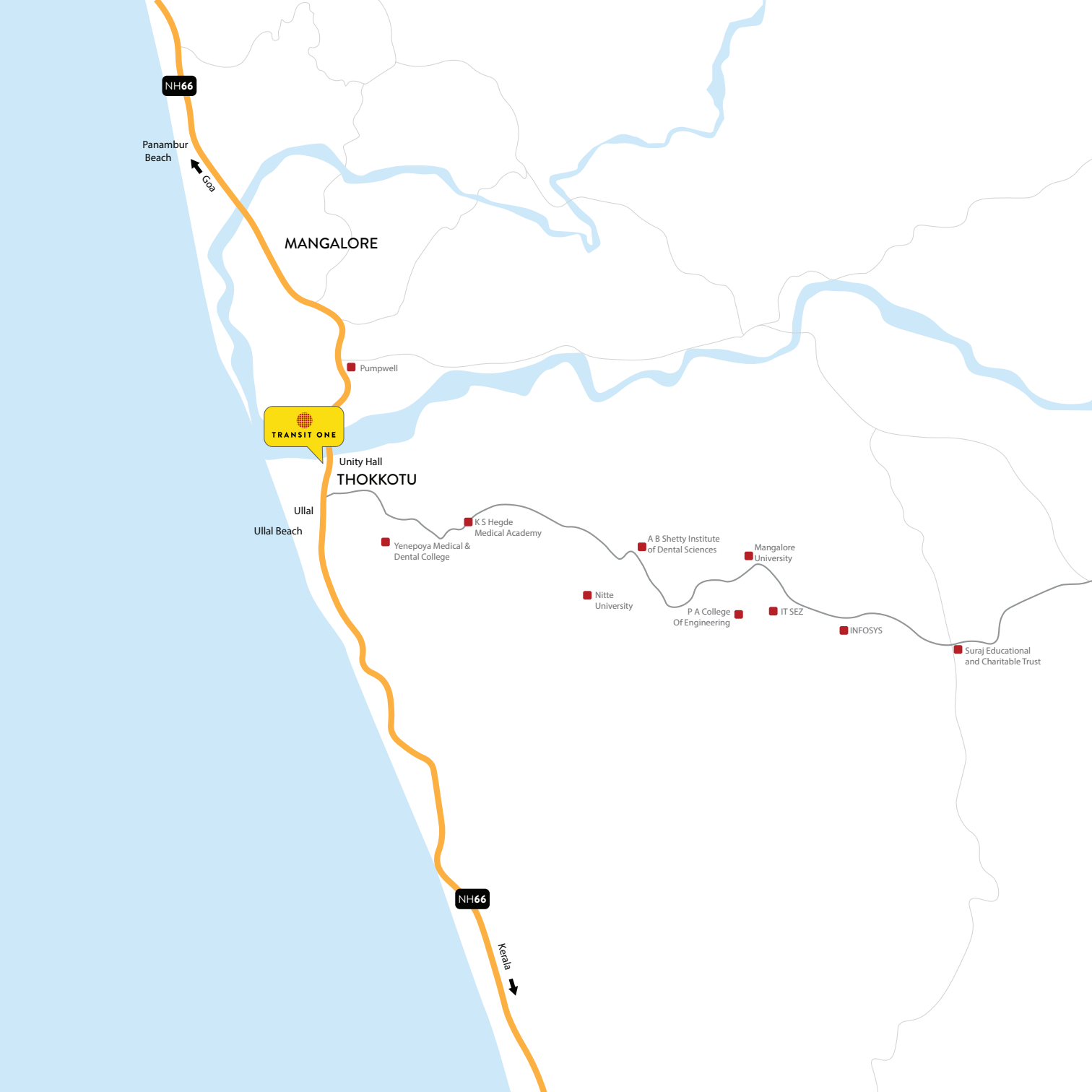
Mangalore, is the chief port city of Karnataka and is located 350km west of Bangalore.

Well connected by air, water, rail and road, Mangalore has pristine beaches, broad roads and calm localities. This coastal city is ranked 13th amongst India's top business destinations and stands a close second in Karnataka after Bangalore.

Transit One stands on NH66 that connects Mangalore to Deralakatte. It houses universities like Nitte Education Trust, Yenepoya University and IT companies like Infosys.

Superior standards of professional education available here, draw students from across the country and abroad.

# TRANSIT ONE LOCATION MAP



Conceived as a stopover mall for travellers to recharge and restart, the mall also caters to the vast student and IT population, in and around the town Thokottu.

Thokottu is en route to Deralkatte, the academic and IT hub of Mangalore. It houses over 7000 medicos, 1000 doctors and medical professionals, 3000 IT professionals & over 5000 NRI households presenting an excellent investment opportunity. The mall is also easily accessible to pilgrims going to the Ullal dargah, a popular destination.









GROUND FLOOR  
NICHE BRANDS

Strolling past the meticulously designed external green promenade, the visitors enter Transit One, where a wide range of luxury brands open up to their delight.

GROUND FLOOR  
FLOOR PLAN

SHOPS	
1	393.66
2	344.79
3	898.88
4	489.72
5	503.03
6	503.03
7	525.61
8	381.19
9	522.07
10	422.82
11	425.01
12	251.94
13	357.94
14	601.11



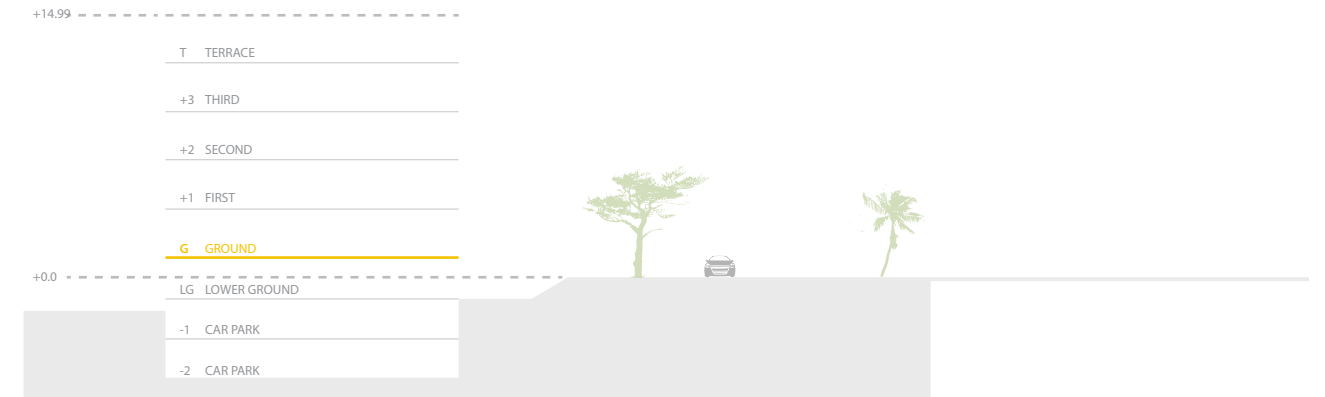
L1  
Lift 1 - 1.90 X 1.90  
8 Passengers

L2  
Lift 2 - 1.90 X 1.90  
Service Lift

Transit One is conceived as a 'one-stop shop', not only for the residents in its service radius but also to the travellers entering into the city.

The design development explored all possible scenarios. The processes followed therein were comprehensive and elaborate and a methodical exercise either eliminated certain option and/or combined some of them thereby capitalising on the land and its setting, to arrive at the intended retail building.

An Atrium with extended views establishes visual linkages between multiple levels of stores in this 'Small world of Large Happiness'.





FIRST & SECOND FLOOR  
TYPICAL FLOOR PLAN

SHOPS	
1	646.10
2	613.24
3	1,249.91
4	539.60
5	554.26
6	554.26
7	596.39
8	309.23
9	419.28
10	323.22
11	381.36
12	261.37
13	220.26
14	236.27
15	251.94
16	357.94
17	590.32

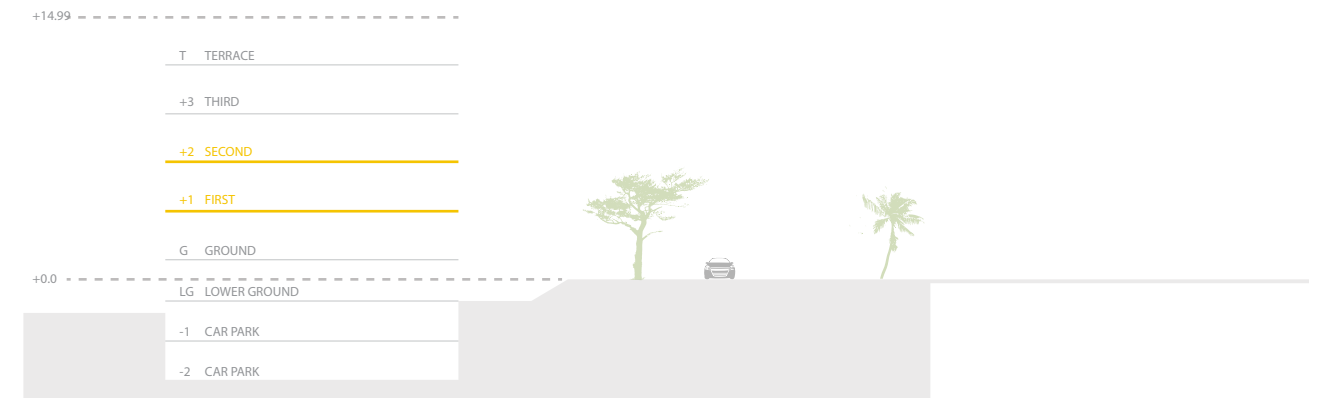


L1  
Lift 1 - 1.90 X 1.90  
8 Passengers

L2  
Lift 2 - 1.90 X 1.90  
Service Lift

The form of the building is dynamic, going along the lines of the contemporary at the same time providing ample spaces for hoardings and banners.

The USP of the project is its form and setting itself - a building that proclaims its presence and invites.



THIRD FLOOR  
STORES / RESTAURANT

The hub of bustling activity and trade, level 3 is conceived to be the modern version of the 'Old Indian Bazaar'.



THIRD FLOOR FLOOR PLAN

SHOPS		SHOPS	
1	746.54	25	66.90
2	207.11	26	52.24
3	182.68	27	52.24
4	233.40	28	61.00
5	157.57	29	61.00
6	148.13	30	61.00
7	138.69	31	61.00
8	273.17	32	64.54
9	110.38	33	66.90
10	110.38	34	66.90
11	104.15	35	64.54
12	104.15	36	61.00
13	104.15	37	61.00
14	104.15	38	61.00
15	89.15	39	61.00
16	94.88	40	52.24
17	98.58	41	52.24
18	104.99	42	66.90
19	92.35		
20	101.11		
21	179.31		
22	173.07		
23	173.07		
24	198.18		

RESTAURANT	
R	1,371.41
KIOSK	
K	120.49



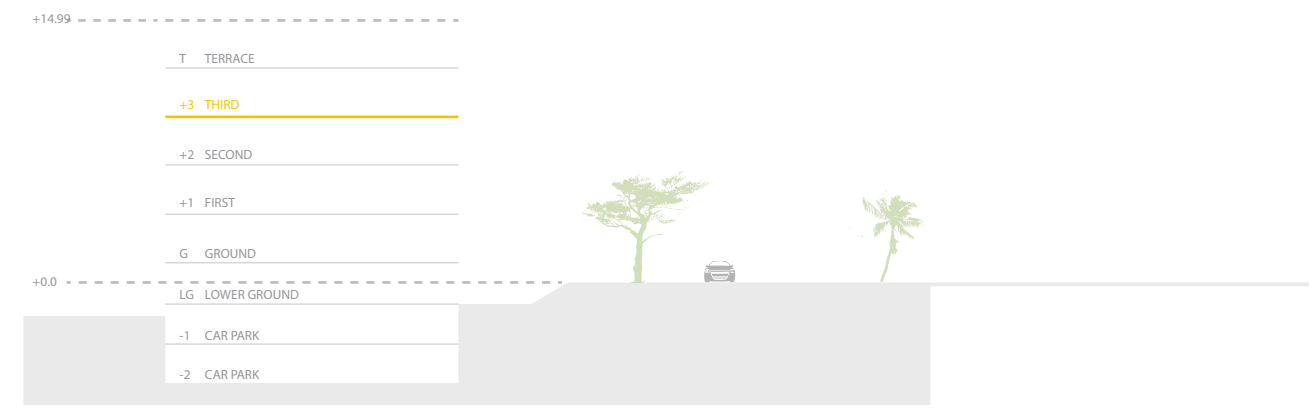
L1  
Lift 1 - 1.90 X 1.90  
8 Passengers

L2  
Lift 2 - 1.90 X 1.90  
Service Lift

A wide and flexible range of store-sizes are available to suit every customer's needs.

Clearly defined vertical and horizontal movement routes and pattern ensure that all outlets are easily accessible and none of them are missed. Visual linkages between floors is clearly established.

Local entrepreneurship in all its vigour is seen on the third floor. This is Transit's dedication to the spirit of the region & its enterprising folks.



TERRACE FLOOR  
GAMES / FOOD

After all the screaming, bargaining and shopping, you deserve to pamper yourself with some fun, food and games.

Step into level 4 and you see yourself ride a bull at the game zone or have the bull's eye on your plate at the food court.



TERRACE FLOOR FLOOR PLAN

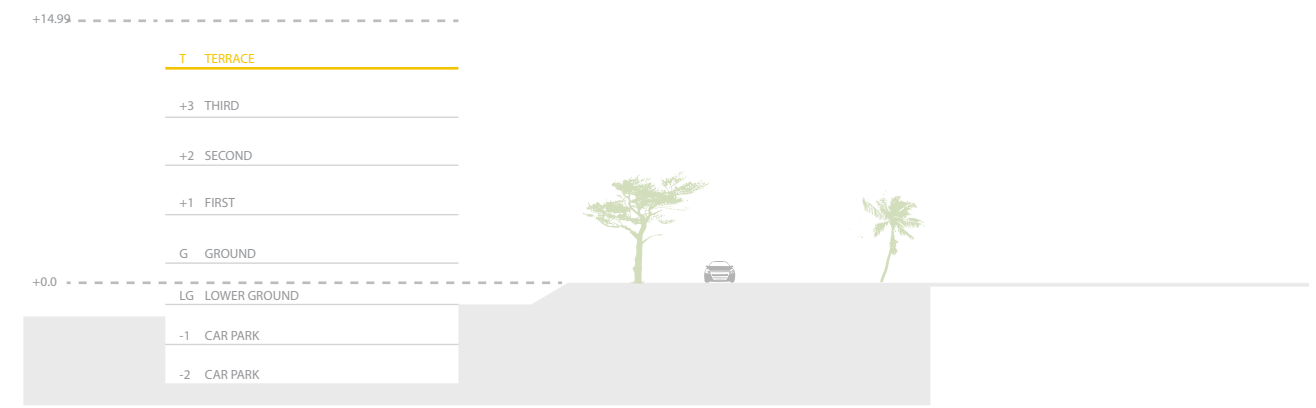
- FOOD COURT
- 1 163.93
- 2 126.48
- 3 126.48
- 4 126.48
- 5 126.48
- 6 126.48
- 7 165.33
- 8 193.97
- FOOD COURT SEATING
- FC 2,608.20
- RESTAURANT
- R 408.17
- GAMING ZONE
- GZ 912.89
- KIOSK
- K 51.77



- L1  
Lift 1 - 1.90 X 1.90  
8 Passengers
- L2  
Lift 2 - 1.90 X 1.90  
Service Lift

Level 4 has beautifully landscaped garden restaurant and houses a open-to-sky food court and gaming zone to tingle the customers taste buds. The restaurant on this floor also visually links to a food-court on the next level. Thus, the region known for its foodies, gets its due in the project envisaged to increase the footfalls.

This level also houses a game zone with enough to entertain the kids as well as the older folks.



LOWER GROUND  
PARKING / SUPERMARKET

The lower ground floor has easy access to basement parking and all the necessary services. It is designed to house a supermarket to meet all the needs of the travellers and the neighbourhood.



LOWER GROUND FLOOR FLOOR PLAN

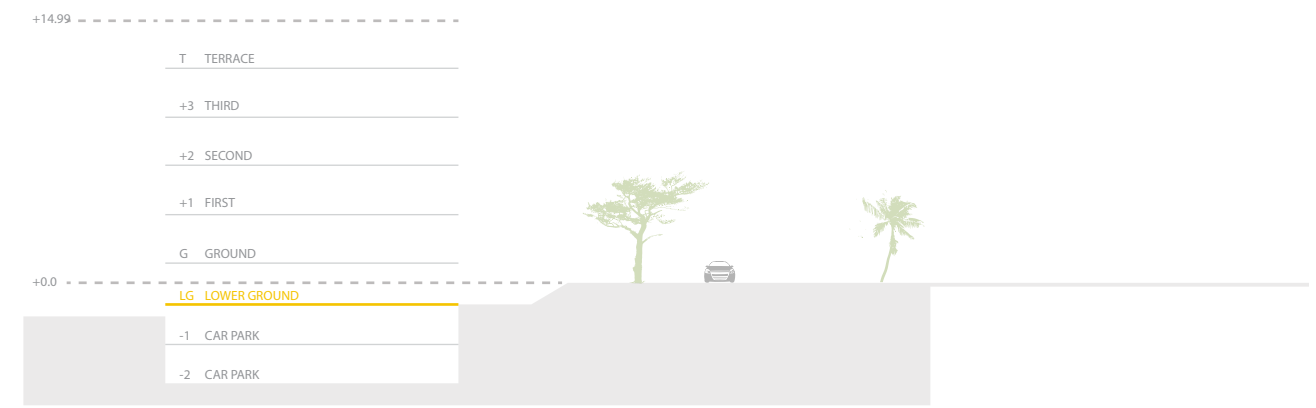
- SHOPS
- 1 762.55
- 2 520.05
- 3 243.34
- 4 495.95
- 5 274.35
- 6 183.01



- L1  
Lift 1 - 1.90 X 1.90  
8 Passengers
- L2  
Lift 2 - 1.90 X 1.90  
Service Lift

The lower ground floor is designed to house a supermarket and also car park. Multiple entry and exit points (basement driveway, U.G and Green Promenade) connects this level to the rest of the mall.

Glazed partition between the basement and driveway adds to the openness.



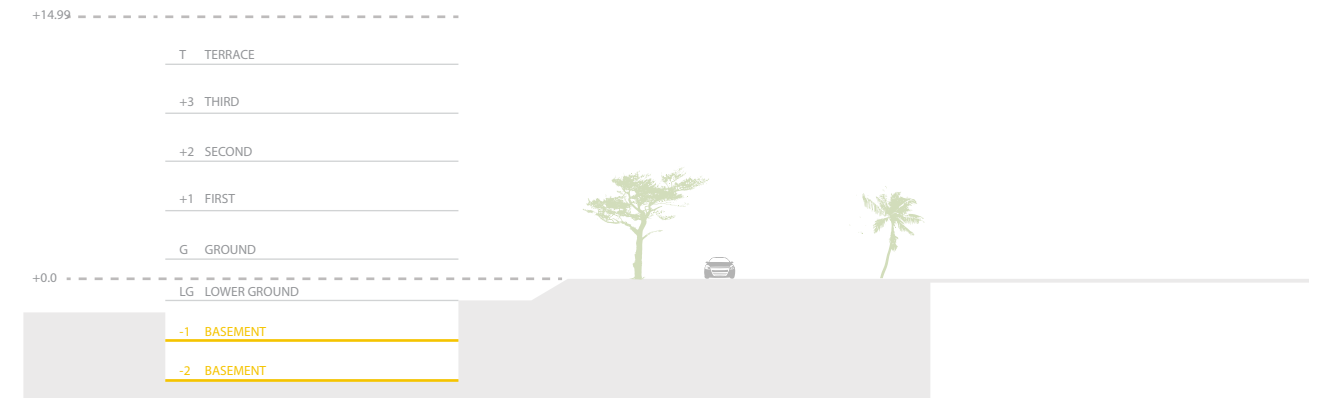
BASEMENT 1 & 2  
TYPICAL FLOOR PLAN



- L1  
Lift 1 - 1.90 X 1.90  
8 Passengers
- L2  
Lift 2 - 1.90 X 1.90  
Service Lift

Ample car parking spaces, that define today's retail destination with easy approach and usability. Like every other service at Transit One, parking too is a step higher than the mandatory requirement standards, with 3 dedicated levels.

Service lift access with easy loading bay. Toilet blocks and all relevant services' area will be housed at this level.







## BIG

Theme-designed spaces with wide corridors and multi-level vehicle parking.



## YUMMY

Food court and multi-level roof-top club and restaurants. Exclusive landscape including terrace food court, designed by leading architect.



## PLAY

Gaming zone, crèche, stroller rentals, children's play area.



## ADVERTISE

Wide electronic display screens, wi-fi enabled zones, power-backup and CCTV surveillance. Huge LCD display at main entrance.

We design for the present, with an awareness of the past and for an essentially bright future.



## SELL

Multi and single brand retail spaces designed by leading building and landscape architects. 100 sqft shops to 3000 sqft show rooms.



## SELL MORE

Smaller vanity stores with air-conditioning at third floor. Maximum visibility of shops with free flow circulation pattern.



## LIGHT

Central atrium with translucent roof and landscaped terrace garden.



## STOP

3 basement floor car parking and 2 wheeler parking. Vehicular access/exit at lower ground floor.



## CLIMB

Escalators, spacious corridors and granite staircase, along with high-speed passenger and service lifts.



## ENTER

Grand entry into the ground floor as well as the lower ground floor.



## BUY MORE

Exclusive super market area in lower ground floor



## HELP

ATM and pharmacy, escort for elderly, first aid assistance, valet parking and lost and found.



## OUT OF SIGHT

Service access and service lift positioned away from main entrance.

We combine our expertise with cutting-edge technology to make business more comfortable, productive and fun.



FLOORING & DADO

**INTERNAL**

All internal common areas have granite/high grade vitrified tiles.

**EXTERNAL**

All external common areas have anti-skid tiles and high grade interlock pavers, embedded with landscaping.

**COLUMNS/WALLS**

All columns and wall panels have high quality interior finishing as per specification.

**PARKING**

Parking areas with IPS (Indian Patent Stone Flooring) finish, with proper drainage.



SANITARY & PLUMBING

**WATER CLOSETS**

Bathrooms have western-style, porcelain WC by Hindware/Jaquar/ equivalent or higher grade.

**HEALTH FAUCETS**

Health faucets of Jaquar\* make provided in all bathrooms.

**WASH BASINS**

All bathrooms have porcelain wash basins of Hindware/Parryware.

**PLUMBING**

PVC pipes will be used for water supply and drainage lines. Sewage lines in stoneware.



STRUCTURE

**STRUCTURE**

RCC frame structure with masonry partitions.

**INTERNAL MASONRY**

Good quality bricks /concrete blocks with RCC on bond lintel for better stability.

**EXTERNAL MASONRY**

Good quality Laterite/solid blocks masonry, plastered as per specification.

**PAINT**

All internal /external paint in acrylic distemper.



ELECTRICAL

**WIRING**

Havells /equivalent brand wiring used throughout with concealed conduits.

**EARTHING**

A lightning arrester and earth pits provided with separate earth points for elevators.

**SWITCHES**

All switches of Anchor/ Legrand.



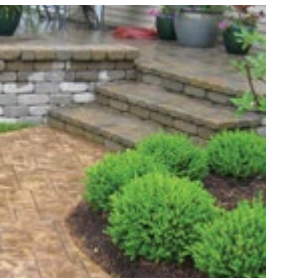
DOORS & WINDOWS

**FRAMES**

All toilet door frames in granite for better aesthetics and easy maintenance.

**DOOR SHUTTERS**

All door shutters in solid core flush (block board) shutters with laminate on both side.



LANDSCAPING

**SOIL**

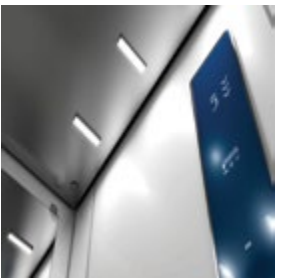
Good quality red soil and sand mixture with manure serve as the base layer for landscaping.

**IRRIGATION**

Sprinklers and a drip irrigation system provided for the landscaped areas.

**SOFT LANDSCAPING**

The garden areas completely landscaped with grass, shrubs, bamboo etc.



UTILITIES / SERVICES

**BACK-UP POWER**

100% backup power.

**ELEVATORS**

One passenger-elevator and one freight-elevator of Otis/ Kone or equivalent make.





Ecologic Habitats office - Actual photographs shot at location.



## ECOLOGIC HABITATS

Creating inspirational living and working experience, through ecologically designed spaces.

Ecologic Habitats caters to customer aspirations by developing simplistically designed commercial and living spaces. With the industry experience of over 25 years, the promoters take pride in setting standards in design excellence, thereby adding charm and character to each project.



Living close to nature is not just about living away from the city.

Our upcoming project, **Cloud's End** is built atop a hill, in Blueberry Hills and is located within the city limits of Mangalore.

UPCOMING PROJECT  
CLOUDS END





Apart from sourcing the best talent in the industry, we pay attention to the minutest of details from design to workmanship. This sets our projects apart.



2PKM ARCHITECTS

**Architects**

Kadri, Mangalore



TERRA FIRMA

**Landscape Architects**

Koramangala, Bangalore



CAIZER

**City Light Building**

Balmatta, Mangalore

ASHOK ASSOCIATES

**Civil / Structural Engineers**

Basaveshwara Nagar,  
Bangalore

H M NAGESH

**PHE Consultants**

Basavanagudi, Bangalore

SANS ASSOCIATES

**Electrical Engineers**

Old Kent Road, Mangalore





Any work of architecture which does not express serenity is a mistake.  
*Luis Barragán*





TO BOOK YOUR SPACE, SPEAK TO US.

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