

2030 Al- Muqaddas VISION TANNERY ROAD



At a Glance

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Foreword



MOHAMMED BASEERULLA
M - ARCH - London school of
Architecture - UK

"MY FIRST OBJECTIVE IS FOR TANNERY ROAD TO BE A PIONEERING AND SUCCESSFUL GLOBAL MODEL OF EXCELLENCE, ON ALL FRONTS, AND I WILL WORK WITH YOU TO ACHIEVE THAT"

All success stories start with a vision, and successful visions are based on strong pillars.

The first pillar of our vision is our status as the heart of the Muslim Locality. We recognize that Allah the Almighty has bestowed on our lands a gift to turn towards him in Prayer at all Times

The second pillar of our vision is our determination to become a global investment powerhouse. Our Location - Tannery Road holds strong investment capabilities, which we will harness to stimulate our economy and diversify our revenues.

The third pillar is transforming our unique strategic location into a global hub connecting the Well-Developed localities of Frazer Town and Benson Town and we are well connected by all the means of Public and Private Transportation including BMTC and Metro along with all the Private app Hailing Taxi Transportation

Tannery Road

Tannery Road, not far from Frazer Town, part of Bangalore's erstwhile Cantonment is an enviable place to stay. The area is an eminently accessible and much sought after location





Tannery Road is rich in all Aspects, but we have not got our Due Recognition, We Have the Right to lead a Good Quality and Aspiring lifestyle on par with the Residents of our Neighborhoods of Frazer Town and Benson Town and our real wealth lies in the ambition of our people and the potential of our younger generation. They are our Locality's pride and the architects of our future. Our people will amaze the world again. We are confident about the Tannery Roads's future. With all the blessings Allah has bestowed on us we cannot help but be optimistic about the decades ahead. We ponder what lies over the horizon rather than worrying about what could be lost.



The Future @ Tannery Road

The future of Tannery Road is one of huge promise and great potential, God willing. Our precious Locality deserves the best. Therefore, we will expand and further develop our talents and capacity. We will do our utmost to ensure that the world will Look Upon us!

We will be transparent and open about our failures as well as our successes and will welcome ideas on how to improve. we will work tirelessly from today to build a better tomorrow for you, your children, and your children's children.

Our ambition of Infrastructure Development is for the long term. It goes beyond replenishing sources of income that have weakened or preserving what we have already achieved. We are determined to build a thriving Neighborhood in which all citizens can fulfill their dreams, hopes and ambitions.

We commit ourselves to providing world-class Infrastructure services, Be it Residential Apartments or Commercial Complexes which effectively and efficiently meet the needs of our Locality. Together we will continue building a better Locality, fulfilling our dream of prosperity and unlocking the talent, potential, and dedication of our young men and women.

We have all the means to achieve our dreams and ambitions. There are no excuses for us to stand still or move backwards.



We have a Share of 5 Metro Stations - Pottery Town, Tannery Road Circle, Venkateshpur, Arabic College and Nagawara on the Pink Line Metro



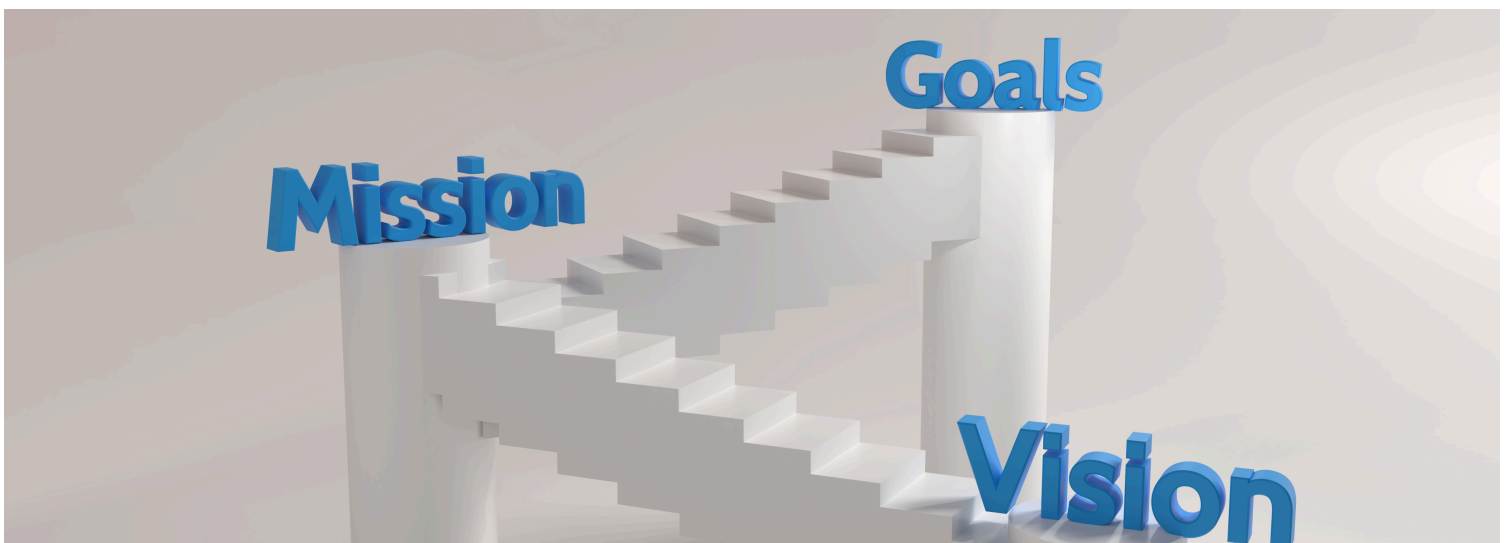


Our Intentions:

We intend to provide better opportunities for partnerships with the Landowners who own Prime / Non-Prime, Residential / Commercial Land in this Locality, our leading investment capabilities, and our strategic Leadership position in terms of Infrastructure Buildings.

We will improve the Living standards of the Residents and business environment, so that our economy grows and flourishes, driving healthier employment opportunities for citizens and long-term prosperity for all.

This promise is built on cooperation and on mutual responsibility. This is our “Tannery Roads’s Al- Muqaddas Vision for 2030.” We will begin immediately delivering the overarching plans and programs we have set out. Together, with the help of Allah, we can strengthen the Tannery Roads’s position as a great locality in which we should all feel an immense pride.



Our Vision 2030 for Tannery Road



To build the best future for our Locality based our Vision for Tannery Road be based on pillars that represent our unique competitive advantages. Our status will enable us to build on our leading role as the heart of Tannery Road the Central Locality based in the Metropolitan City of Bangalore

Our Vision is built around three themes: a vibrant society, a thriving economy and an ambitious Neighborhood.

This first theme is vital to achieving the Vision and a strong foundation for economic prosperity. We believe in the importance of a vibrant society.

In the second theme, a thriving economy provides opportunities for all by building a system aligned with market needs and creating economic opportunities for the entrepreneur, the small enterprise as well as the large corporation. Therefore, we will develop our investment tools to unlock our promising economic sectors, diversify our economy and create job opportunities. We will also grow our economy and improve the quality of our services, improving the business environment, attracting the finest talent

and the best investments globally, and leveraging our unique strategic location in connecting Rest of Bangalore

Our community is ambitious in what we want to achieve. We will apply efficiency and responsibility at all levels. Our third theme is built on an effective, transparent, accountable, enabling and high-performing Organization. We will also prepare the right environment for our Subscribers, to take their responsibilities and take the initiative in facing challenges and seizing opportunities.

In each of these themes, we highlighted a selection of commitments and goals, as a reflection of our ambition and a representation of what we aim to achieve. This vision will be the point of reference for our future decisions, so that all future projects are aligned to its content.

To clarify our next steps, we have already prepared the ground and launched Our First Residential Apartment Complex, Al Muqaddas Tower Apartments at AK Colony near Masjid e Usmania, abutting to the Large and Oldest Heritage Eidgah Jadeed, off Tannery Road, Bangalore We will now launch a first portfolio of Series of Residential and Commercial Complexes aim to achieve our goals and honor our commitments.

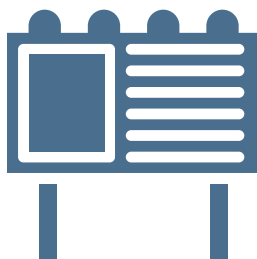
Innovation and Growth

Aspiration and Inspiration

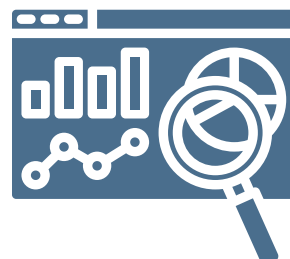
We recognize each family's aspiration to own a home and the important role ownership plays in strengthening family security. Even though 42 percent of families in Tannery Road already own their homes, we aim to increase this rate by 1 percentage points by 2030. This would be a substantial achievement given the high increase in the number of First time Home Buyers to the housing market. We will meet this target by introducing a number of ownership schemes, Interest Free Easy Installment schemes, Flexible Payment Plans and others We will also seek to repurpose some of the built-up areas and change the real estate mix, increasing the allocation for residential accommodation, services and hospitality areas. We will seek to build and create an integrated and attractive living and working environment.



Innovation



Growth



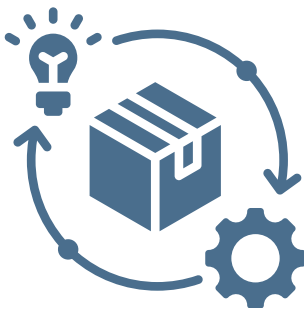
Prosperity

Being Responsible in Business

We aspire to have businesses that contribute to developing our society and our country, not be geared solely towards generating profits. We expect our Partners to observe their social responsibilities and contribute to creating a sustainable economy, including by creating the stimulating opportunities for young men and women that can help them build their professional careers. We will encourage the businesses that follow through on this commitment to participate in our Eco System

THE STRATEGIC PARTNERSHIPS PROGRAM

We are working with our Landowners across The Tannery Road to build new strategic partnerships for the twenty-first century, in harmony with our Great Vision, so that we can create New Landmarks, Living and workspaces aligned to the Modern Working and Living Environments



Design



Development



Setting up New Landmarks

Visionary - Mohammed Baseerulla



Mohammed Baseerulla, The Main Architect behind the Project and Concept of Al Muqaddas Tower Apartments holds a Masters Degree in the Architecture from the World's Prestigious University – London school of Architecture

Mohammed Baseerulla till date have designed more than ten million sq. ft. of space and 150 plus projects over the past decade. Speaking to Prop Headlines Mohammed Baseerulla said “Our practice, over a decade, consists of explorations in various disciplines ‘Architecture, Interiors, Advance design, Urban design’ and various building typologies ‘Residential, Commercial, Hospitality, Healthcare, Industrial, Public–Semipublic, Educational, Offices, Community centers, Transit stations, Urban design interventions. It goes beyond providing technical solutions, specifically in its value additions and building clientele relations.”

Further Elaborating he said Our passionate heart's artistic dream envisions our future in a space crafted by the architectonics of our mind in the interwoven strings of our life and time. As we shape our environments, our surroundings reflect our personalities. The environment in which we live, as well as the time that shapes our today and tomorrow, to form an unbreakable bond that lasts a lifetime. We are emotionally attached to the places where we create our repertoire of memories that we will cherish for the rest of our lives.

Accepting the modernity of a changing world, we must adapt to the novelties that will emerge in all aspects of human progress. However, we are unable to cut the cord with our infinite hope and limitless optimism, which opens up a multiverse of possibilities.

That is why, when one sees architectural panoramas created by Mohammed Baseerulla, one gets the impression that the space has become a living entity encompassing universal grandeur in all its intricately ingrained elements of everlasting brilliance.

Mohammed Baseera's 'Design Philosophy is grounded in sheer excellence. He believes that 'Architecture is beyond the confinement of space, time, and material. "It's rather Timeless, Experiential, Expressional, Explorational, Aspirational, and Influential and this increases the domain of architecture into various allied fields of design. Our design approach is human-centric considering factors like context/climate/art and culture/human psychology/socioeconomics, technology, etc., as vectors."

Speaking about their associates, Mohammed conveys that a lot of people contribute to transforming the design into reality they are proudly associated with them, where few are since its inception. Their expertise and experience not only give technical solutions to the projects but adds value to the project by providing end-to-end solutions.

Talking more about their team, he says that it consists of diversified professionals like Architects, Draftsmen, Civil Engineers, Site Engineers, and Interns who make a perfect place for knowledge sharing. Office environment and culture motivate and encourage its team members beyond the teachings of professionalism and technicalities. Members coming across India create a lively culture of learnings/experiments and explorations in the process of co-working.

Mohammed explains that they try to identify a perspective through which they approach each individual project and the methods are usually tangents of that conversation.

At the Project, Our philosophy is again unique. Baseer expresses, “In the era of the human race for development and progress, somewhere we have lost our values and emotional connections, and buildings have become byproducts of our greed and technological achievement. Our attempt is to redefine the notion of the construction process by evoking human touch, where buildings are no longer structures but habitable spaces and hence need crafting.”

Sharing their long-term vision, Mr Baseer claims, “Anything we build, keeps building us, with this quote, we believe whether small or big, a Al-Muqaddas is an attempt to make a better neighborhood, a better skyline, and a better nation.”

CRESARC STUDIO



Cresarc Studio is a multidisciplinary firm based in Bangalore having projects panning across India. We have designed more than 10 million sqft of space and 150 plus projects over past years. Our practice, over a decade, consists of explorations in various disciplines “architecture, interiors, advance design, urban design“ and various building typologies “residential, commercial, hospitality, healthcare, industrial, public – semipublic, educational, offices, community centers, transit stations, urban design interventions”.

Our practice goes beyond providing technical solutions, specifically in its value additions and building clientele relations.

Cresarc Studio is an absolute collaboration of the best of minds coming together having expertise in Architecture, Advance Design, and Urban Design. Their international study and exposure bring exclusivity to the projects in terms of design and practice

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Hence Design outcome is a result of various unique possibilities, which give a new dimension to contemporary architecture.

As buildings are no longer isolated objects defined in architectural modernity, they become natural and coherent components of human life and the urban environment. Cresarc's design embraces its co-existence in a micro and macro context.

The Cresarc team consists of diversified professionals like Architects, Draftsmen, Civil Engineers, Site Engineers, Interns who make a perfect place for knowledge sharing. Office environment & culture motivates and encourages its team members beyond teachings of professionalism and technicalities. Members coming across India create a mixed culture of learnings/experiments and explorations in the process of co-working.



Prop Headlines



Propheadlines is an Independent Real estate news and Advisory Portal with Global presence. We possess vast experience and knowledge of real estate in 21 Countries, and is the first port of call to Many NRI's to buy a Residential property in India. Led by a group of dynamic and visionary investors, Propheadlines aims to utilize its vast knowledge of the real estate sector to add Value to the Brand Vision Tannery Road 2030, With increasing demands for Apartments and the growing office spaces and Commercial Towers at Tannery Road, we are confident in the timing and outlook of this Vision.

A smart investment has the potential to change our lives, providing us sufficient funds to live our dreams. Today, most of us have an investment portfolio comprising of a number of investments, be it stocks, gold, bonds, government schemes, etc., but one of the most underrated or ignored investment in recent times remains to be real estate.

Given the huge economic boom in most Indian cities, the average income has increased, providing us added incentives to invest for the future and real estate could be the ideal investment choice for you.

Kingdoms have fought battles over land for centuries, leaving no stone unturned in order to win that priceless property. While kingdoms might not exist today, the truth remains that the demand for land

hasn't changed, with everyone vying for a share of what's available.

Given the fact that prime real estate never loses demand or value, investing in it can be a great move, offering returns far higher than traditional investment options.

Owning a home is the dream of everyone, and fulfilling this dream can not only give you emotional satisfaction but also monetary joy. Given the shortage of land in cities across the country, purchasing even a small flat can offer you returns, either in the form of rental income or by selling it for a profit.

Looking Ahead

OUR COMMITMENT TO ACHIEVING THE GOALS OF THESE PIVOTAL PROGRAMS AND OUR COLLECTIVE CONTRIBUTION SHALL BE THE FIRST STEP TOWARDS ACHIEVING TANNERY ROAD VISION FOR 2030. WE WILL CONTINUE TO LAUNCH NEW PROGRAMS IN THE UPCOMING YEARS AS REQUIRED, AND WE WILL CONTINUOUSLY REVIEW AND ASSESS OUR PERFORMANCE IN ACHIEVING THIS VISION MAY ALLAH BLESS US AND GUIDE US TO THE RIGHT PATH

Our partnership will be built on transparency, communication, and a shared commitment to achieving your real estate goals. I eagerly await the chance to exceed your expectations and deliver exceptional results.

Looking forward, I am confident that with your continued support, the next 5 years will bring even more remarkable achievements for Us. Thank you for your commitment and dedication to our shared success. Here's to the past, present, and future of Tannery Road !



Outlook

Properties	2025	2026	2027
Residential Apartments	2500 Units	4000 Units	5000 Units
Commercial Towers	1500 Units	2500 Units	3000 Units
Total	4000 Units	6500 Units	8000 Units

Contact Us

For further information, please reach out to us at news@propheadlines.com

Tannery Road Al Muqaddas Vision 2030

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