

THE **PARK**
A RICHER LIFE

THE FUTURE OF LIVING

THE FUTURE OF LIVING





SPIRITUAL AND MENTAL WELL-BEING.

Balance is the key to everything. Here, you can pause your hectic life and connect with nature - discover its beauty and explore its immense wonder.

Get in touch with your spiritual side at one of the temples.

Or find inner peace amidst the chaos of the city, at the yoga pavilion.

CULTURAL WELL-BEING.



Culture nourishes the mind and the soul.
With an amphitheatre, movie lounge, library,
dance academy, and cultural hubs
in the vicinity, the artiste in you will flourish.





PHYSICAL WELL-BEING.

You perform best when you are at your physical best. From a jogging track, full-size cricket ground, tennis courts, swimming pools and techno-gyms, to fruit orchards and organic farms, you'll find many avenues to stay fit and healthy. And with verdant surroundings and clean air, just living here can be therapeutic.

PROFESSIONAL AND PERSONAL WELL-BEING.

Living in a green haven in the heart of Mumbai's business district comes with its perks. With the city's major business hubs just a short drive away, you can manage your time more efficiently, and spend more time with your loved ones. Restoring that vital work-life balance the city takes away.



SOCIAL WELL-BEING.

As technology takes over our lives, we retreat into our own private world, and start losing touch with the real world outside: our social circle. Living amidst a community of like-minded intellectuals fosters a spirit of camaraderie and social well-being. You cultivate friends of your social stature and enjoy living with people you are most compatible with. Your kids share the company of other kids with similar backgrounds and values. And here, your neighbour isn't a mere flat number, but a friend you respect, admire and bond with. As India's most successful real estate development ever, The Park has attracted the finest minds from across India and the globe, creating a thriving community that welcomes your presence.



SOUTH MUMBAI'S FINEST ADDRESS.

Rising majestically above Mumbai's skyline, Lodha Kiara enjoys an enviable location at Worli, right at the start of the prestigious Golden Mile – a glittering stretch with Mumbai's finest restaurants including Hard Rock Café, Café Zoe, Bombay Canteen and Indigo Deli, luxury retail and premium shopping destinations, prime office developments, 5-star hotels like The St. Regis and Four Seasons, Jumeirah and W Hotel (proposed), and residences that rival the best in the world. With excellent connectivity to the business districts of Lower Parel, Fort, Nariman Point, and BKC via the Worli-Bandra Sea Link, and South Mumbai's buzzing cultural and entertainment hubs, you will be living at the city's most sought-after address.



* Proposed

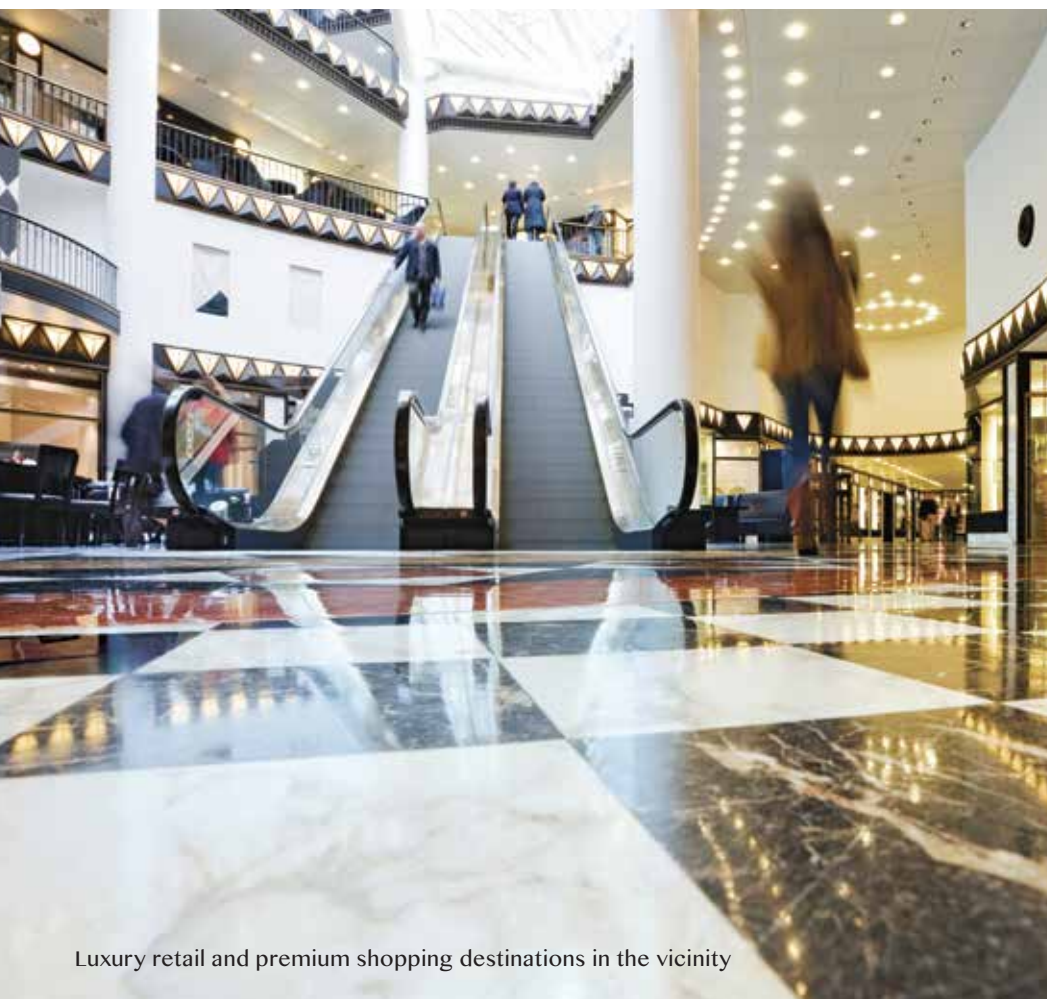
Nestled in a 17-acre urban residential park, next to Mumbai's one and only Trump Tower, Lodha Kiara is set around a 7-acre park on a hill. Enjoying the most auspicious location in The Park between the Shree Simandhar Swami Jain Temple and The Park's very own Ganesha temple, Lodha Kiara is positioned at a vantage point touching The Park's central green. An advantage that endows it with the perfect environment for living and working in harmony with nature. Not to mention, the prestige and cachet of living around a great urban park rich with experiences and pulsating with vibrant life – much like the highly coveted residences built around New York's Central Park, or London's Hyde Park.



Jain Temple

With a colorful façade inspired by the rich textile heritage of Mumbai, Lodha Kiara makes you feel you are living in a private haven high above the city, yet connected to the rich fabric of this metropolis. Stunning views greet you from all sides: the Eastern Seaboard, Haji Ali and the Race Course Green, and the Bandra-Worli Sea Link – each revealing a different facet of the city.

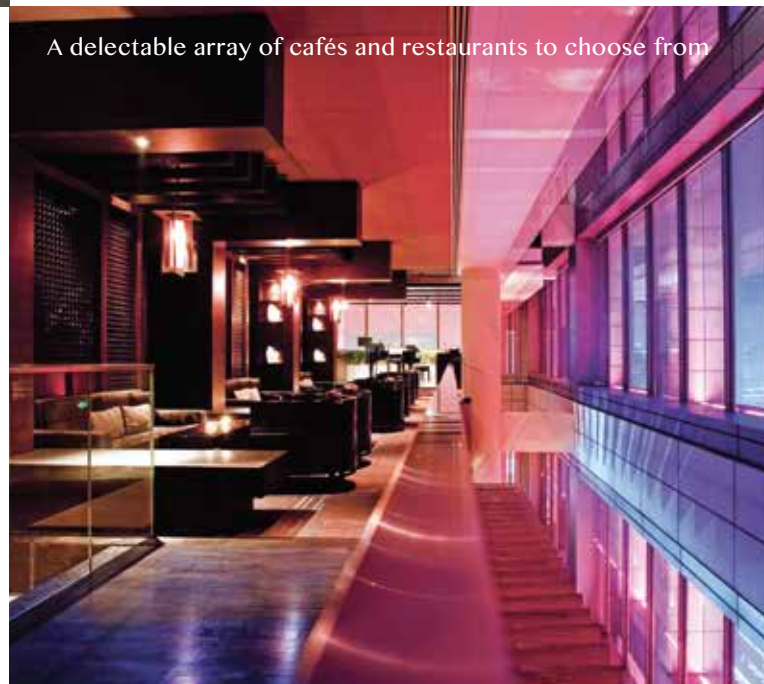
With a location few can rival, a vibrant and colorful façade, easy access to The Park's rich tapestry of experiences, a lifestyle designed for balanced living in harmony with nature, and world-class facilities at your disposal, Lodha Kiara brings you all that you need for a holistic and complete life – the way you ought to be living.



Luxury retail and premium shopping destinations in the vicinity



Enjoy spectacular views of the sea link



A delectable array of cafés and restaurants to choose from

CAFÉS & RESTAURANTS

- Yuuka (The St. Regis)
- The Drawing Room (The St. Regis)
- San-qi (Four Seasons)
- Café Zoe
- The Bombay Canteen
- Punjab Grill
- Indigo Delicatessen
- Le Pain Quotidien
- The Tasting Room
- The Barking Deer Brewpub
- The White Owl Brewery & Bistro

NIGHTCLUBS/LOUNGES/PUBS

- Aer (Four Seasons)
- EXO (The St. Regis)
- Li Bai (The St. Regis)
- Blue Frog
- Shiro
- Hard Rock Café
- Smaaash
- Tryst
- F Lounge
- Hoppipola
- Todi Mills Social

CINEMAS & PERFORMING ARTS CENTRES:

- PVR Cinemas
- Matterden CFC
- Ravindra Natya Mandir
- Swatantrya Veer Savarkar Auditorium

OFFICES

- One IndiaBulls Centre
- IndiaBulls Finance Centre
- Peninsula Corporate Park
- Kamala Mills

THE FUTURE
OF LIVING.
YOURS TO
ENJOY NOW,
AT LODHA KIARA.





Starting 70 feet above ground level and rising to a dizzying height of over 800 feet, Lodha Kiara commands panoramic views of the city – the Eastern Seaboard, the Arabian Sea, the Mahalaxmi Race Course and the Bandra-Worli Sea Link.

Standing 75 storeys high, this elegant tower will rank among the tallest towers in Mumbai, taking its rightful place in Mumbai's skyline. While its auspicious location promises you a lifetime of prosperity.

Sensitively designed by WOHA, the internationally-acclaimed, Singapore-based architecture firm, Lodha Kiara is in a league of its own. Designed with 'breathing architecture', the residences are built around an advanced ventilation system, with 3 sides open, plenty of fresh air and sunlight.

Built-in aeromat ventilators, and a perforated mesh cladding on all sides, make the ventilation superior and more energy efficient – keeping your home a few degrees cooler than its surrounds.



- 75-storey tower with two wings
- Breathtaking vistas of the city - the Eastern Seaboard, the Arabian Sea, Bandra-Worli Sea Link and the Mahalaxmi Race Course
- Sensitively-designed by WOHA, Singapore, the world's foremost architects in green high-rises
- Built-in aeromat ventilators, perforated cladding and expanded mesh on all sides provide superior, energy-efficient ventilation, and keep each residence naturally cooler than the outside
- Designed with 3-sides open to ensure maximum privacy, cross-ventilation and sunlight
- High level of privacy – situated away from the main road

YOUR REDSIDENCE IS GRACED
BY THE WORLD'S FINEST.
BUT NATURALLY.



Enter the grand designer air-conditioned lobby, and high-speed elevators silently whisk you up to your designer floor lobby, which has just 3 residences on the floor.

Spacious and grand, your residence is meticulously planned to optimize space. 8 ft. high windows extend from corner to corner in every room, inviting fresh air and natural light, to keep you bright and cheerful through the day. While spectacular views of the city make you feel you're on top of the world.

From the moment you step into your expansive living room and feel the caress of fine Italian marble at your feet, you are transported into a world of luxury. Below, the city rushes, while you live cocooned in comfort, high above the din and chaos.



Your master bedroom comes with the luxury of a walk-in wardrobe – all the better to accommodate your ever-expanding collection of Armani suits.

The master bathroom shows you 4 ways to bathe – depending on what mood you're in. While top-of-the-line European bath fittings turn even a routine shower into an indulgence.



Your German Poggenpohl kitchen provides all the inspiration you need to hone your culinary skills to perfection.

From a private home theatre lounge and a study/office, to a separate store, utility, and puja area, every square inch of your residence has been designed to maximise functionality. And with the latest conveniences at your fingertips and home automation at your command, Lodha Kiara provides an unparalleled experience in holistic living.

FIND YOUR SPIRITUAL CORNER

Lodha Kiara helps you find your equilibrium. With a devotional 'puja' room thoughtfully incorporated in your residence, you can stay connected to your spiritual side, while pursuing your ambitious side.

- Grand double-height, air-conditioned entrance lobby
- 5 hi-speed elevators by Otis/Schindler/Mitsubishi#
- Designer floor lobbies
- Fully air-conditioned residences*
- Separate entry foyer for each residence
- 8 ft. high corner-to-corner windows in living room and all bedrooms
- 3, 4 & 5 bedroom residences with select 2 bed options
- Master bedroom with walk-in-wardrobe^
- Master bathroom with bathtub^
- Luxurious 4-fixture master bathrooms with imported fittings and designer finish
- Imported designer kitchen with hood, chimney, hob and an exclusive store-room
- Kitchen, utility area, store room and service areas – all finished in premium tiling
- Imported marble flooring in the living and dining areas, all bedrooms, bathrooms, puja and passage areas
- Home theatre lounge/private study/home office
- Every square inch designed to maximise functionality with separate puja room^ and utility area

*Excluding kitchen, bathrooms and service areas

^In select typologies only



YOU DON'T JUST STEP INTO A RESIDENCE. YOU STEP INTO THE FUTURE.

Contemporary luxury living demands homes with the finest technology and most advanced security. At Lodha Kiara, you'll find your residence is wi-fi enabled from the moment you step in. While advanced fibre optic connectivity assures you of advanced IPTV and digital gaming on command. Even happiness and peace of mind come guaranteed with a 7-tier security system. Deploying the finest technology and personnel, this world-class security system makes Lodha Kiara the safest haven for you and your family.



- Wi-fi enabled homes
- Advanced Fibre Optic Connectivity with advanced IPTV and digital gaming
- Advanced 7-tier security system:
 - Swipe card access to lobby and elevators
 - Video door phone
 - CCTV monitoring of key common areas
 - RFID identification of vehicles
 - Pre-entry registration and visitor tracking
 - Gas detector in kitchen
 - Emergency alarm in each residence
- State-of-the-art firefighting system

THE WORLD IS CHANGING.
NOW, EVERYTHING WILL
COME TO YOU.



We live in exciting times. We no longer have to chase the things we desire. They come to us. All it takes is a tap on your phone, tablet or laptop to have your wishes granted, at your doorstep. And there's no reason why life at Lodha Kiara should be any different. You have every convenience in place to ensure your household runs on oiled wheels. An attentive valet at hand the moment you drive in, to park your BMW. A world-class concierge service, to meet every demand from the routine to the whimsical – efficiently and meticulously.

- Concierge services
- Valet parking
- Maintenance staff around the clock
- Separate service elevators with separate service entry to building





A RICHER LIFE



Enjoy a rock concert at the **amphitheatre**. No tickets required.



A full-sized **cricket ground** ensures you always have the home ground advantage.



Perfect your golf on the 9-hole **putting green**.

A **tree house** in the heart of Worli. It's your child's home away from home.



Enjoy a game of outdoor **tennis**, if you don't fancy the indoor courts.



Being adventurous has its rewards here with a **rock climbing wall** at your doorstep.

A sprawling **clubhouse** with leisure, sporting and dining avenues aplenty.



Others drive to a **waterfall**. You just have to hit the elevator button.



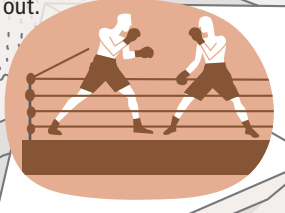
Catch up with friends over coffee, or tea made from freshly grown herbs, at the **café**.



Flaunt your culinary skills to your wife and friends at any of the **BBQ spots**.



India's 1st **Evander Holyfield** gym and boxing ring will surely knock you out.

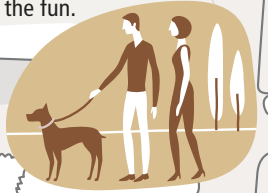


Whoever said life is no **picnic**? You have plenty of spots to choose from.

7 swimming pools including an indoor pool. Which one will you dive into?



A well-planned garden for **pets**. Because they shouldn't miss out on the fun.



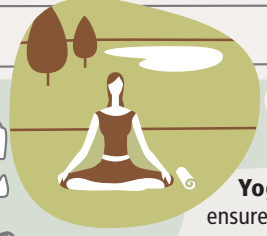
A **butterfly garden** in your midst will ensure your kids have many winged friends.



A 1 km long **jogging track** and garden gym will please fitness freaks.



Yoga pavilions ensure you're always in a peaceful state of mind.



A **temple** amidst serene surroundings to meditate, worship or just calm yourself.



A **fruit orchard**, organic farm, and herb garden help you stay healthy naturally.



Calm the mind, body and soul at the outdoor **Spa & Jacuzzi**.



Open spaces galore. Read, watch kids play, or simply enjoy a starry night.



THE PARK

OF ALL THE PRIVILEGES OF LIVING AT LODHA KIARA, THE RAREST IS LIVING AROUND A 7-ACRE PRIVATE PARK.



Historically, the world's most sought-after and exclusive residences have always been located around great urban parks. Central Park, New York, and Hyde Park, London, are some of the most desirable neighbourhoods to live in, pulsating with vibrant life and activity.

The Park now brings the buzz and lifestyle of these landmark urban park neighbourhoods, to Mumbai.

Set amidst 1000 trees and abundant nature, this private park provides the perfect escape from the city. With a variety of moods and expressions, and a vast range of scales from a wide maidan to intimate spaces, this serene haven is imbued with experiences that will enrich every moment of your life.



ONE PARK. INFINITE EXPERIENCES.

The Park is a tapestry of experiences so rich, it would take a lifetime to enjoy all of them.

Morning walks by a lotus water garden, weekend picnics in a butterfly garden, fruit and vegetables from a private fruit orchard and organic garden – experiences you could never have envisioned, are now yours to enjoy in the heart of the city.

Your children will revel in the delights of a sprawling playground, a sand-pit, a skating rink and an irresistibly tempting tree house, while you have a magnificent clubhouse with a world-class spa and gym, a choice of swimming pools, elegant party venues, indoor and outdoor sports courts, a private theatre and a well-stocked library – all at your disposal within The Park's boundaries.

- 7-acre private park – the size of 6 football fields put together
- Multiple themed gardens
- Organic herb, spice and vegetable gardens
- Lotus water garden and lily bay
- Jacuzzi by the waterfall
- Picnic spots, sit-outs, garden pavilions
- Green expanses and lawns



WHY LIVE IN A CONCRETE JUNGLE WHEN YOU CAN LIVE IN A RICH ECOSYSTEM?

With 1000 trees of different species, a butterfly garden, canals teeming with colourful fish, serene waterfalls and fountains, the Park is a complete ecosystem unto itself. Blending harmoniously into this natural haven are a variety of themed gardens, a fruit orchard, shaded walkways and avenues, pavilions for the elderly, and open-air health and fitness facilities.



- 7-acre private park
- 85% of the development is open space
- Over 1000 trees of different species
- Themed gardens
 - Bamboo garden
 - Botanical garden
 - Herb & organic vegetable garden
 - Aquatic garden
 - Sanctuary garden
 - Senior citizens' garden
 - Toddlers' garden
- Enclosed glass conservatory
- Mini rain-forest
- Community canal
- Iconic fountain
- Verdant expanses and lawns



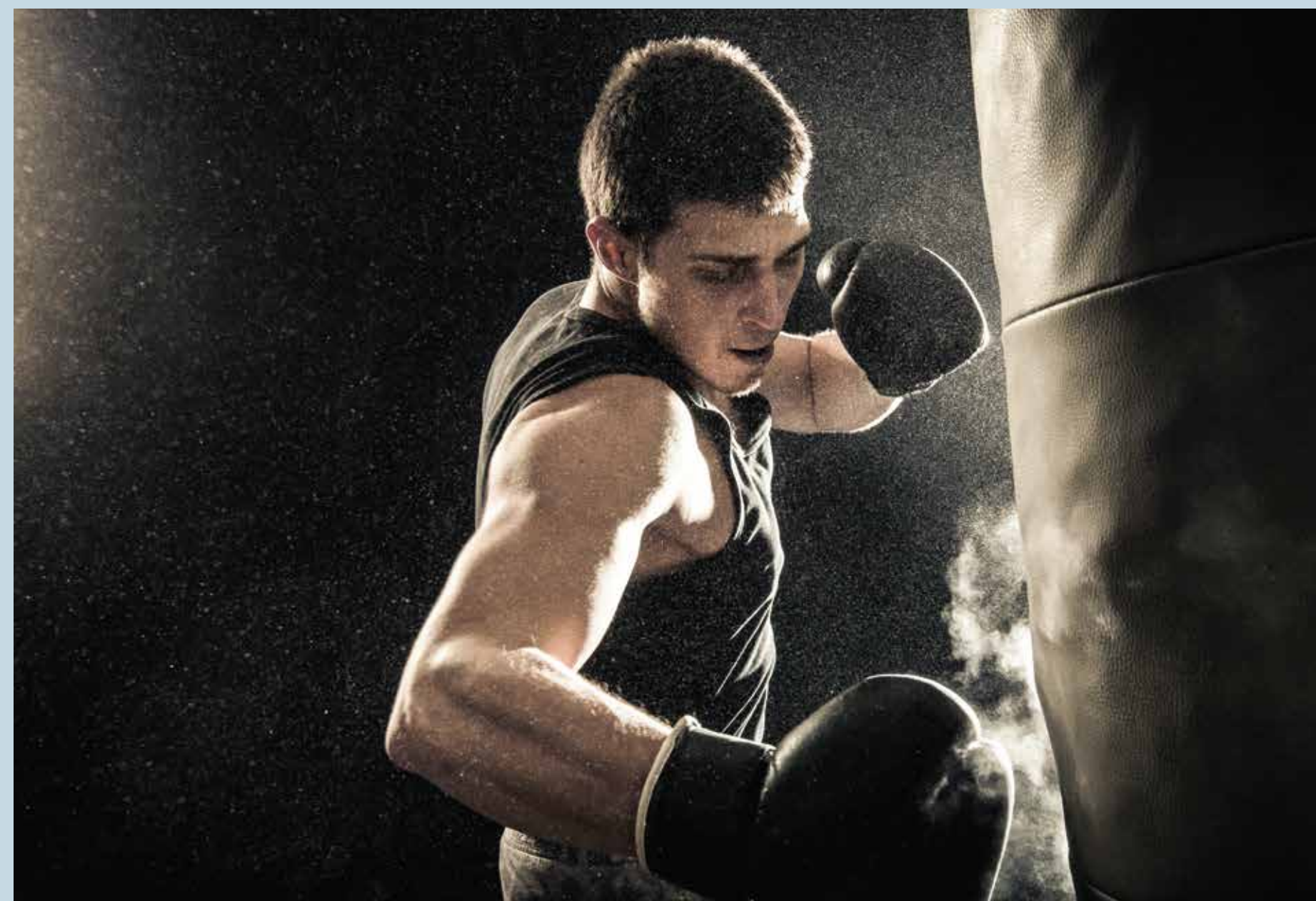
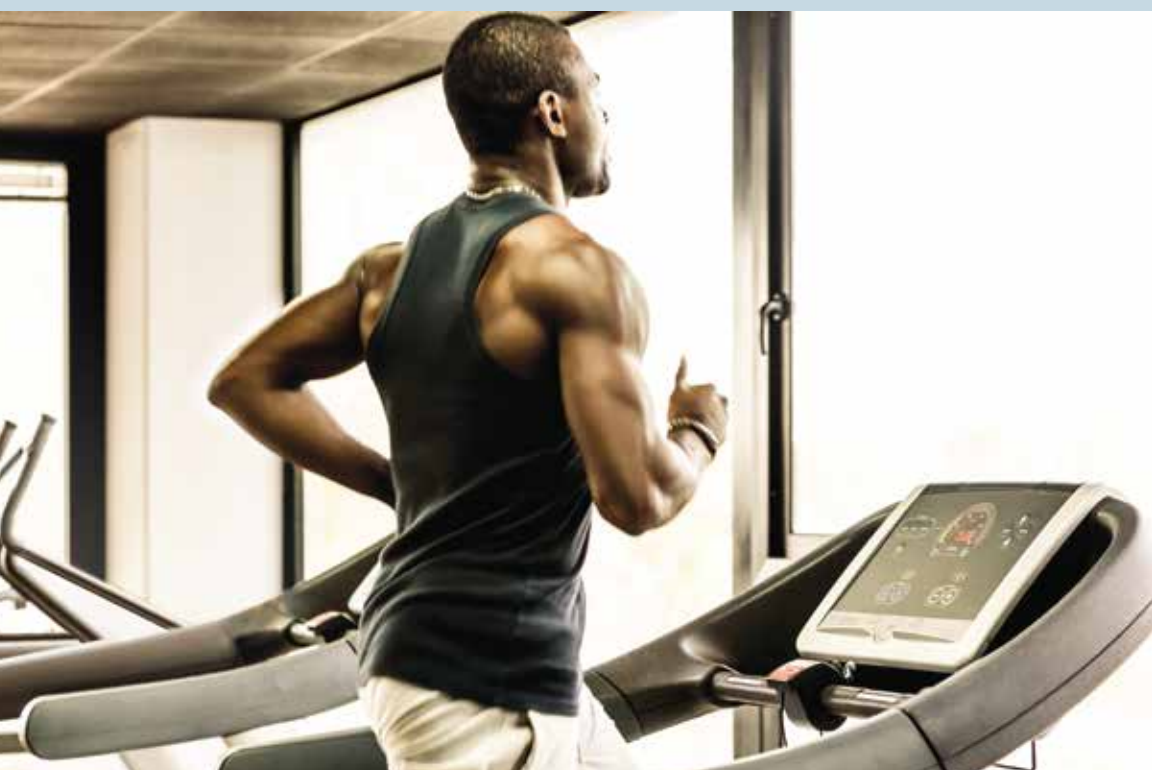
NOT JUST AN ECOSYSTEM. A SOCIAL ECOSYSTEM TOO.

With several areas for activity, leisure and recreation dotting its vast landscape, The Park creates the perfect ecosystem for its elite residents to meet, socialize, and bond with each other. Picnic spots, barbeque areas, garden pavilions, restaurants, cafés, banquet facilities, and a 50,000 sq.ft. clubhouse – The Park is designed to create a community of like-minded people from diverse professions, where exchanging views is as easy as sharing a cup of coffee, or playing a round of squash.



ONE MAGNIFICENT CRYSTAL. MANY FACETS.

Inspired by a magnificent crystal, the 50,000 sq.ft. clubhouse at The Park with its diamond-like facets, is a rare and glittering example of what happens when luxury meets grand architecture meets grand vision. Its jeweled doors open into an expansive world of privilege. World-class fitness facilities, gourmet restaurants, elegant banqueting venues, a private theatre, India's first ever Evander Holyfield Gym & Boxing Ring, and a Fitness Studio by Ramona Braganza, personal trainer to Hollywood celebrities – every avenue for sport, leisure and recreation is at your disposal, within its crystal façade.





SPORTS & FITNESS

- 7 swimming pools: Full-length lap pool, covered temperature-controlled pool for ladies and children, kids' pool, toddlers' pool, family pool spread over 70 metres, Turkish 'Hamam' pool, terraced spa pool by the waterfall
- India's first Evander Holyfield gym, providing a world-class fitness & training system to bring out the champion in you
- 321 training, a fitness regimen created by Ramona Braganza, personal trainer to Hollywood celebrities
- Courts for tennis, basketball and volleyball
- Air-conditioned indoor courts for tennis and badminton
- Cricket maidan with full-size cricket pitch
- 200-metre athletics track
- Sports ground with football facilities and provisions for other sports
- 1 km+ jogging & walking track
- 9-hole putting green



LEISURE & RECREATION

- 50,000 sq. ft. clubhouse
- World-class luxury spa
- Indoor games room for table tennis, snooker, carrom and cards
- Gourmet restaurants and cafés
- Banqueting facilities – 2 party halls and party lawns
- Luxury guest rooms for family & friends
- Outdoor cinema
- Private theatre
- Amphitheatre
- Serene Ganesha temple
- Well-stocked library
- Luxury retail plaza with ample shopping and designer brands

COMFORT & CONVENIENCE

- Convenience store provision
- ATM provision
- Fully-equipped business centre with 2 meeting rooms
- 24x7 medical facility



FUN FOR KIDS

- Playzone for kids (2 to 14 years):
 - KidzFun, an indoor play area / crèche for kids (2-8 years)
 - Entertainment zone with video games, board games and more for kids (8-14 years)
- Kids' pool
- Extensive library with over 4000 books
- Activity Room – Dance classes by Sandip Soparrkar and Music by Furtados School of Music
- World-class indoor kids' playground
- Outdoor kids' play area with extensive play equipment
- Pet garden & walk
- Tree house
- Picnic trails
- Rock climbing
- Outdoor chess



HEALTH AND WELL-BEING

- Organic vegetable garden
- Organic herb garden serving herbal infusions
- Fruit orchard
- Organic café serving the freshest teas
- World-class health club with champions' gym
- Juice bar



DESIGNED IN COLLABORATION WITH MOTHER NATURE.

The Park has been conceived and designed with an abiding respect for nature, and every effort to enrich life in a responsible manner. Which is why, it not only incorporates an abundance of flora and fauna, but also every system and process to protect and preserve the environment.

Environmentally sustainable homes with 'breathing architecture': homes built around an advanced ventilation system, with 3 sides open for optimum cross ventilation, more light through taller windows, and special cladding on façade to keep interiors a few degrees cooler than the outside • Over 85% of the development is open space • Over 1000 trees to improve air quality and provide green cover • Solar power for common areas, reducing maintenance costs and adverse environmental impact • Green walls to reduce noise and pollution • Aeromat ventilators that treat and purify the air, for better indoor air quality and health • GU glass to reduce noise and heat, resulting in lower electricity consumption by air-conditioners • Waste-water recycling with advanced MBR technology • Advanced rain-water harvesting system • Advanced garbage management, with composting and recycling



Lavish Living Room



Grand Lobby



Luxury Retail Plaza



Family pool spread over 70 metres



Cricket maidan with full-size cricket pitch

THE PLANS

The Park on the hill.



- 1. Kids' Play Area
- 2. Rock Climbing Wall
- 3. Trump Amenities
- 4. Lodha Marquise
- 5. Covered Walkway
- 6. Jogging Path
- 7. Drop-off
- 8. Trump Tower Mumbai
- 9. Outdoor Gym
- 10. Pets Garden
- 11. Reflection Avenue
- 12. Entrance Plaza
- 13. Athletic Track
- 14. Cricket Maidan
- 15. Outdoor Cinema
- 16. Pavilion
- 17. Function Lawn
- 18. Picnic Area
- 19. Outdoor Lounge
- 20. Lodha Parkside
- 21. Game Courts
- 22. 30m Lap Pool
- 23. Toddler Pool
- 24. Kids' Pool
- 25. Indoor Pool
- 26. Waterfall
- 27. Terraced Spa Pool
- 28. Pool Deck
- 29. Family Pool
- 30. Hammam
- 31. Picnic Island
- 32. Reflexology Garden
- 33. Drop-off
- 34. Reading Area
- 35. Outdoor Chess
- 36. Lodha Kiara
- 37. Picnic & BBQ Area
- 38. Lodha Kiara Drop-off
- 39. Tower 6
- 40. Relaxing Area
- 41. Mini Golf
- 42. Herb & Spice Garden
- 43. Fragrance Garden
- 44. Ganesha Temple
- 45. Meditation Court
- 46. Fruit Orchard
- 47. Tea Pavilion
- 48. Vegetable Garden
- 49. Townhouses
- 50. Retail at Ground level
- 51. Senior Citizens Gym
- 52. Wetland Nature Garden
- 53. Lotus Water Garden
- 54. Lodha Allura
- 55. Communal Pavilion
- 56. Private Pavilion
- 57. Service Entry
- 58. Butterfly Island

TYPICAL PLAN - 2 BHK



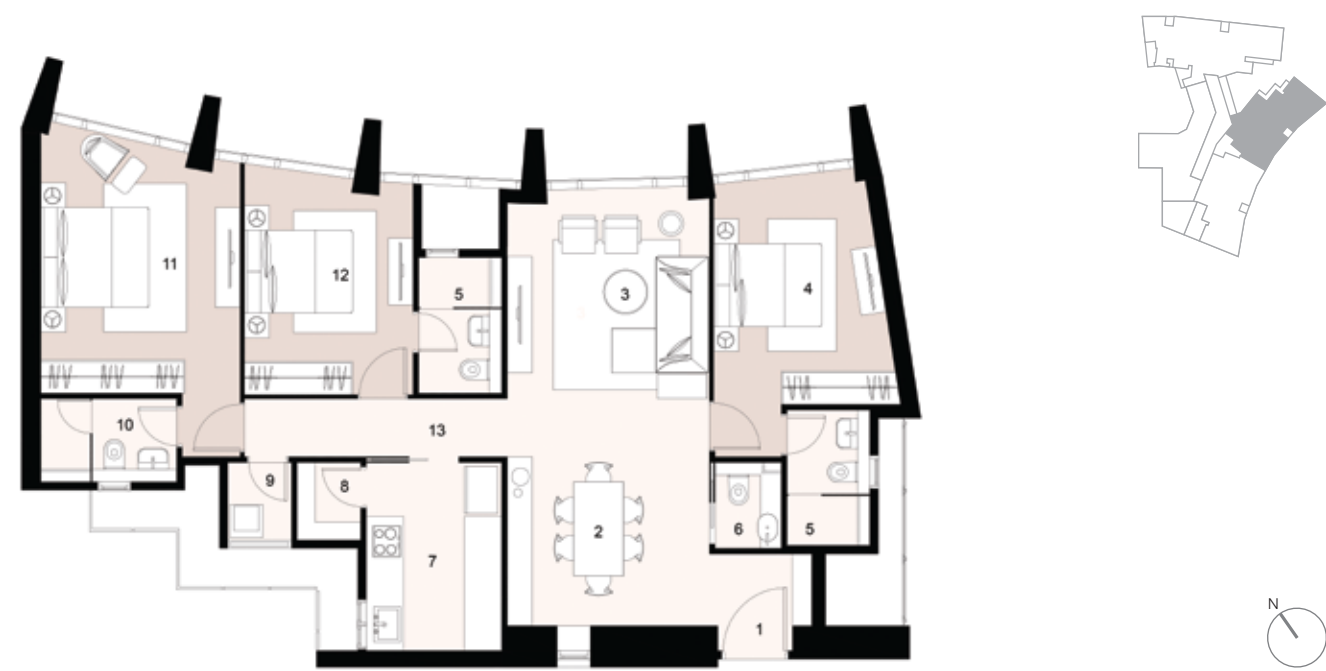
- 1. Dining Area – 12'0" x 8'4"
- 2. Living Room – 12'0" x 17"
- 3. Bedroom 1 – 10'1" x 12'7" + 5'4" x 4'11"
- 4. Bathroom – 4'11" x 8'0"
- 5. Kitchen – 10'0" x 8'0"
- 6. Utility – 3'5" x 5'11"
- 7. Store – 3'5" x 4'10"
- 8. Master Bedroom – 11'10" x 15'0" + 3'5" x 2'11"
- 9. Master Bathroom – 4'11" x 8'0"
- 10. Passage – 5'3" x 3'11"

TYPICAL PLAN - 3 BHK RESIDENCES A-03



- 1. Entrance – 6'1" x 4'3"
- 2. Dining Area – 12'0" x 11'0"
- 3. Living Room – 12'0" x 15'6"
- 4. Bedroom 1 – 10'1" x 13'11" + 4'0" x 3'1"
- 5. Bathroom – 4'11" x 8'0"
- 6. Powder Room – 3'11" x 5'1"
- 7. Kitchen – 8'0" x 10'8"
- 8. Store – 3'11" x 4'1"
- 9. Utility – 3'11" x 4'1"
- 10. Master Bathroom – 8'0" x 4'11"
- 11. Master Bedroom – 11'10" x 14'8" + 3'5" x 4'1"
- 12. Bedroom 2 – 10'0" x 12'11"
- 13. Passage – 15'7" x 3'5"

TYPICAL PLAN - 3 BHK RESIDENCES A-02



- 1. Entrance – 6'1" x 4'3"
- 2. Dining Area – 12'0" x 10'0"
- 3. Living Room – 12'0" x 15'9"
- 4. Bedroom 1 – 10'1" x 13'5" + 4'0" x 3'1"
- 5. Bathroom – 4'11" x 8'0"
- 6. Powder Room – 3'11" x 5'1"
- 7. Kitchen – 8'0" x 11'2"
- 8. Store – 3'9" x 4'7"
- 9. Utility – 3'9" x 4'7"
- 10. Master Bathroom – 8'0" x 4'11"
- 11. Master Bedroom – 11'10" x 14'8" + 3'5" x 3'9"
- 12. Bedroom 2 – 10'0" x 11'2"
- 13. Passage – 15'7" x 3'5"

TYPICAL PLAN - 3 BHK PREMIA A



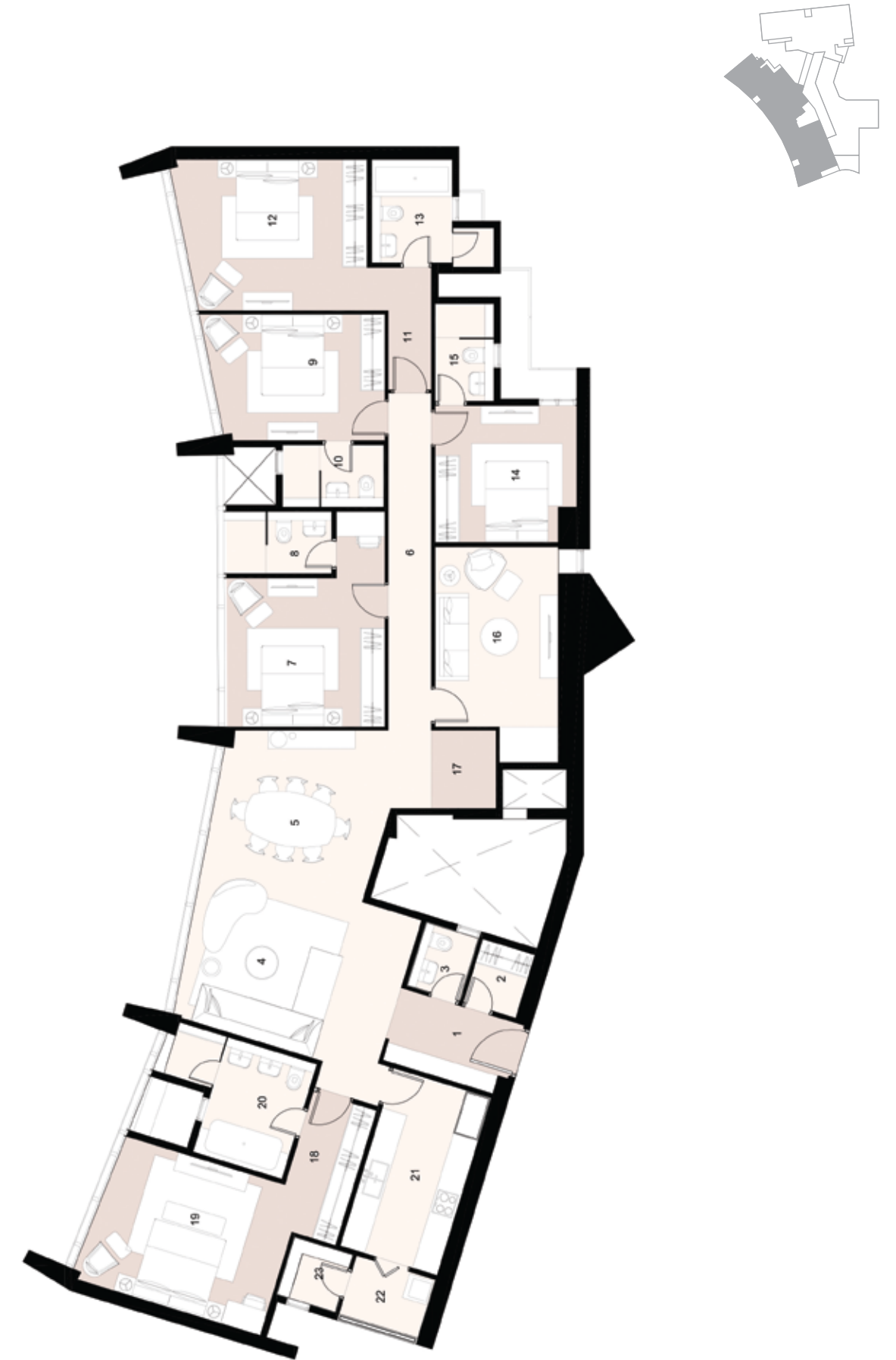
- 1. Entrance – 5'11" x 4'5"
- 2. Dining Area – 13'11" x 10'0"
- 3. Living Room – 13'11" x 15'9"
- 4. Bedroom 1 – 10'0" x 13'2" + 4'0" x 3'1"
- 5. Bathroom – 4'11" x 8'0"
- 6. Powder Room – 3'11" x 5'1"
- 7. Kitchen – 8'0" x 11'2"
- 8. Store – 3'9" x 4'7"
- 9. Utility – 3'7" x 4'7"
- 10. Master Bathroom – 8'4" x 5'11" + 3'1" x 3'2"
- 11. Master Bedroom – 11'10" x 14'9" + 2'11" x 4'7"
- 12. Bedroom 2 – 10'0" x 13'5"
- 13. Passage – 15'7" x 3'5"

TYPICAL PLAN - 3 BHK PREMIA B



- | | | |
|---|-------------------------------------|-----------------------------------|
| 1. Entrance – 5'7" x 3'5" | 8. Puja – 3'11" x 3'2" | 15. Bedroom 2 – 10'0" x 13'2" |
| 2. Dining Area – 14'11" x 8'4" | 9. Store – 3'11" x 4'11" | 16. Bathroom 2 – 4'11" x 8'0" |
| 3. Living Room – 14'11" x 16'11" | 10. Kitchen – 11'2" x 8'0" | 17. Passage – 15'7" x 3'5" |
| 4. Bedroom 1 – 10'0" x 11'5" | 11. Utility – 3'11" x 5'7" | 18. Maid's Room – 5'11" x 6'10" |
| 5. Walk-in Wardrobe – 10'0" x 4'7" | 12. Master Bedroom – 11'0" x 16'11" | 19. Maid's Bathroom – 5'5" x 3'5" |
| 6. Bathroom 1 – 5'8" x 5'1" + 4'2" x 3'1" | 13. Walk-in Wardrobe – 7'3" x 6'9" | |
| 7. Powder Room – 3'11" x 5'1" | 14. Master Bathroom – 7'3" x 9'6" | |

TYPICAL PLAN - 5 BHK



- | | | |
|---|--|---|
| 1. Entrance – 5'11" x 8'2" | 9. Bedroom – 10'0" x 13'8" | 17. Puja – 6'2" x 5'1" |
| 2. Cloak Room – 5'4" x 3'8" | 10. Bathroom – 5'0" x 8'0" | 18. Walk-in Wardrobe – 11'2" x 5'3" |
| 3. Powder Room – 5'4" x 4'5" | 11. Passage – 9'8" x 3'5" | 19. Master Bedroom – 12'0" x 15'3" |
| 4. Living Room – 17'6" x 13'0" | 12. Junior Master Bedroom – 12'0" x 14'7" | 20. Master Bathroom – 9'2" x 7'5" + 4'0" x 4'9" |
| 5. Dining Area – 12'0" x 13'8" | 13. Bathroom – 8'2" x 6'5" + 3'1" x 3'1" | 21. Kitchen – 14'8" x 8'0" |
| 6. Passage – 26'7" x 3'5" | 14. Guest Bedroom – 10'10" x 11'3" | 22. Utility – 4'10" x 5'11" |
| 7. Bedroom – 11'9" x 12'6" + 5'3" x 3'10" | 15. Bathroom – 4'7" x 7'9" | 23. Store – 4'10" x 4'11" |
| 8. Bathroom – 5'0" x 8'0" | 16. Home Theatre Room – 14'3" x 10'5" + 2'10" x 5'4" | |

TYPICAL PLAN - 4 BHK



- | | | |
|------------------------------------|--|---|
| 1. Entrance – 5'7" x 3'5" | 8. Master Bathroom – 7'3" x 9'6" | 15. Powder Room – 3'11" x 5'1" |
| 2. Dining Area – 14'11" x 8'4" | 9. Dressing Room – 7'3" x 6'9" | 16. Bedroom 1 – 10'8" x 13'0" + 7'3" x 3'5" |
| 3. Living Room – 14'11" x 16'11" | 10. Utility – 3'11" x 5'7" | 17. Bathroom – 4'11" x 8'0" |
| 4. Passage – 15'7" x 3'5" | 11. Kitchen – 11'2" x 8'0" | 18. Passage – 11'5" x 3'5" |
| 5. Bathroom – 4'11" x 8'0" | 12. Store – 3'11" x 4'11" | 19. Maid's Room – 5'11" x 6'10" |
| 6. Bedroom 2 & 3 – 10'0" x 13'2" | 13. Puja – 3'11" x 3'2" | 20. Maid's Toilet – 5'5" x 3'5" |
| 7. Master Bedroom – 11'0" x 16'11" | 14. Study/Home Theatre Room – 7'10" x 8'1" | |

DEVELOPERS AND PARTNERS

DEVELOPERS

THE LODHA GROUP

Established in 1980, the privately held Lodha Group is India's No.1 estate developer, and amongst the world's few multinational real estate brands with a presence in India and the United Kingdom.

The group is India's No. 1 developer with sales of almost Rs. 8000 cr. in FY 14-15. Currently, it has total land holdings of over 6,000 acres with an estimated saleable area of approximately 490 million sq. ft. This includes, 27 ongoing and 21 planned projects, spread over 1,284 acres of land, comprising 100 million sq. ft. of saleable area. In addition, Lodha's land reserves of 4,750 acres – the largest in the Mumbai Metropolitan Region – have an estimated saleable area of 388 million sq. ft. Our ongoing and planned projects and land reserves combined were valued at USD 11.8 billion by Knight Frank in October 2014.

Lodha has delivered 26 million sq. ft. of real estate in projects that span across Mumbai, Pune and Hyderabad. In FY 14-15 alone the company delivered 5.7 million sq.ft. and 5,500 units across projects. The group plans to deliver more than 6000 units in FY 15-16.

Lodha's vision of 'Building a Better Life' extends across markets with several landmark developments to its credit, including World One – the world's tallest residential tower, and Palava City – the first greenfield smart city in the country. The group has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Jade Jagger, Kelly Hoppen, Greg Norman and Pei Cobb Freed to India. In 2010, the Group recorded the biggest land deal in India till date, buying a plot for INR 4,053 cr. from the Mumbai Metropolitan Region Development Authority (MMRDA), where it is developing New Cuffe Parade, a world-class mixed-use development set to become the new city centre of Mumbai. The Group has acquired other notable land parcels in Mumbai such as the 88-acre land parcel in the Thane region; the 17-acre Mumbai Textile Mills parcel from DLF for approximately INR 2,727 cr., and the celebrated Washington House property on Altamount Road from the American government.

In November 2013, The Group extended its international footprint with the acquisition of the landmark MacDonal House at 1 Grosvenor Square in Prime Central London from the Canadian Government for a consideration of over GBP 300 million (INR 3,100 cr.). It was selected as the preferred bidder in the face of competition from sovereign wealth funds and leading developers from across the globe. With this acquisition, the Group has set up business in the UK with a planned investment of GBP 3 billion (> INR 30,000 cr.) over the next 5 years and become a true Indian multinational company. The Group acquired another premium site in Prime Central London, New Court, near Covent Garden, taking the combined investment to approximately GBP 400 million. With offices in London, Dubai and Shanghai, and planned openings in the USA and Singapore, the Group is on the road to a substantial international presence.

Lodha Group is one of the largest employers in Mumbai, with over 3,870 direct associates and over 25,000 workmen at its sites. It has the largest technical manpower in real estate (1,800+ engineers, 800+ management professionals and 150 designers

and architects). The Company also employs over 550 marketing and sales professionals, supported by 300 customer care representatives. Lodha is also the largest recruiter from premier B-schools, having employed over 300 fresh graduates.

Pioneering new trends in the market, the Group introduced Casa by Lodha in 2009, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces with offerings at every level, from world-class corporate offices and large-scale office campuses to signature boutique offices.

Lodha's clean title land, world-class design, exemplary execution capabilities, differentiated branding and marketing, together with energetic on-ground sales have worked well to create the best value for customers. The Group's tremendous success has been marked by financial investments from the finest global long-only investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures. Going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focussing on education – the best medium to enrich society.

Awards and Recognition

- Winner of the Global Leadership in Real Estate Award at the NDTV Profit Property Awards 2014.
- Winner of the National Safety Council Award 2014 in the construction category for Lodha Fiorenza.
- Named 'The Most Trusted Real Estate Brand in the Country', Brand Trust Report 2014.
- Ranked one of India's 'Best Companies to Work For 2014' by Great Places to Work* – for the fourth consecutive year.
- Winner of 'India's Most Admired Builders' award at the 9th Construction World Architect & Builder (CWAB) Awards 2014.
- Winner of 'Deal of the Year' at the RESI Awards 2014 in London for acquisition of the Canadian High Commission.
- Winner of 'Most Upcoming Real Estate Brand' at CNBC Awaaz Real Estate Awards 2013.
- Winner of Emerging Business of the Year – HELLO! Magazine 'Hall of Fame' Awards 2013.
- Winner of Popular Choice Award 'Most Admired Loyalty Program in RE Sector', ABP News Real Estate Awards 2013.
- Lodha Belleza (Hyderabad) recognised as the best 'Ultra Luxury Segment – 50% Complete Residential' project by CNBC Awaaz Real Estate Awards 2013.
- Winner of Indian Digital Media Awards 2013:
 - Lodha Belmondo, Silver Award for 'Best Product / Services (website)'.
 - New Cuffe Parade, Bronze Award for 'Best Integrated Media Campaign – Corporate'.
- Named 'Mumbai's Most Preferred Real Estate Brand' – Morgan Stanley Report, 2012.
- Winner of Green Good Design Award 2012 for World One.
- Winner of Good Practice UN-Habitat Business Award for Integrated Planning for Casa Bella, an integrated township at Palava.
- Winner of International Property Awards 2012 in association with Bloomberg:
 - Lodha Fiorenza, Mumbai, for 'Best High-Rise Development'.
 - Lodha Bellezza, Hyderabad, for 'Best High-Rise Architecture'.
 - Lodha Golflinks, Palava, for 'Best Residential Golf Development'.
- Named 'Most Preferred Real Estate Brand in Mumbai' – Morgan Stanley Research, November 2012.
- Named 'Most Desirable Real Estate Brand in Mumbai' – Lokmat BDI Survey, January 2010.

Recent Completed Projects (Lodha residential, Casa residential, Lodha office spaces)

Lodha Costiera, Nepean Sea Road | Lodha's Château Paradis, Worli Sea Face | Lodha Bellissimo, Mahalaxmi | Lodha Primero, Mahalaxmi | Lodha Aria, East Parel | Lodha Grandeur, Prabhadevi | Lodha Palazzo, JVPD Scheme, Juhu | Lodha One, JVPD Scheme, Juhu | Lodha Aurum, Kanjurmarg | Lodha Imperia, Bhandup | Lodha Aqua, Dahisar | Lodha Luxuria, Thane
Lodha Paradise, Thane | Lodha Aristo, Thane | Lodha Golflinks, Palava | Lodha Goldcrest, Lonavala | Casa Ultima, Thane
Casa Essenza, Dahisar | Casa Bella, Palava | Lodha Excelus, Mahalaxmi | Lodha Supremus, Worli | Lodha Supremus, Upper Worli
Lodha Supremus, Kanjurmarg | iTHINK by Lodha, Kanjurmarg | iTHINK by Lodha, Thane | Boulevard Shopping, Thane

Ongoing Projects: Office Spaces

Lodha Supremus, Powai | Lodha Supremus, Thane

Ongoing Projects: Residential

World One, Upper Worli | World Crest, Upper Worli | The Park, Worli | Trump Tower Mumbai, Worli | Lodha Venezia, Parel
Lodha Elisium, New Cuffe Parade | Lodha Dioro, New Cuffe Parade | Lodha Evoq, New Cuffe Parade | Lodha Estrella, New Cuffe Parade | Lodha Fiorenza, Goregaon | Lodha Aurum Grandé, Kanjurmarg | Lodha Belmondo, Pune | Lodha Bellezza, Hyderabad
Lodha Meridian, Hyderabad | Casa Royale, Thane | Casa Bella Gold, Palava | Casa Rio, Palava | Casa Rio Gold, Palava
Casa Paradiso, Hyderabad

Upcoming Projects

Residences at Altamount Road, Walkeshwar, Prabhadevi, Andheri and Thane | Bungalows at Palava and Pune

All details valid as on the date of printing

COMMITMENT TO OUR COMMUNITIES

Lodha Foundation

Lodha Group's vision – 'Building a Better Life' – extends to its commitment to society. The Group makes significant efforts to improve and uplift the areas it works in and the communities it works in, with over 2% of the Group's annual profits dedicated to social programmes.

Registered as Lodha Charitable Trust, Lodha Foundation was established in 2007 and implements developmental initiatives in Mumbai, Thane and Kalyan-Dombivli Region. The Foundation focuses on assisting families to be self-sufficient by ensuring that at least one member of the family is employable. In order to achieve this goal, the foundation focuses on education and vocational training.

Education

• Chandresh Lodha Memorial School: Over 5,000 students from low-income families receive high-quality, subsidised education through the two branches of the Chandresh Lodha Memorial School in Dombivli and Nalasopara. Highest quality education

is provided at a fee of less than INR 500 per month, ensuring that every child has access to a brighter future regardless of the financial standing of the family.

- **Lodha Foundation Scholarships:** Each year, the Foundation offers scholarships to over 1,000 students from economically disadvantaged backgrounds. The scholarships provide up to 75% of the school fees and other education-related costs for students who exhibit good academic performance.
- **Lodha Foundation International Study Scholarships:** These are awarded each year to three students of outstanding academic merit, who need financial aid to enable them to pursue higher education outside India. The goal of this initiative is to inspire them to return and contribute to Indian society.
- **Career guidance camps:** These are regularly organised to provide useful information on career planning. These camps organise aptitude and interest tests, and workshops for students and their parents on subjects like career guidance, board exam preparations, the role of parents in developing their child's career, and so on. A total of 15 programmes are organised each month, in collaboration with schools and colleges. The Foundation also organises English-speaking courses for housewives and youth in its designated areas.
- **Mobile crèches:** Day-care centres are established in conjunction with Mumbai Mobile Crèches to offer crèche, education and nutritional support to children up to 14 years of age at various Lodha construction sites, thereby providing a safe and conducive environment for the children of construction workers.
- **Mentorship:** Lodha Foundation offers its associates the opportunity to act as mentors to children aided by the Foundation.

Vocational Training

The Foundation conducts vocational training in a variety of fields like computer programming, vehicle repair, mobile repair, mehendi application and more. The courses benefit over 2,000 individuals each year, empowering them with life skills to ensure long-term employment.

Health

- **Mobile health clinics:** Lodha Foundation runs three medical vans which organise free medical camps for three hours every morning and evening for communities in slums and low-income housing societies. We have four such units which provide a range of health services to the slum and chawls which include, general check-up, blood glucose measurement, BMI, ECG scan, CBC count, bone density scan (for osteoporosis), etc. The mobile health clinics have helped about 60,000 patients annually.
- **School health camps:** Regular health check-ups are organised for children studying at primary and secondary levels in 35 government-aided and private schools. Students avail facilities like general check-up, dental check-up, ENT check-up, gynaecology check-up for girls, eyesight check-up etc. Each student is provided with medicine and a health card with the results of the check-up, plus a copy of the health card for their schools.
- **Nirogi Mahila Abhiyan (Campaign for Disease-Free Females):** This free medical check-up camp has been developed specifically for women and adolescent girls living in Mumbai slums. The camps have been providing services to about 50,000 females every year.

- **Lodha Foundation's hearse service:** Lodha provides free 24/7 hearse services to the citizens of Mumbai. This service attended to over 750 calls last year.

Empowering women and supporting destitute women

- **SHG:** Lodha Foundation has mobilised over 300 women through Self-Help Groups (SHG). These groups undertake regular savings and are involved in various social initiatives. In the last three years, the groups have also undertaken a range of business and social activities.
- **Grain support:** Lodha Foundation has identified over 300 women with no family support or source of income. It supplies these women with a monthly ration comprising of good grains, pulses, oil, spices, etc.
- **Training and placement:** The foundation has partnered with various training and placement agencies to achieve the dual objective of vocational training and assisting employment. As part of the initiative, women get placed in housekeeping agencies and provide service as housemaids, cooks, etc. while being part of an organised workforce.

Civic Support

Lodha Foundation has undertaken a massive cleanliness drive to clean spaces often overlooked even by the BMC – house gullies. Till date, the foundation has cleaned up over 500 house gullies, free of cost. In addition to cleaning, insecticide is sprayed using a fogging machine to ensure that citizens live in a hygienic atmosphere.

Senior Citizens

- **Computer and smartphone training for senior citizens:** In keeping with the objective of providing need-based learning to different age groups, this programme was organised to help senior citizens use technology to communicate better and educate themselves. Training is free for men above 50 and women over 45. The initiative has trained 1,500 senior citizens and aims to reach out to 10,000.
- **Joy of Living:** This programme helps about 50 senior citizens on their day-long pilgrimage, every day. This is a hugely popular programme; over 10,000 people have benefited from it till date.
- **Senior citizen groups:** The foundation has helped develop senior citizens groups; enabling them to come together for important causes, and for personal growth. We have formed over eight senior citizen groups in Mumbai comprising over 200 senior citizens. This initiative teaches them how to make wills, helps them volunteer for causes, gives them access to health camps and even helps them celebrate the birthdays of group members.

Religious Activities

- **Lodha Dham, Thane (Shri Sai Dham):** Located on the Mumbai-Nasik Highway, near Thane, the Dham caters to devotees who walk on foot from Mumbai to Shirdi, and is a resting place for all devotees of Shirdi Sai Baba.
- **Lodha Dham, Vasai:** This caters to Jain saints who travel on foot from Mumbai to the rest of India. It provides these saints with food and offers a temple, library and a gathering place for devotees.

Environmental Stewardship

Lodha is committed to ensuring that development is done with the greatest respect and reverence for

nature and in line with the ideals of our ancient scriptures. Some of the initiatives by Lodha include:

- One of Mumbai’s first completed Gold LEED rated office building
- Mumbai’s first multi-tenant Platinum LEED office building (under construction)
- Use of solar power through solar power farms at various locations
- Rainwater harvesting at all developments
- Recycling of fresh water at all developments
- Large amount of landscaping and tree plantation at all developments
- Usage of local materials for construction to minimise pollution
- Recycling of waste materials to ensure conservation of resources

PARTNERS

Architects: WOHA, Singapore

WOHA’s architecture is notable for the fact that no two WOHA buildings feature the same design. Each project constitutes a specific response to the potential of the plan and the site. Combining a profound awareness of local context and tradition, as well as contemporary architectural forms and ideas, WOHA projects create a unique fusion of practicality and invention.

WOHA has received numerous international awards for excellence in design, particularly for the green high-rise, Newton Suites; and the luxury resort, Alila Villas, Uluwatu, for which they won The Green Good Design Award, The International Highrise Award

2010, The President Design Awards 2010, and the World Learning Building of the Year Good Design Award, at the World

Architecture Festival. WOHA’s well-known projects span the Asia-Pacific region, including Singapore, Malaysia, Thailand,

Indonesia, Taiwan, Australia, Maldives and China.

Landscape Design: P Landscape (PLA)

A landscape design studio based in Bangkok, Thailand, PLA is a creatively diverse team of landscape architects, designers, horticulturists, and artists, driven by unique and refreshing ideas. The firm’s vision of landscape architecture goes beyond the physical and functional aspects of a site, to integrate creativity, culture and local heritage, while also enhancing the site’s existing environment and ecology. PLA specialises in high-end resort, hotel, and residential projects, with a global presence across Thailand, China, the Middle East, Maldives, the Fiji Islands and India. With memorable landscapes that capture the unique essence of a destination, every PLA landscape fosters a deep connection between people and nature.

Local Architects: Kapadia Associates

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects with optimised managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards and has to its credit some of Mumbai’s finest developments including Lodha Bellissimo and Ashok Towers.

Structural Engineers: Magnusson Klemencic Associates Inc., New York

Over the past 80 years, the Seattle-based Magnusson Klemencic Associates (MKA) has consistently delivered safe, enduring, creative and cutting-edge solutions in structural, civil, seismic and wind engineering, shoring, building preservation and sustainable design projects. The firm is known worldwide for its ability to expertly handle any project, regardless of its size, complexity and location. MKA’s projects span 48 countries, and the company has won 337 awards for engineering excellence.

Local Structural Engineers: Sterling Engineering Consultancy Pvt. Ltd., Mumbai

Led by one of the foremost names in structural design in India, Kamal Hadker, the company offers engineering design services for the built environment, including large office complexes, hotels, shopping centres, hospitals, industrial projects, multi-storey buildings and townships. Over the years, Sterling has earned a reputation for creative contributions towards engineering and architectural design, technical excellence, cost and material efficiency, and responsive service to clients in India and abroad.

MEP Engineers: Buro Happold

Buro Happold is one of the world’s leading MEP engineers. Known for having designed the Louvre at Abu Dhabi, and the iconic World Towers in Mumbai, the Buro Happold team brings a holistic approach to every project, by focussing simultaneously on design, concepts, details, execution, value for money, and efficiency. The team is dedicated to creating a world-class internal environment, deploying advanced energy-efficient systems and technology to ensure the highest level of safety, comfort and environmental responsibility.

Elevator Engineers: Barker Mohandas

Vertical Transportation consultants providing system design and evaluation services for elevators or lifts, escalators, etc., Barker Mohandas is a firm based in the USA, with varied projects worldwide. The backgrounds of their people are uniquely strong in the industry, not just in VT system design, but in high-speed elevator product R&D engineering, manufacturing, construction, modernisation and codes, behind such systems. Such backgrounds are useful in their everyday planning work for VT systems for large and small buildings. For productivity, they use advanced software, the most powerful of these tools developed in-house for high-rise buildings. They provide various vertical transportation services to some of the most iconic buildings across the world including the Burj Khalifa, Dubai, and World One, Mumbai.

Façade Engineers: Arup, Singapore

Founded in 1946, Arup first came to the world’s attention with the structural design of the Sydney Opera House, followed by its work on the Centre Pompidou in Paris. Arup has since grown into a truly multidisciplinary organisation, with designers, planners, engineers, consultants and technical specialists offering a broad spectrum of professional services. Arup’s reputation is grounded in its unconventional approach to design, independent outlook, and dedication to technical excellence. Most recently, its work for the 2008 Olympics in Beijing has reaffirmed its reputation for delivering innovative and sustainable designs that reinvent the built environment, and make a positive difference to the world. Arup’s projects leave behind a legacy for subsequent generations: a legacy that outlasts any one individual. With 10,000 projects on at any given time, Arup is making the best possible effort for current and future generations.

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.

Site: Opposite Hard Rock Café, Next to Shree Simandhar Swami Jain Temple, Worli, Mumbai 400 013. www.theparkmumbai.com

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- **All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer / Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand.

THE PARK
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