# LODHA

SPECTACULAR PRE-LAUNCH

## RIVERSIDE HOMES IN INDIA'S BEST CITY TO LIVE[*]

CODENAME
*River*side

PALAVA

**OVER 29,000 HAPPY FAMILIES.**
**GREAT LIFESTYLE. PROMISED & DELIVERED.**

PALAVA

**Contact your relationship manager for more information.**

City office: Palava Experience Centre, Near Lodha World School, Kalyan-Shil Road, Palava

Corporate office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai – 400011

ACTUAL CITY IMAGE

Waking up to birdsong, enjoying scenic views, living the priviledged life in a world-class city - these are no longer dreams.

The living experience you have always wanted awaits you at Mumbai's sister city, Palava - designed to fulfill every dream and desire. Spread over 4,500 acres and located close to the upcoming Navi Mumbai International Airport (via Taloja Bypass), Palava lies at the heart of the economic activity in the Mumbai Metropolitan Region (MMR). Palava is a short 20 minute drive from Thane, Navi Mumbai and Kalyan - and less than an hour's drive from South Mumbai via the Eastern Freeway.

Palava has been planned and designed by the world's smartest minds, for over half a decade - with the goal of offering the best residential, employment, business, academic and sports opportunities, along with international retail and leisure activities.

Palava is benchmarked to be amongst the top 50 most liveable cities in the world by 2025, and is set out to be everything a 21st century city ought to be.

In the last 7 years - 300% appreciation | 29,000 + homes sold

**PALAVA**

# A NEIGHBOURHOOD THAT BLENDS MODERN LIVING WITH A TOUCH OF NATURE.

Stay close to nature. Stay close to world-class amenities.
Walk past pleasant water bodies, through rustling greens and arrive at the best of schools, clubhouse or the riverside promenade.
Palava is designed to make your life healthy, comfortable and easy.

## BREATH-TAKING FEATURES

- Over 2 lac trees that give you the cleanest air among the top Indian cities
- River Swale Park that adds to the charm of riverside living
- Riverside promenade with kids play area and multi-purpose zone
- Expansive Forest Greens^ that adorn the landscape and welcome all kinds of flora and fauna
- Courtyards around your home with play areas, walkways & seating areas
- A Grand clubhouse that gives you a chance to unwind after a long day at work
- Stay in touch with your spiritual side with a Jain temple and Gurudwara

**2 WORLD-CLASS SCHOOLS**

**RIVER SWALE PARK**

**CENTRAL AVENUE WITH HIGH-STREET RETAIL**

PALAVA

# PALAVA TODAY.
## INDIA'S BEST CITY TO LIVE.[†]

# PALAVA TOMORROW.
## AMONG TOP 50 MOST LIVABLE CITIES IN THE WORLD.

ACTUAL CITY IMAGE

HOME TO **29,000+** FAMILIES

**21,000+ TREES** WITH **60% OPEN SPACES**

**300% VALUE APPRECIATION** IN 7 YEARS

**INDIA'S FASTEST GROWING CITY** WITH 21,000+ HOMES DELIVERED ALREADY

**OVER 2 LAC TREES GIVING THE CLEANEST AIR AMONGST TOP INDIAN CITIES**

**OVER 4 LAC FAMILIES**

**OVER 3.5 LAC JOB OPPORTUNITIES**

**SIGNIFICANT GROWTH IN RENTAL AND CAPITAL VALUES**

• Ranked as India's No. 1 city for livability by world renowned American property firm, JLL

• Two ICSE schools operational with 3,000+ students

• International standard sports facilities including a 9-hole golf course, a FIFA standard football field, a cricket ground, a multi-sport arena and the opportunity to get coached by professionals

• 5 lac Sq. ft. mall with PVR multiplex, Big Bazaar, Central and other shopping and dining options

• Smart City tie-up with IBM for 24x7 CCTV monitoring, e-governance, Palava Smart Card and much more

• 1.3km Riverside promenade with an amphitheatre to host cultural performances

• Dedicated shuttle buses to key locations in Thane, Mumbai and Navi Mumbai

• Luxurious clubhouses in every neighbourhood

• Over 20 schools including India's no. 1 school

• Olympic-level sports complex where you can hone your sporting skills

• Walk to work and ensure that you spend maximum time with family

• Proposed iconic centre for arts & culture that will play host to high-power performances

• Proposed world-class multi-disciplinary university to empower the future of India

• Central avenue with high-street retail and dining options

# PALAVA, NESTLED IN PROSPERITY.



Dombivli   Kalyan
15 min   20 min

Thane   20 min

PALAVA

<1 hr   40 min   20 min   15 min

South Mumbai   JNPT   Navi Mumbai International Airport   Panvel
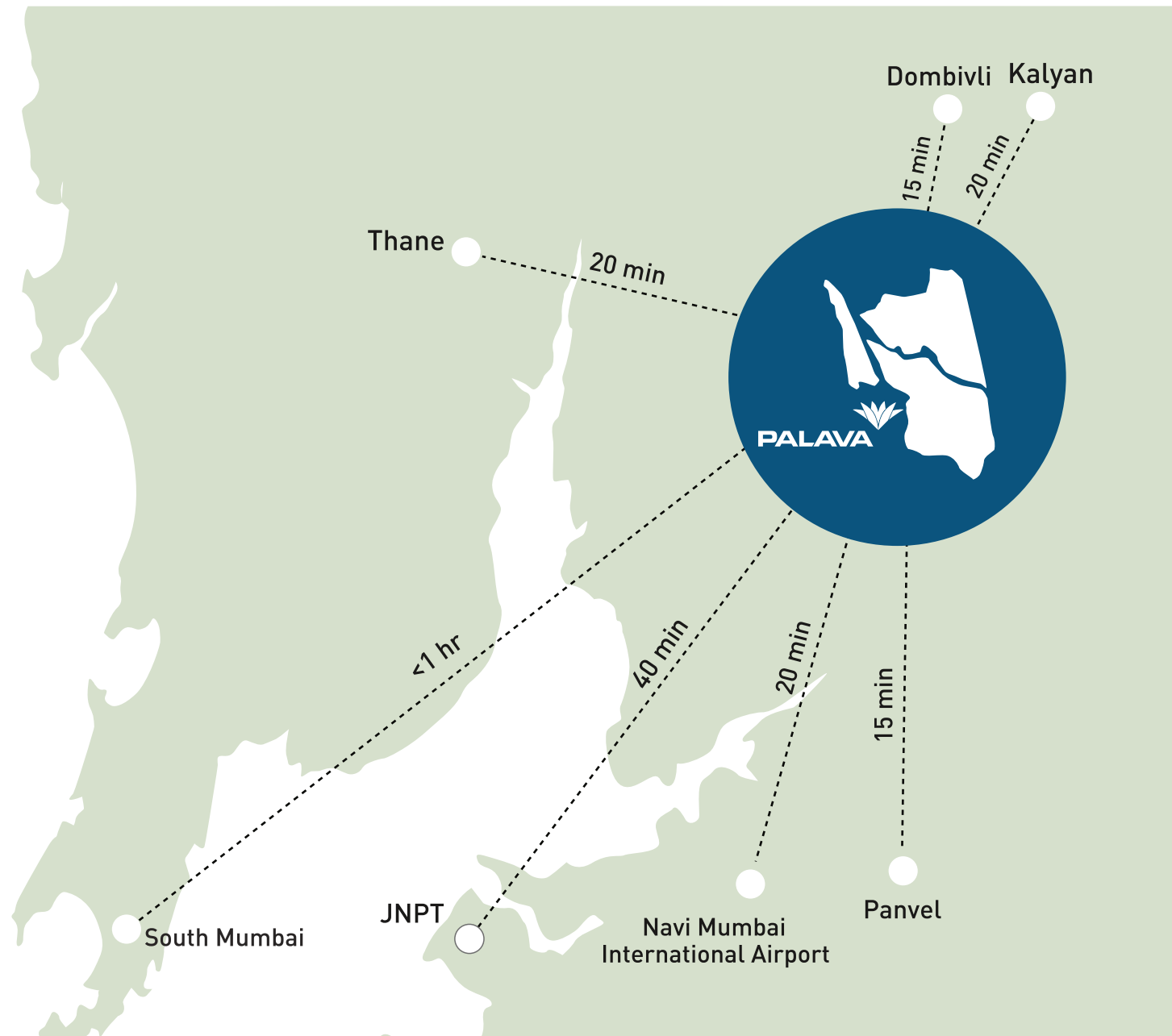
**ROAD**
- Just 1 hour drive from South Mumbai (via the Eastern Freeway)
- Airoli-Palava commute to reduce to 10 minutes via proposed new tunnel
- 20 minutes from commercial hub of Thane-Belapur
- Upcoming 7.5 km bridge from Vikhroli to Koparkhairane to cut travel time between Palava and Mumbai
- Planned widening of roads leading to Vashi and Kalyan

**RAILWAY**
- Well-connected by rail. Nearby stations include Dombivli (Central Line), Vashi (Harbour Line), and Diva (Vasai-Panvel Line)
- Upgradation of Diva station to prime junction in Central Line and approved new line to Navi Mumbai (Kalwa –Airoli)
- Metro junction 8 kms south of the city, for connectivity to the upcoming Navi Mumbai International Airport and Panvel

**AIRPORT**
- Less than 20 minutes from the upcoming Navi Mumbai International Airport

# PALAVA CITY A GRAND VISION.



Artistic Representation

# THE NEIGHBOURHOOD.



TALOJA ROAD

TALOJA ROAD

RIVERFRONT AVENUE

18TH AVENUE

18TH AVENUE

18TH AVENUE

19TH AVENUE

60 M WIDE BADLAPUR ROAD

SECTOR I
COMMERCIAL DEVELOPMENT

SECTOR 2
BUSINESS DISTRICT

FUTURE DEVELOPMENT

FOREST GREENS

**PALAVA CITY**
PHASE II - MASTER PLAN

**LEGEND**

01. MAIN ENTRANCE
02. TALOJA ROAD ENTRY
03. SCHOOL
04. OLYMPIC SPORTS COMPLEX *
05. GRAND CLUBHOUSE
06. PARKING
07. PROPOSED HOTEL *
08. LAKESIDE PROMENADE
09. EXISTING LAKE *
10. PALAVA CULTURAL ARTS CENTRE *
11. FIRE STATION *
12. TEMPLE *
13. CIVIC ADMINISTRATION *
14. BUSINESS DISTRICT
15. LAKESIDE PARK & NATURE
16. INTERPRETATION CENTRE *
17. POLICE STATION *
18. HEALTH CARE *
19. SWALE PARK
20. RIVERFRONT PROMENADE
21. SHRI RAM UNIVERSAL SCHOOL
22. LODHA WORLD SCHOOL
23. TENNIS COURTS
24. PLAZA
25. FOOTBALL FIELD
26. ATHLETIC TRACK
27. OUTDOOR COURTS
28. GREEN LAWN

* DOES NOT BELONG TO DEVELOPER. AN ARTISTIC
  REPRESENTATION.
*SUBJECT TO CHANGE AS PER REGULATORY APPROVAL.

N

# IN THE LAP OF NATURE.
# IN THE HUB OF LIFE.

TWO WORLD-CLASS SCHOOLS

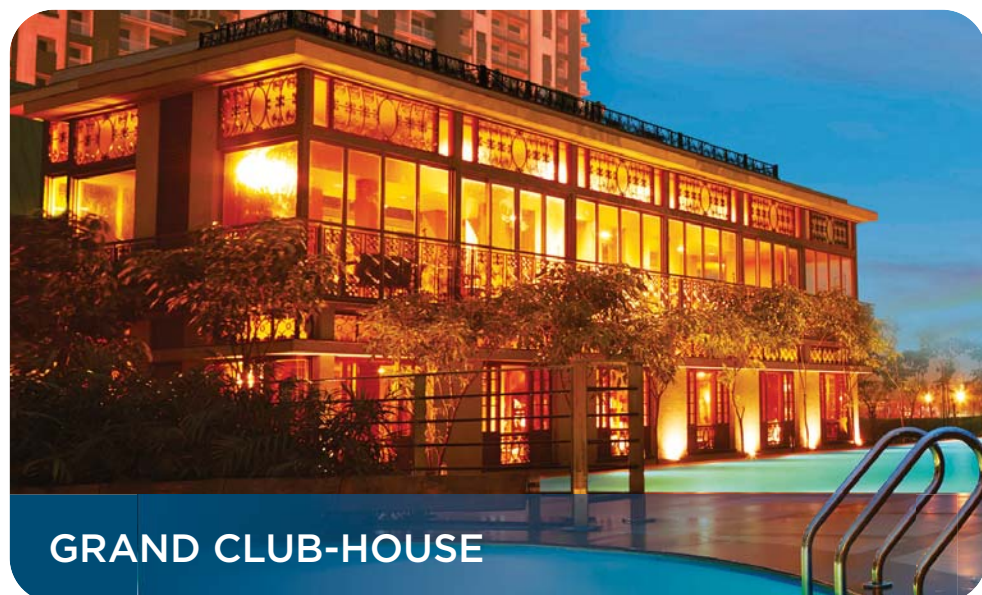RIVERSIDE PROMENADE

RIVER SWALE PARK

CENTRAL AVENUE WITH HIGH-STREET RETAIL

100-ACRE FOREST GREENS^

OLYMPIC SPORTS COMPLEX

GRAND CLUB-HOUSE

JAIN TEMPLE

WALK-TO-WORK BUSINESS DISTRICT

# LIVE IN WELL-PLANNED
# HOMES THAT DEFINE YOUR LIFESTYLE.

### Intelligently designed 1, 2 and 3 bed homes with luxury finishes







# EVERY LUXURY YOU CAN THINK OF.
# COMING HOME NEVER FELT THIS GOOD.

| TYPE | SPECIFICATION |
|------|---------------|
| Air-conditioning | Bedrooms with split air-conditioner |
| Flooring | Living/dining, bedroom & passage: MarbItal® Flooring<br>Kitchen: Premium vitrified tile flooring<br>Toilets: High quality vitrified tiles |
| CP & Sanitary Fittings | High quality Isenberg*/Jaquar* CP fittings & Kohler* sanitary ware |
| Floor to Floor Heights | 9'6" |
| Kitchen Finishes | Granite Platform, stainless steel sink<br>Separate wardrobe area in bedroom#<br>Separate utility area in each apartment# |
| Security | World-class multi-tier security with:<br>    a. Automated Swipe card access/ Biometric access to building<br>    b. CCTV monitoring of entrance lobby<br>    c. Intercom |
| Floor Lobby | High quality vitrified tiles |
| Entrance Lobby | Stylish entrance lobby with MarbItal® flooring |
| Elevator | Two automatic elevators in each wing out of which one is a stretcher elevator |
| Parking | Open and covered options available |
| Views | Garden view or tree lined street view |
| Garden apartments | Available with personal garden on ground floor# |
| Communication | Provision for one telephone point in each apartment<br>Advanced Fibre technology provision for high speed internet |
| Special Access | Entrance ramp for easy access for differently abled |

Notes:
*Or equivalent
#Not available in all apartments. Exceptions apply.

# TYPICAL FLOOR PLAN
## 1 BHK AND 2 BHK

▲
GARDEN VIEW
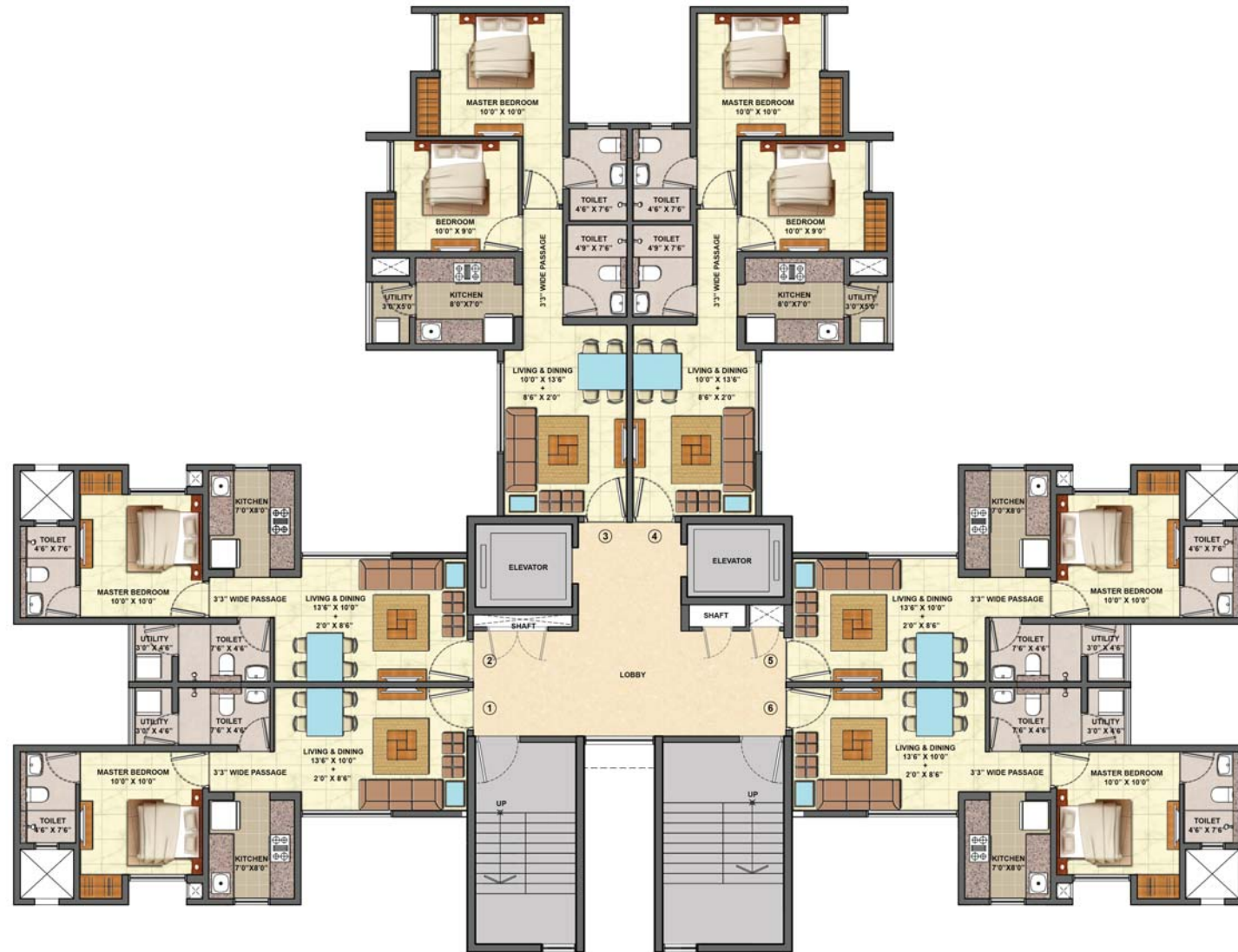


TREE-LINED STREET VIEW
▼

**1 BHK & 2 BHK**
**TYPICAL FLOOR PLAN**

CASA URBANO - D,E
CASA CLARA - A,D1,M
CASA ADRIANA - A,C,E,G,J,L,N
CASA AURELIA - E,F

# TYPICAL UNIT PLAN



**2 BHK**
④
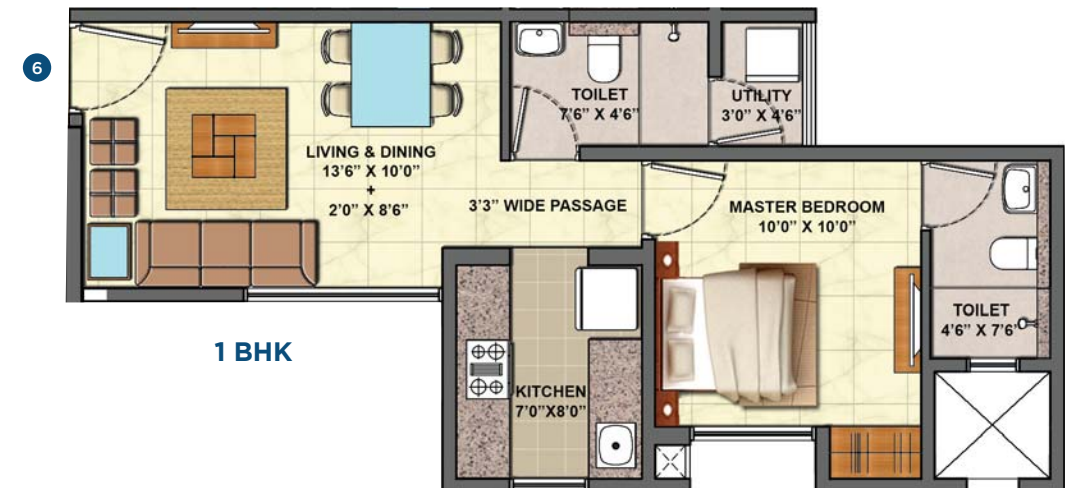
⑥
**1 BHK**

# TYPICAL FLOOR PLAN
## 2 BHK & 3 BHK

# TYPICAL UNIT PLAN

GARDEN VIEW

TREE-LINED STREET VIEW

**2 BHK**

**3 BHK**

2 BHK & 3 BHK
TYPICAL FLOOR PLAN

CASA CLARA    - B,C,D,J,K,L
CASA ADRIANA  - B,D,F,I,K,M
CASA AURELIA  - D,G

GARDEN VIEW

TREE-LINED STREET VIEW

**3 BHK ULTIMA**

**3 BHK ULTIMA**
**TYPICAL FLOOR PLAN**

**CASA URBANO - G**

# REFUGE FLOOR PLAN
## 1 BHK & 2 BHK

# REFUGE UNIT PLAN

▲
GARDEN VIEW

MASTER BEDROOM
10'0" X 10'0"

MASTER BEDROOM
10'0" X 10'9"

BEDROOM
10'0" X 9'0"

BEDROOM
10'0" X 9'0"

TOILET
4'6" X 7'6"

TOILET
4'6" X 7'6"

TOILET
4'9" X 7'6"

TOILET
4'9" X 7'6"

3'3" WIDE PASSAGE

3'3" WIDE PASSAGE

UTILITY
3'0" X 5'0"

KITCHEN
8'0" X 7'0"

KITCHEN
8'0" X 7'0"

UTILITY
3'0" X 5'0"

LIVING & DINING
10'0" X 13'6"
+
8'6" X 2'0"

LIVING & DINING
10'0" X 13'6"
+
8'6" X 2'0"

KITCHEN
7'0" X 8'0"

TOILET
4'6" X 7'6"

MASTER BEDROOM
10'0" X 10'0"

LIVING & DINING
13'6" X 10'0"
+
2'0" X 8'6"

UTILITY
3'0" X 4'6"

TOILET
7'6" X 4'6"

MASTER BEDROOM
10'0" X 10'0"

3'3" WIDE PASSAGE

ELEVATOR

ELEVATOR

SHAFT

SHAFT

LOBBY

LIVING
13'6" X 10'0"
2'0" X 8'6"

3'3" WIDE PASSAGE

MASTER BEDROOM
10'0" X 10'0"

TOILET
4'6" X 7'6"

KITCHEN
7'0" X 8'0"

UTILITY
3'0" X 4'6"

TOILET
7'6" X 4'6"

LIVING & DINING
13'6" X 10'0"
2'0" X 8'6"

MASTER BEDROOM
10'0" X 10'0"

3'3" WIDE PASSAGE

TOILET
4'6" X 7'6"

KITCHEN
7'0" X 8'0"

UTILITY
3'0" X 4'6"

TOILET
7'6" X 4'6"

DINING
11'9" X 5'3"

STORE
3'9" X 4'6"

UTILITY
3'0" X 9'9"

TOILET
7'6" X 4'6"

UP

UP

REFUGE AREA

▼
TREE-LINED STREET VIEW

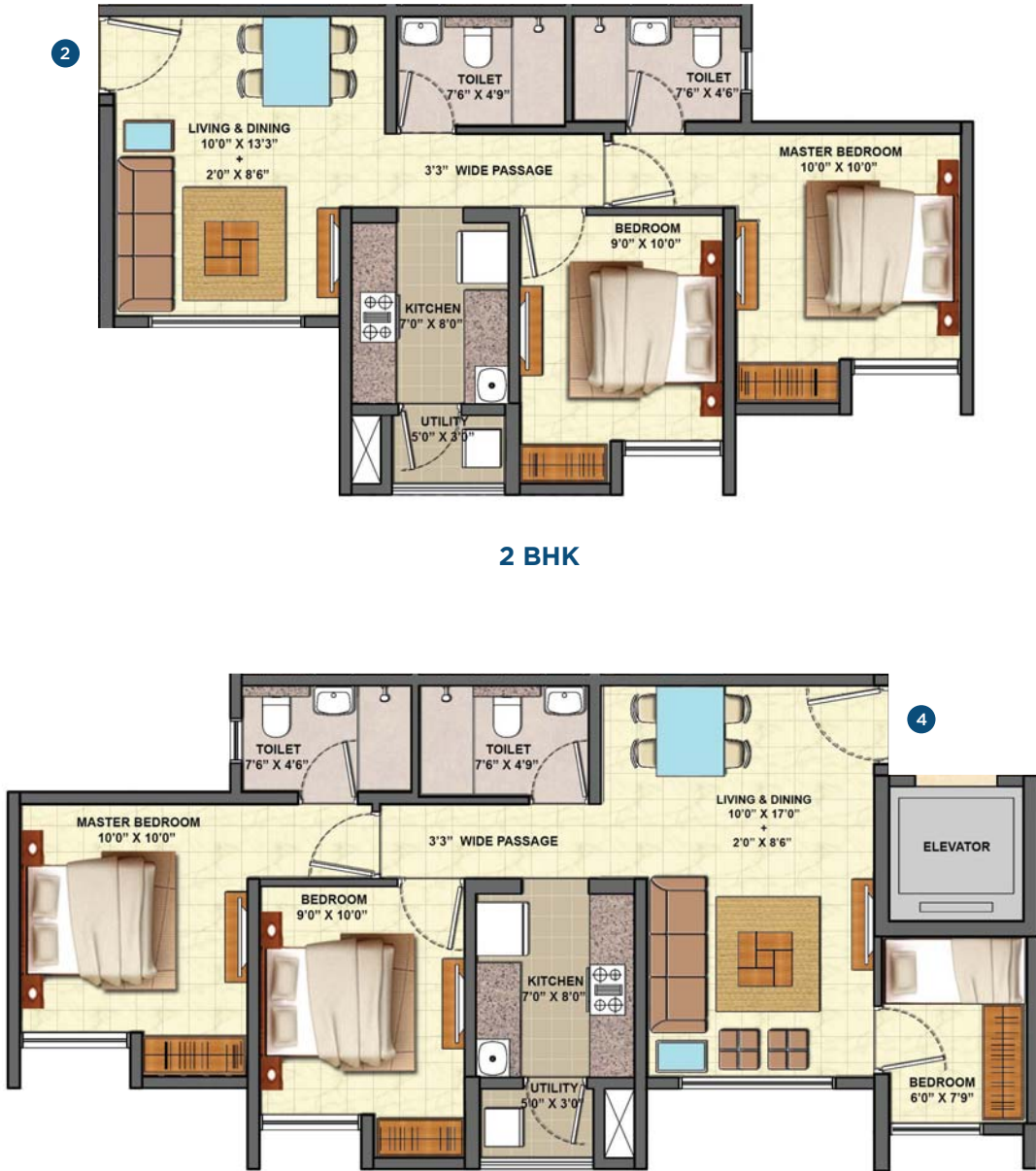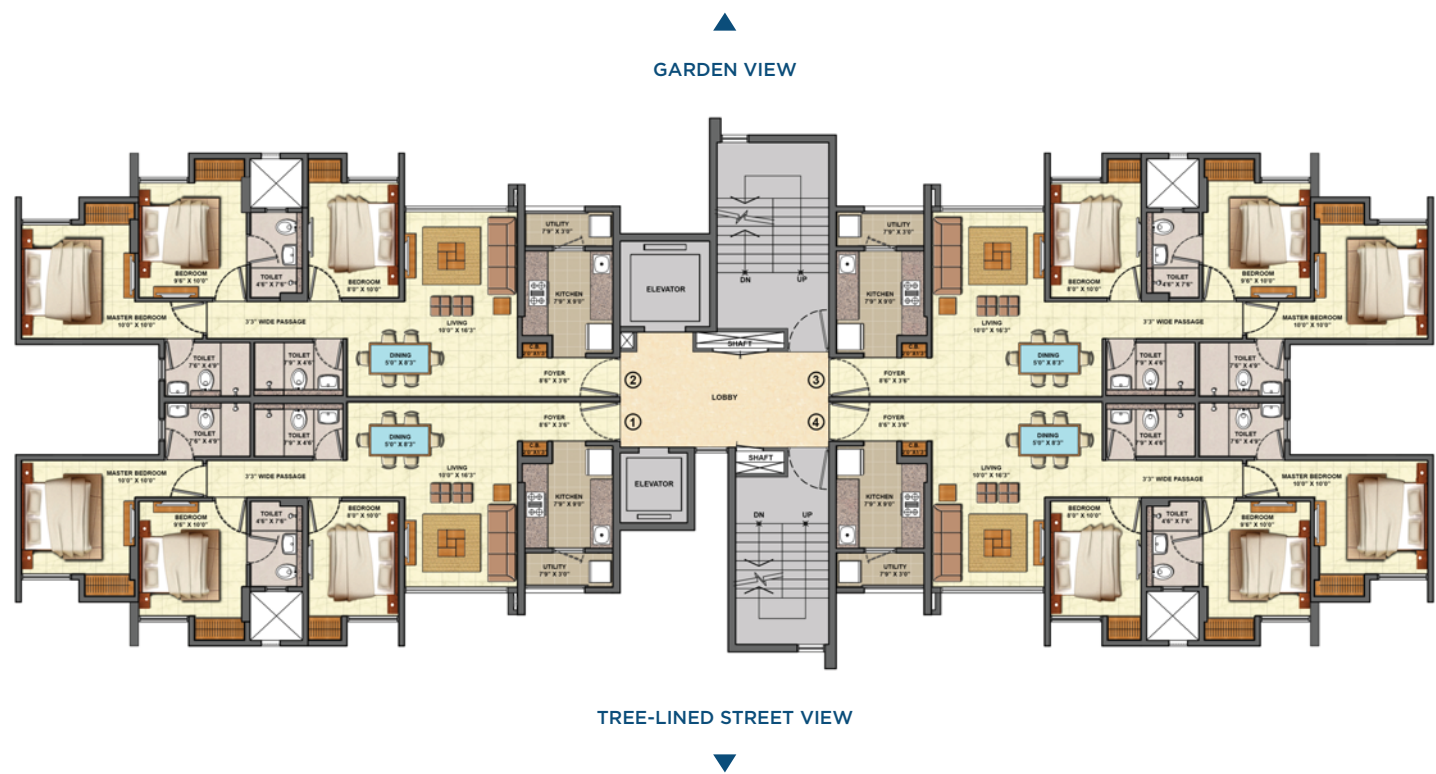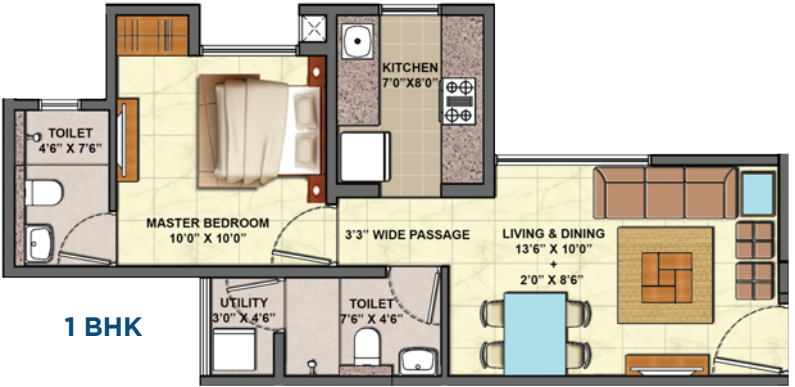## 1 BHK & 2 BHK
## REFUGE FLOOR PLAN
## (8TH & 14TH)

CASA URBANO   - D,E
CASA CLARA    - A,D1,M
CASA ADRIANA  - A,C,E,G,J,L,N
CASA AURELIA  - E,F

**2 BHK**

**1 BHK**

KITCHEN
7'0" X 8'0"

TOILET
4'6" X 7'6"

MASTER BEDROOM
10'0" X 10'0"

3'3" WIDE PASSAGE

LIVING & DINING
13'6" X 10'0"
+
2'0" X 8'6"

UTILITY
3'0" X 4'6"

TOILET
7'6" X 4'6"

**1 BHK**

KITCHEN
7'0" X 8'0"

3'3" WIDE PASSAGE

MASTER BEDROOM
10'0" X 10'0"

TOILET
4'6" X 7'6"

LIVING
13'6" X 10'0"
2'0" X 8'6"

STORE
3'9" X 4'6"

DINING
11'9" X 5'3"

TOILET
7'6" X 4'6"

UTILITY
3'0" X 9'9"
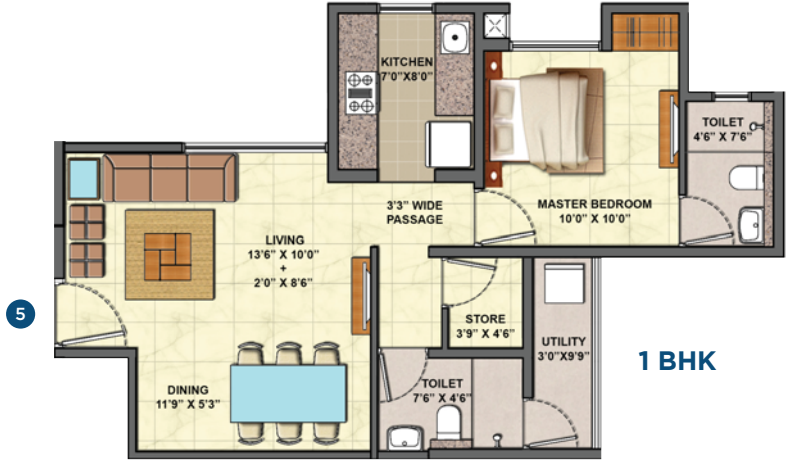
# REFUGE FLOOR PLAN
## 2 BHK & 3 BHK

# REFUGE UNIT PLAN

▲
GARDEN VIEW



BEDROOM
8'0" X 6'3"

UTILITY
5'0" X 3'0"

KITCHEN
7'0" X 8'0"

MASTER BEDROOM
10'0" X 10'0"

BEDROOM
9'0" X 10'0"

MASTER BEDROOM
10'0" X 10'0"

3'3" WIDE PASSAGE

TOILET
7'6" X 4'9"

TOILET
7'6" X 4'6"

TOILET
7'6" X 4'6"

TOILET
7'6" X 4'9"

KITCHEN
7'0" X 8'0"

UTILITY
5'0" X 3'0"

LIVING & DINING
10'0" X 13'3"

LIVING & DINING
10'0" X 17'0"
+
2'0" X 8'6"

LIVING & DINING
10'0" X 13'3"

ELEVATOR

SHAFT

LOBBY

ELEVATOR

SHAFT

REFUGE AREA

BEDROOM
6'0" X 7'9"

TREE-LINED STREET VIEW
▼

### REFUGE UNIT PLAN — 2 BHK

UTILITY
5'0" X 3'0"

KITCHEN
7'0" X 8'0"

BEDROOM
9'0" X 10'0"

MASTER BEDROOM
10'0" X 10'0"

LIVING & DINING
10'0" X 13'3"
+
2'0" X 8'6"

3'3" WIDE PASSAGE

TOILET
7'6" X 4'9"

**2 BHK**

---

BEDROOM
9'0" X 10'0"

UTILITY
5'0" X 3'0"

KITCHEN
7'0" X 8'0"

BEDROOM
8'0" X 6'3"

MASTER BEDROOM
10'0" X 10'0"

3'3" WIDE PASSAGE

LIVING & DINING
10'0" X 17'0"
+
2'0" X 8'6"

ELEVATOR

TOILET
7'6" X 4'6"

TOILET
7'6" X 4'9"

**3 BHK**

---

**2 BHK & 3 BHK**
**REFUGE FLOOR PLAN**
**(8TH & 14TH)**

CASA CLARA     - B,C,D,J,K,L
CASA ADRIANA  - B,D,F,I,K,M
CASA AURELIA   - D,G

# REFUGE FLOOR PLAN
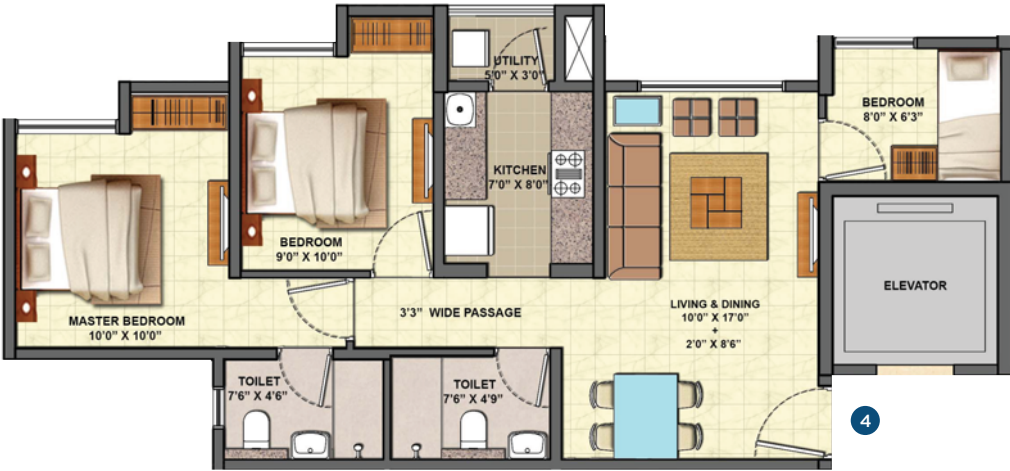## 3 BHK ULTIMA & 5 BHK ULTIMA

# REFUGE UNIT PLAN

GARDEN VIEW



TREE-LINED STREET VIEW

**3 BHK ULTIMA & 5 BHK ULTIMA**
**REFUGE FLOOR PLAN**
**(8TH & 14TH)**
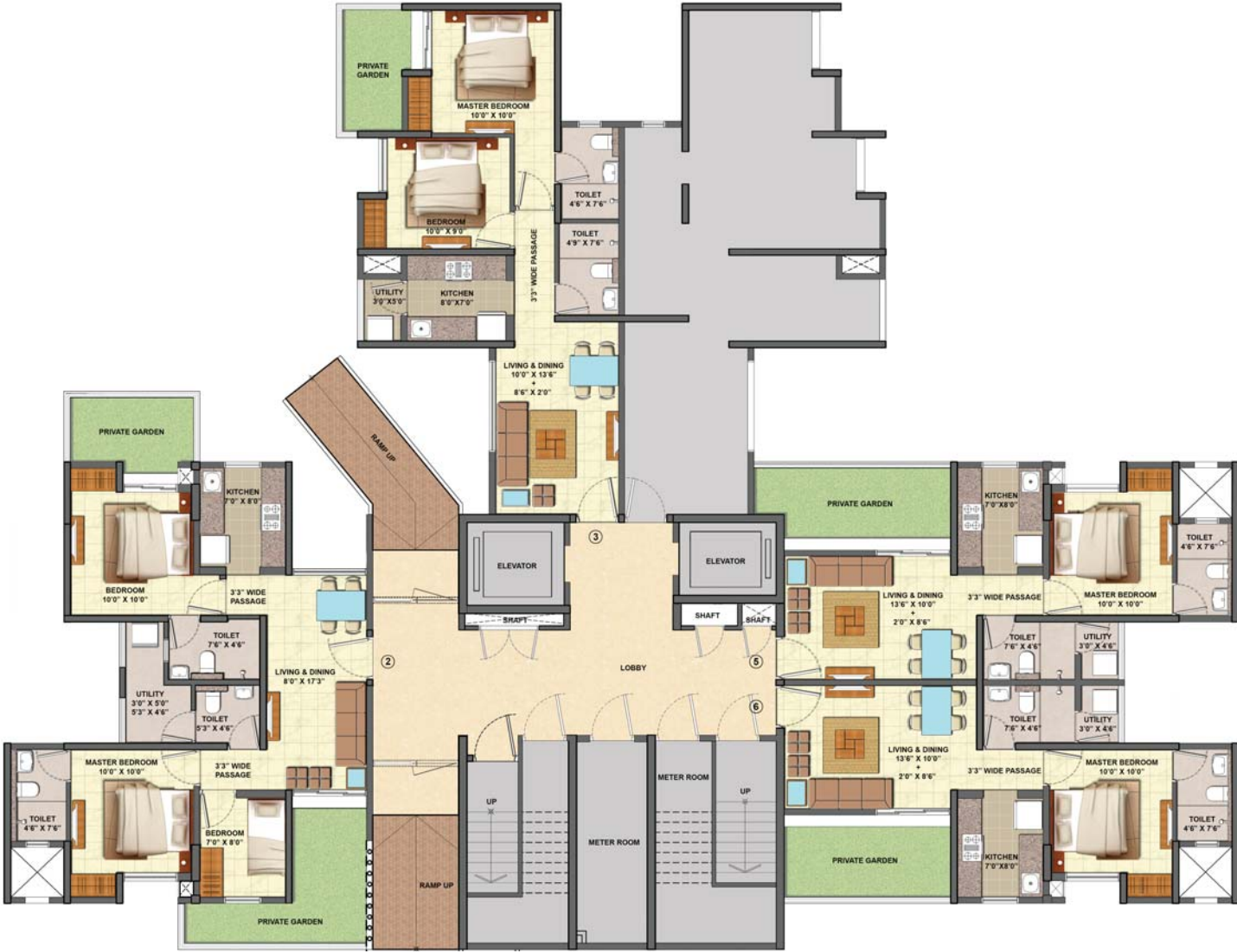
CASA URBANO - G
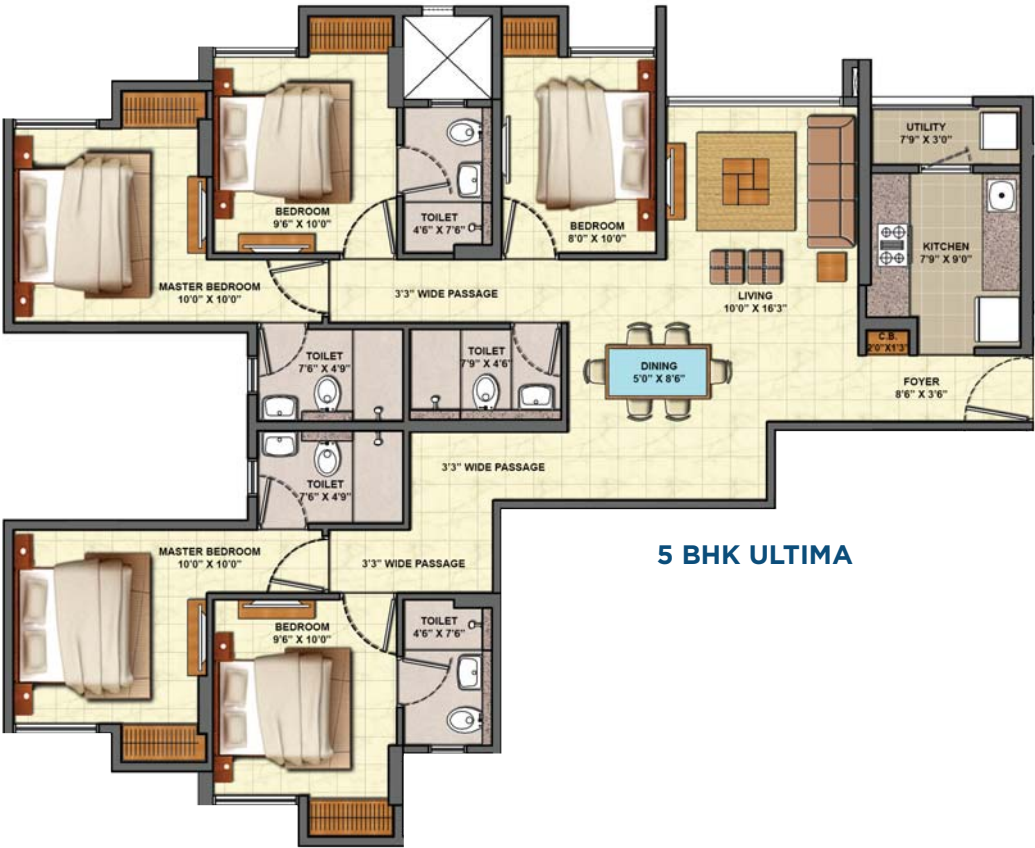


**5 BHK ULTIMA**



**3 BHK ULTIMA**

**GARDEN FLOOR PLAN**
**1 BHK, 2 BHK & 3 BHK**

GARDEN VIEW

TREE-LINED STREET VIEW

1, 2 BHK & 3 BHK
GROUND FLOOR PLAN

CASA CLARA    - A
CASA AURELIA  - F
CASA ADRIANA  - A

**GARDEN FLOOR PLAN**
**1 BHK, 2 BHK & 3 BHK**

GARDEN VIEW
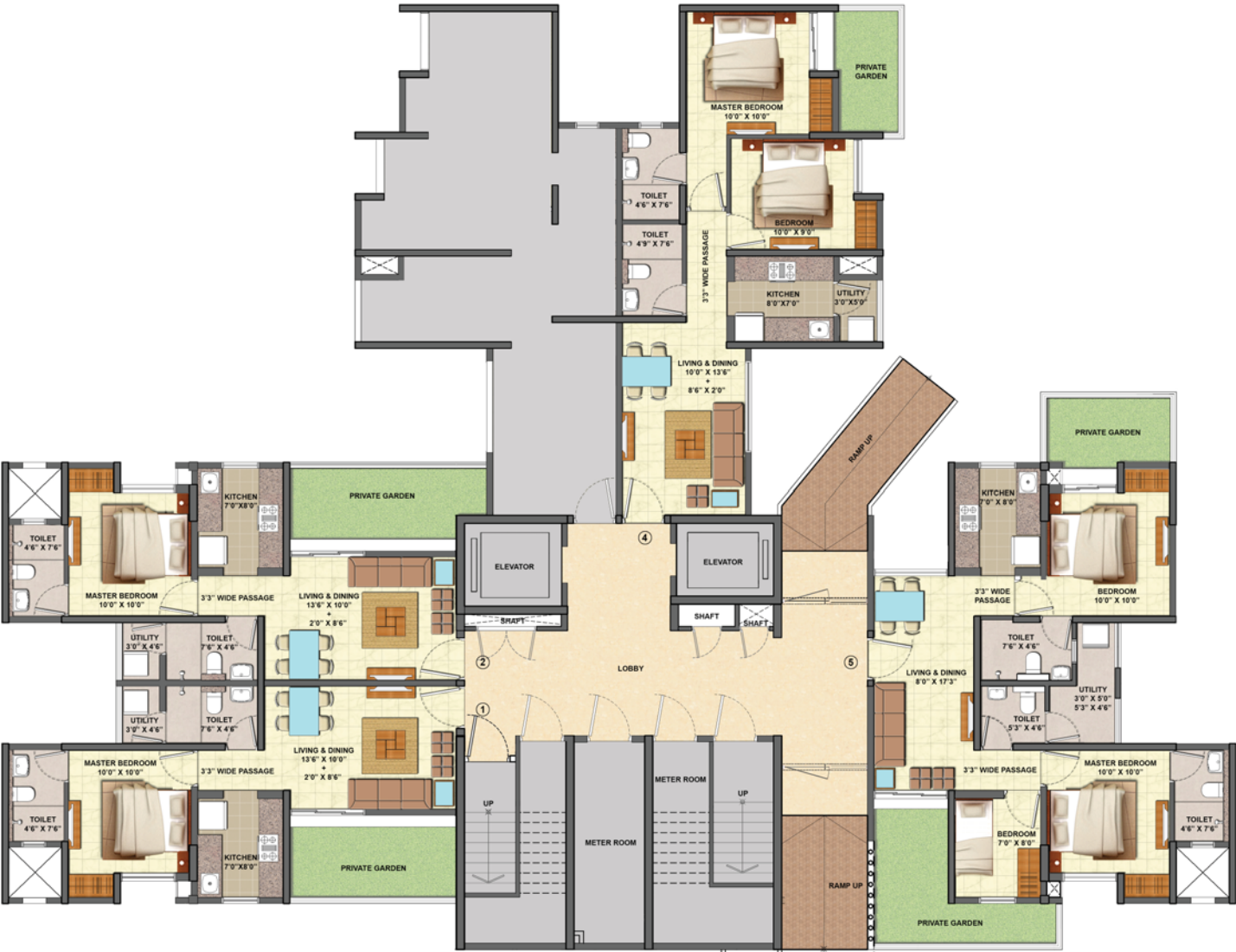
TREE-LINED STREET VIEW

1, 2 BHK & 3 BHK
GROUND FLOOR PLAN

CASA ADRIANA  - C,J,L
CASA URBANO   - E

# GARDEN FLOOR PLAN
## 1 BHK, 2 BHK & 3 BHK

▲ GARDEN VIEW

TREE-LINED STREET VIEW ▼

1, 2 BHK & 3 BHK
GROUND FLOOR PLAN

CASA CLARA — M
CASA AURELIA — E
CASA ADRIANA — N
CASA ESTELA — E

# GARDEN FLOOR PLAN
## 1 BHK, 2 BHK & 3 BHK

▲ GARDEN VIEW

TREE-LINED STREET VIEW ▼

1, 2 BHK & 3 BHK
GROUND FLOOR PLAN

CASA URBANO — D
CASA CLARA — D1
CASA ADRIANA — E,G

# GARDEN FLOOR PLAN
## 1 BHK, 2 BHK & 3 BHK



GARDEN VIEW

TREE-LINED STREET VIEW

**1, 2 BHK & 3 BHK**
**GROUND FLOOR PLAN**

CASA CLARA      - D,L
CASA ADRIANA   - D,F,I,M
CASA AURELIA    - D

# GARDEN FLOOR PLAN
## 1 BHK, 2 BHK & 3 BHK



GARDEN VIEW

TREE-LINED STREET VIEW

**1 BHK & 3 BHK**
**GROUND FLOOR PLAN**

CASA CLARA      - B,C,J,K
CASA ADRIANA   - B,K
CASA AURELIA    - G

# GARDEN FLOOR PLAN
# 2 BHK & 3 BHK ULTIMA

▲

GARDEN VIEW



TREE-LINED STREET VIEW

▼

**2 BHK & 3 BHK ULTIMA**
**GROUND FLOOR PLAN**

CASA URBANO  -  G