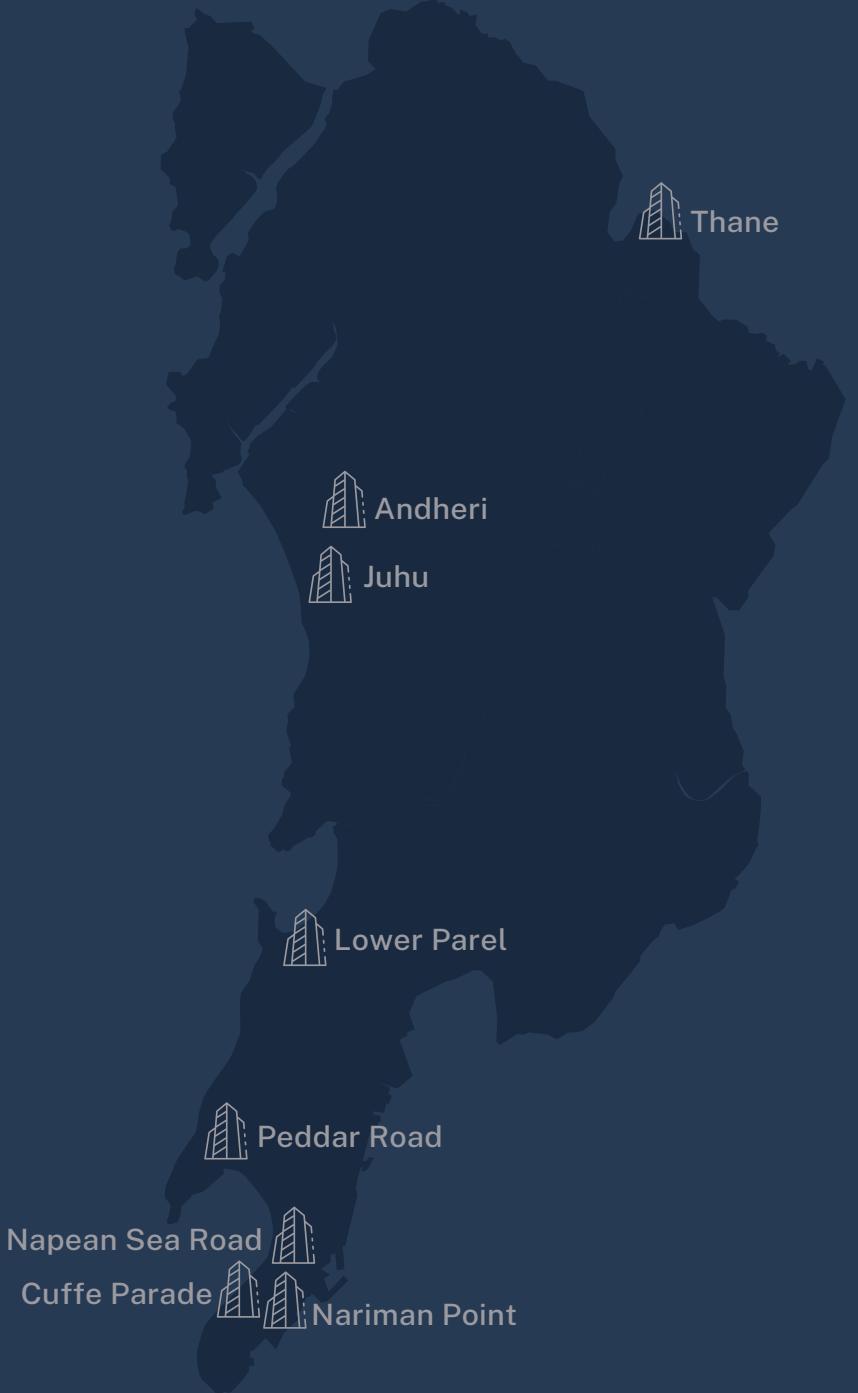




urna 71P
by Sanjay Mittal

FROM THE HOUSE OF MITTAL BUILDERS

LIVE THE EVOLVED LIFE!



THE HOUSE OF MITTAL BUILDERS - A STORIED LEGACY

With a construction legacy that spans decades, the Mittal Builders Family is the Gold Standard in India's real estate industry. Their pathbreaking projects have left an indelible mark on Mumbai's skyline and the country. They have crafted some of the Mumbai's most iconic structures, across Cuffe Parade, Nariman Point, Peddar Road, and Nepean Sea Road. Their impressive portfolio of over 3500 buildings and 4 crore sq. ft. speaks volumes of their unwavering commitment to delivering excellence. Vrindavan, Mittal Builders' India's first large-scale private residential community, the iconic Mittal Industrial Estate in Andheri and Phoenix Towers, Lower Parel's first residential project, reflect the Mittal Builders' family's unparalleled vision to building in places where no one has dared before. Each and every one of their constructions is a showcase of spaces that exude unprecedented innovation and sophistication. It is the reason why not a single project they have taken has been undelivered or unsold.

WELCOME TO URNA 71P BY SANJAY MITTAL

Sanjay Mittal, the visionary behind this creation, carries forward the rich legacy of Mittal Builders with a unparalleled commitment to planet friendly construction. Urna 71P reflects deep reverence for all forms of life, embodying a perfect balance of luxury and environmental consciousness. This harmonious blend can be seen in his previous project, Mittal Auriga in Bangalore, a proven example of his commitment to quality and sustainability. Join our community and discover the ultimate expression of sustainable luxury.

Step into Urna 71P, where the art of luxurious living is redefined in every sense.





EXPERIENCE INDIA'S FIRST CARBON-NEUTRAL RESIDENCE.

At Urna 71P, you will experience an evolved lifestyle at the first carbon-neutral building in India where you become increasingly carbon-negative the longer you reside.

Enjoy sustainable luxury living that sets a new standard for generations to come.

BUILDING LUXURIOUS PLANET-FRIENDLY LIVING SPACES IS NOT AN EXTRAVAGANCE. FOR US IT IS A WAY OF LIFE.



Air Pollution

Thoughtless construction is a major contributor to air pollution globally.



Rising Temperatures

CO₂ and other greenhouse gases trap heat in our atmosphere so we need to build homes that cool themselves naturally.



Climate Problems

Global Warming is changing weather patterns causing extreme climate conditions like floods and droughts all over the world.



Vanishing Forests

Wood and other materials needed for construction come from natural sources. These resources not only destroy forests, but also the natural habitats of countless animal species.

At Urna Evolved Living we are deeply conscious that around half of all non-renewable resources mankind consumes are used in construction, making it the least sustainable industry in the world.

It is our strongly held belief that:

- Human residential projects can be both highly luxurious while still being extremely regenerative
- Humans can heal what they have destroyed before
- Humans can become self-sufficient in energy, water and food and establish waste and sanitation systems independent of centralized setups

As a testament to our success, Mittal Auriga, our boutique apartment project at Indiranagar, Bangalore is the one of the most carbon-neutral building of its kind in the country.

'We don't just build luxurious buildings, we create living spaces that are healthier and happier communities'.

HARNESSING THE POWER OF THE NATURAL ELEMENTS TO BRING YOU SOPHISTICATED COMFORTS.



AIR

Innovative building design allows more natural light and air. Green living walls ensure cooler temperatures helping you save up to 60% on energy bills.

WATER

24/7 centralised hot water generation through energy efficient heat pump system saves the need for separate bathroom geysers, and 100% water recycling using cutting edge MRB technology resulting in dramatically low bills. The city lake water levels may dip, but we will always be water sufficient.

SUN

A unique solar power solution that not only runs the common areas but also individual apartments. In case of a city-wide blackout you will still have cool air and light.

EARTH

In-house horizontal and vertical gourmet farms that provide fresh, organic produce. Manned by our own farmers, and delivered directly to your kitchen.

A cutting-edge waste management system for organic and inorganic waste.



THE EPITOME OF
GRANDEUR AND
SOPHISTICATION



LIVE THE WEEKEND
LIFE. EVEN ON
WEEKDAYS.

Discover a trove of amenities, where every detail has been designed with your comfort and convenience in mind. Work out in a fully equipped gym to keep you in top shape. Enjoy a refreshing dip in or find inner peace in our tranquil yoga zone. The children's plunge pool and the kids play



area will keep your little ones entertained, while our scenic jogging track offers the perfect space for a refreshing outdoor workout. The elegant banquet hall is the ideal venue to host a celebration or social gathering. Indulge in the ultimate luxury living experience at 71P.

LUXURIOUS.
ON THE INSIDE
AND OUTSIDE.





LIVING LARGE HAS A NEW MEANING.

Immerse yourself in unrivaled luxury in our 2 and 3 bedroom apartments, where every detail creates an indulgent haven. Our 2-bedroom abodes feature the largest bedrooms in Borivali, with attached bathrooms adorned with luxurious fittings and anti-skid tiles. Thoughtfully-designed interiors exude sophistication, offering abundant airflow and ventilation - the perfect setting to relax, unwind and relish life's finer moments.

THE HEART OF YOUR DREAM HOME.

Step into a kitchen that seamlessly combines elegance and functionality. Meticulously designed with sleek countertops and luxurious fittings, the kitchen offers ample space for creating culinary masterpieces. Host memorable gatherings and indulge in a chef's paradise where creativity and convenience unite effortlessly.



TYPICAL FLOOR PLAN AREAS



IMPECCABLE DETAILS. ELEVATED LIVING.

- Earthquake-resistant RCC structure
- Low VoC Paints
- Sustainable aluminum sliding windows with heat reflective glass
- Premium door and window fittings
- Vitrified tiles for all areas
- Anti-skid, matt finish tiles for all bathrooms
- Full-height ceramic tiling for bathroom walls
- Premium water-efficient sanitary fittings
- Concealed plumbing and electrical wiring
- Modern firefighting systems
- Fire-retardant electrical fittings
- DG power backup for common areas
- EV charging facility
- CCTV and video intercom
- High speed energy-efficient passenger lifts
- Double-bowl SS sink for kitchens
- Granite platforms in the kitchen
- 24-hour water supply



AMENITIES

1



Jogging/walking track

2



Outdoor sitout

3



Yoga/meditation zone

4



Children's plunge pool
with sandpit

5



Children's play area

6



Gymnasium

7



Open lounge

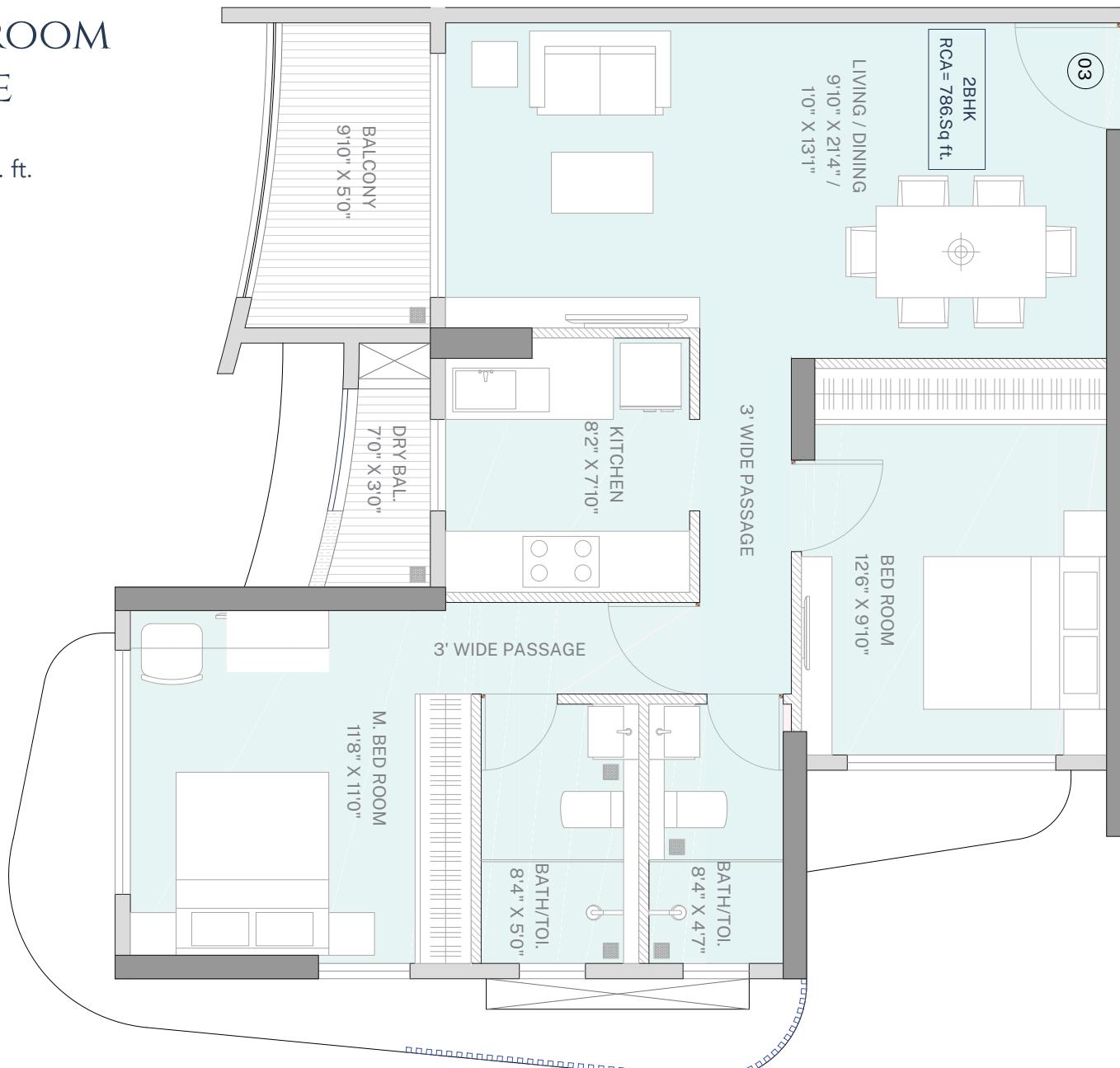
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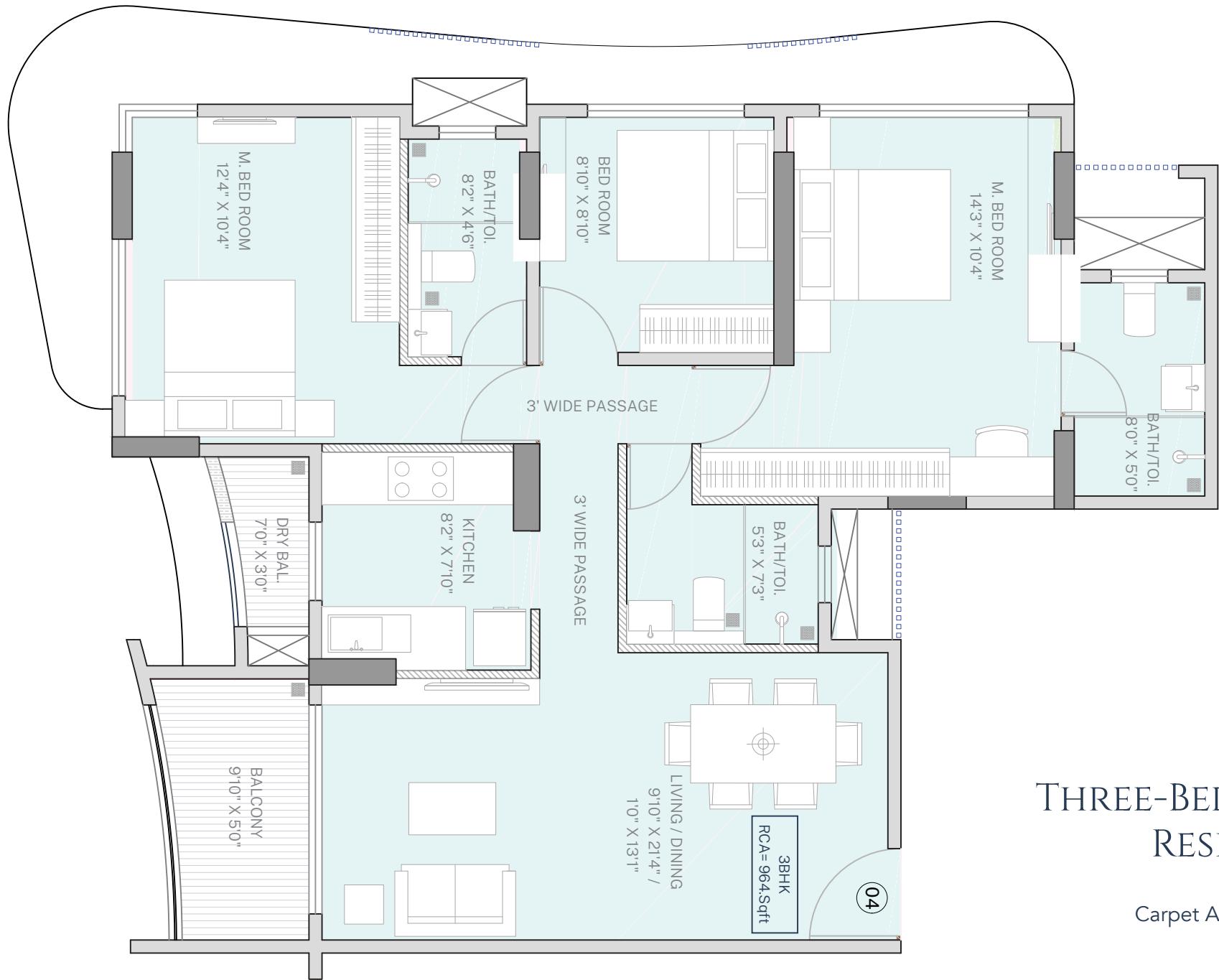


Banquet hall

TWO-BEDROOM RESIDENCE

Carpet Area: 786 sq. ft.

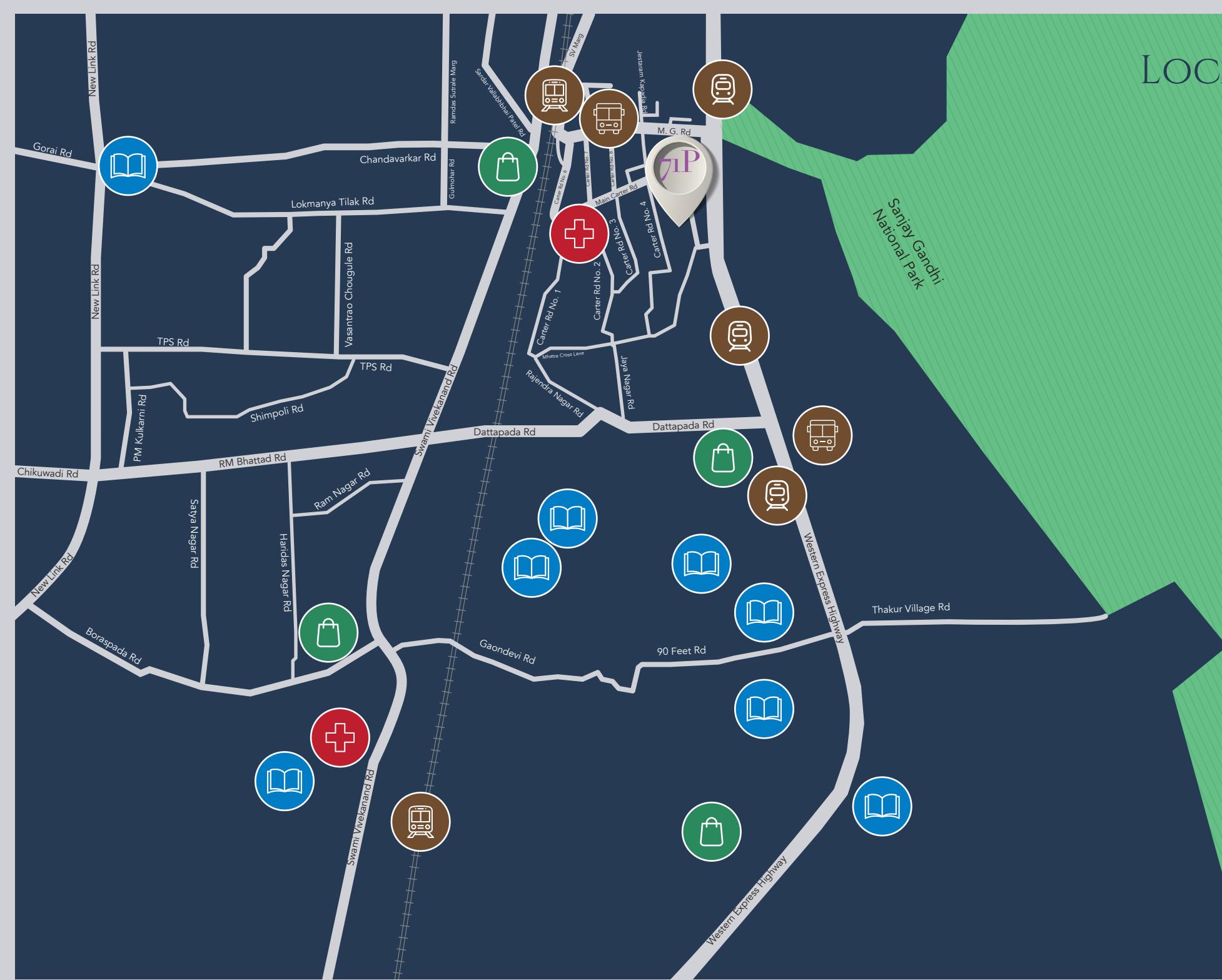




THREE-BEDROOM RESIDENCE

Carpet Area: 964 sq. ft.

LOCATION



A CUT ABOVE THE REST, WITH A LOT OF EXPLORE.



Transport

- Borivali Bus Station (1 km)
- Magathane Bus Station (2.4 km)
- Borivali Railway Station (1.1 km)
- Kandivali Railway Station (4.1 km)
- National Park Metro Station (500 m)
- Devipada Metro Station (750 m)
- Magathane Metro Station (3 km)



Education

- Don Bosco High School (4.4 km)
- Nirmala Memorial Foundation College (3.4 km)
- St. Lawrence High School (3.5 km)
- Ryan International School (3.2 km)
- Children Academy (5.4 km)
- Thakur Vidyamandir School & Jr. College (3.6 km)
- Thakur College of Science & Commerce (4.4 km)
- Swami Vivekanand International School & Jr. College (5 km)



Entertainment

- Indraprastha Shopping Center (3.9 km)
- Metro Mall (2.2 km)
- Raghuleela Mall (4.1 km)
- Growel's 101 Mall (4.9 km)



Healthcare

- Krantijyoti Savitribai Phule Hospital (1.1 km)
- Shatabdi Municipal Hospital (3.3 km)



FROM THE HOUSE OF MITTAL BUILDERS

(Formerly known as Living Habitats Pvt. Ltd.)

LIVE THE EVOLVED LIFE!

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Irani Architects

STRUCTURAL CONSULTANT

Mahimtura Consultants Pvt. Ltd.

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