

*Design Thinking #101*

A BUSY DAY CAN BE  
FORGOTTEN WITH  
A GAME OF BADMINTON,  
A SUNDAY BARBECUE,  
GOSSIP OVER COFFEE OR  
AN AFTER WORK SWIM.



LAUNCHING NEW WING.

RUSTOMJEE  
**UPTOWN URBANIA**  
THANE (W)

IT'S THOUGHTFUL. IT'S **Rustomjee®**

*What happens when two powerhouses in development, design and master planning decide to join forces? You get to experience life in a gated community like Rustomjee Uptown Urbania.*

*The collaboration between the Rustomjee Group and Keppel Land promises to redefine Thane's skyline.*

*Keppel Land, a Singapore flagship multinational company, is known to deliver innovative and multi-faceted urban space solutions that enrich people and communities. Its sterling portfolio includes award-winning residential developments, investment-grade commercial properties and integrated townships. The perfect match for Rustomjee's extensive network and expertise in the local property market, with a development portfolio of 16 million square feet of completed projects, 10.9 million square feet of ongoing development and 22 million square feet of planned development spanning across the Mumbai Metropolitan Region.*

*The result: a highly liveable, vibrant and sustainable township in Thane - one that enriches the people and the community.*

**Rustomjee®**

**Keppel Land**



ARTIST'S IMPRESSION

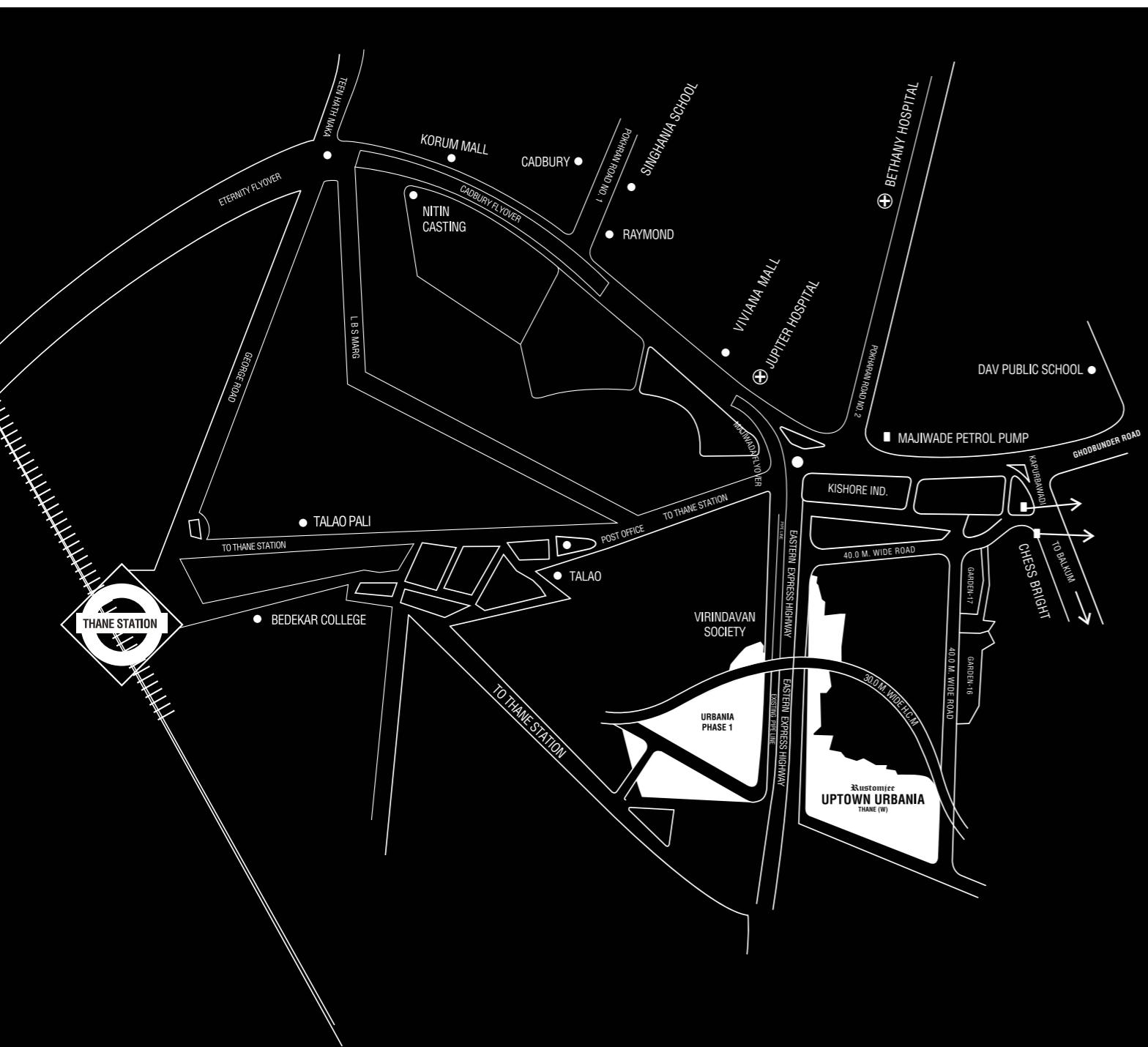
## A COMMUNITY YOU CAN CALL YOUR OWN.

Welcome to Rustomjee Uptown Urbania, a world co-created by architects, behaviourists, child psychologists, environmentalists, sunlight experts, interior designers, sculptors, artists and landscape designers. A multidisciplinary approach we like to call design thinking. Where 55 acres become a magical 60 acres of friendships, laughter & family time. The first cluster of development at Uptown Urbania, La Familia, feature 3 multi-storeyed towers with 45 habitable floors are thoughtfully designed from head to toe. Where the rooftop is a leisure zone not just restricted to a privileged few but open to the entire community. Replete with a rooftop swimming pool, sky gym, sunset terrace, rooftop bar and stargazing deck. Think of it as a human-centric experience dedicated to everything the city had forgotten about life.

Introducing La Familia, the first cluster of towers at Rustomjee Uptown Urbania.

- 3 multi-storeyed towers
- 45 habitable floors
- 46<sup>th</sup> and 47<sup>th</sup> floor dedicated to recreation
- Clubhouse with outdoor amenities on ground level
- 2 and 3 bedroom homes

**EVERYTHING YOU NEED  
IN LIFE SHOULD BE  
A STONE'S THROW  
AWAY FROM HOME.**



## CONNECTIVITY

Majiwada Junction: 1.3 km | Eastern Express Highway: 500 m

Airoli, Navi Mumbai: 8.3 km

Mulund Check-naka: 6.8 km | BKC: 25 km

## SCHOOLS

Rustomjee Cambridge International School Thane: 1.5 km

Smt. Sulochanadevi Singhania School: 2.8 km

## MALLS

Viviana Mall: 1.8 km | Korum Mall: 2.4 km

## HEALTHCARE

Jupiter Hospital: 2.3 km | Bethany Hospital: 5 km

Horizon Hospital: 4.7 km

## UPCOMING INFRASTRUCTURE

Metro line 4 connectivity from Thane to Wadala

Proposed metrol line 5 connectivity from Thane to Kalyan

Proposed bullet train from Thane station (Mumbai-Ahmedabad)

Proposed Thane Borivali-tunnel road | GMLR connectivity

Airoli-Dombivali tunnel road via Thane | Proposed internal metro within Thane

*Design Thinking #56*

A GARDEN ON THE 46<sup>TH</sup> FLOOR  
COULD BE FERTILE GROUND  
FOR FRIENDSHIPS,  
A BUSINESS CENTRE, OR DRINKS  
WITH NEW FOUND FRIENDS.



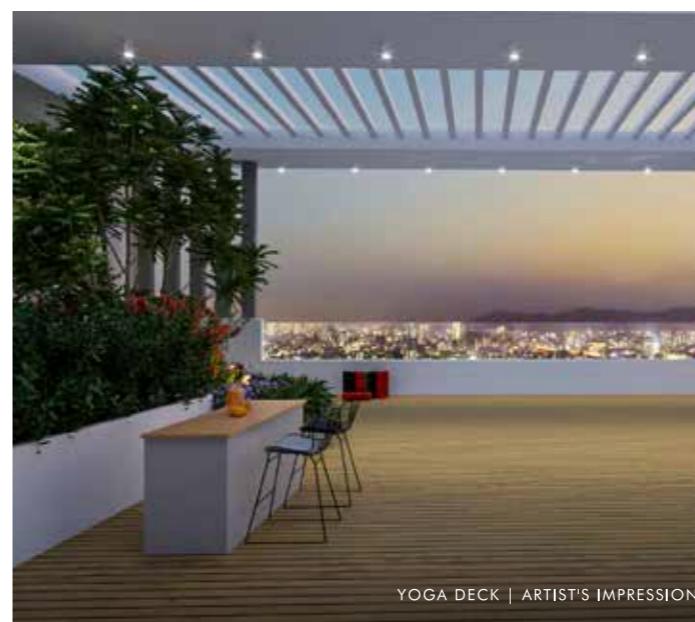
ROOFTOP RECREATION ZONE | ARTIST'S IMPRESSION



SPIRAL STAIRCASE | ARTIST'S IMPRESSION



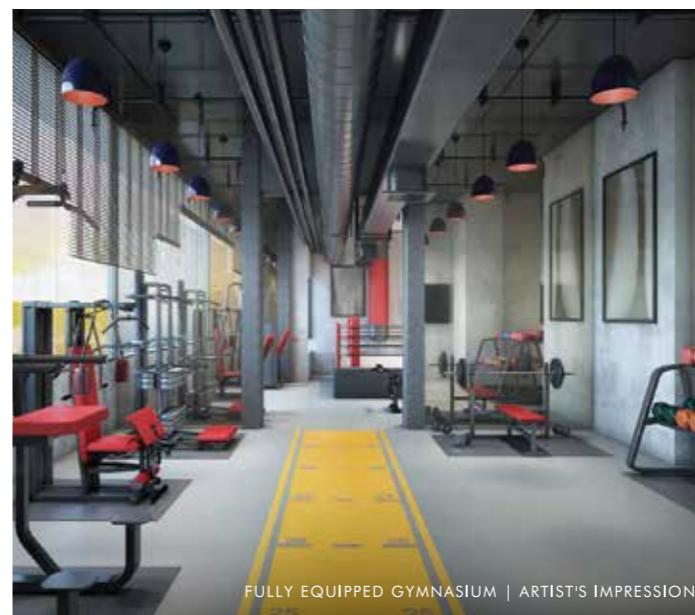
ROOFTOP LAP POOL | ARTIST'S IMPRESSION



YOGA DECK | ARTIST'S IMPRESSION



FIRE PIT | ARTIST'S IMPRESSION



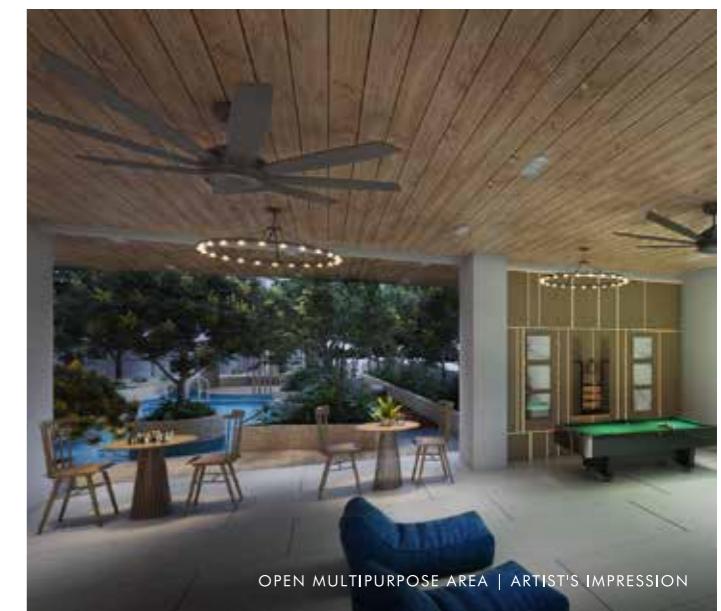
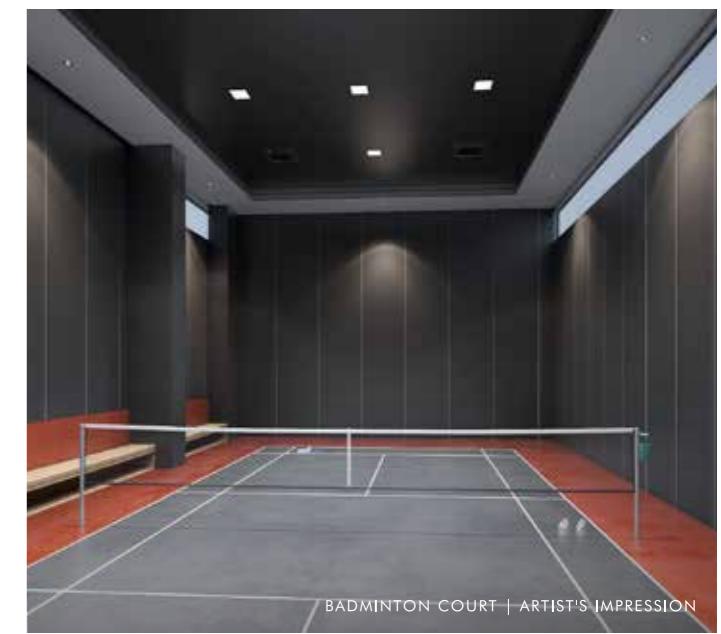
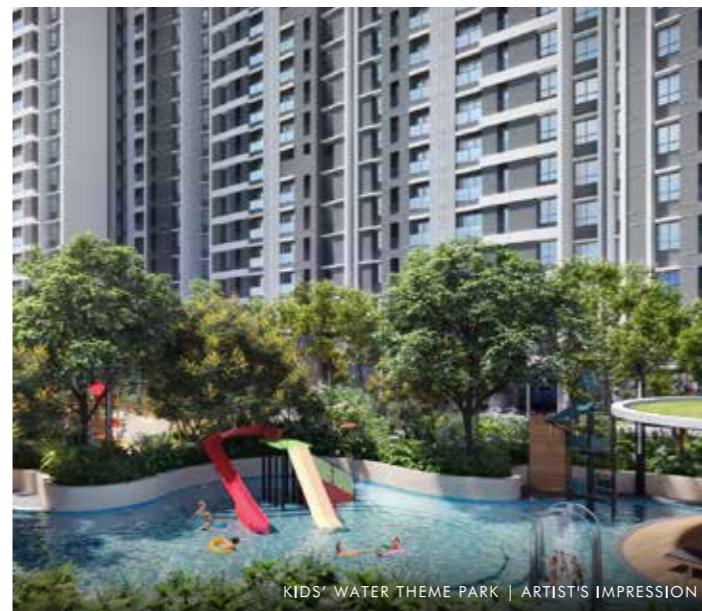
FULLY EQUIPPED GYMNASIUM | ARTIST'S IMPRESSION



READING ENCLAVE | ARTIST'S IMPRESSION

*Design Thinking #57*

EVENINGS WITH FRIENDS,  
MORNINGS ALONE  
AND EVERYDAY  
DOING WHAT YOU LOVE BEST.



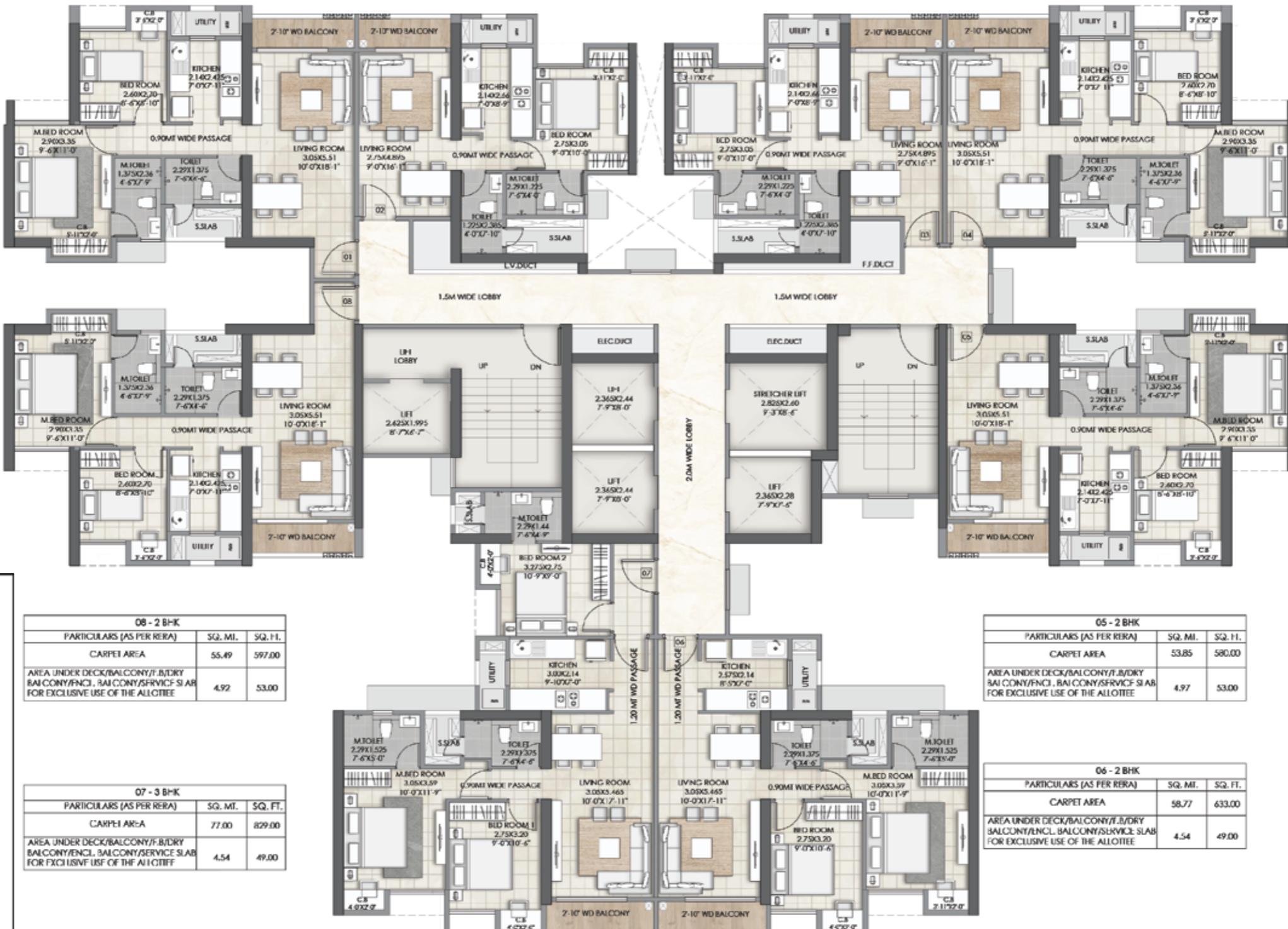
## LA FAMILIA: WING B - TYPICAL FLOOR PLAN

01 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. M.	SQ. FT.
CARPET AREA	55.11	593.00
AREA UNDER DECK/BALCONY/F.B./DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTEE	4.91	53.00

02 - 1 BHK		
PARTICULARS (AS PER RERA)	SQ. M.	SQ. FT.
CARPET AREA	38.83	418.00
AREA UNDER DECK/BALCONY/F.B./DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTEE	4.94	53.00

03 - 1 BHK		
PARTICULARS (AS PER RERA)	SQ. M.	SQ. FT.
CARPET AREA	39.74	426.00
AREA UNDER DECK/BALCONY/F.B./DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTEE	4.89	53.00

04 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. M.	SQ. FT.
CARPET AREA	53.85	580.00
AREA UNDER DECK/BALCONY/F.B./DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTEE	4.96	53.00



DISCLAIMER :-  
1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.  
2. MINOR VARIATIONS (+/- 3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS.  
3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & EL) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.  
4. THIS IS THE PROPOSED PLAN & IS SUBJECT TO APPROVAL FROM MUNICIPAL AUTHORITY.

*Design Thinking #11*

THE BETTER  
THE PARTNERS, THE BIGGER  
THE IDEAS.



Architect  
Hafeez  
Contractor

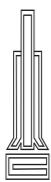
TTEC  
*Traffic Consultant*



RWDI  
*Specialty Engineering Consulting*



Coen Design  
*Landscape Architect*



Mahimtura Consultants Pvt. Ltd.  
*Structural Consultant*



KPM Engineering  
*Specialty Engineering Consultant*

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WWW.RUSTOMJEE.COM

**Site Address:** Rustomjee Uptown Urbania, Sales Lounge, Off Eastern Express Highway, Near Majiwada Junction, Thane (W), Maharashtra 400 601.



MahaRERA Registration No.: Rustomjee La Familia Wing A - P51700032262 & Wing B - P51700032205.  
Listed on the website: <http://maharera.mahaonline.gov.in/>

Disclaimer : All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment types and brands mentioned are indicative of the kind of development proposed in this Project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuous improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/images and perspective views of the premises/building /layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser.