

NIRMAL

Shapoorji Pallonji

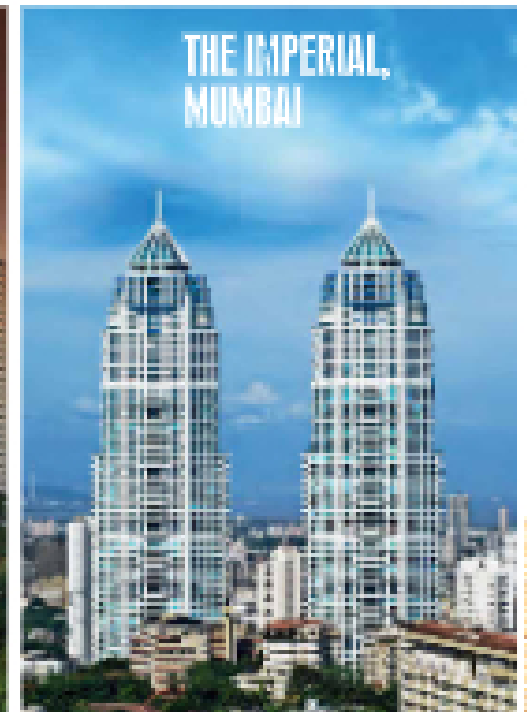
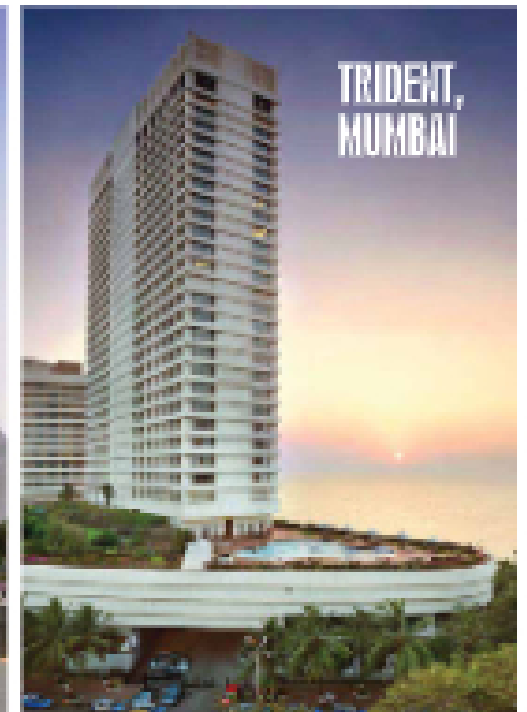
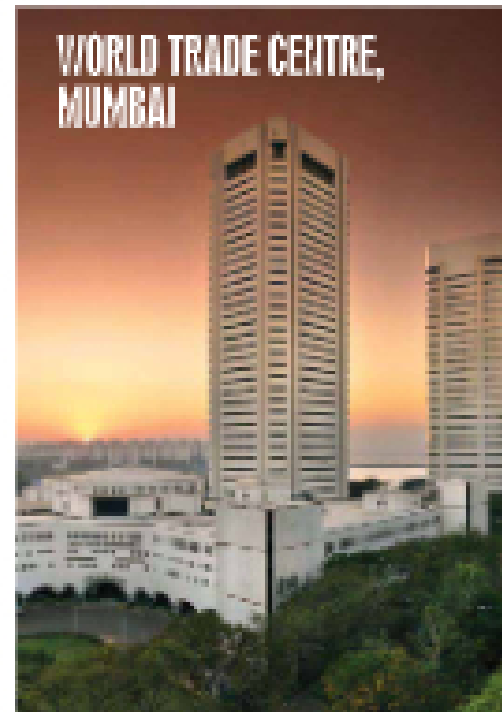
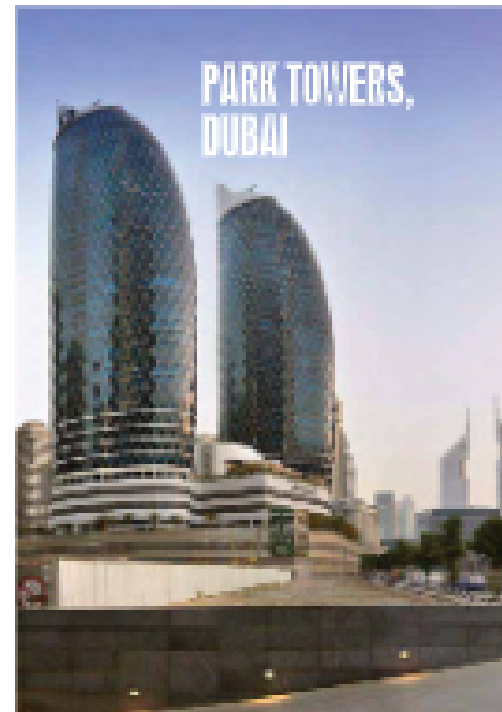
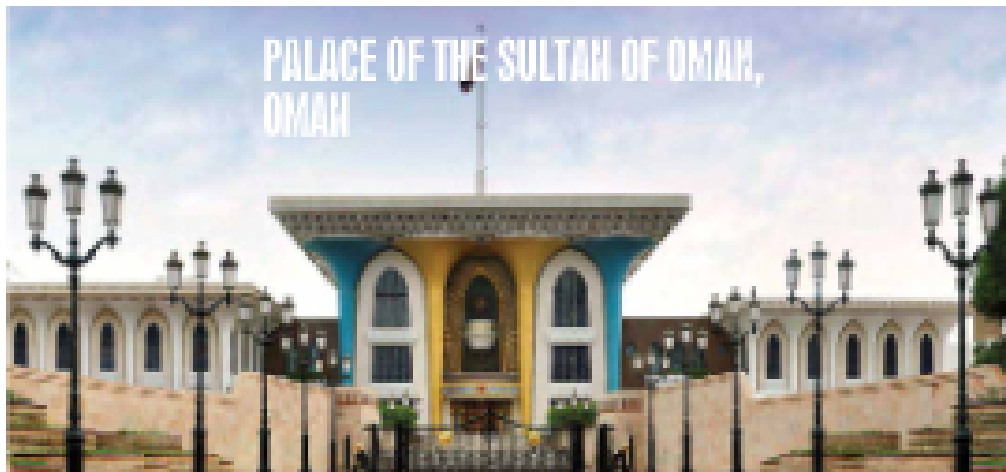
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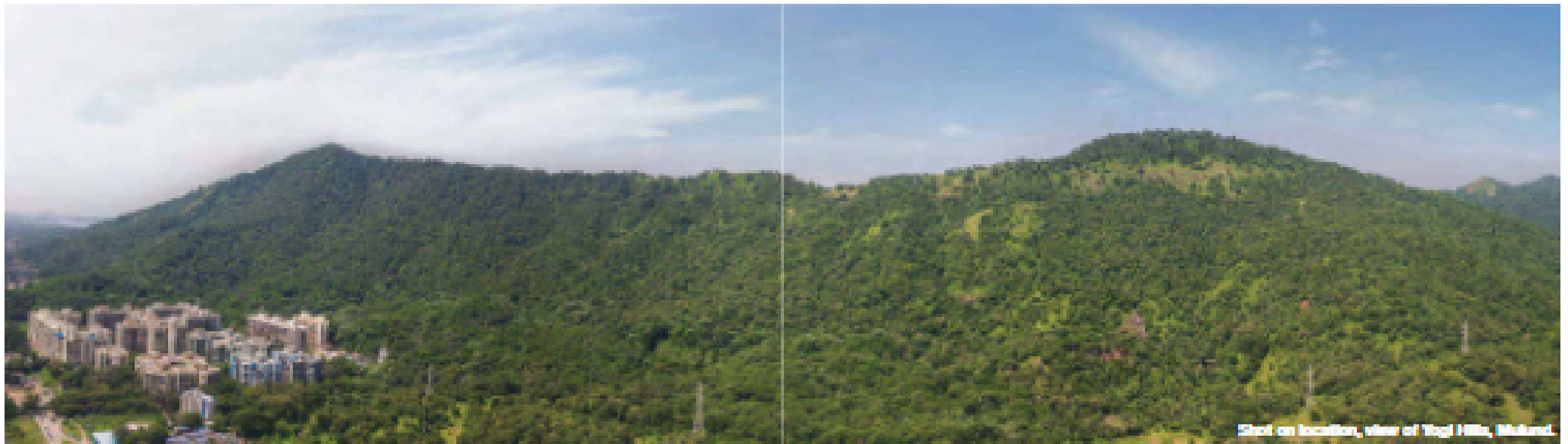
  
Shapoorji Pallonji

# THE SHAPOORJI PALLONJI LEGACY

We entered the world of construction more than 150 years ago and have been committed to creating iconic landmarks ever since. The palace of the Sultan of Oman, IT Park Gurgaon and now the Park Towers in Dubai, to name a few of our landmarks.



## Shapoorji Pallonji, makers of South Mumbai's most iconic landmarks, comes to Mulund.



Shot on location, view of Yogi Hills, Mulund.

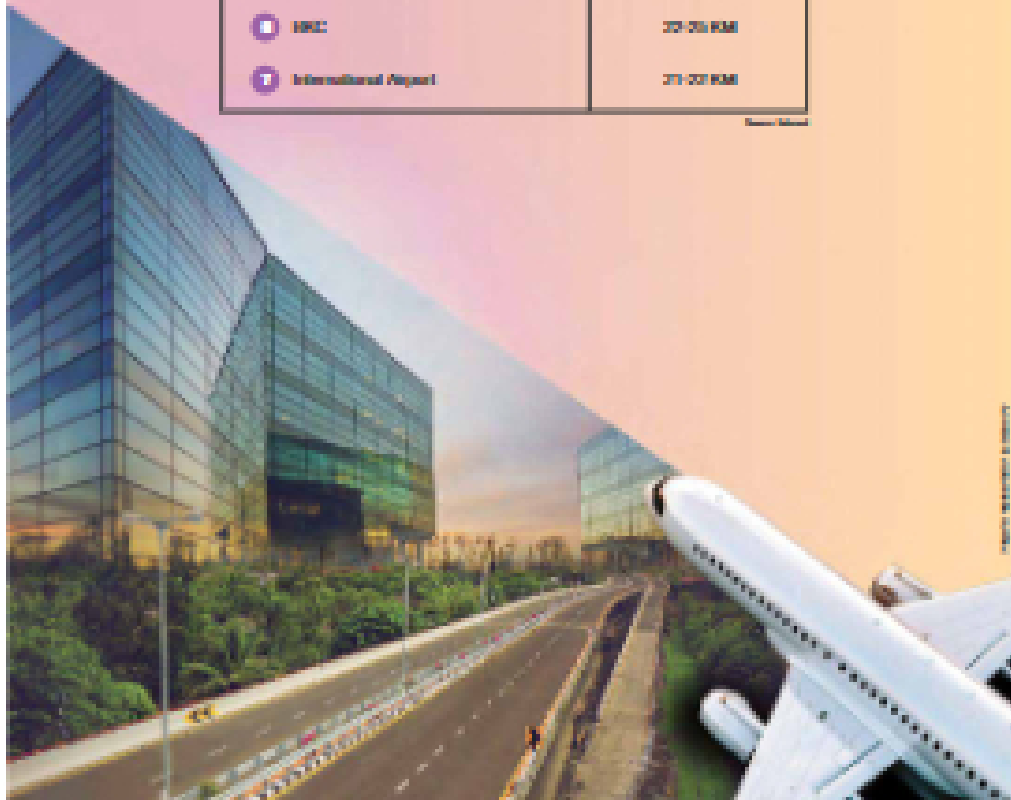
Mulund is often referred to as the Prince of the Suburbs. Blessed geographically, with the pristine Yogi Hills and the Sanjay Gandhi National Park at its periphery. It is also bang at the heart of the Mumbai Metropolitan Region, located at the cusp of South Mumbai, Thane and West Mumbai. Very few neighbourhoods in the city have the luxury of both, being close to nature and the city's many conveniences. This includes Educational Institutes, Clinics and Hospitals, Shopping Malls, and Food and Entertainment hubs, among others.

# Site Connectivity

The project site is well connected to the city's arterial roads, business districts and public transport modes. This will be better facilitated with the launch of the Metro Line 4 corridor and upcoming Gurgaon-Mulund Link Road, making connectivity across the city even more convenient.

| LANDMARK                  | APPROX. DISTANCE |
|---------------------------|------------------|
| 1 LSI Mayapuri            | 0.8-1 KM         |
| 2 Mulund Railway Station  | 2-3 KM           |
| 3 Eastern Express Highway | 2-3 KM           |
| 4 JALR                    | 8-10 KM          |
| 5 NSCJL                   | 18-19 KM         |
| 6 IIRC                    | 22-25 KM         |
| 7 International Airport   | 21-22 KM         |

Source: Google



## Connectivity Game Changers



### Proposed Gurgaon-Mulund Link Road

- Cleared land area – over 100 acres
- Requested land area with IIRL – less than 20 acres.



### Proposed Mulund Metro Station

- Facilitate connectivity to South Mumbai, Western Suburbs and Central Suburbs.

# Conveniences within the neighbourhood



## Educational Institutes

- DAV International School
- Singhania School
- St. Mary's Convent High School
- NIS International School
- V G Vasa College of Arts, Science and Commerce
- Mulund College of Commerce

## Food and Entertainment

- H Mall • Vidana Mall
- D Mall • Koram Mall
- PVR Cinema



Image by Shutterstock.com

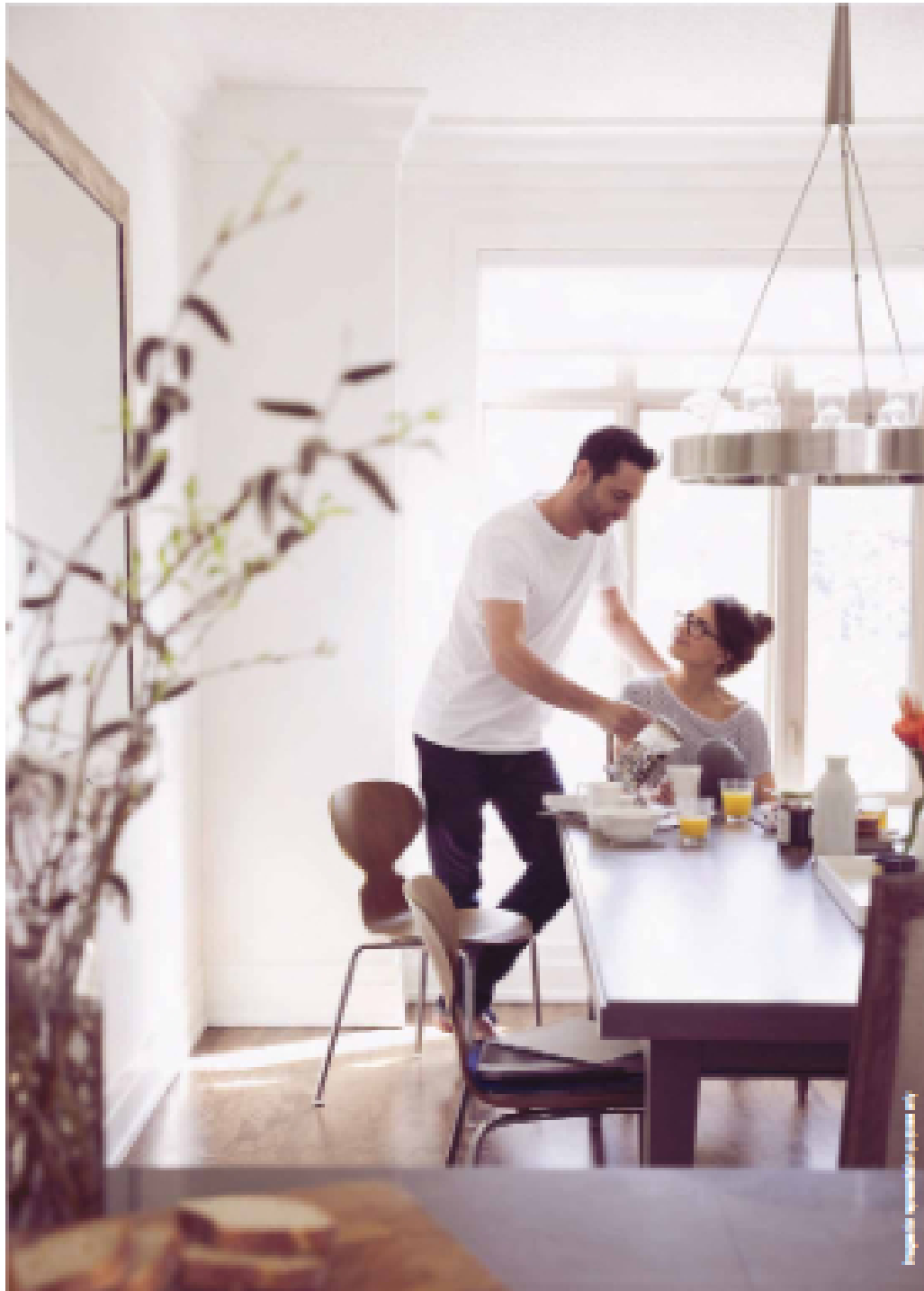


## Healthcare

- Fortis Hospital
- Jupiter Hospital
- Platinum Hospital
- Apex Hospital

|  |                            |       |
|--|----------------------------|-------|
|  | Vidana Mall                | 5.7km |
|  | Jupiter Hospital           | 5.5km |
|  | Singhania School           | 5.4km |
|  | V G Vasa College           | 4.7km |
|  | Koram Mall                 | 4.5km |
|  | Fortis Hospital            | 4.0km |
|  | PVR Cinema                 | 3.9km |
|  | D Mall                     | 3.6km |
|  | St. Marys High School      | 3.4km |
|  | Mulund College of Commerce | 2.9km |
|  | DAV International School   | 2.5km |
|  | Platinum Hospital          | 1.5km |
|  | NIS International School   | 1.2km |
|  | Apex Hospital              | 1.1km |
|  | H Mall                     | 1.0km |





## Here's to a great opportunity! Here's to realising your dream!

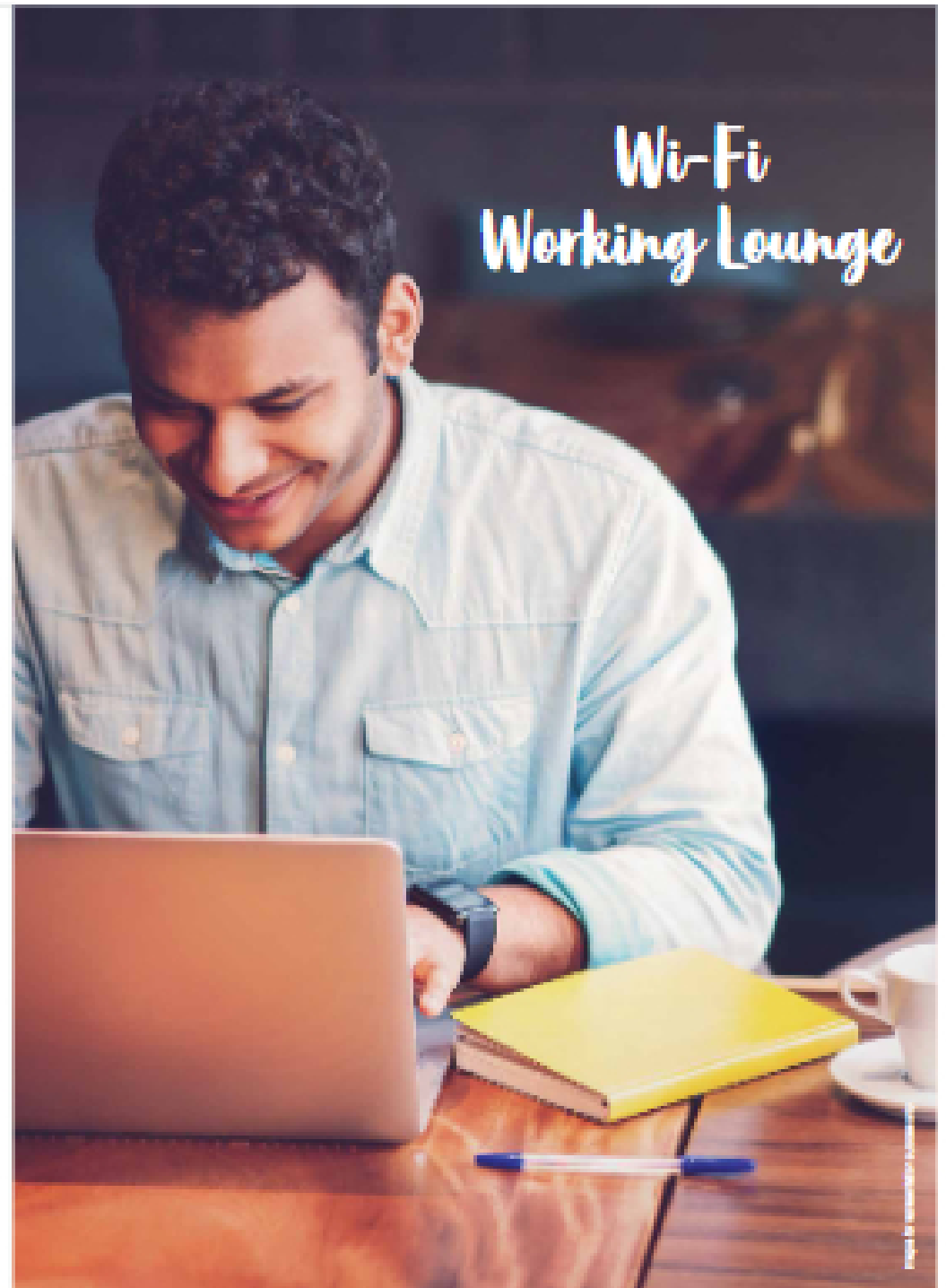
Shapoorji Pallonji's newest offering in collaboration with Nirxul, spread across approximately 3 acres in one of Mumbai's greenest neighbourhoods. The project offers residents premium 1, 2, 3 BHK homes with a whole host of amenities and features.

**Dream Design:** Smartly designed residences that give you maximum livable area where you pay only for spaces you utilize.

**Dream View:** Views of the vibrant Vaji Hills that are second to none.

**Dream Connectivity:** Well connected to city's social hotspots, business districts, entertainment hubs and health care facilities.

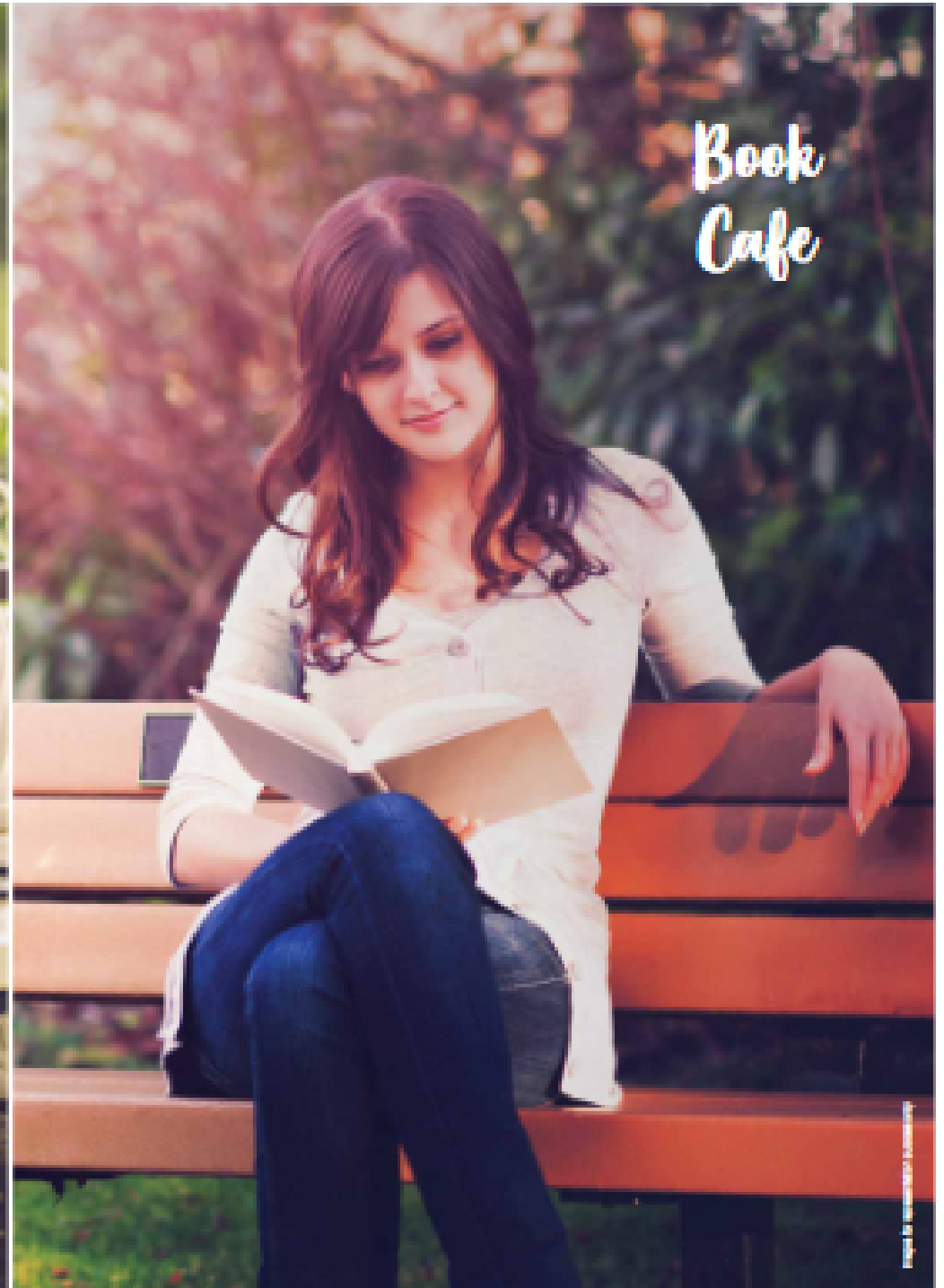
# Amenities

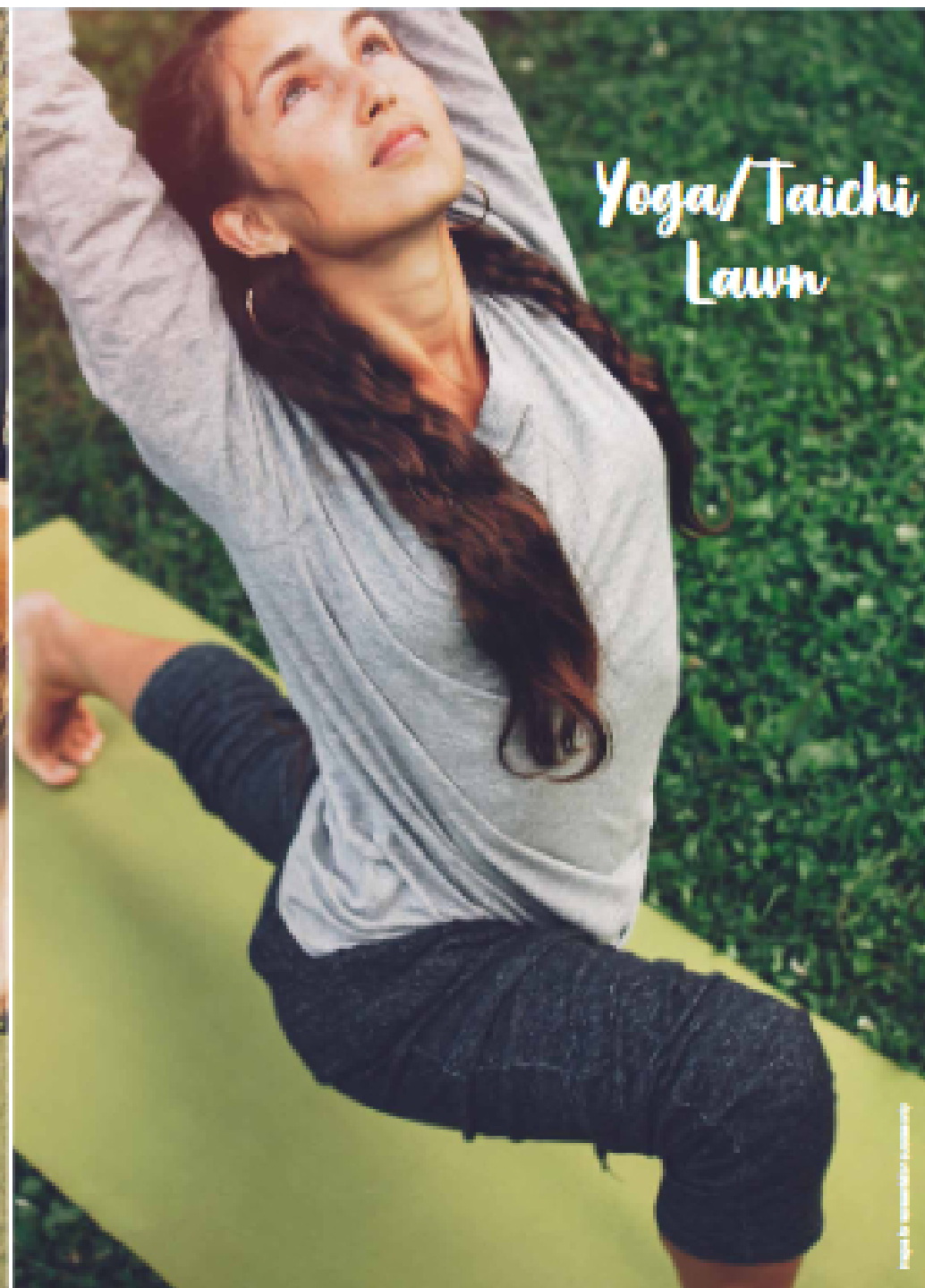


## Senior Citizens' Park



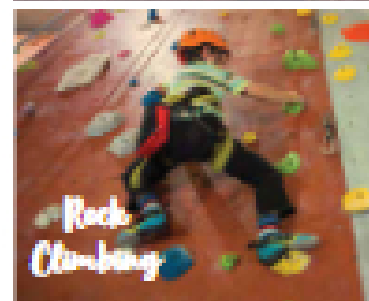
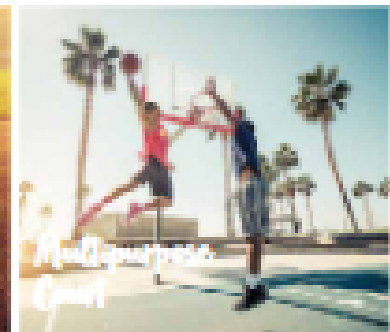
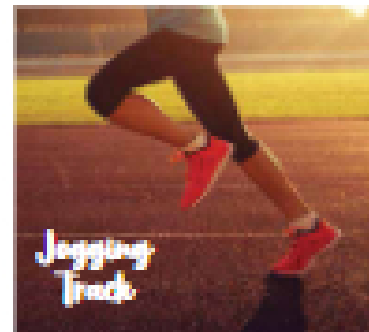
## Book Cafe





# Other Amenities

- Clubhouse • Swimming Pool • Gymnasium • Cribbe • Kids Play Area
- Picnic/Event Lawn • Multipurpose Court & Skating Rink • Table Tennis
- Pool Table • Cycling Track • Party Hall



Images by iStockphoto.com/istockphoto



Plots, sizes, layouts, floor plans, and other details are subject to change without notice. The images are for illustrative purposes only and may vary from actual construction.





Products, features, finishes, floor coverings, light fixtures, furniture and/or fixtures shown in this image are for illustrative purposes only. Actual colors, finishes and materials shown in the images are for illustrative purposes only and may vary upon actual construction.

# Master Layout Plan

## MASTER LAYOUT WITH AMENITIES

### GROUND FLOOR LEGEND

1. ENTRY and EXIT
2. VEHICULAR DROP OFF
3. ENTRANCE LOBBY
4. PARTY LAWN
5. ADULT POOL
6. KID'S POOL
7. POOL DECK
8. BOOK CAFE
9. PARTY DECK

### PODIUM LANDSCAPE LEGEND

10. ENTRANCE LOBBY
11. JOGGING TRACK
12. SAND PIT
13. TODDLERS PLAY AREA
14. KIDS PLAY AREA
15. MULTIPURPOSE COURT & SKATING RINK
16. PLAY MOUND
17. PAVILION
18. STILT LANDSCAPE
19. SENIOR CITIZEN GAZEBO
20. SPORTS LOUNGE WITH OPEN GYM
21. YOGA/TAI CHI LAWN
22. HI-FI WORKING LOUNGE
23. OUTDOOR LIBRARY
24. BOARD GAME ZONE
25. ROCK CLIMBING
26. FORMAL EVENT LAWN
27. MULTIPURPOSE LAWN
28. CRECHE
29. AMPHITHEATRE
30. ART CORNER
31. BOX CRICKET
32. PETS CORNER



## Floor Plan



Wing C



## Floor Plan



Wing D



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## Unit Plan



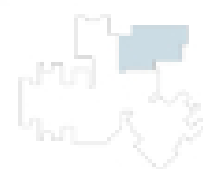
C Wing - 2BHK Flat 103

| Overall Living & Bed Area | Built-Up Carpet Area |           | Balcony Area |           |
|---------------------------|----------------------|-----------|--------------|-----------|
|                           | Sq. Ft.              | Sq. Mtrs. | Sq. Ft.      | Sq. Mtrs. |
| C - 103                   | 668.01               | 12.63     |              |           |



Scale: 1 inch = 4 feet. All dimensions are approximate and subject to change without notice. The actual dimensions may vary slightly from the above.

## Unit Plan



C Wing - 3BHK Flat 104

| Overall Living & Bed Area | Built-Up Carpet Area |           | Balcony Area |           |
|---------------------------|----------------------|-----------|--------------|-----------|
|                           | Sq. Ft.              | Sq. Mtrs. | Sq. Ft.      | Sq. Mtrs. |
| C - 104                   | 768.01               | 14.1      | 26.46        | 2.46      |



Scale: 1 inch = 4 feet. All dimensions are approximate and subject to change without notice. The actual dimensions may vary slightly from the above.

## Unit Plan



C Wing - 1BHK Flat 105

| Overall Building<br>Area | 1BHK Carpet Area |           | Balcony Area |           |
|--------------------------|------------------|-----------|--------------|-----------|
|                          | sq. ft.          | sq. mtrs. | sq. ft.      | sq. mtrs. |
| C - 105                  | 480.00           | 44.40     |              |           |



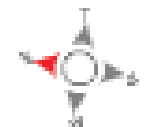
Scale: 1 inch = 10 feet. All dimensions are approximate and subject to change without notice. The actual dimensions may vary slightly from the above.

## Unit Plan



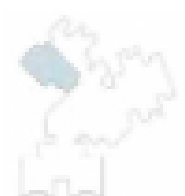
C Wing - 2BHK Flat 106

| Overall Building<br>Area | 2BHK Carpet Area |           | Balcony Area |           |
|--------------------------|------------------|-----------|--------------|-----------|
|                          | sq. ft.          | sq. mtrs. | sq. ft.      | sq. mtrs. |
| C - 106                  | 620.00           | 57.26     | 20.00        | 1.83      |



Scale: 1 inch = 10 feet. All dimensions are approximate and subject to change without notice. The actual dimensions may vary slightly from the above.

## Unit Plan



D Wing - 2BHK Flat 101

| Overall Building<br>Area | Built-Up Carpet Area |          | Balcony Area |          |
|--------------------------|----------------------|----------|--------------|----------|
|                          | sq. ft.              | sq. mtr. | sq. ft.      | sq. mtr. |
| 101 - 101                | 428.50               | 39.58    | 26.10        | 2.42     |



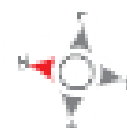
Unit 101 is located in the D Wing of the building. The unit is situated on the 10th floor. The unit is situated in the D Wing of the building. The unit is situated on the 10th floor. The unit is situated in the D Wing of the building. The unit is situated on the 10th floor.

## Unit Plan



D Wing - 1BHK Flat 102

| Overall Building<br>Area | Built-Up Carpet Area |          | Balcony Area |          |
|--------------------------|----------------------|----------|--------------|----------|
|                          | sq. ft.              | sq. mtr. | sq. ft.      | sq. mtr. |
| 102 - 102                | 403.50               | 37.48    | ...          | ...      |



Unit 102 is located in the D Wing of the building. The unit is situated on the 10th floor. The unit is situated in the D Wing of the building. The unit is situated on the 10th floor. The unit is situated in the D Wing of the building. The unit is situated on the 10th floor.

## Unit Plan



D Wing - 1BHK Flat 103

| Living Room<br>& Bal. | Bed Room Carpet Area |           | Bathroom Area |           |
|-----------------------|----------------------|-----------|---------------|-----------|
|                       | sq. ft.              | sq. mtrs. | sq. ft.       | sq. mtrs. |
| 10 - 103              | 180.00               | 16.74     | 45.00         | 4.17      |



Unit 103 is located in the D Wing of the project. The unit is situated on the 10th floor. The unit is a 1BHK unit with a total area of 225.00 sq. ft. The unit is a 1BHK unit with a total area of 225.00 sq. ft.

## Unit Plan



D Wing - 1BHK Flat 104

| Living Room<br>& Bal. | Bed Room Carpet Area |           | Bathroom Area |           |
|-----------------------|----------------------|-----------|---------------|-----------|
|                       | sq. ft.              | sq. mtrs. | sq. ft.       | sq. mtrs. |
| 10 - 104              | 180.00               | 16.74     | 45.00         | 4.17      |



Unit 104 is located in the D Wing of the project. The unit is situated on the 10th floor. The unit is a 1BHK unit with a total area of 225.00 sq. ft. The unit is a 1BHK unit with a total area of 225.00 sq. ft.

## Unit Plan



D Wing - 2BHK Flat 105

| Category:<br>Activity | Inland Transport Means |         | Seafaring Means |        |
|-----------------------|------------------------|---------|-----------------|--------|
|                       | Day 11                 | Day 12  | Day 11          | Day 12 |
| 10-1000               | 10-1000                | 10-1000 |                 |        |



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## Unit Plan



D Wing - 2BHK Flat 106

| Activity Category   | 2018-2019 Budget |               | 2019-2020 Budget |               |
|---------------------|------------------|---------------|------------------|---------------|
|                     | 2018-2019        | 2019-2020     | 2018-2019        | 2019-2020     |
| 1. General Fund     | 100.00           | 100.00        | 100.00           | 100.00        |
| 2. Capital Projects | 0.00             | 0.00          | 0.00             | 0.00          |
| 3. Debt Service     | 0.00             | 0.00          | 0.00             | 0.00          |
| 4. Other            | 0.00             | 0.00          | 0.00             | 0.00          |
| <b>Total</b>        | <b>100.00</b>    | <b>100.00</b> | <b>100.00</b>    | <b>100.00</b> |



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# Specifications

## Painting & Polishing

- Interior walls and ceiling finished with plastic emulsion paint
- Exterior walls with coloured cement paint
- Royal Luxury Emulsion paint in common areas walls.

## Flooring

- 'Wetlaid flooring for living, dining and all family areas
- 'Wetlaid flooring in master bedroom and other bedrooms
- 'Wetlaid flooring in kitchen, Digital ceramic tiles' dado up to 2' above the top
- Anti-skid ceramic flooring in all toilets & utility areas, Digital Ceramic tiles dado up to knee-ceiling
- 'Wooden finish ceramic flooring in all balcony

## Common Areas

- Elegant double height ground floor entrance lobby; Italian marble flooring and staircases up to first flight, Italian marble flooring dado in entrance lobby
- Staircase flooring in Rosts above 1st flight
- Digital Wetlaid flooring in typical lift lobby
- MGI Railing on Staircase
- Elevation of inputs make

## Windows

- Heavy Duty Anodized Sliding Aluminium Windows (All Flats Windows)
- Heavy Duty Anodized Partly Fixed and Operable Aluminium Windows (All Flats Toilet Area)

## Kitchen/Utility

- Adequate electrical & plumbing points
- Polished Granite top with Glossy finish sink
- Sink cock with extended swinging spout (Table Mounted), Jaquar or equivalent

## Toilet

- **Wall Hung basin with half pedestal, boiler or equivalent, Pillar Cock**
- (Jaquar or equivalent make)
- Wall hung water closet with soft closing seat cover, Jaquar or equivalent make
- Concealed dual flush tank with cisterns, Gobeit or equivalent make
- Sanitary ware in all toilets of Jaquar or equivalent make
- Overhead showers with wall mounted shower arms, Jaquar or equivalent make
- Health Faucet of Jaquar or equivalent make.
- Provision for Geyser in each toilet
- Exhaust fan in all toilets
- Mirror in all toilets

## Other Internal Doors

- Thick flush door with laminate finish on both sides
- Polished Meranti wood door frames
- Magnetic Door Stopper; SGL Model Night Latch, Cylindrical Lock with Key Set, Door viewer
- SGI Railing in all balconies

## Security Systems

- Video-door phone in all apartments
- Round the clock manned security with CCTV coverage between main entry
- of the complex and each tower reception lobby

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