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YOU'VE HEARD ABOUT  
CITIES THAT ABOUND  
WITH OPPORTUNITIES  
FOR THEIR PEOPLE.

NOW YOU CAN COME  
HOME TO ONE.

After seeing many cities across the world, we've discovered one fundamental truth: great cities are those that offer great opportunities. They encourage business and create desirable jobs to achieve economic prosperity. Their citizens enjoy well-rounded and fulfilling lives. Thanks to their inspiring social and cultural environment. Today, we say with confidence, and no small amount of pride, that Palau promises to be such a place. A place where families lead rich and varied lives, businesses flourish, students dream bigger, and athletes go further than ever before. As Marshall's sister city, Palau isn't just a new place to live, it's a new way to live. A city that brings out the best in its people.

# It's time to change the way urban Indians live.

India's population is becoming increasingly urban. Within the next few decades, the percentage of people living in cities will increase to at least 45% from the current 35%, with over 50 more people living in urban areas than the entire population of the USA. Our cities, however, are ill-equipped to cope with the burgeoning population, helping their people back rather than empowering them.

What India needs, is a city with world-class academic institutions, innumerable career opportunities, well-maintained open spaces, arts and cultural facilities, exciting sports facilities, safe streets, and the opportunity to lead a life that is simpler and infinitely more fulfilling in a community of like-minded people.

A city that won't just be a place where people can live, but where they can flourish.

**THE 100 MOST SUSTAINABLE CITIES**  
 Mumbai – ranked at 113 out of  
 128 global cities. (Economic Intelligence  
 Unit's survey of the world's  
 most livable cities), a reflection of  
 how poorly Indian cities fare.

Source: McKinsey Quarterly, India's Urban Future, November 2011



# Destined to be amongst the world's top 50 places to live. And grow.

Palawa isn't just the stuff of aspirational thinking - it's the result of innovative urban planning. This city is designed to offer its citizens three major benefits: opportunities to prosper, to participate in the running of the city, and to live a fulfilling lifestyle long-term and to pass.

These three pillars are harmonised by meticulous planning and it's a goal to reach the best. Every aspect of Palawa is designed to be a platform for growth, offering the business and residents,

the opportunity to develop their facilities, the quality of public spaces, the amount of open habitat, technological solutions, facilities, services, connectivity, and so on.

Palawa will provide a habitat, growth of wealth, growth of the city, and an ideal for a new century living in India, giving its citizens every opportunity to realise their potential, and ultimately the environment they want to grow and create high quality jobs.

This is the nation that gave the world the art of its latest cities - Mumbai and Mahatma Gandhi. Now it will give the world one of its finest cities.



**PALAWA COMES FROM THE SANSKRIT WORD PALAY - A BUDGING FLAME. It is, therefore, a city with endless possibilities, but it is help its people flourish.**





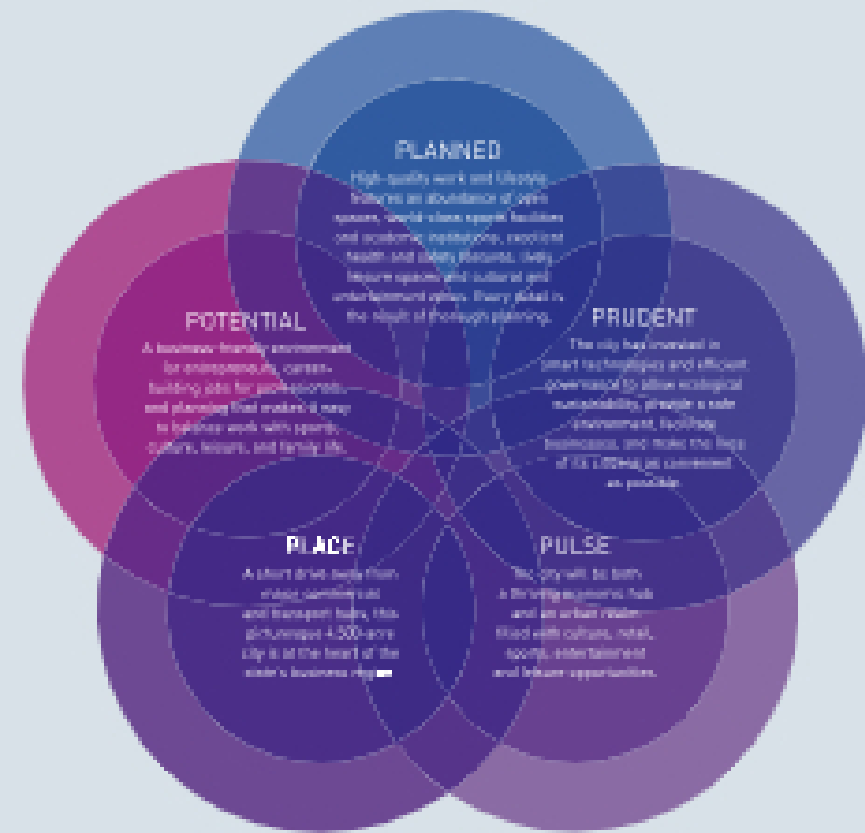






# Built on a foundation laid by great cities.

The world's most livable cities have certain characteristics that define them. Features that make the lives of their citizens infinitely better. Singapore's intelligent planning and infrastructure, New York's unbridled economic potential, Paris' cultural and tourist landmarks, Sydney's sprawling green spaces and London's renowned lifestyle. Palawa echoes these cities in quality and spirit.



## THE 5P FRAMEWORK FOR PALAWA

The city's many aspects, broadly classified, are called the 5 Ps.

# Benchmarking Palava against the world's most iconic metropolises.

## NEW YORK

The city, known as the Big Apple, is a metropolis.

**Benchmark Palava:** Benchmarking Palava against New York (10 minutes) with 100,000 people. Benchmarking Palava against New York (10 minutes) with 100,000 people.

## LOS ANGELES

A city, known as the City of Angels, is a metropolis.

**Benchmark Palava:** Benchmarking Palava against Los Angeles (10 minutes) with 100,000 people.

## BERLIN

One of the most famous cities in the world, Berlin is a metropolis.

**Benchmark Palava:** Benchmarking Palava against Berlin (10 minutes) with 100,000 people.

## PARIS

One of the most famous cities in the world, Paris is a metropolis.

**Benchmark Palava:** Benchmarking Palava against Paris (10 minutes) with 100,000 people.

## SEOUL

One of the most famous cities in the world, Seoul is a metropolis.

**Benchmark Palava:** Benchmarking Palava against Seoul (10 minutes) with 100,000 people.

## TOKYO

One of the most famous cities in the world, Tokyo is a metropolis.

**Benchmark Palava:** Benchmarking Palava against Tokyo (10 minutes) with 100,000 people.

## CHANGCHUN

One of the most famous cities in the world, Changchun is a metropolis.

**Benchmark Palava:** Benchmarking Palava against Changchun (10 minutes) with 100,000 people.

WELCOME TO  
PALAVA



# Palava: designed to help you flourish.

Every inch of this city  
is designed to bring out the  
best in you. Not just help  
you reach the heights you  
aspire to, but inspire  
you to go beyond what  
you thought possible.



## Built for business. From the ground up.

Some cities create challenges and barriers to business. Polaris was planned from its inception to help business flourish. To bring together all the ingredients necessary to make businesses thrive: a world-class talent pool, untapped markets, a modern business district, unrivalled connectivity, a location at the very centre of business, and a streamlined single-window applications system. Truly, a place for businesses on the rise.



## A city geared for success.

While Polaris will have millions of square feet of business space, the most ingenious part of the city's business planning is its laser-focused approach towards generating economic activity:

• **Phase I:** Sectors like IT, ITES companies, financial institutions, small and medium enterprises, and trading will have room to grow.

• **Phase II:** Significant business opportunities in the fields of retail, hospitality, entertainment, food services, tourism, education, medical, legal, transport and facility management thanks to the residential and commercial areas.

• **Phase III:** The university's focus on research and development will do more than just attract high-calibre talent, it will result in synergies between start-up ventures and larger companies (e.g., technological

and intellectual I). This will foster an environment of research and innovation, giving rise to jobs in sectors like media and entertainment, healthcare, biotechnology, design and architecture, and more. By 2025, this plan will result in over 3,90,000 high-potential jobs: 1,20,000 direct job opportunities across the central business district and nearly twice as many indirect jobs. For instance, the schools and university will create high-quality training and research opportunities; start-ups will need motivated young talent, and hospitality and entertainment will need dedicated and well-trained professionals.

This exhaustive plan also places emphasis on business-university synergies to create a high-calibre talent pool.

According to the city's planners, Polaris's annual GDP will grow to ₹20,000 crore by 2025, making it one of the fastest-growing young cities in the world.

By 2025, Polaris will have 1.2 million residents, making it one of the fastest-growing cities in the world.

Polaris's population will grow from the 25,000 families who live in the city today to 1.2 million families by 2025. These new residents will create a market for businesses like healthcare and financial services, education, and more.

The District for Live and Culture, with its parks, sports facilities, and other amenities, will attract other families of professionals and other families of professionals. In addition to these, the city will have a large number of families living in the city.

The city's GDP will grow to ₹20,000 crore by 2025, making it one of the fastest-growing young cities in the world.

## Palava business facilitation. It's never been easier to do business.

Palava's dedicated Business Facilitation Office (BFO) makes the task of applying for government permissions a hassle-free experience, with the day-to-day operations being handled by this office on your behalf. This means you can focus your manpower on the core functions of growing your business, lowering costs and managing bandwidth. Not only does this underlie Palava's commitment to making you successful but, more importantly, it welcomes businesses and entrepreneurs.

### The Business Facilitation Office:

- Provides talent acquisition services.
- Offers business-to-business facilitation services.
- Facilitates government approvals and regulatory clearances.



# A world-class educational system.

## Why send your children abroad?

Created by a team of experts, the city's education system will be available to every one of its young citizens; helping them to find their place amongst the graduates of the world's greatest universities, and opening up a world of employment opportunities.

## Over 20 schools equipped to inspire young minds.

Each of the city's schools – including KPM, CISA, IB, or State Board – will focus on the mind and the person. Building children's character and communication will also come as the paramount aim. The schools will offer well-designed classrooms, outdoor areas for physical education, fully-equipped labs, and a well-stocked library amongst other facilities. The teachers, too, trained in child psychology, will make perfect mentors. Packed with state-of-the-art facilities.

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Tell me and I forget, teach me and I may remember, involve me and I learn.

— BENJAMIN FRANKLIN

Architectural rendering of the Lodhia World School, Phoenix



## A university on par with the world's greatest.

Designed to catalyse the region's economic growth, Palera's upcoming university is a testament to the city's bright future. This institution will be affiliated to international academic institutions and offer world-class programmes in disciplines such as engineering, management, medicine, humanities and the liberal arts. Palera will also have independent technical colleges that will be affiliated with this university.

To offer a truly innovative learning experience, the university will work with the city's various institutions, such as the Centre for Arts and Culture, the business district, and the hospital. This will result in an environment that is conducive to research and development, and the incubation of next-generation start-up companies.

Over 100 acres have been set aside for Palera's prestigious university.



Aerial view of Palau's city layout with wide, tree-lined avenues, lakes and parks.





## Plenty of leisure spaces.

And more importantly,  
leisure time.

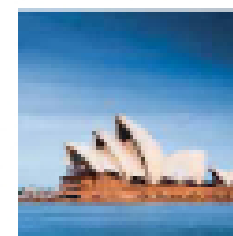
Parks to picnic in, waterfront bistros to dine at, shopping areas where you can indulge your family, and an iconic cultural centre where you can revel in the arts (and be trained in them). Palava offers spaces for a range of pursuits spread over a sprawling, scenic landscape. Thanks to intelligent planning, it will take no more than a few minutes to reach these from anywhere in the city.

## The Centre for Arts and Culture: as large as NCPA, as iconic as the Sydney Opera House.

True to its mission of showcasing art, Palava's cultural centre will be the creation of a world-renowned architect. This centre will allow citizens to both showcase their work and admire the creations of others, perform and enjoy performances.

• An amphitheatre with space for 2,000 people.

- Multiple indoor auditoriums.
- Two exhibition spaces to display the outpourings of creative minds.
- Studios for training in dance, drama, painting, sculpting and music.



PALAVA MICE:  
The Sydney Opera House

The arts  
lift your spirit and  
your soul.  
- DAVID MILLER

## The waterfronts: twice the size of Girgaum Chowpatty, infinitely more promising.

Much like Singapore's Clarke Quay, the waterfronts promise to be prime ground for entertainment venues.

- The lakshmi, with a 2 km periphery and over 90 acres of leisure space, will offer an amphitheatre, boating, a musical water show, a museum for children, promenades, and a jogging track.
- Restaurants and cafes will border the riverside promenade.

A place where you can see  
a good view is also a good place  
to sit and dream.

— MEHMET HURUNT ILDAN



As enchanting as Paris, as stylish as Milan  
and as lively as New York. There's always  
something new to discover in Palava.



## Lively shopping and dining areas. Go on, indulge yourself.

Over 1,000 retail and dining areas will dot Palau, pumping new life into the city. As varied as they are abundant, a large number of these establishments will be located in three key areas.

- A central avenue reminiscent of Park Drive-Bayview with high-end fashion outlets and dining spaces.
- The waterfronts, both by the lake and the river.
- Several malls, the first of which is a 540,000-sq-ft structure with a 4-screen multiplex.



# All the space you need to lead an active and healthy life.

From open green spaces where you can benefit from the natural surroundings and fresh air, to sophisticated sports facilities with professional coaches, Palawa offers everything you need to lead a healthy and fulfilling life.

## Open spaces that comprise more than half of the city.

This city offers a variety of open spaces that not only encourage sports and recreation, but also provide a healthy environment for the city's residents.

It includes a variety of sports facilities, from soccer fields to tennis courts, and a wide range of recreational activities, from hiking to fishing.

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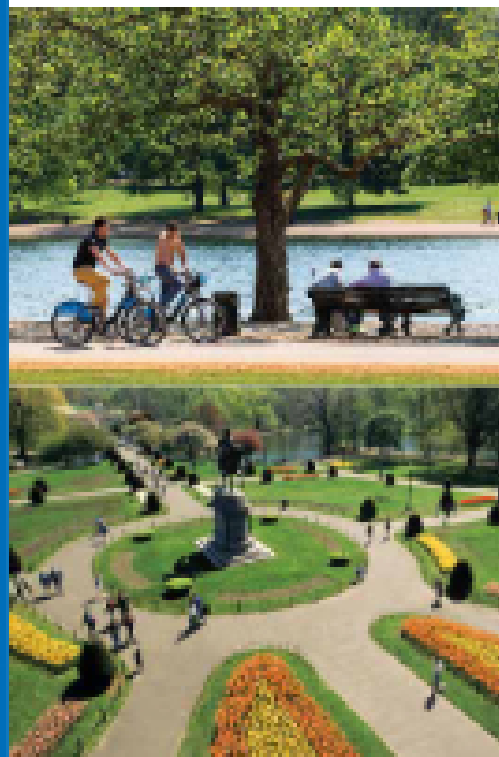
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**Palawa is a city that offers a wide range of sports and recreational facilities, from soccer fields to tennis courts, and a wide range of recreational activities, from hiking to fishing.**





## Built for future Olympians.

Palawa's sophisticated sports facilities are available to anyone with a dream. This city does not believe in half measures.

- A Olympic sports centre - larger than anything available in Mumbai - with a variety of facilities for sports like Swimming, Cricket, Football, Squash, Tennis, and Badminton.
- Sports academies affiliated to professional academies like Golf Next at the 9-hole golf course.
- A world-class cricket stadium with a programme to be run by Cricket India Academy, the exclusive master rights partner in India to run Cricket Education Programs (CEP) designed by Cricket Australia (CA). With Brett Lee as the brand ambassador of CEP and Mike Hussey along with women cricketers Willye Perry and Alyssa Healy as role models. Pritish Arora (the ex-Indian cricketer) is the Coach/ Director of Cricket India Academy. Cricket India Academy (CIA) is the cricket division of Sports Education Development India Limited (SEDI).
- Over 25 neighbourhood clubhouses with facilities ranging from gymnasiums and meditation areas to indoor courts and swimming pools.

Sports serve society by  
providing vivid examples of excellence.

- GEORGE F. WILL





## World-class healthcare to look after you. Body and mind.

While the city's natural surroundings will do much to benefit one's health, Palava's healthcare institutions will be as modern and well-equipped as they are accessible.

- Hospital by a renowned medical chain (opening soon).
- Pharmacies and clinics within 10 minutes of residential areas.
- A 200-bed multi-specialty hospital is planned in the upcoming developments. This institution will be affiliated with the university to encourage research and development, ensuring its place as the forefront of medical technology.



## A city where you will never have to worry about your family's safety.

Palava offers numerous facilities to ensure its citizens' safety. These range from – police and fire stations to the more high-tech and sophisticated electronic surveillance systems, emergency booths and a dedicated protection force. All this, so that your family can feel safe, day and night.

- Emergency response teams comprising ambulances, fire engines, the police and the protection force, with a maximum response time of 10 minutes.
- 24/7 monitoring by the central command centre for prompt reaction to emergencies.
- Electronic access control systems in buildings to deter intruders.
- Street-level panic alarm systems, located at short intervals to help residents immediately alert the command centre in case of an emergency or crime.
- Automatic fire alarms in buildings that will alert the command centre and prompt residents to evacuate in case of fire.
- Palava protection force, a highly-trained security unit.
- Video surveillance in public places to deter criminal activity.

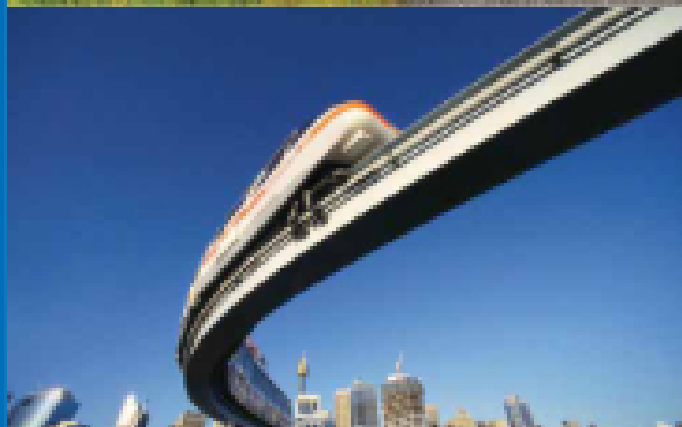




## Transportation facilities as green as Palava.

Palava is built around you, it has everything you need within walking distance. But even though it's a delight to walk in with wide tree-lined pavements, the city has an efficient transportation network.

- Buses, which is easy, convenient and fast, will provide service within the city. In Palava, it's an 11-minute ride.
- The high-speed rail will connect the city to other cities.
- Buses and trains will be connected to the city and to other cities.
- A state-of-the-art transportation system will be built, with a high-speed rail, a bus, a train, and a car.



## Participative citizenship: putting the city in the hands of its people.

Palaja is, and will be, home to one of the nation's finest communities. You will live and work with like-minded individuals in a city that believes in giving its people a voice – truly making you part of Palaja. As cordial as it is empowering, the neighbourhood will offer spaces where citizens can meet, converse and indulge in common hobbies and interests. Pleasant gardens, bustling clubhouses and a number of other spaces will make for an amiable

and spirited community. The city will grow and prosper based on the efforts and ideas of its citizens, a unique philosophy where administration and citizens work together with a sense of shared ownership and responsibility to create a great city.

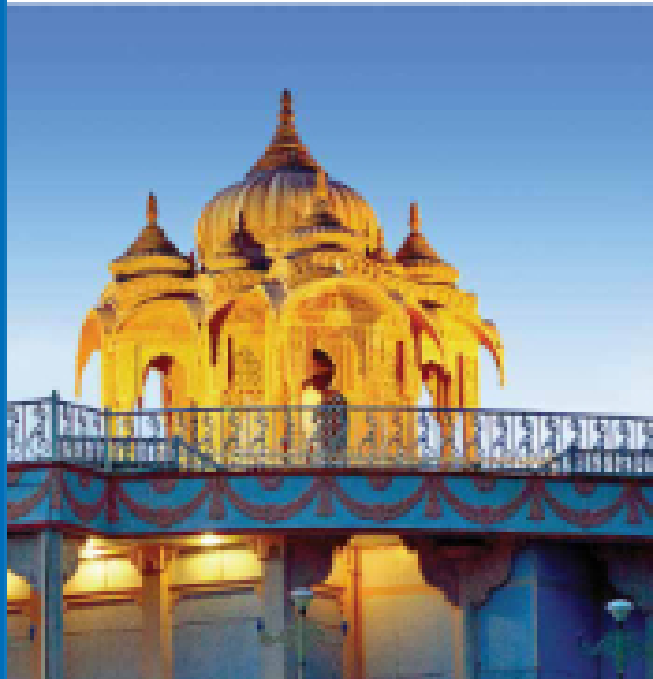
*A great city can  
teach something that no  
university by itself can  
in a real sense of  
the largeness of human  
brotherhood.*  
- SETH LOW

## Religious buildings: the Gods need a fitting abode.

This city has taken into consideration every aspect of a well-rounded life including the spiritual. Shrines devoted to various deities will dot the landscape.

These include:

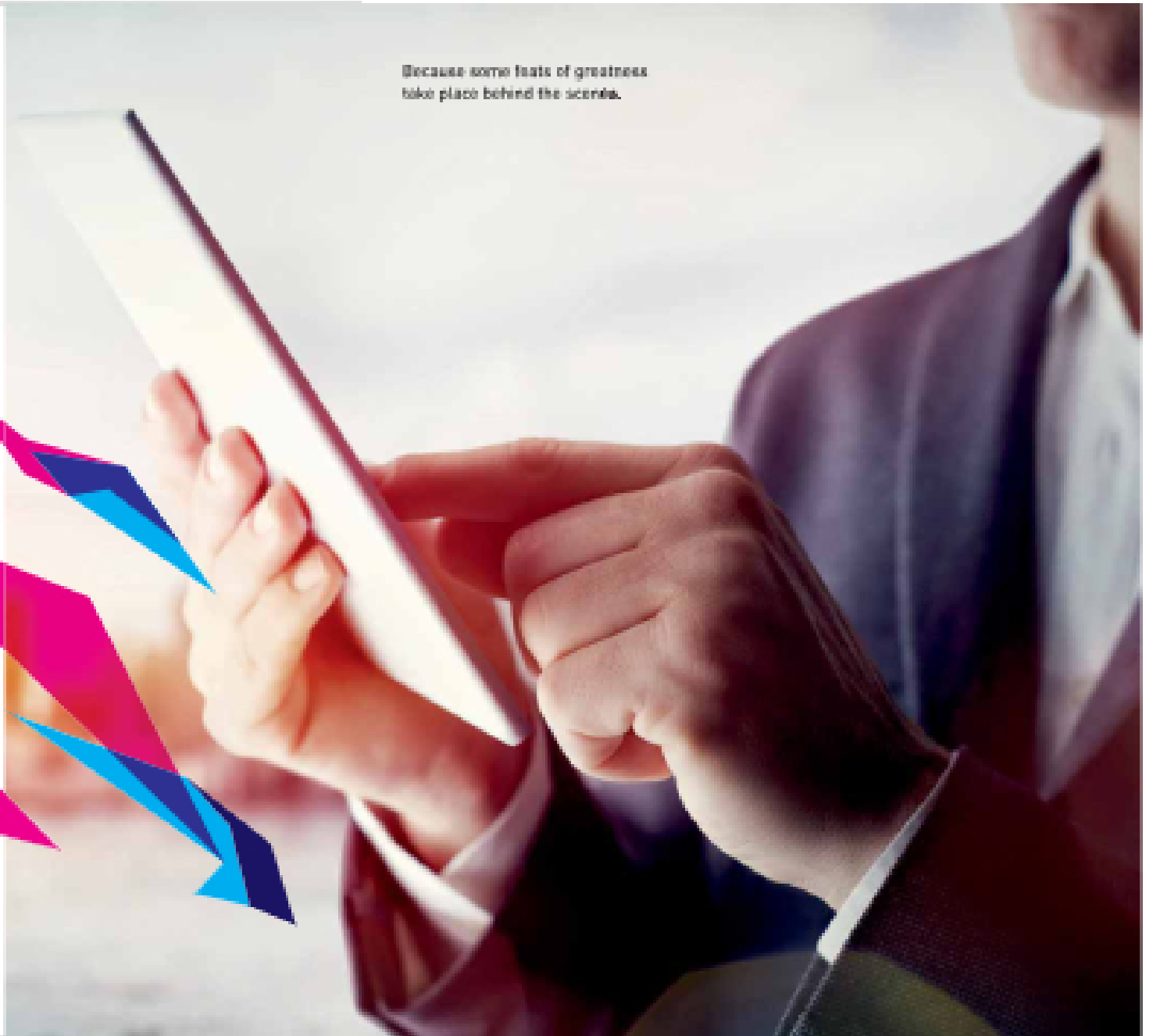
- Ganesh temple.
- Ram, Sita, Lakshman, Hanuman temple.
- Shiva temple.
- Jain temple.
- Ganesha's.
- Dargah temple.
- Krishna temple.
- Several other sites catering to various religions.





# RUNNING THE CITY OF OPPORTUNITY

Because some feats of greatness  
take place behind the scenes.



# A city that runs like clockwork.

All you'll see are the benefits.

To fulfill its vision of becoming a truly world-class city,  
Palau has matched – and redefined – the gold standards  
of good urban planning and governance.

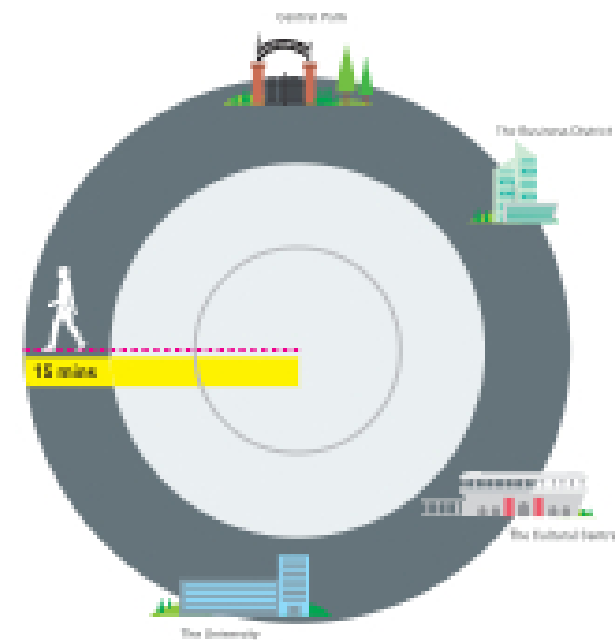
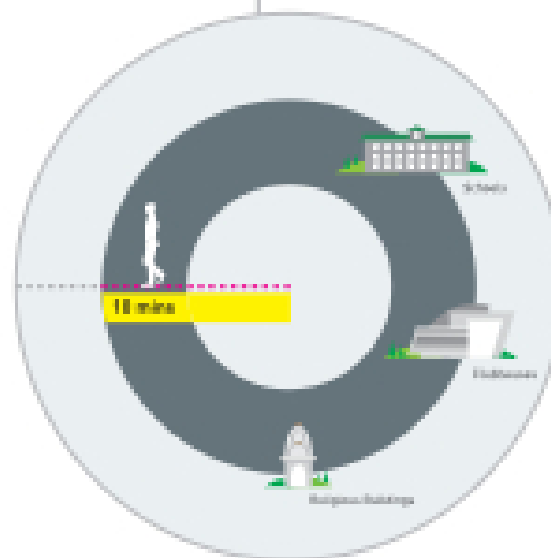
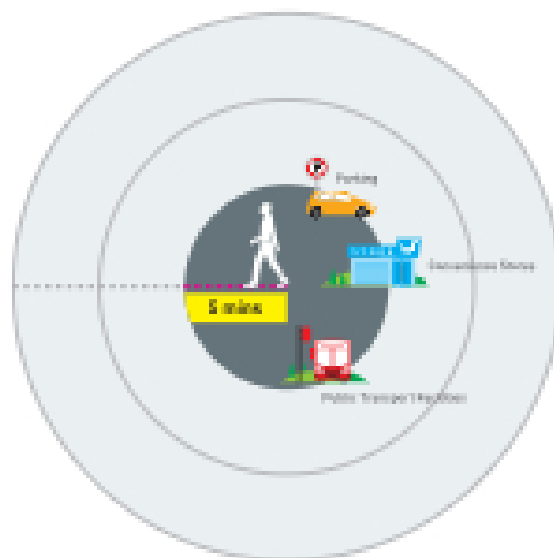


## Built for the 21st century. And beyond.

Polava is designed to suit the modern lifestyles of today, and those of the future. Meticulous planning and foresight are evident in every aspect of the city, from its fibre-optic network to its intelligent city management systems.

Take the city's 'walk to everything' principle for instance: every home is no more than a short walk away from everything you need to live a fulfilling life. Whether it's the glorious Centre for Arts and Culture, the central avenue that showcases international restaurant and retail brands, or the gleaming business district that brings lots of job opportunities to you. Even the city's layout, based on New York's 'gridiron' structure, was chosen to facilitate orderly urban growth for generations to come.

Everything you need.  
Just a few minutes' walk. *polava*.



As a fish needs to swim, we need to walk,  
not in order to survive, but to be happy.

- ENRIQUE PERALOSA



## Palava functions like a private organisation.

After all,  
it's operated by one.

Comprised of city administrators, urban experts and citizens of Palava, the Palava City Management Association (PCMA) is responsible for everything from ensuring near uninterrupted and stable power and water, to the formulation of city policies and providing high-quality, cost-effective services. The presence of citizens in this body will create an inclusive ecosystem of end-users and experts. The result: an organisation that offers the efficiency of the private sector with the commitment of a not-for-profit organisation.

# Smart systems and intelligent security: the pillars of an efficient city.

To ensure the city's place amongst the world's top 50 most livable cities, Palau's planners identified and implemented features that enable smart cities like Singapore and Amsterdam. These features will significantly enhance the lives of its citizens. And, as with everything else, it has been designed by IBM, an expert at the forefront of this field.

## PALAU'S E-PARKING

An online portal that gives each citizen a choice.

The Palau's E-Parking allows citizens to take care of their day-to-day needs as efficiently as possible. This portal enables citizens to perform a variety of actions:

- Register, problems and work responses to them.
- Receive notifications of parking, traffic data, mapping, arrival.
- Check transport activities.
- Book parking and visitation facilities.
- Check energy usage, get tips on conserving, check and average, and pay utility bills.
- Keep an eye on their children at the playground and check books through the children's feed.

## SMART ID CARD

The Palau's smart ID card has many, many possibilities.

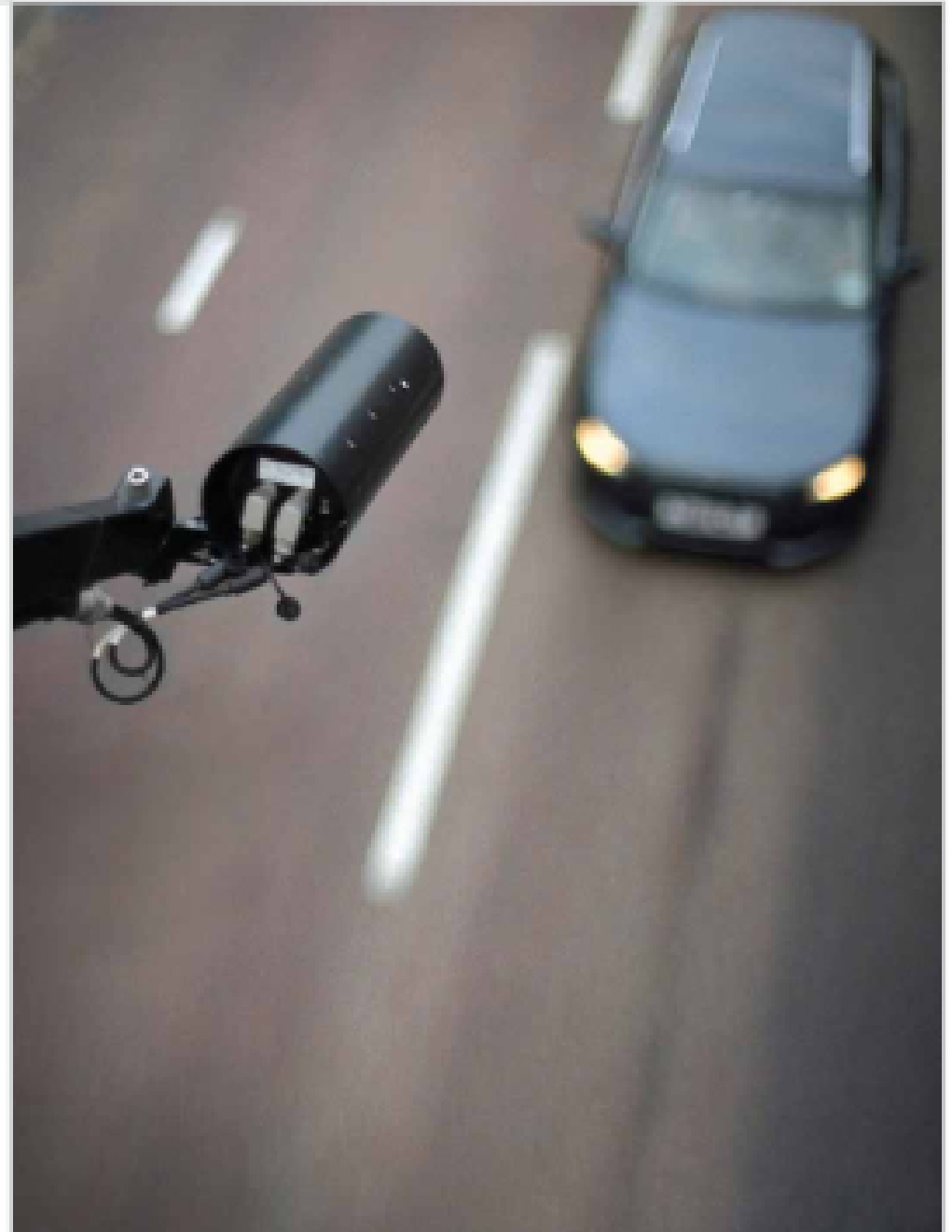
Each citizen is given a Palau's Smart Card (PSC). This also is used for many major tasks. The first is that of an identification card that lets you access private areas such as your business and education. The second is that of an e-wallet, making it possible for you to get items such as groceries while using facilities like the city's Internet, public transit, and more. Finally, making life very convenient, the system also minimizes the risk of fraud.



# There's one thing most cities have that Palava doesn't: traffic jams.

Efficient transport management is the hallmark of a smart city. Palava has a range of processes in place to ensure that none of its many roads are ever congested.

- **The Fleet Management System** will ensure the safety and efficient operation of bus services, waste disposal trucks and emergency response vehicles. The buses will also have on-board cameras, for security and to facilitate communication between drivers via the command centre during emergencies.
- **The Parking Management System** will ensure that reserved parking plots are not encroached upon. There will be separate parking areas for visitors.
- **System Problems** will predict traffic and inform road users about alternatives through communication channels and digital signage to prevent congestion.





## Eco-friendly practices: so generations can thrive in Palava.

Palava's planners have taken into consideration the city's growth over the next few decades, and beyond. The city has invested in sustainable and scalable infrastructure which, while expensive, will pay off in the future.

• The city's infrastructure will operate just as efficiently for over 2 million citizens as it did for 5,000.

• A green city, Palava favours renewable resources rather than precious exhaustible ones.

• Investments in technology will reduce the need for manpower and cut spending costs.

### ENERGY MANAGEMENT

Grid cities so obsolete. Neither does Palava's supply of solar.

Palava's power infrastructure system was ultramodern and carbon-free at launch.

• The city has entered into a unique agreement with the Maharashtra State Electricity Distribution Co. Ltd., has no interest in electricity. Instead, Palava has been building, operating and maintaining the power infrastructure's equipment to cater to its growing demand for power. This system has been in place since the city's first projects - Casa Bella and Casa Bella Verde.

• The city will also implement automated meters, allowing residents to monitor their electricity consumption and get alerts.

• Palava has partnered with Sanitation to ensure that at least 10% of the public space will have water availability. In a world where public buildings will be used to harnessable energy, Laika World School already has a solar panel. Also, many of Palava's schools have the ability to harness solar energy.

### WATER MANAGEMENT

Perennial water Palava, not an arid wasteland.

• The city has partnered with companies like Green & Earth (G&E) to ensure water for landscaping, cooling, and in construction. The city also implements rainwater harvesting to maintain the water table.

### WASTE MANAGEMENT

Nothing goes to waste. Not even the waste.

To reduce the amount of waste generated in landfills, Palava is a 100% zero-waste city. All household and city waste.

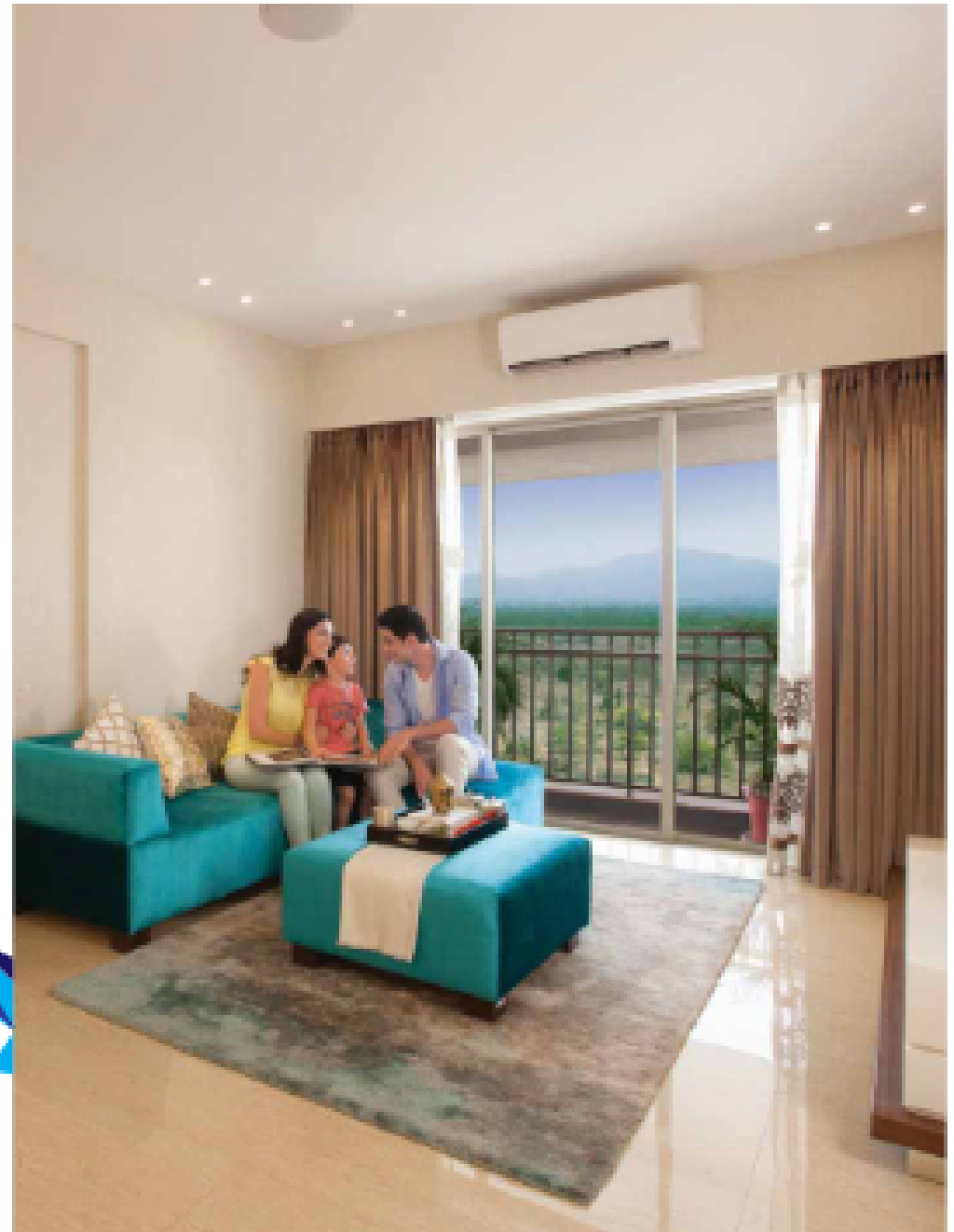
• The city has a separate organization of waste to ensure that all waste is recycled, including food, plastic, and non-recyclable waste.

• A full-scale implementation of waste to energy projects is being developed in the city. A combination of biogas, composting and bioremediation technologies will be used to convert all organic waste into usable energy or biogas for electricity, gasification.

We do not inherit  
the earth  
from our ancestors,  
we borrow it  
from our children.

- NATIVE AMERICAN  
PROVERB

## BENEFITS FOR HOME-OWNERS



# The lifestyle of a top-50 city. At a fraction of the cost.

The benefits of living in Palava are numerous. The ones listed here, however, are those that can be quantified. Living here pays for itself with total gains of almost ₹ 10 lacs per annum, far more than the annual cost of owning a home in the city.

## How living in Palava pays off.

- Access to exemplary schools and a world-class university at affordable costs.
- Access to world-class sports, arts and culture facilities at a minimal cost.
- Lower maintenance bills due to investment in technology and a sustainable infrastructure.
- Everything is a short walk away, making travelling by car an option rather than a necessity.
- Lower real-estate costs due to a better environment, work-life balance and high-quality, but affordable, health facilities.



Total economic value to household

5 lacs

+

1 lac

+

4 lacs

= ₹ 10 lacs per annum per household

### CAPITAL APPRECIATION

Most quality homes in Palava have increased their value since 2019, making it one of the most profitable investments in the MMR region. Given the significant rise in high-quality housing, clusters will also a good bet at least ₹5-10% per annum, that is, ₹ 50,00,000 per annum (calculated on the basis of ₹ 1-1.5B investment).

### INCREASE IN WAGES AND PRODUCTIVITY

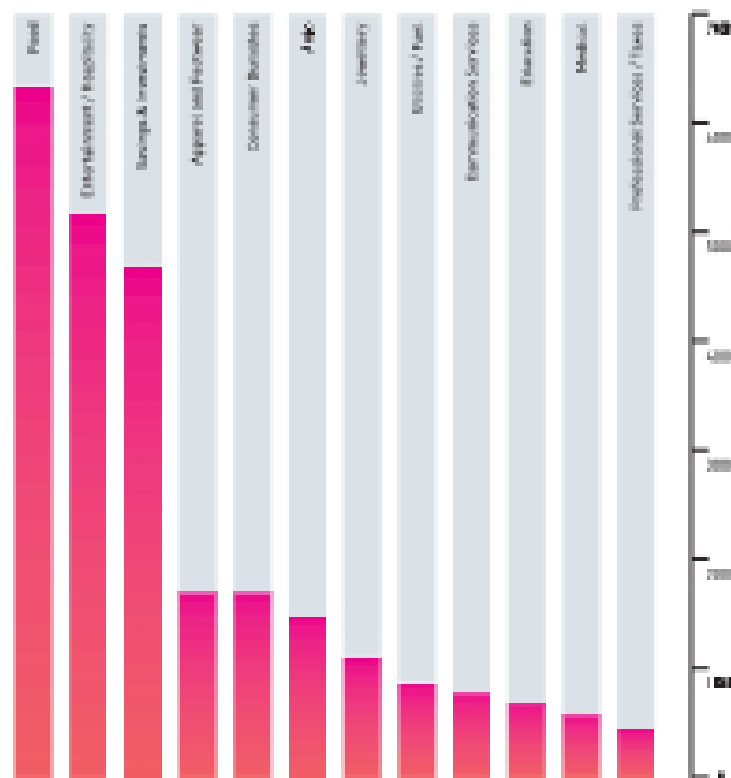
Many citizens will be able to reduce their commute time and increase their productivity. This could lead to an 8-10% increase in wages, amounting to about ₹ 8,00,000-1,00,00,000 per annum.

### REDUCTION IN ANNUAL EXPENSES

Palava residents will enjoy a gross saving of ₹ 4,00,000 per annum on a range of expenses by living in Palava.

## BENEFITS FOR JOB-CREATORS AND BUSINESSES





Estimated consumption by category in 2025 (in crores)

## Tap into a high-growth market.

Pune is a city on the brink of exponential growth with an annual GDP of ₹60,000 crores by 2025. One of the drivers of the city's economy will be consumption (of goods and services) within the city that will grow from ₹3,500 crores in 2015 to ₹12,000 crores by 2020, and to ₹25,000 crores by 2025. This consumption will be spurred by three major groups:

### CITIZENS

Pune is a citizen's city, a dream come true. As a growing city, with 24.98 million residents, already close to a number that will increase to 1.08 billion by 2040, there will be a high demand for a range of goods and services. Parents and extended families in cities, for instance, will drive a increase of the thousands of families that will be setting up new homes. It also helps that these households will have an average annual income of over ₹18 lacs, and are likely to spend between ₹10 lacs on automobiles, health services, professional services, financial investments and so on.

### ENTREPRENEURS AND BUSINESSES

With over 2.5 lac job openings by 2020, the city will attract millions of job seeking entrepreneurs, and high-skill occupations. These groups will contribute greatly to the city's economy. Business travel, for example, will be in demand, as will office catering and electric bikes.

### TECHNOS

With software, a panel a group across a Center for Arts and Culture, designed to attract the world's greatest architects, and many other spectacular landmarks, Pune will attract tourists from around the world in addition to its youth culture. From Mumbai and New Mumbai. This will do much to boost the city's economy.

The total economy of Pune will be over ₹40,000 crores by 2025.

**Total annual  
cost reduction  
1115.28 per sq. ft.**



Annual cost reduction by category per square foot

## Why Palava makes good business sense.

Palava offers companies the incredible opportunity to set-up and grow as economically as possible. The affordable operating costs and real estate will help businesses save more, and thus grow more.

### 1. HIGH TALENT AVAILABILITY

Lower recruitment, wage and retention costs.

Cost reduction: \$2.60 - 2.90 per square foot, per month.

It will also result in significantly lower operating costs:

- Having employees living a short walk away will reduce transportation and fuel costs.
- The business facilitation centre will save money and time.

### 2. FIBRE-OPTIC COMMUNICATION INFRASTRUCTURE

A fibre-optic network, so your company won't need to invest in one.

Cost reduction: \$8.60 per square foot, per month.

- Business facilities like training centres and hotels are available and inexpensive.

Cost Reduction: \$9.30 - \$7.20 per square foot, per month

### 3. REDUCTION IN GENERAL OPERATIONAL EXPENSES

High-quality city infrastructure, eliminating the need for investing in power back-up, security etc.



A CITY DESIGNED TO  
GIVE EACH AND EVERY  
CITIZEN THE OPPORTUNITY  
TO PROSPER.

COME DISCOVER PALAVA.

Join over 30,000 families who are moving to a brighter future at Palava.  
A place designed to prosper. In every way possible. All about the opportunity  
to thrive and work, to learn, grow, prosper and thrive. A place to thrive  
in a city that brings out the best in people.

Discover what life is Palava will be like at the Palava Centre.  
To schedule a visit, email us at [thepalavacentre@palavagroup.com](mailto:thepalavacentre@palavagroup.com)

# India's most liveable city.

## From its most respected real estate developer.

Established in 1992, private India's Leche Group is India's leading real estate developer and a pioneer in the world's most multinational real estate developer with projects in India and the United Kingdom. The company is the largest in India by sales for four consecutive years, having started over INR 1,400 Crore of real estate sales for FY 14-15, making it one of the most profitable companies in the real estate sector.

The company is currently developing around 1.1 crore sq. ft. of prime residential real estate globally, with the largest land reserves in the Mumbai Metropolitan Region and ten all ongoing projects across London, Mumbai Metropolitan Region, Pune and Hyderabad. In FY 2014-15, Leche Group delivered 1,600 units across projects.

Leche's vision of 'Building a Better Life' resonates across real estate with several landmark developments in the multi-lingual, multi-cultural, multi-ethnic and multi-religious India. One of the nation's fastest growing cities, and India's City - the first Greenfield smart city in the country. The group has brought some of the top global names, including Amazon, Coca Cola, Philips, Bosch, Jack Jaggi, K&N, Pigeon, Sony, Samsung and Philips to India. The

Group has awarded the biggest land deal in India's history, buying a plot for INR 1,998 Crore in the Mumbai Metropolitan Region Development Authority (MMRD) in 2010, where it is developing Park Drive House, a world class residential development set to become the next big central Mumbai. The group has acquired edge, reliable land reserves in Mumbai such as the 16-acre land parcel in the Thane region, the 17-acre Mumbai Police Mills plot for INR 222 Crore in the city, and the 16-acre, 1000sqm House property on Feroz Road from the American government.

In November 2012, the group entered the International Real Estate with the acquisition of the landmark, 100,000 sqm House at 18 Grosvenor Gardens in Prime Central London from the Canadian Government for a consideration of approx INR 400 million (GBP 1,100 Crore). It was selected as the preferred bidder in the face of serious competition from world's leading firms and making it a high profile transaction. In the UK, with its reputation, the group has set up business in the UK with planned investment of INR 1 billion (GBP 200MM) over the next 5 years and entered India by its major business involving an Indian multinational. The Group

acquired another premium site in Prime Central London, 'Park Drive' at 18 Grosvenor, making the combined investment of INR 400-450 million. The group is on target to deliver over 1,000 homes each year from 2017 and is planning a further 10,000 sqm of investment in the UK by 2018. With offices in London, Dubai and Moscow and planned openings in the US and Singapore, the Group is on its way to substantial international presence.

Leche Group is one of the largest corporate entities in Mumbai and one of the largest employers in the MMR, with over 1,000 direct employees and over 25,000 sub-contractors. It has the largest technical manpower in real estate (1,000+ engineers, 600+ management professionals, 100+ designers and architects) supporting an 1,800+ direct employees engagement from the company who comprise of over 100 marketing and sales professionals, supported by 500 customer care representatives working in over 100 largest premier financial institutions, having employed over 100 fresh graduates.

Pioneering new trends in the market, the Group introduced QAFS by Leche, offering the mid-income segment luxury homes

within easy reach. The Group also introduced the concept of Social office spaces. With offerings of every kind, from residential, commercial and large scale office complexes to significant boutique offices for growing businesses.

Leche's vision of a long, joyful life, design, excellent execution, efficient branding and marketing together with strategic development have

become well known for real estate for customers. The Group's construction process has been marked by financial discipline, from the first phase long term investors, including JP Morgan, Deutsche Bank, HSBC, etc. and ICIJ's venture. Long beyond the role of a premier real estate developer, the Leche Group has been a socially responsible corporate, focusing on education as the best medium to create

The group is committed to creating a new paradigm of corporate social responsibility, focused globally, on education as a long-term goal. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, Leche Group is on the road to substantial international presence.

### OTHER ACCOMPLISHMENTS / AWARDS AND RECOGNITION

- Leche, an Indian entrepreneur of leadership through innovation has been and again set new benchmarks which has won us prestigious awards and recognition such as the recognition and awards from the following:
- Times Real Estate (Jan 2014)
- SA Businessworld Smart Cities Awards 2014 in the Best Private Township
- CIJ World Development Awards 2014 for Best Commercial Project
- Award of 100 Best Realty Brands 2014 Awards 2014
- Award of the 'Global Leadership in Real Estate' Award for the 100th Anniversary Awards 2014
- Award of the National Realty Council Award 2014 in the Construction category for Leche Projects
- The most trusted real estate brand in the country - Brand Trust Report 2014
- Ranked as one of India's 'Most Companies to Watch For 2014' by Ernst & Young in March for the fourth year in a row
- Award of Indian Most admired building award as the 9th Construction Award of India's Building 100/100 Awards 2014
- Award of Global the best of the PFI Awards 2014 in the category of best project in the Construction High Commission
- Award of 'Most Lustrous Real Estate Brand of 2014' by Real Estate Awards 2014
- Award of 'Emerging Business of the Year' - HELLLO Magazine 'Hall of Fame' Awards 2014
- Award of Popular Choice Award (Most Admired Loyalty Program in Real Estate) - ABN Star Award 2014

- Leche Belongs, Hyderabad recognized as the best Urban Luxury Supermarket 100's Corporate Residential project by CNBC-Awsa Real Estate Awards 2013
- Winner of 'Best Impact' award category in the Leche Belongs, Global Award for 'Best Product / Service' awarded
- New Delhi, India, Brand Award for 'Best Integrated Media Campaign - Corporate / Brand, Digital campaign'
- Mumbai's most preferred Real Estate Brand - Morgan Stanley Report, 2012
- Winner of Green Good Design Award 2012 for Real Estate
- Winner of Good Practice UN Habitat Business Award for Integrated Planning for Green Buildings, an integrated technology at Polaris
- Winner of International Property Award 2012 in association with Bloomberg
- Leche Phoenix, Mumbai for 'Best high-rise development'
- Leche Belongs, Hyderabad for 'Best high-rise architecture'
- Leche Belongs, Pune for 'Best residential yard development'
- Most preferred real estate brand in Mumbai - Morgan Stanley Research, Mar 2013
- India's No.1 ranked real estate developer and the No.1 most trusted developer in Mumbai based on residential sales in FY 2013 - Frost & Sauter Research, Jan 2014
- Most desirable real estate brand in Mumbai - Lakshmi 2014 Survey, Jan 2014



Latha House



Latha Towers



Latha Building

#### LEIHA FOUNDATION

Latha Group's vision of 'Building a Better Life' extends to its commitment to society. The Group makes significant efforts for the betterment and well-being of the society and communities that it serves in, with over 1.2% of the group's annual profit dedicated to social projects.

Registered as Latha Charitable Trust, Latha Foundation was established in 2007 and implements developmental initiatives in Mumbai, Thane and Kolhapur District of Punjab. The Foundation focuses on creating facilities for the underprivileged, ensuring that at least one member of the family is employed. In order to achieve this goal, the foundation has a special focus on education and vocational training.

#### EDUCATION

- **Charitable Latha Memorial School** - Over 1,000 students from low-income families receive high quality, subsidised education through the help provided at the Charitable Latha Memorial School, in Bombay and Maharashtra. Highest quality education is provided at a fee of just Rs. 10,000 per month, ensuring that every child has access to a brighter future regardless of the family's standing in the society.
- **Latha 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 expenses for students who exhibit good academic performance.
- **Latha Foundation Internships** - These are awarded to three students of outstanding academic merit and financial need each year to enable them to pursue higher education outside India with a part of getting them to meet their needs and contribute to their society.
- **Summer Building Camps** - These are regularly organized to provide useful information on career planning, career advice like Aptitude and Interview Test, workshops for students and their parents on different study of Law, Career Building, Social Skills preparation, the role of parents in developing child's personality, and understanding in collaboration with schools and colleges; in total, all 14 programs are organized each month. In addition, the foundation organizes the job-spotting courses for housewives and youth who are unemployed.
- **Mobile Clinics** - All year clinics are established in conjunction with Mumbai Mobile Clinics to offer medical, education and nutrition support for children up to 14 years of age at various Latha construction sites, thereby providing medical and nutrition assessment for the children of construction workers.
- **Menstrual** - Latha Foundation provides the opportunity for adolescent to become a mentor to a child who has been sexually abused.

**Vocational Training** - The Foundation conducts vocational training in a variety of fields like computer programming, retail man-

agement, retail, medical application and more. The clinics benefit a lot of individuals with a lot of employment with Latha. In various long-term employment.

#### HEALTH

- **Mobile Health Clinics** - Latha Foundation runs three medical vans, which operate free medical camps for those in need, ensuring and ensuring for communities in slums and low-income housing facilities. As have been such units which are used to provide for a range of health services by the staff and a team which includes general doctor, paediatric, gynaecologist, dental, ophthalmologist, skin, and a team of nurses. The mobile health clinics have been benefiting about 40,000 patients annually.
- **Mobile Health Camps** - Regular health check-ups are organized for children residing at Prithvi and Kumbhariya in 20, 40, 60, 80, 100, 120, 140, 160, 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400, 420, 440, 460, 480, 500, 520, 540, 560, 580, 600, 620, 640, 660, 680, 700, 720, 740, 760, 780, 800, 820, 840, 860, 880, 900, 920, 940, 960, 980, 1000, 1020, 1040, 1060, 1080, 1100, 1120, 1140, 1160, 1180, 1200, 1220, 1240, 1260, 1280, 1300, 1320, 1340, 1360, 1380, 1400, 1420, 1440, 1460, 1480, 1500, 1520, 1540, 1560, 1580, 1600, 1620, 1640, 1660, 1680, 1700, 1720, 1740, 1760, 1780, 1800, 1820, 1840, 1860, 1880, 1900, 1920, 1940, 1960, 1980, 2000, 2020, 2040, 2060, 2080, 2100, 2120, 2140, 2160, 2180, 2200, 2220, 2240, 2260, 2280, 2300, 2320, 2340, 2360, 2380, 2400, 2420, 2440, 2460, 2480, 2500, 2520, 2540, 2560, 2580, 2600, 2620, 2640, 2660, 2680, 2700, 2720, 2740, 2760, 2780, 2800, 2820, 2840, 2860, 2880, 2900, 2920, 2940, 2960, 2980, 3000, 3020, 3040, 3060, 3080, 3100, 3120, 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• **Local Foundation's Home Service:** Lathes provides free of cost, 24" frames and door pins across the Midlands. Homeowners call at 1-800-666-6666.

Gender-Equity Groups: The foundation has helped in development of cancer science groups, enabling them to come together for a cause and for personal growth. The focus is formed as a night women's cancer groups in Montreal comprising over 300 cancer patients. They have been successful with breast, lung, and colon cancer. The WHO, MAHC, cancer screening, calculation of antibody a set group members in addition to regular health exams, and more.

- **Leah's Diner, Thane Street (at the Strand)** – Located on the Strand, near Trafalgar Square, and Thane Street, this historic cafe is known for its rich, old-fashioned food and cozy atmosphere. It's a great place to sit and enjoy a cup of coffee or a hearty meal.
- **Leah's Diner, Kent** – This cafe is located in the heart of Kent, near the town of Maidstone. It's a charming spot with a rustic feel, offering a variety of dishes and a warm atmosphere.

[illegible]

- One of Miami's first, completed this LEED's total office building
- Miami's first mid-rise LEED office building (under construction)
- One of nation's most energy

- Polymer harvesting at oil developments
- Recycling of fresh water at oil developments
- Large amounts of land-ropping and two pipelines at oil developments
- Access of local, moderate for water supply to maintain pipelines
- Recycling of waste materials to be mostly concerned with oil pipelines

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Buro Happold

This professional services firm is renowned for its expertise in the fields of engineering, architecture, design, planning, project management, and infrastructure strategic advice. With most of its early projects in the Middle East, the firm now operates across the globe, with offices in seven different countries.

KAPADIA ASSOCIATES  
architecture • urban design

KAPADIA is an architectural design firm with work ranging from architecture and interior design to landscape architecture. This firm has worked with the Dubai Group on a number of projects, including Jumeira Village (Dubai), Laitha Ballastown (Dubai) and Jumeira Golf Club (Dubai).

Mott  
MacDonald

This employee-owned multi-disciplinary consultancy is engaged in public and private water infrastructure across a wide range of markets, including buildings, communications, and education. Some of its landmark projects include Merid London Bridge, Malyala-Hang Bridge and the UK.

RSP

RSP creates solutions for design with a global focus. In a range of types of residential and commercial properties, one of the most famous properties developed by the firm is in Dubai, Singapore, in collaboration with Pritzkin Architecture + Urbanism, Singapore.

TYDA  
TYDA CONSULTING ENGINEERS ARCHITECTS

An Indian engineering consulting firm, TYDA offers a wide range of multidisciplinary services in project engineering across all sectors. The firm has completed more than 3,000 assignments.

GE  
GE



Arguably, the most influential landscape design firm in India, this firm has been designing some of the nation's most remarkable landscapes for over 60 years. It has defined and contributed to the design of the nation. The firm's work has been showcased in national, regional and international publications. It has also been the recipient of several international awards.

GE's focus is on power technology, along the best available globally with the most advanced technology products and services for the power sector, water and energy to meet the challenges of tomorrow. With more than 60,000 employees globally in 100 countries, GE has a strong presence in power, water and energy, ranging from energy production systems to 50+ MW industrial efficient waste facilities, to 100+ MW large scale gas turbines. GE has demonstrated great leadership in power technology.

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SunEdison

A global solar energy services provider, SunEdison provides solar energy solutions for residential, commercial and industrial applications. The company is a leading provider of solar energy solutions in the Middle East and North Africa region.

IBM

Headquartered in Arden, UK, IBM is a global leader in business consulting, and consulting services. IBM provides computer hardware and software, and offers infrastructure, building and consulting services. From the inception of the Business Consulting Group (BCG) in 1969, IBM has been a leading provider of smart city solutions, including

