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I'VE BEEN TO CITIES
THAT ABOUND WITH
OPPORTUNITIES FOR
THEIR PEOPLE.

TODAY I'M PROUD
TO COME HOME TO ONE.

I've travelled to many cities across the world and discovered one fundamental truth: great cities are those that offer great opportunities. They encourage business and create desirable jobs to achieve economic prosperity. These citizens enjoy well-rounded and fulfilling lives thanks to their inspiring social and cultural environment. As the First Citizen of this city, I can say with confidence, and no small amount of pride, that Pune promises to be such a place. A place where families, local clubs and varied businesses, researchers, students, dream biggers, and athletes go further than ever before. As Mumbai's sister city, Pune 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.

- Amal Shah, First Citizen of Pune

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 40% from the current 28%, with over 50 crore people living in urban areas. That's more than the entire population of the USA. Our cities, however, are ill-equipped to cope with the burgeoning population, holding these 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, world-class facilities, safe streets, and the opportunity to lead a life that is secure 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.

DELHI: HINDUSTAN SECONDARY CITY –
Mumbai – is ranked at 11th out of 140 global cities. (Economist Intelligence Unit's survey of the world's most livable cities), a reflection of how poorly Indian cities fare.

Photo: Anil Kumar / Getty Images / The Indian Express / 2015



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

The city of opportunity isn't just the stuff of medieval fables; it's the result of intensive urban planning. The 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 for generations to come.

These three pillars are bolstered by meticulous planning and the desire to match the best. Every aspect of Palama has been benchmarked against global criteria; this includes

the business environment, the excellence of educational facilities, the quality of public spaces, technological solutions, healthcare facilities, safety, connectivity, and so on.

Palama will provide a holistic, urban environment which will set the standard for 21st century living in India, giving its citizens every opportunity to realise their potential, and businesses the environment they need to grow and create high-quality jobs.

This is the nation that gave the world two of its oldest cities – Harappa and Mohenjo-daro. Now it will give the world one of its finest cities.



PALAMA COMES FROM THE LARGEST WORLD 'VALLEY' – A GROWING FLOWER.
It is, after all, a city with endless possibilities, built to help its people flourish.





- The overall mission is a celebration of the good life



Mumbai's sister city. Located at the epicentre of potential.

Palaja is perfectly situated to be a major business hub.

At the centre of the economic triangle of West Mumbai, Thane, and Kalyan.

Less than an hour from South Mumbai (via the Eastern Freeway).

Within 30 minutes of the upcoming international airport at West Mumbai.

45 minutes from Mumbai's main port, JNPT.

With 4 lanes for mixed roadways on all 4 sides - Kalyan (Old Road, Talaja Figure Road), Old Palanj Road and Thane (Old Kalyan Road).

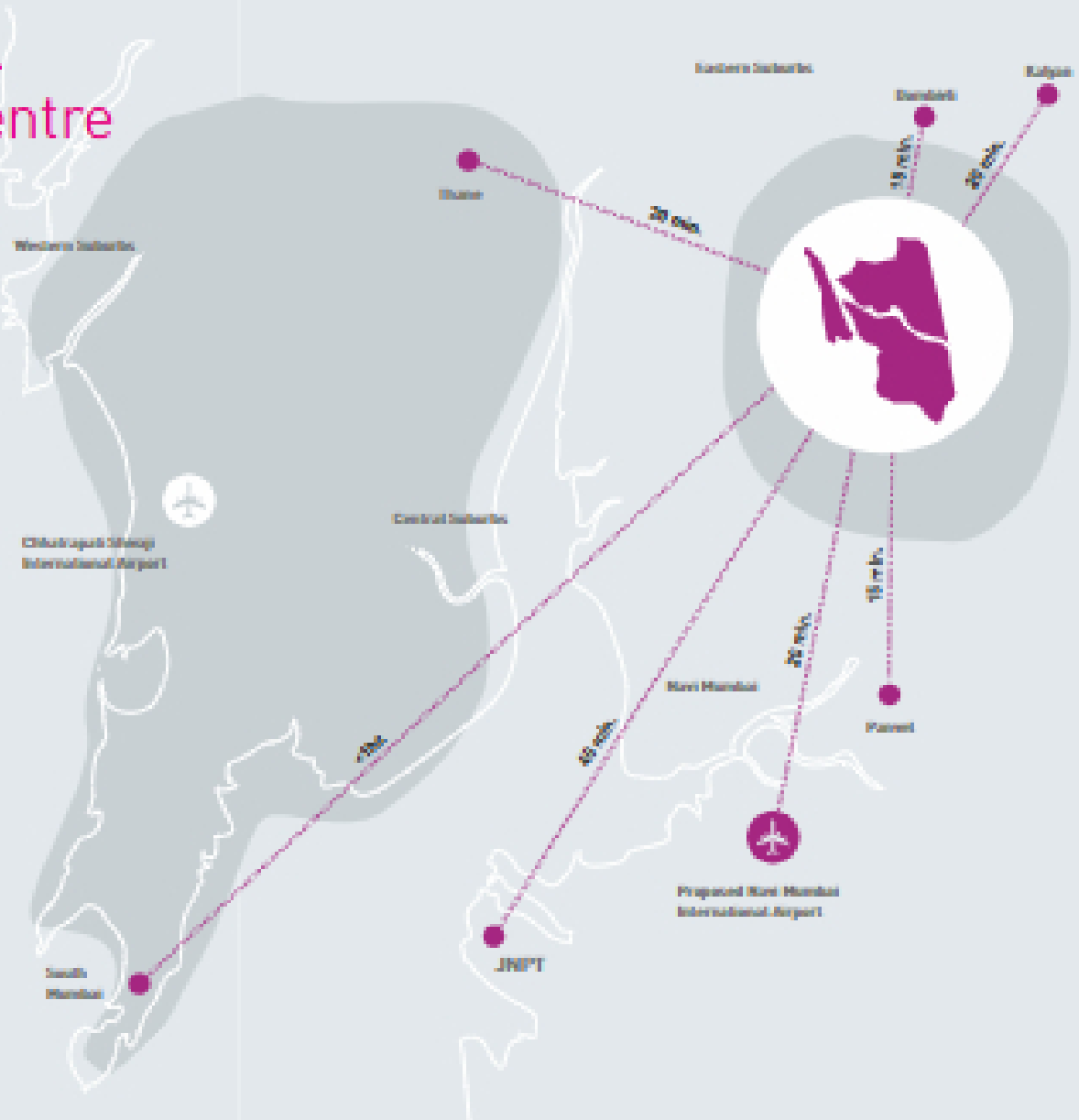
Well connected by rail. Nearby stations include Thane (Central Rail), Vashi (Western Rail), and Nige (Old Palanj Road).

Mass rail station proposed within the city.

The area is seeing major road upgrades, such as the widening of the Kalyan Road and infrastructure upgrades around Malaga.

The city is aligned with the region's development plan, ensuring integration with local transportation patterns.

Proven location for upcoming regional transportation projects, like the New Airport multimodal corridor.



Palava today: a place thousands call home.



In the mid-90s, the Lulua Group began to acquire land with the intent to create a truly unique city. A city that was planned for over 10 years, with great care, by a team of global experts. It was only after this that the city really began to take shape in 2007.

Today, the city is home to thousands of families. With over 70,000 residential units sold, a number that will rise to 1,00,000 families by 2025. The city already has everything one could hope for: Casa Rio, Casa Rio Gold and other modern developments will soon add to a cityscape that currently includes Casa Bella, Casa Bella Gold, and Lulua GolfLinks. All this

in a green city that already offers its citizens a range of amenities. The picturesque Lulua World Island is just a short walk away as are the polo field, the football field, and numerous retailers.

Citizens will have access to sports facilities and training academies, at children's, cricket grounds and the golf course. Soon, they will have a 5-lane square-foot mall with a multiplex, followed by a multi-specialty hospital and Maria Public School. Best of all, they know that this is only the beginning of a wonderful and endlessly rewarding life.

ONE OF THE WORLD'S
GREATEST CITIES.
CREATED BY ITS MOST
GIFTED PLANNERS.

From experts, Mr. Suzuki (Mumbai) and Hans Hippold (New York) who initiated and supported the planning process, to Publisher (Shagun Associates India's leading master planning and landscape firm), Level India (New York), Lata Consulting Engineers (ICH), RM and Schneider (Mexico - world city experts) and global firms, such as EY, Palava's members feature some of the world's best planners, designers and engineers.

Several Mexico (Palava) • RM (New York) • Suzuki, Mexico • Hans Hippold, New York • Publisher S. Shagun and Associates • Rajendra Associates Pvt. Ltd. Lata Consulting Engineers, Ltd. • Hall Marshfield • Schneider Mexico Kaplan Square and Partners (KAP) • Santhosham

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. Palau echoes these cities in quality and spirit.



THE SP7 FRAMEWORK FOR PALAU

The city's many aspects, broadly classified, are called the SP7s.

Benchmarking Palava against the world's most iconic metropolises.

LONDON

Athletes from U.S. won 35 medals at the 2012 Olympics.

Advantage Palava:
The city's highly sophisticated sports facilities are designed to unlock potential.

BOSTON

Over 100 Nobel Laureates have either studied or taught in Boston.

Advantage Palava:
This city will inspire genius with over 20 schools and a world-class university with a focus on research and development.

SAN FRANCISCO

The daily commute to work takes 29 minutes.

Advantage Palava:
Workplaces in Palava are no more than a 15 minute walk from citizens' homes. By contrast, people in Mumbai spend 37 minutes commuting on average.

PARIS

17 million tourists annually.

Advantage Palava:
Attractions like the Centre for Arts and Culture designed by one of the world's greatest architects, a children's museum, and picturesque parks and promenades will make Palava a fascinating tourist hub.

DELHI

Forty 'Fortune 500' companies are headquartered here.

Advantage Palava:
The city's advanced commercial infrastructure and business districts with 3.8 lac job opportunities. By 2020 will make it an ideal location for these corporate entities.

TOKYO

207 Michelin Star restaurants.

Advantage Palava:
The city will offer over 1,000 prime commercial spaces. Plenty of room for high end restaurants and boutiques.

SYDNEY

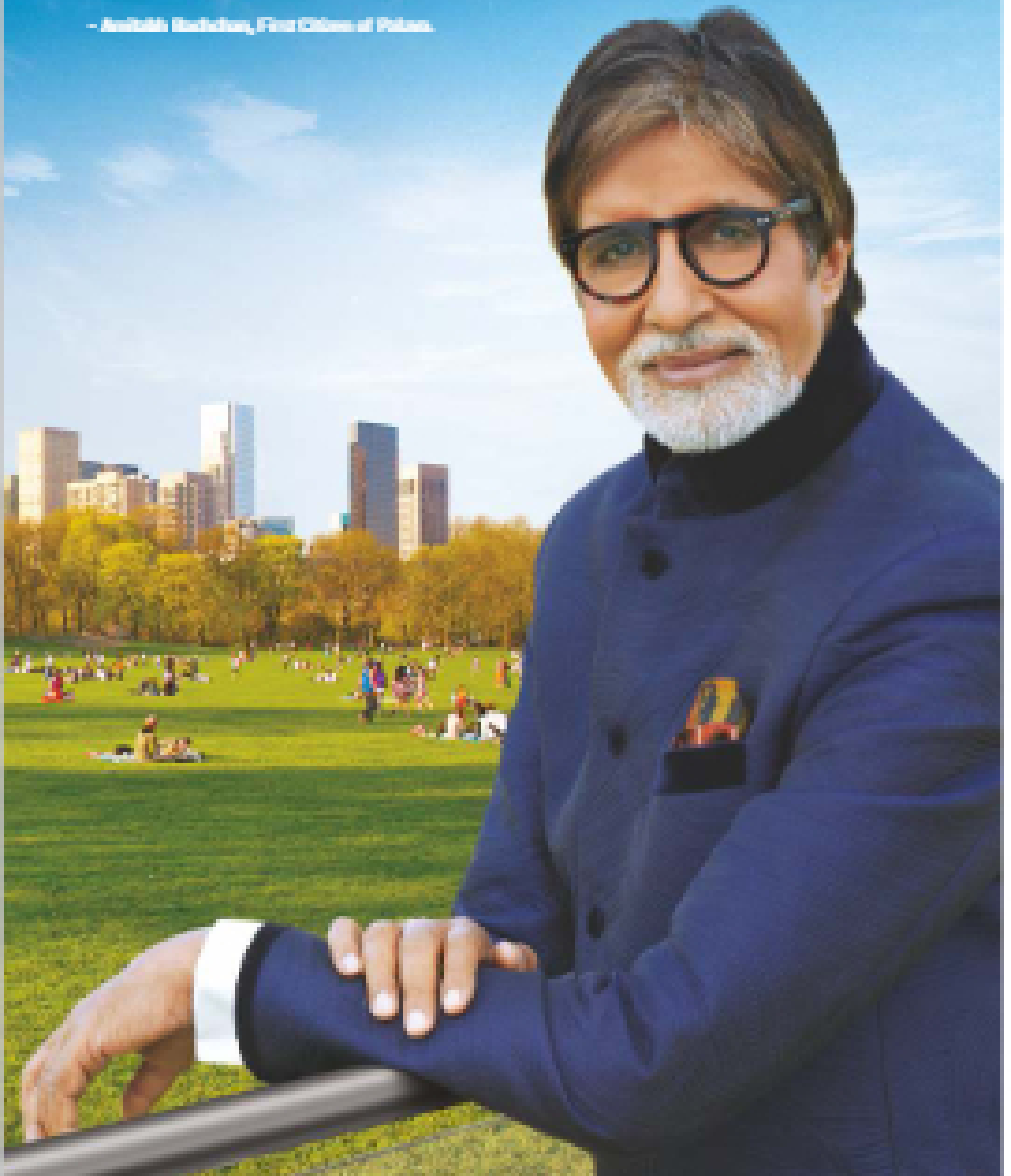
Over 50% of Sydney's landscape comprises green areas. That's more than any other city in the world.

Advantage Palava:
While only 7.5% of Mumbai's total area is made up of green spaces, over 20% of Palava has been earmarked for the same.

THE CITY OF OPPORTUNITY

"This city doesn't just inspire you to dream bigger,
it helps you realize those dreams."

- Anshu Bhatnagar, First Citizen of Pune.



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. Patna 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 Patna will have millions of square feet of business space, the most ingenious part of the city's business planning is its three-pronged approach towards generating economic activity:

— **Phase I:** In sectors like IT, ITES, companies, financial institutions, small and medium enterprises, and housing will have room to grow.

— **Phase II:** Significant business opportunities in the fields of retail, hospitality, entertainment, food services, business, 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 spin-offs between start-up ventures and larger companies in go-technological and intellectual. 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 1,00,000 high-potential jobs; 1,00,000 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 teaching and research opportunities; start-ups will need motivated young talent; and hospitality and entertainment will need dedicated and well-trained professionals.

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

THE CITY'S ECONOMY WILL ALSO BE SPURRED BY SEVERAL OTHER FACTORS FOR GROWTH AND SUCCESS.

Patna's population will increase from the 25,000 families who already own a home here to over 1,00,000 families by 2025. These new residents will create a market for businesses like furniture and household electronics, amongst others.

The Centre for Arts and Culture, waterfronts, parks, sports facilities like the Olympic sports centre, and other landmarks will attract tourists from around the world, in addition to frequent visitors from Mumbai and New Delhi. This will do much to boost the city's economy.

The services of hotels and convention centres will be in great demand thanks to the city's commercial spaces.

According to the city's planners, Patna's annual GDP will grow to ₹60,000 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 Officer (BFO) makes the task of applying for government permissions a hassle-free experience, with the day-to-day operations being handled by the office on your behalf. This means you can focus your resources on the core business of growing your business, lowering costs and managing all headwinds. Not only does this underline Palava's commitment to making you successful but, more importantly, it welcomes businesses and entrepreneurs.

The Business Facilitation Officer

- 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.

Actual photograph of the India World School, Palam.

Over 20 schools equipped to inspire young minds.

Each of the city's schools – be they ICSE, CBSE, IB, or State Board – will focus on all-round development, balancing scholastic lessons with extracurricular activities such as the performing arts. The schools will offer well-designed classrooms, outdoor areas for physical education, fully-equipped labs, and well-stocked libraries amongst other facilities. The teachers, well-versed in child psychology, will make perfect mentors.

Palam's first school – the India World School (ICSE) – which was launched in 2021, and is a benchmark for academic excellence.

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

— BENJAMIN FRANKLIN

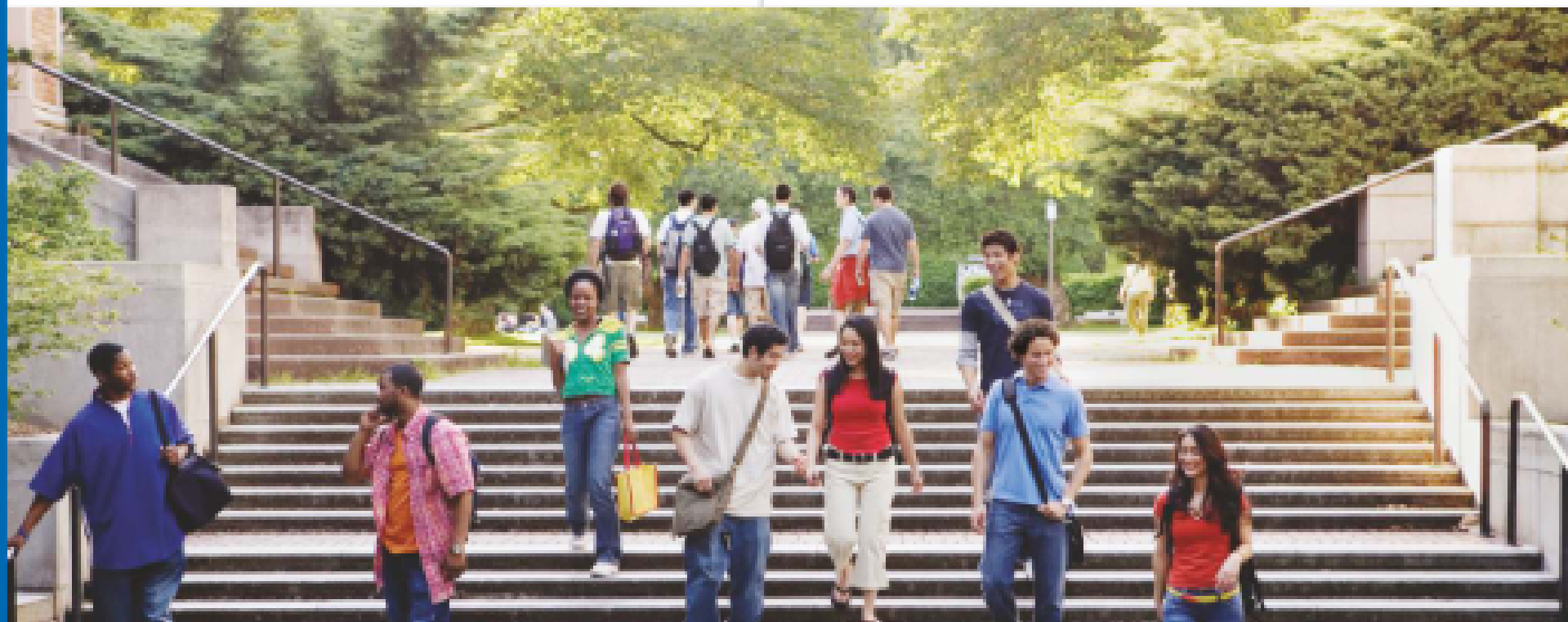


A university on par with the world's greatest.

Designed to catalyze the region's economic growth, Palau's upcoming university is a testament to the city's foresight. The institution will be affiliated to international academic, library, and other world-class programmes in disciplines such as engineering, management, medicine, humanities, and the liberal arts. Palau will also have independent technical colleges, that will be affiliated with the university.

To offer a truly immersive 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 Palau's prestigious university. It's first phase of the university will be operational by 2017.







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). Palau 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.

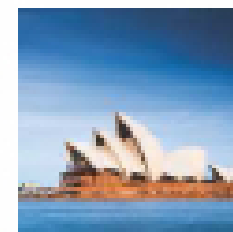
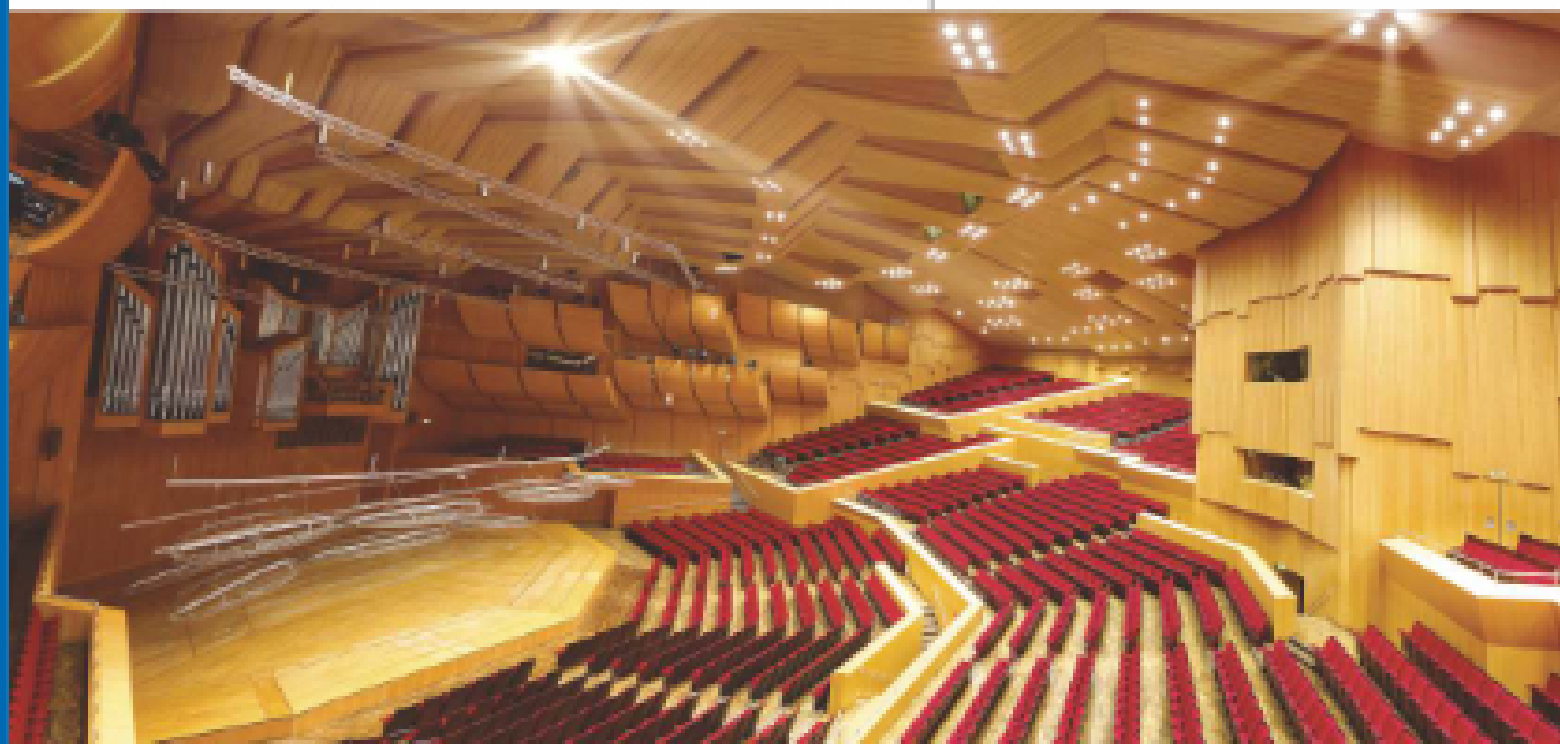
The Centre for Arts and Culture: as large as NCPA, as iconic as the Sydney Opera House.

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

- An amphitheatre with space for 7,000 people.
- Multiple indoor auditoriums.

• Two exhibition spaces to display the outpourings of creative minds.

• Studios for learning in dance, drama, painting, sculpting and music.



PALAU'S MUSE:
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 leisure and entertainment areas.

- The waterfront, with a 2 km promenade and over 100 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.

— ROBERT MURPHY LIDAN



"As enchanting as Paris, as stylish as Milan
and as lively as New York. In Palava, you will discover
something new at every corner."

— Available Manhattan, Fred Olsen of Palava



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

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

- A central urban restaurant at Place Champ-de-Mars, with high-end fashion outlets and dining spaces.

- The waterfront, built by the lake and the river.

- Several malls, the first of which is a 200,000-sq-metre 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, Palau offers everything you need to lead a healthy and fulfilling life.

Green areas that comprise more than half of the city.

This city offers a variety of green spaces. Not only are green valleys with fresh air, but also provide enough space for those looking to relax and indulge in a number of athletic activities.

Over 40% of the total area of Palau is dedicated to open spaces, with over 70% set aside for parks, playing fields and recreation grounds. The ratio is 10 times higher than that of Madrid.

- A 100-acre central park, much like the one in New York.

- Private gardens and playgrounds in each development.

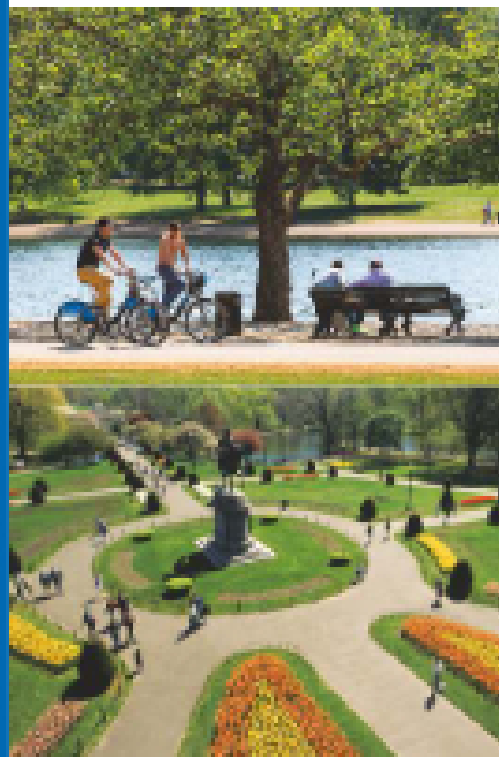
- Neighbourhood gardens.

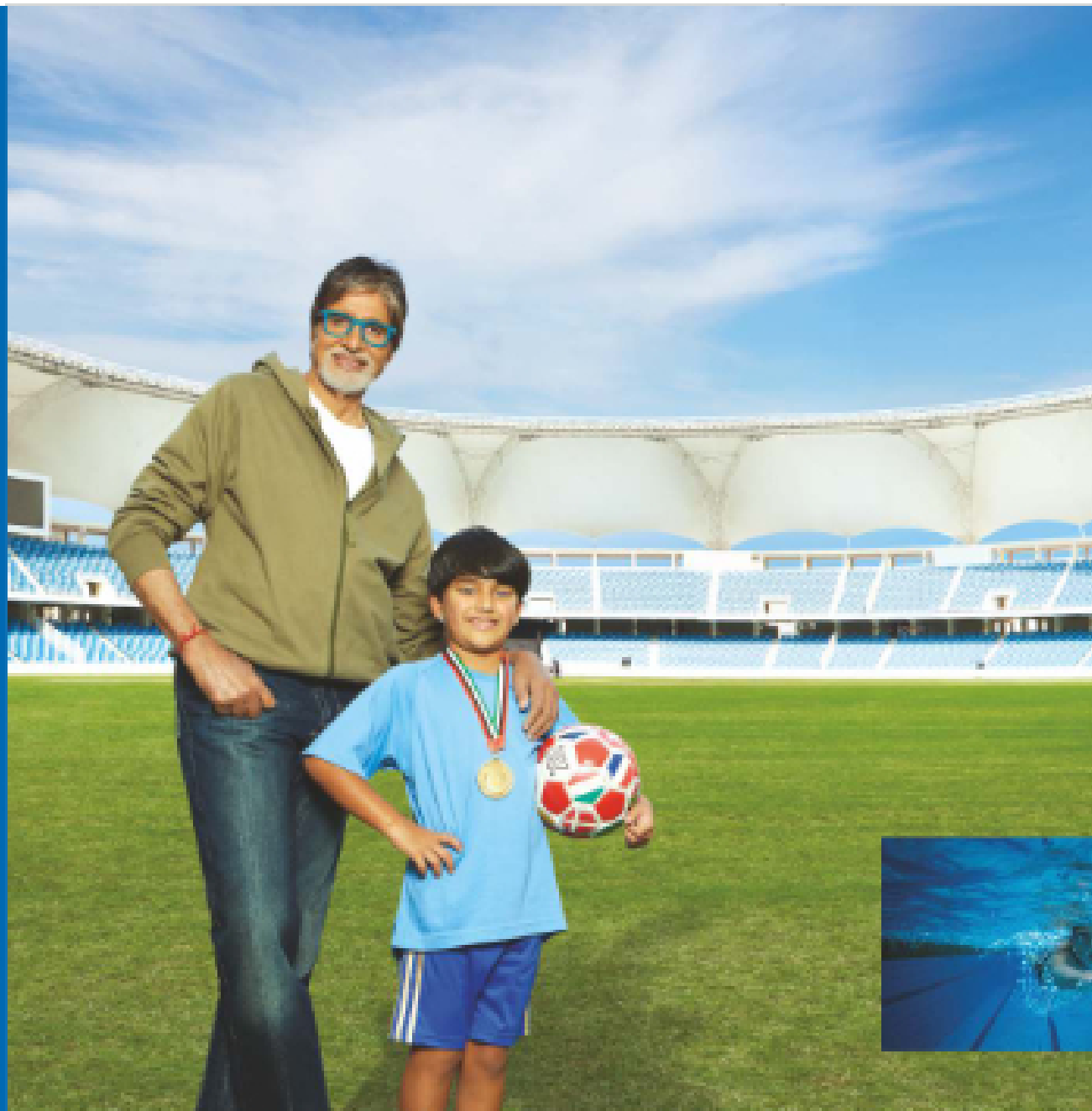
- A 3.5 km long riverbank with promenades, benches and cafe.

- A 10-acre lakefront with a 7 km promenade.

- Over 10 km of green pathways, formed by interconnected parks.

Over 2 km trees will be planted across the city to improve the quality of air, 70% of which will be green in Palau's local nursery. This city does not limit growing to parks.





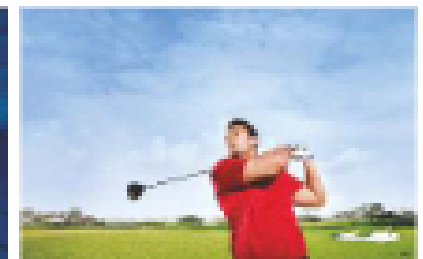
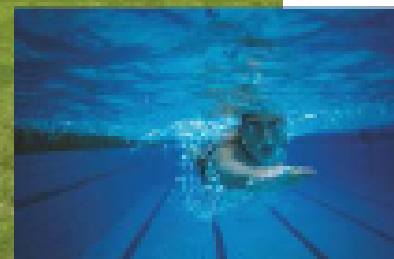
Built for future Olympians.

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

- An Olympic sports center – 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 West of the T-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 Program (CEP) developed by Cricket Australia (CA). With Brett Lee as the head ambassador of CEP and Mike Haseby along with several cricketers, Haseby Perry and Alyssa Healy as role models. Purnima Agarwal (former 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 neighborhood stadiums, with facilities ranging from gymnasiums and multi-use areas to indoor courts and swimming pools.

Sports serve society by providing vivid examples of excellence.

— GEORGE F. WILL





■ Areas of open greens that the citizens of Palau, inviting people to spend more time outdoors.



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 in 2024).
- A 700-bed multi-specialty hospital is planned in the upcoming development. This institution will be affiliated with the university to encourage research and development, ensuring its place at the forefront of medical technology.
- Pharmacies and clinics within 10 minutes of residential areas. An Apollo Clinic is already operational.



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.
- 24x7 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 and prompt residents to evacuate in case of fire.
- Video surveillance in public places to deter criminal activity.
- Palava protection force, a highly-trained security unit.

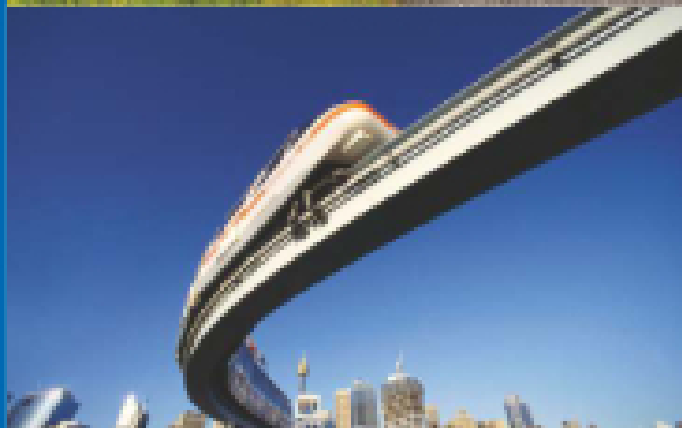




Transportation facilities as green as Palava.

Palava is built around you, it's with 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 eco-friendly and efficient transportation network.

- Four driver buses – a fleet of hybrid, CNG, and electric buses – are already operational. These buses, which will run every 5 minutes during peak hours, will provide service within the city to Palava's citizens and stakeholders.
- Bus stops will be within 5 minutes of every residential building.
- Intensity buses will stop citizens in commercial hubs like Hiran, Khar Morcha and Kalyan, and nearby railway stations like Dahanu, Dahanu and Nigdi.
- A state-of-the-art transport hub will connect with external transport facilities like state buses, autos and taxis.



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

Paljana is, and will be, home to one of the nation's finest communities. This will live and work with committed individuals in a city that believes in giving its people a voice – truly making you part of Paljana. As needed, as it is empowering, the neighbourhood will offer spaces where citizens can meet, converse and indulge in common hobbies and interests. Church gardens, holiday childhouses 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 administrators and citizens work together with a sense of shared ownership and responsibility to create a great city.

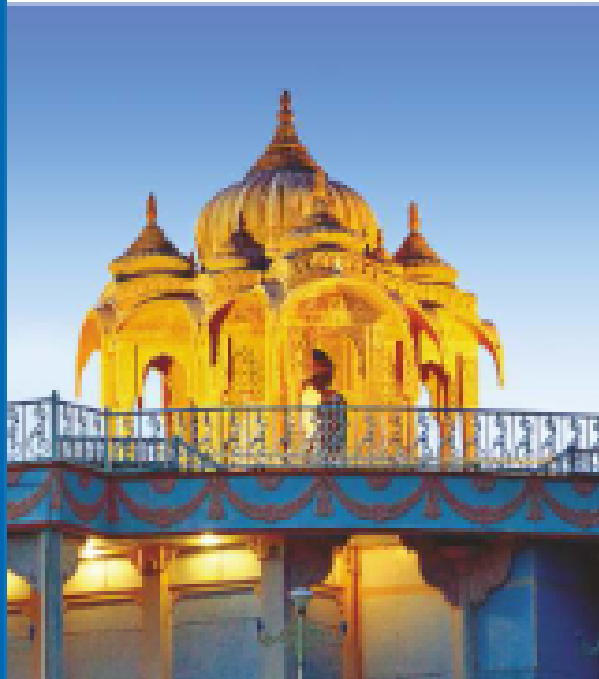
*A great city can
beach something that no
community itself could
be a real sense of
the largeness of human
brotherhood.*
— MARTIN LUTHER

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.
- Hanu, Siva, Lakshmana, Hanuman temple.
- Shiva temple.
- Jain temple.
- Ganesha.
- Hindu temple.
- Krishna temple.
- Several other shrines catering to various religions.



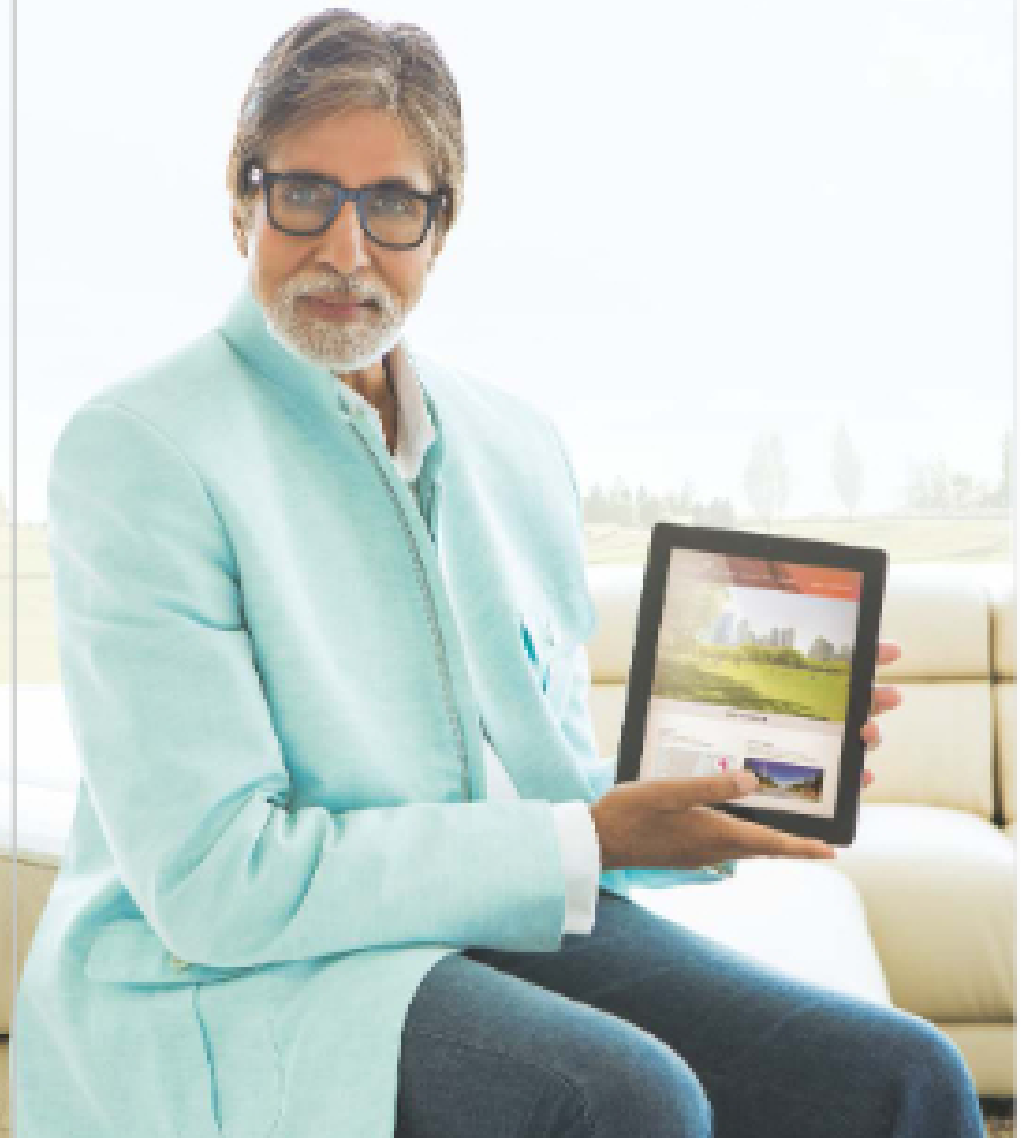
■ A view of the 100-acre central park. Pritzker's gesture reflects his love.



RUNNING THE CITY OF OPPORTUNITY

"Some tests of greatness take
place behind the scenes."

- Amal Shah, First Citizen of Palco



A city that
runs like clockwork.

All you'll see are the benefits.

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

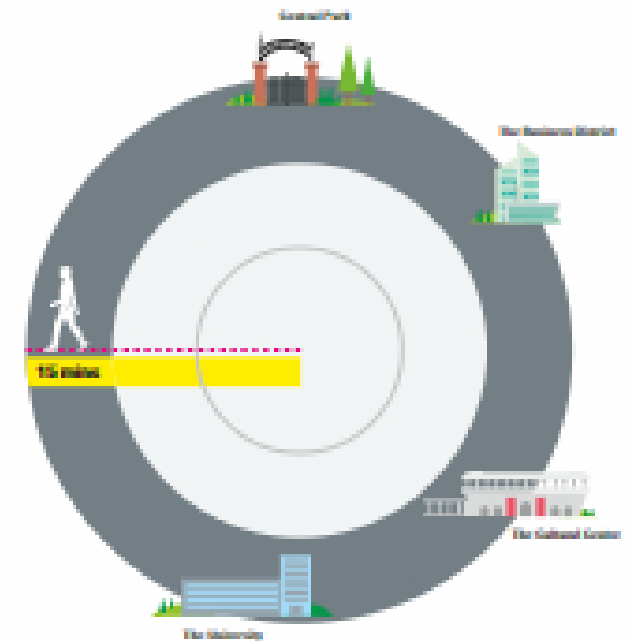
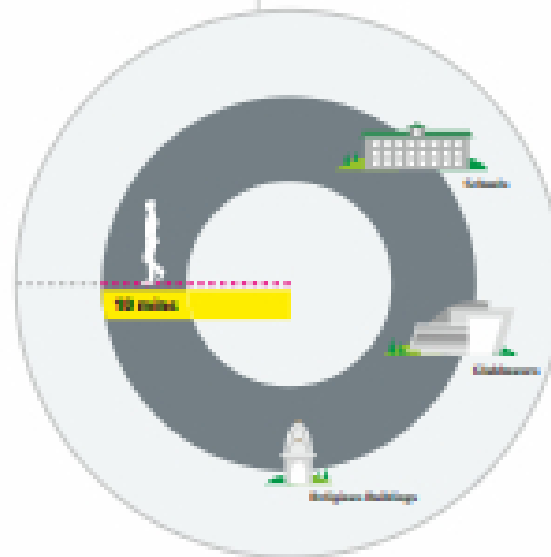
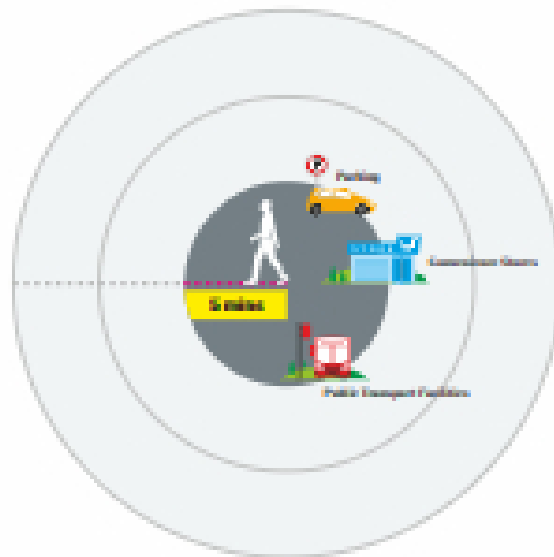


Built for the 21st century. And beyond.

Palera 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 away.



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

— CHRIQUE PÓRTEGA



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 24x7 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, Palava'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.

THE PALAVA PORTAL

An online portal that gives each citizen a voice.

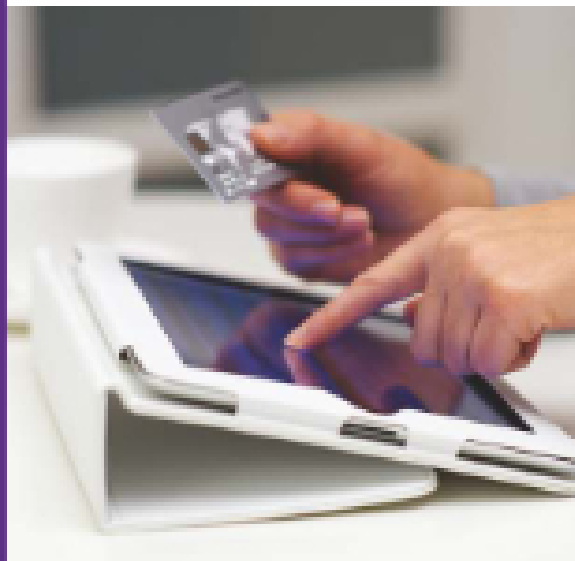
The Palava Portal will allow citizens to take care of their day-to-day needs as efficiently as possible. This portal will enable citizens to perform a variety of actions:

- Register problems, and track responses, to them.
- Seek information on cultural, athletic and shopping events.
- Check transport schedules.
- Book sports and childcare facilities.
- Check energy usage, get tips on conserving water and energy, and pay utility bills.
- Keep an eye on their children at the playgrounds and check traffic through live camera feed.

SMART CARD

The Palava Smart Card: one card, endless possibilities.

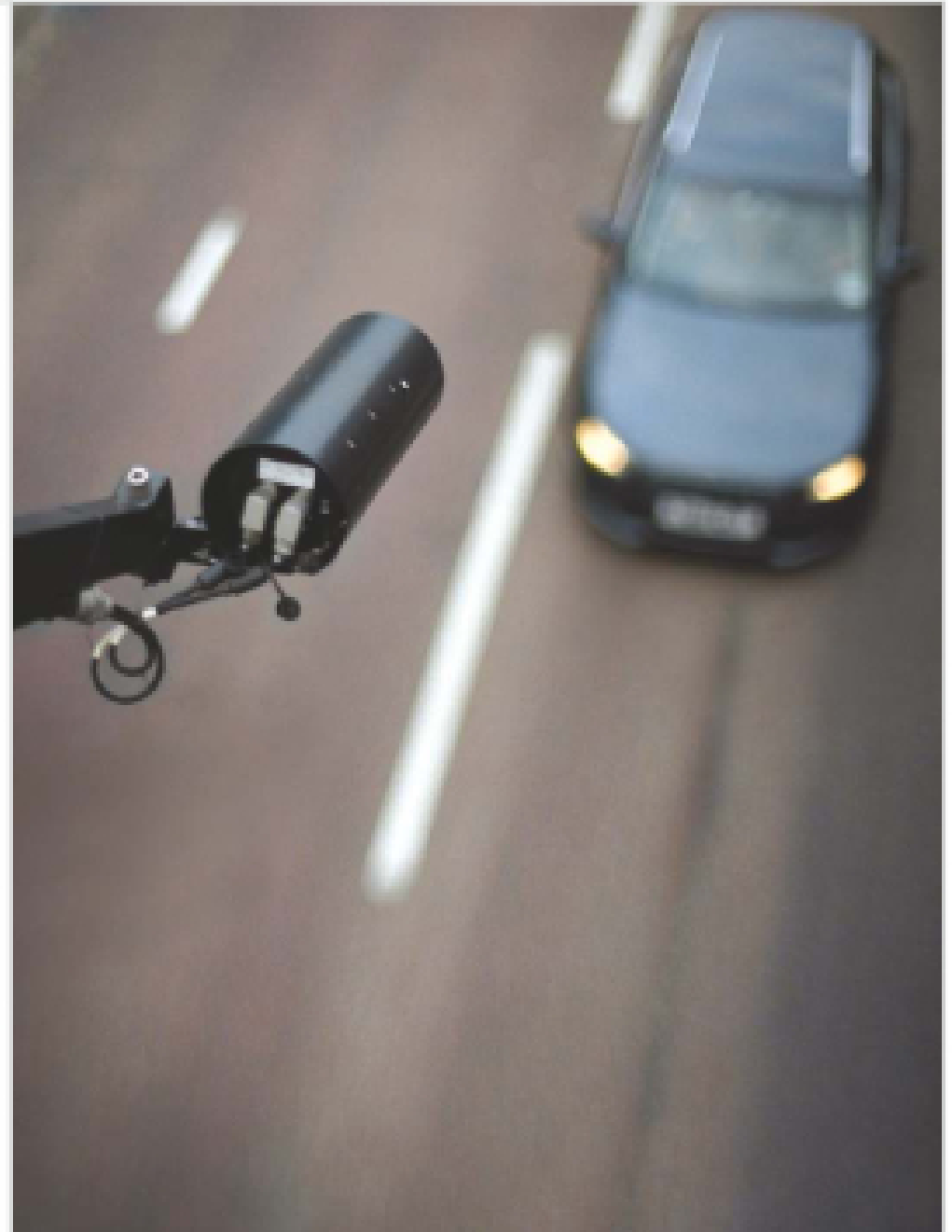
Each citizen will be given a Palava Smart Card (PSC). The all-in-one card has two major roles. The first is that of an identification card that will let you access private areas, such as your building and sports arenas. The second is that of an e-wallet, making it possible for you to perform cardless transactions while using facilities like the city's childminders, hospitals, transport hubs and more. Besides, making life very convenient, this 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 slots are not reserved upon. There will be separate parking areas for visitors.
- System Enablers will protect 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 knows renewable resources, rather than precious exhaustible ones.

– Investments in technology will reduce the need for manpower and cut operating costs.

ENERGY MANAGEMENT
Break cities never sleep. Neither does Palava's supply of power.

Palava's power infrastructure ensures 24x7 power at lower costs.

– The city has entered into a unique agreement with the Maharashtra State Electricity Distribution Co. Ltd., having awarded a dedicated express feeder. As a consequence, Palava has been building, operating and maintaining the power infrastructure supported by companies like Schneider Electric. The system has been in place since the city's first projects – Casa Bella and Casa Bella Gold.

– The city will also implement automated meters, allowing residents to monitor their electricity usage, fault, and get alerts.

– Palava has partnered with Sunbeam to ensure that at least 10% of the public spaces will use solar electricity. The roofs of many public buildings will be used to harness the energy. India World School already has a solar panel, while most of Palava's streetslights use either solar powered or LED.

WATER MANAGEMENT
Pure and ever-flowing, just as water should be.

While urban India suffers from

a serious lack of clean water, Palava will have no such problem. In addition to ensuring a steady supply from government agencies and nearby natural sources, the city has partnered with companies like General Electric (GE) to ensure water for landscaping, cooling, and in landfills. The city will also implement computer based monitoring to maintain the water table.

WASTE MANAGEMENT
Nothing goes to waste. Not even the waste.

To reduce the amount of waste dumped in landfills, Palava will reuse at least 80% of all household and city waste.

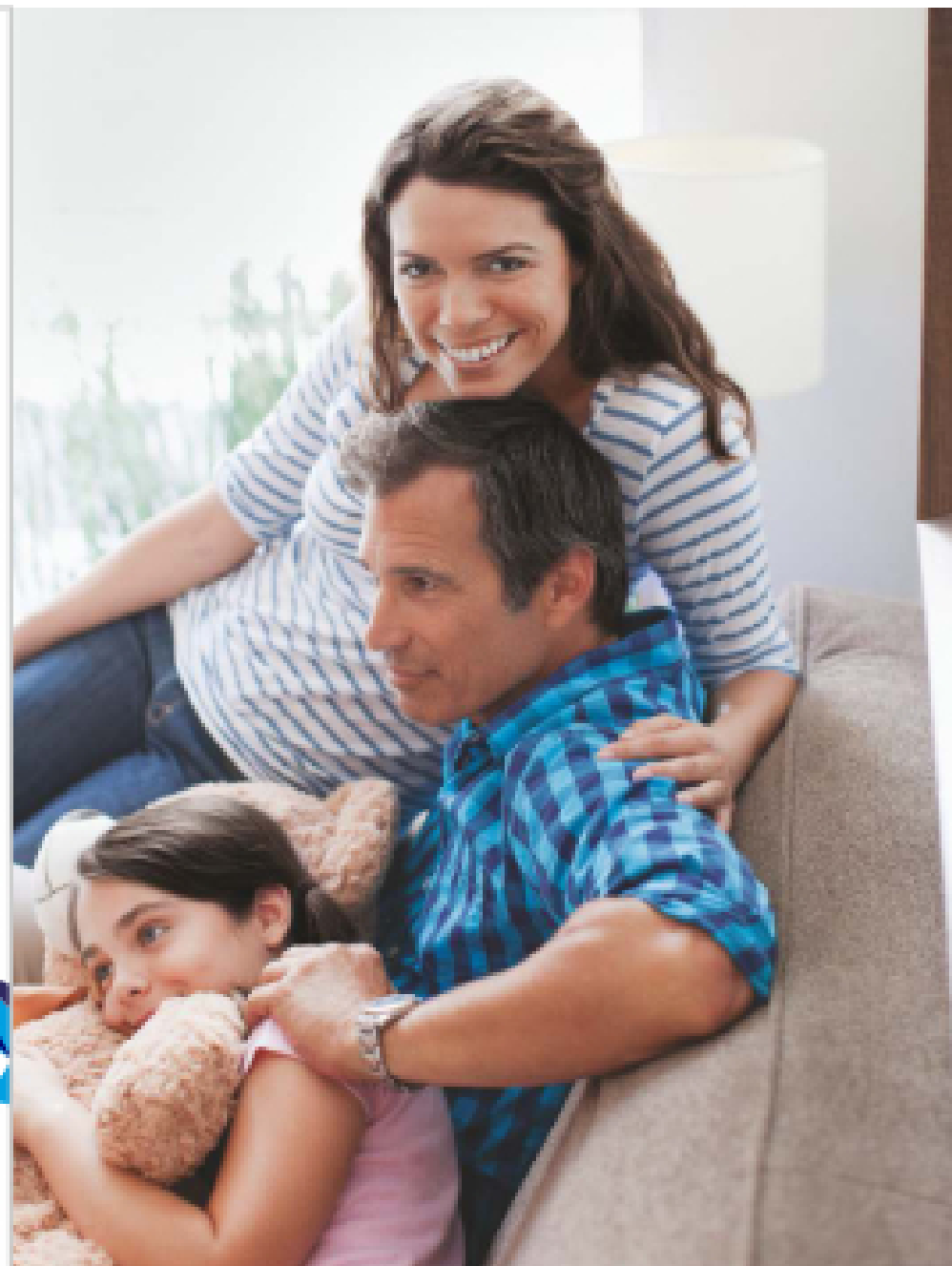
– The city encourages segregation of solid waste, assigning separate bins for recyclable and non-recyclable waste.

– A dedicated large-scale solid waste transfer station and processing plant is being developed to treat waste. A combination of increased composting and bioconversion technologies will be deployed for converting all organic waste into usable resource or biogas for electricity generation.

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

– NATIVE AMERICAN
PROVERB

BENEFITS FOR HOME-OWNERS



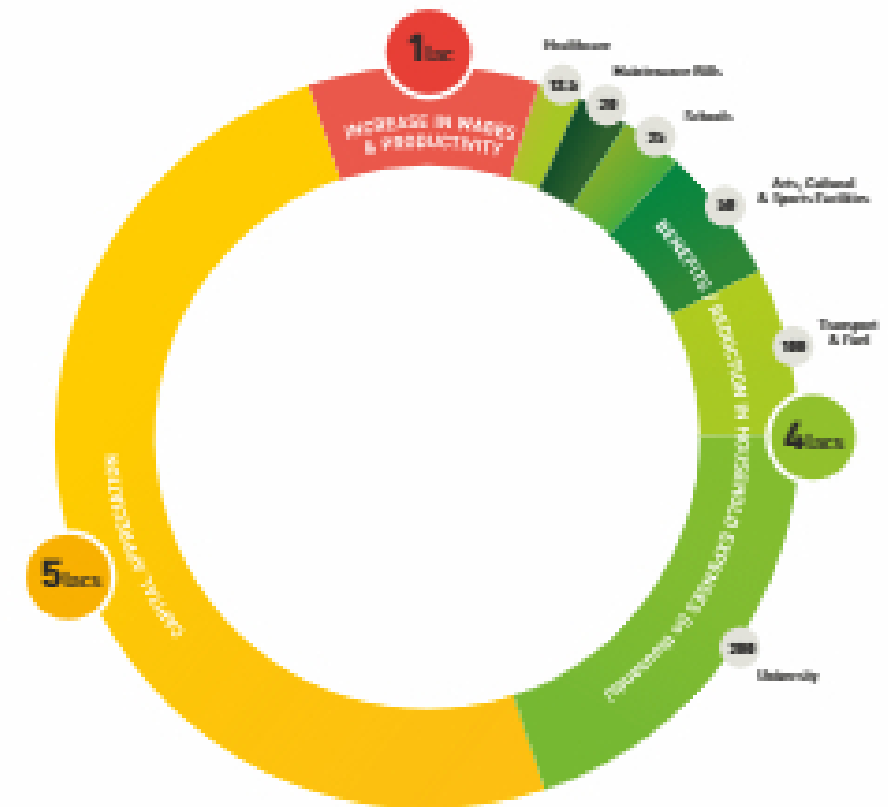
The lifestyle of a top-50 city.

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 investments in technology and a sustainable infrastructure.
- Everything is a short walk away, making travelling by car an option rather than a necessity.
- Lower healthcare costs due to a better environment, work-life balance and high-quality, but affordable, health facilities.



Total economic value to homeowners: **5 lacs** + **1 lac** + **4 lacs** = **₹10 lacs per annum per household**

CAPITAL APPRECIATION

Real estate prices in Palava have increased threefold since 2009, making it one of the most profitable investments in the NCR region. Given the significant need for high quality housing, citizens will see a growth of at least 10% per annum that is, over ₹10,00,000 per annum (calculated on the basis of a 1 BHK apartment).

INCREASE IN WAGES AND PRODUCTIVITY

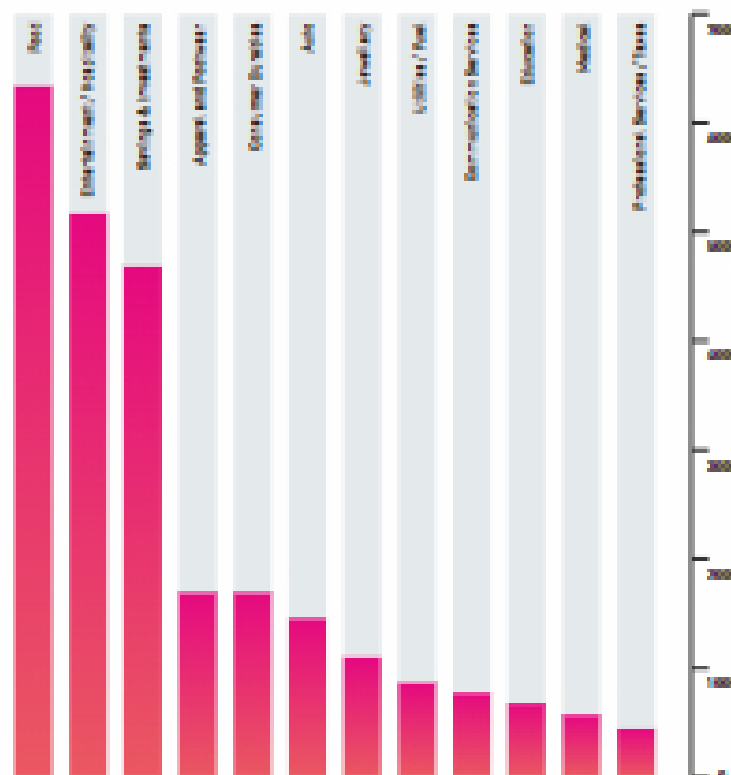
Most citizens will be able to walk to work, reducing their commute time and increasing their productivity. This could lead to an 8-10% increase in wages, amounting to about ₹20,000 - ₹30,000 per annum.

REDUCTION IN ANNUAL EXPENSES

Homeowners can expect to save about ₹4,00,000 per annum (as of 2020 on a range of expenses by living at Palava).

BENEFITS FOR JOB-CREATORS AND BUSINESSES





Estimated consumption by category in 2025 (in crores)

Tap into a high-growth market.

Palani 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

Palani is an entrepreneur's dream come true. As a growing city with 70,000 residents, already said to number that will increase to 1,00,000 by 2025, there will be a high demand for a range of goods and services. Furniture and consumer electronics stores, for instance, will thrive because 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 ₹10 lacs, and are likely to spend between ₹7 - 8 lacs on consumables, entertainment, professional services, financial investments and so on.

WELL-PROVIDED AND BUSY TOURISM

With over 2.5 lac job openings by 2025, the city will attract millions of job seekers, entrepreneurs, and high-earning executives. These groups will contribute greatly to the city's economy. Business hotels, for example, will be in demand, as will other hospitality and electronics stores.

EDUCATION

With waterfalls, expansive green areas, a Centre for Arts and Culture designed by one of the world's greatest architects, and many other spectacular landmarks, Palani will attract tourists from around the world in addition to frequent visitors from Madurai and New Madurai. This will do much to boost the city's economy.

The total economy of Palani will be over ₹60,000 crores by 2025.

**Total annual
cost reduction
£755.28 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 QUALITY WORK AND LIFE

It saves recruitment, wage and retention costs.

Cost reduction/£2.60 - £3.00 per square foot, per month.

2. FIBRE-OPTIC COMMUNICATION INFRASTRUCTURE

A fibre-optic network, no your company won't need to invest in one.

Cost reduction/£5.60 per square foot, per month.

3. REDUCTION IN ANNUAL OPERATIONAL EXPENSES

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

It will also result in significantly lower operating costs:

- Housing employees, being a short walk away will reduce transportation and fuel costs.

- The business facilities centre will save money and time.

- Business facilities, like training centres and hotels are excellent and inexpensive.

Cost Reduction/£6.20 - £7.20 per square foot, per month



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

AS FIRST CITIZEN OF PALAVA,
I INVITE YOU TO DISCOVER IT.

*Join over 70,000 families who are moving to a brighter future at Palava.
A city designed to protect its citizens, ahead with innovative opportunities,
to live and work. To earn, grow, prosper and make your self at home
in a city that brings out the best in people.*

- Anshul Bhatnagar, First Citizen of Palava

*Discover what life at Palava will be like at the Palava Centre.
To schedule a visit, email us at thepalavacentre@ludhigroup.com.*

India's most liveable city.

From its most respected real estate developer.

Established in 1988, the Lodha Group is India's No 1 real estate developer. The Group is currently developing its success of 26 million sq. ft. of prime real estate, with over 20 projects in and around Mumbai, from *Nagpur New Road* in *Marathi*. The Group has further extended its presence of luxury living with successful projects in *Hyderabad* and *Pune*. The Lodha Group has several landmark developments in its credit, including *World One* - the world's tallest residential tower, *Lodha Heliconia* - the only Indian residential development to feature amongst the top 1000 landscapes in the world, and *Pelosa* - India's most livable city, spread over 4,000 acres, and located close to the upcoming *New Mumbai International Airport*. The Group has made history by winning the world's first billion dollar pre-launch for a prime South Mumbai project that secured IPO style applications, exceeding 75,000 sq.

The Group has also secured the biggest land deal in India till date, buying a plot for 74,000 acres from the *Mumbai Metropolitan Region Development Authority (MMRDA)*, where it is developing *New Galle Parade*, a world class, mixed use development set to become

the new city center of Mumbai. Continuing to set new benchmarks, the Group completed acquisition of a 37-acre prime land parcel in *Wick* for 77,000 sq., the largest realty deal in 2012.

In November 2011, Lodha Group made its entry overseas with the dollar purchase of *MacDonald House* at 11 Grosvenor Square from Canadian Government, the Canadian high commission's building in central London, for 73,000 sq. (300 million). With the first deal outside of India, Lodha set a new benchmark for Indian real estate, now becoming a contender in the global property market. With the set up of *Insureco* in UK, Lodha has a planned investment forecast of 2007.2 billion over the next 5 years. Lodha currently has offices in London, Dubai and Shanghai, with planned openings in USA and Singapore, making Lodha a truly international brand. Pioneering new trends in the market, the Group introduced *GMA* by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from mid-class corporate offices to large-scale office complexes to signature landscape offices for growing businesses.

The Group's international success has been marked by financial investments from the listed global investors, including *JP Morgan*, *Goldman Sachs*, *HSBC Ventures* and *ICICI Ventures*. The Group currently employs over 2000 associates, and provides role-based employment to over 70,000 workers. And going beyond its role as a premium real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the first medium to reach society.

GLOBAL ACHIEVEMENTS

EMEC's emerging residential brand 2013

Winner of Emerging Business of the Year - *McHill Magazine 'Hall of Fame' Awards, 2013*

Mumbai's most preferred Real Estate Brand - *Nagpur Realty Report, 2012*

Winner of Green Good Design Award 2012 for *World One*

Winner of International Property Awards, 2017 in association with *HomeStory*

Lodha Phoenix, Mumbai for 'Best high rise development'

Lodha Pelosa, Hyderabad for 'Best high rise architecture'

Lodha Galleries, Pelosa for 'Best residential gold development'

Good Practice UN Habitat Economic Award for Integrated Planning for *Casa Bella*, an integrated township of Pelosa

Best Developer Awarded in High-end Residential Properties across India by *newslive.burmeserevents.com*

Leaders of Indian Infrastructure & Construction Award by *Forrester Times*, 2014-15

RECENT COMPLETED PROJECTS

- Lodha Gardens, Nagpur New Road
- Lodha's Children Parade, *Wick* India
- Lodha Arts, Ford Ford
- Lodha Gardens, *Phalodi*
- Lodha Palace, *JPV* Scheme, *Asia*
- Lodha One, *JPV* Scheme, *Asia*
- Lodha Avenue, *Karjuna*
- Lodha Imperia, *Wick*
- Lodha Paradise, *Thane*
- Lodha Arcs, *Thane*
- Lodha Galleries, *Uttara*
- Casa Ullima, *Thane*
- Casa Pousa, *Gilbert*
- Lodha Frontier, *Maharashtra*
- Lodha Supreme, *Wick*
- CHMR by Lodha, *Karjuna*
- CHMR by Lodha, *Thane*
- Redwood Shopping, *Thane*

- Lodha Heliconia, *Pune*
- Lodha Heliconia, *Hyderabad*
- Lodha Meridian, *Hyderabad*
- Casa Ullima, *Thane*
- Casa Kapali, *Thane*
- Casa Bella, *Pelosa*
- Casa Bella Gold, *Pelosa*
- Casa Rio, *Pelosa*
- Casa Rio Gold, *Pelosa*
- Casa Paradise, *Hyderabad*

PROJECTS IN COME

- Residences of *Almond Road*, *Maharashtra*, *Maharashtra*, *Andhra* and *Thane*
- Residences of *Pelosa* and *Pune*

COMING PROJECTS:

OFFICE SPACES

- Lodha Supreme, *Upper Wick*
- Lodha Supreme, *Karjuna*
- Lodha Supreme, *Thane*

COMING PROJECTS: RESIDENCES

- Lodha Phoenix, *Maharashtra*
- World One, *Upper Wick*
- World One, *Upper Wick*
- Lodha Phoenix, *Pune*
- Lodha Phoenix, *New Galle Parade*
- Lodha One, *New Galle Parade*
- Lodha One, *New Galle Parade*
- Lodha Phoenix, *Thane*
- Lodha Phoenix, *Karjuna*
- Lodha Arcs, *Thane*
- Lodha Phoenix, *Thane*
- Lodha Arcs, *Gilbert*
- Lodha Galleries, *Pelosa*

Residential projects are located in pending form sheet



Latha Chhatra



Latha Mahila



Latha Vidyalaya

COMMITMENT TO OUR COMMUNITIES

Latha is a committed & responsible corporate citizen of our society and makes significant efforts for the improvement and upliftment of the areas and communities that it works in. Over 7% of our annual profits are dedicated to social programs.

EDUCA FOUNDATION

The foundation focuses on ensuring that every family is made self-sufficient by ensuring that at least one member of the family is employable. In order to achieve this goal, the foundation has a special focus on education and vocational training.

EDUCATION

Chandresh Latha Memorial School: Over 1000 students from low income families receive high quality, subsidized education through the two branches of the Chandresh Latha Memorial School in Gandhinagar and Malviyapada. Highest quality education is provided at free of cost, from Rs. 100 per month, ensuring that every child is able to access a brighter future without regard for the current financial ability of his/her family.

Latha Foundation Scholarships: Each year, the Foundation offers scholarships to over 1000 students from economically disadvantaged backgrounds. The scholarships provide up to 75% of the school fees, and other education related costs for students who exhibit good academic performance.

VOCATIONAL TRAINING

The foundation conducts vocational training in a variety of fields like computer programming, vehicle repair, mobile repair, web/app development, etc.

Over 7000 people take advantage of these courses each year, giving them life skills to secure long-term employment.

NON-EDUCATIONAL ACTIVITIES

Shri Sai Chhatra: Specially catering to students who walk in from Mumbai to Mumbai, a grand temple and resting place for all devotees of Shri Sai Baba. Opening directly on the Mumbai-Kash Highway near Thane.

Latha Chhatra: Catering to Jain devotees who travel in from Mumbai to rest of India. Includes a temple, library, food facilities, and gathering place for devotees.

OTHER SOCIAL ACTIVITIES

- Latha Foundation's Mumbai Charpak, celebrating the 70-day festival of the Hapthard Sat. Voted by the Times of India as 'Best Charpak Mumbai' 10th runner-up in 2017.
- Latha Foundation's Ambulance Service.
- Latha Foundation's Hearing Service.
- Latha Foundation's Pilgrimage Services for Holy City pilgrims.
- Latha Foundation's Mahila Market Sat - special savings scheme for self-sufficiency of women from lower income households.
- Funds for upkeep of temples, schools, and recreation centres in needy areas.

ENVIRONMENTAL SUSTAINABILITY

Latha is committed to ensuring that development is done with the greatest respect and reverence for Mother Nature, in line with the ideals of our ancient scriptures.

Some of the Group's initiatives include:

- One of Mumbai's first completed Gold LEED rated office buildings.
- Mumbai's first multi-brand Platinum LEED office building under construction.
- Use of solar power through solar power farms at various locations.
- Rain water harvesting at all developments.
- Recycling of fresh water at all developments.
- Large amount of landscaping and tree plantation at all developments.
- Use of local materials for construction to minimize pollution.
- Recycling of waste materials to minimize emissions.

One of the world's great cities. Created by its most gifted planners.



Founded 60 years ago, Sasaki pioneered interdisciplinary planning and design. Today, their services include architecture, interior design, planning, urban design, landscape architecture, strategic planning, civil engineering, and graphic design.

Buro Happold

This professional services firm is recognized for its expertise in the fields of engineering consultancy, design, planning, project management, and infrastructure amongst others. While most of its early projects were based 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 creating retail identities. The firm has worked with the India Group on a number of projects, including Ardhra Towers (Mumbai), 1 India Wellness (Mumbai) and Kewadale Golf Course (Mumbai).

Mott
MacDonald

This employee-owned multidisciplinary consultancy is engaged in public and private sector developments across a wide range of markets, including buildings, communications, and education. Some of its technical projects include Kuala Lumpur Bridge, Malaysia; Hong Kong; and the UK.

RSP

RSP boasts extensive knowledge with experience in almost all types of residential and commercial properties. One of the most famous properties developed is the Peninsula at Shuang, Singapore, in association with Aja Shaha Architecture + Urbanism, Singapore.

TATA
CONSULTANCY SERVICES LIMITED

As Indian engineering consulting firm, TCS offers a wide range of multidisciplinary services in project engineering across several sectors. The firm has completed more than 5,000 assignments.

PRENSOLLO GROUP



Arguably the most influential landscape design firm in India, this firm has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications; it has also been the recipient of several international awards.

GE's Water & Process Technologies helps the best people globally with the most advanced technology, products and services to solve the toughest water, wastewater and process treatment challenges of customers. With more than 500 installations globally in wastewater treatment and more, ranging from compact packaged systems, to 500+ MGD industrial effluent reuse facilities, to 100+ MGD large municipal installations, GE has demonstrated global leadership in water technologies.

Schneider
Electric

As a global specialist in energy management with operations in more than 100 countries, Schneider Electric offers integrated solutions across multiple market segments in leading leadership positions in utilities and infrastructure, industries and machine manufacturers, non-residential buildings, data centres and networks, and residential structures. Focused on making energy safe, reliable, efficient, profitable and green, the Group's 140,000 plus employees achieved sales of 26 billion euros in 2022, through an active commitment to help individuals and organisations make the most of their energy.

SunEdison®

A global solar energy services provider, this company's services include renewable power, monitoring, renewable portfolio standards and solar tariff services. Its global experience, coupled with fast-growing presence in the Indian market has positioned it as the leader in solar energy.

Disclaimer: The data presented here is prepared after public records are collected and the resulting dataset is subject to change over time and the content of any public record shall be governed by the terms and conditions of the respective record. It is not intended to represent the public and/or state's interests. Any third party shall using any public record at their own risk. It is possible in the public record process of data and information collection, all records and population information are based on currently available information and might subject to significant variability based on varying attributes.

MAP OF PALAW