

Designed for business



Lodha Group – India's Leading Real Estate Developer

Whether it's transforming Mumbai's skyline with world-class commercial and residential developments, crafting London's most coveted residences, or delivering India's most liveable city, one name is creating landmarks on par with the best in the world: Lodha.

Our passion is to create landmarks that meet global standards, that epitomise the values of our family, and are built on a legacy of trust spanning 3 decades. Every one of our developments delivers world-class design and uncompromised quality, and is benchmarked against the highest standards of service.

Since our establishment in 1980, we've grown to

become India's Leading Real Estate Developer by sales – a position we've enjoyed for the last 5 years. Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, and deploying the best people and processes, we have been able to create landmark developments time and again. Our clean-title land, world-class design, excellence in execution, differentiated branding and marketing, and efficient and enthusiastic on-ground sales staff, synergise to create the best value for our customers. With developments in London, Mumbai and Pune, and offices in New York, Dubai, Singapore and Shanghai, Lodha is now a multinational corporation.



Net sales (in India)
of over US\$ 1.2 billion
in FY 17-18.



Ongoing and planned
projects of
97 mn. sq. ft.



Land bank
of 1,800+ hectares



Total number
of employees: 3,700+

Creating landmarks that elevate the way people work, live and play.

OFFICES



iThink by Lodha, Thane
The ultimate office campus

Lodha Excelus, Mumbai
CBD front offices



RETAIL



Xperia Mall, Palava
One-stop destination to shop, eat and enjoy

RESIDENCES



The World Towers, Mumbai
India's most iconic residential development

Trump Towers, Mumbai
The ultimate indulgence



No.1 Grosvenor Square, London
London's most desirable address

CITY DEVELOPMENT

Palava
India's No.1 Smart City*

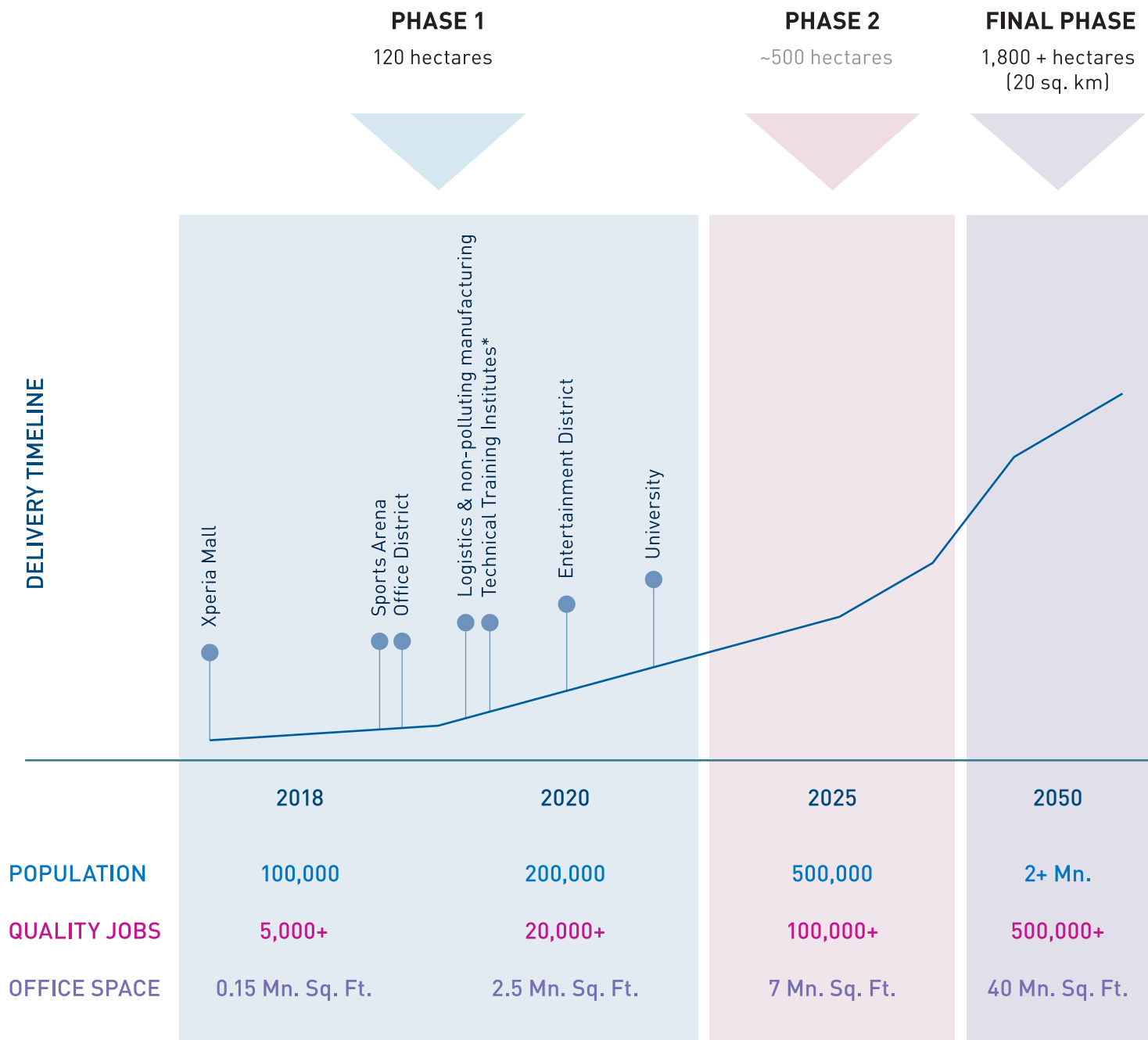


*JLL report: 'Livability Quotient – A Paradigm Shift in India's Emerging Cities', 2017

Palava: designed from the ground up to give your business a competitive edge.

Palava was envisioned and developed as a private sector solution to the urbanisation challenges of the developing world – a city that aims to be the finest in India, and amongst the world's top 50 cities. The city was designed from the ground up to propel business forward, while providing high-quality governance, a good quality of life, and lower living costs.

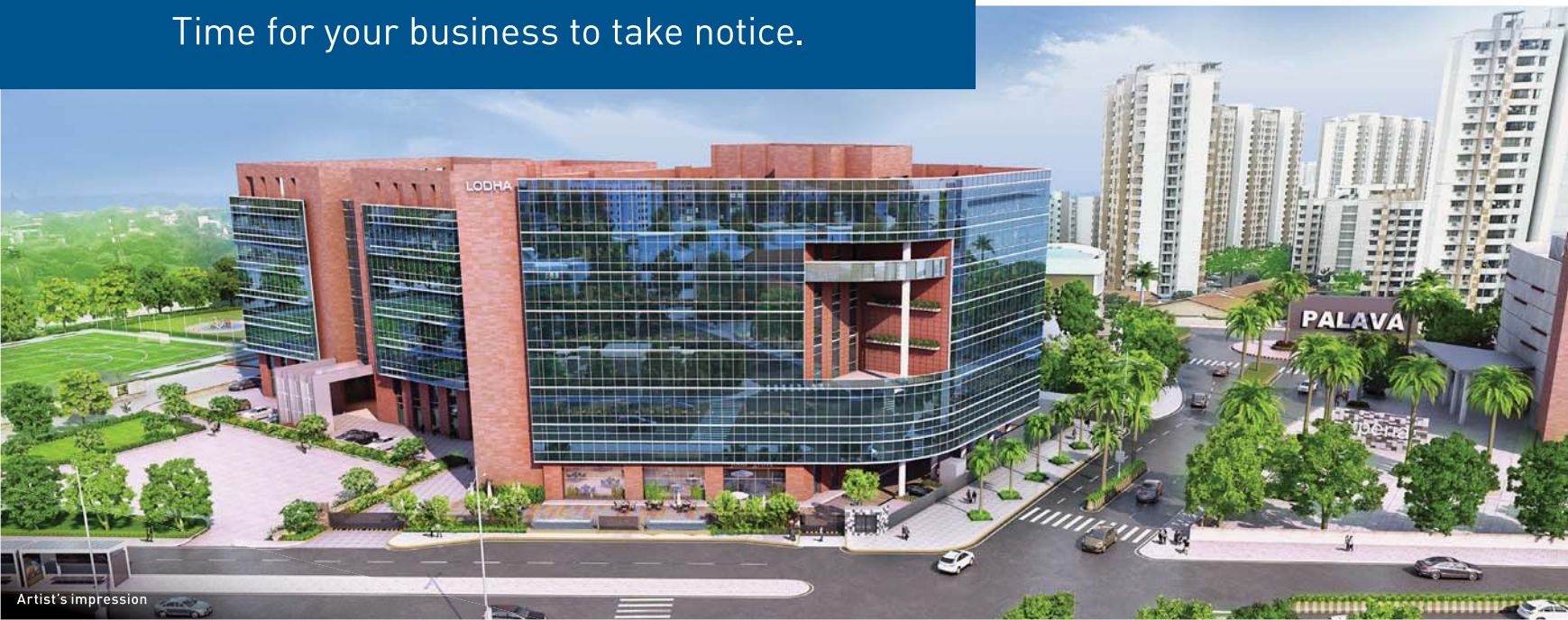
Palava is designed to grow intelligently, systematically and become a true model for 'Work-Live-Learn-Play' development. The city is already bustling with opportunities and is home to over 100,000 people, making Palava India's fastest growing city. Over US\$ 2 billion has already been invested into developing the city. And that's just the beginning. By 2025, it is estimated that Palava will have an economy of US\$ 10 billion.



*For over 10,000 students.

Recognised as one of the world's
top emerging cities.

Time for your business to take notice.



Artist's impression



Actual image

No. 1 smart city in India

JLL's report
'Livability Quotient – A Paradigm Shift
in India's Emerging Cities', 2017.

The only greenfield smart city in India

McKinsey Quarterly, 2017.

3 new cities to watch out for

The Economist (EIU), 2014.

A model of urbanisation in emerging markets

Harvard Graduate School of Design, 2017.

Introducing Palava International Business District

Palava has embarked on a journey to build a thriving economy – one that will offer a true 'Work-Live-Learn-Play' environment delivering world-class work and living solutions for the first time in India.

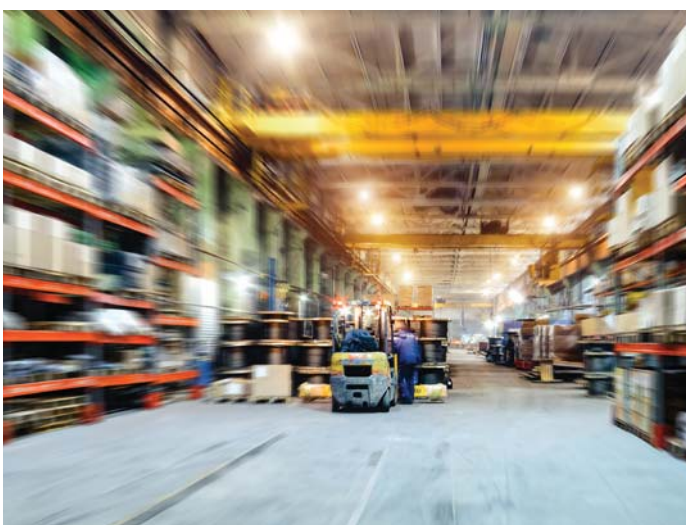
Palava's key economic goals by 2025:

- US\$ 10 billion economy
- GDP per capita 2.5 times that of MMR
- One high-quality job per household
- 50% of working population living in Palava

The city has been designed to focus on 5 economic hubs

KNOWLEDGE AND SKILL-INTENSIVE SERVICE INDUSTRIES

An office district with sustainable buildings and collaborative workspaces, markedly different from the undifferentiated mass of India's back offices, will attract the best companies from the Advanced IT, ITeS, BFSI, Pharmaceutical, Media and other similar industries. Our incubator will also provide the right building blocks for start-ups and early-stage companies.



LOGISTICS AND NON-POLLUTING MANUFACTURING

Palava's manufacturing and logistics hub is the ideal location for logistics and value-added industries, with 24x7 power and water supply and excellent connectivity to the upcoming international airport and the JNPT port.



HIGHER EDUCATION

The research and education hub is being designed to develop much-needed talent with knowledge of 21st century technologies like AI, Automation, Fintech, Big Data and VR.

MEDICAL SERVICES AND PHARMA

The medical city will cater to domestic and international patients with a world-class tertiary care facility and a hub for private medical practices.



ENTERTAINMENT AND TOURISM

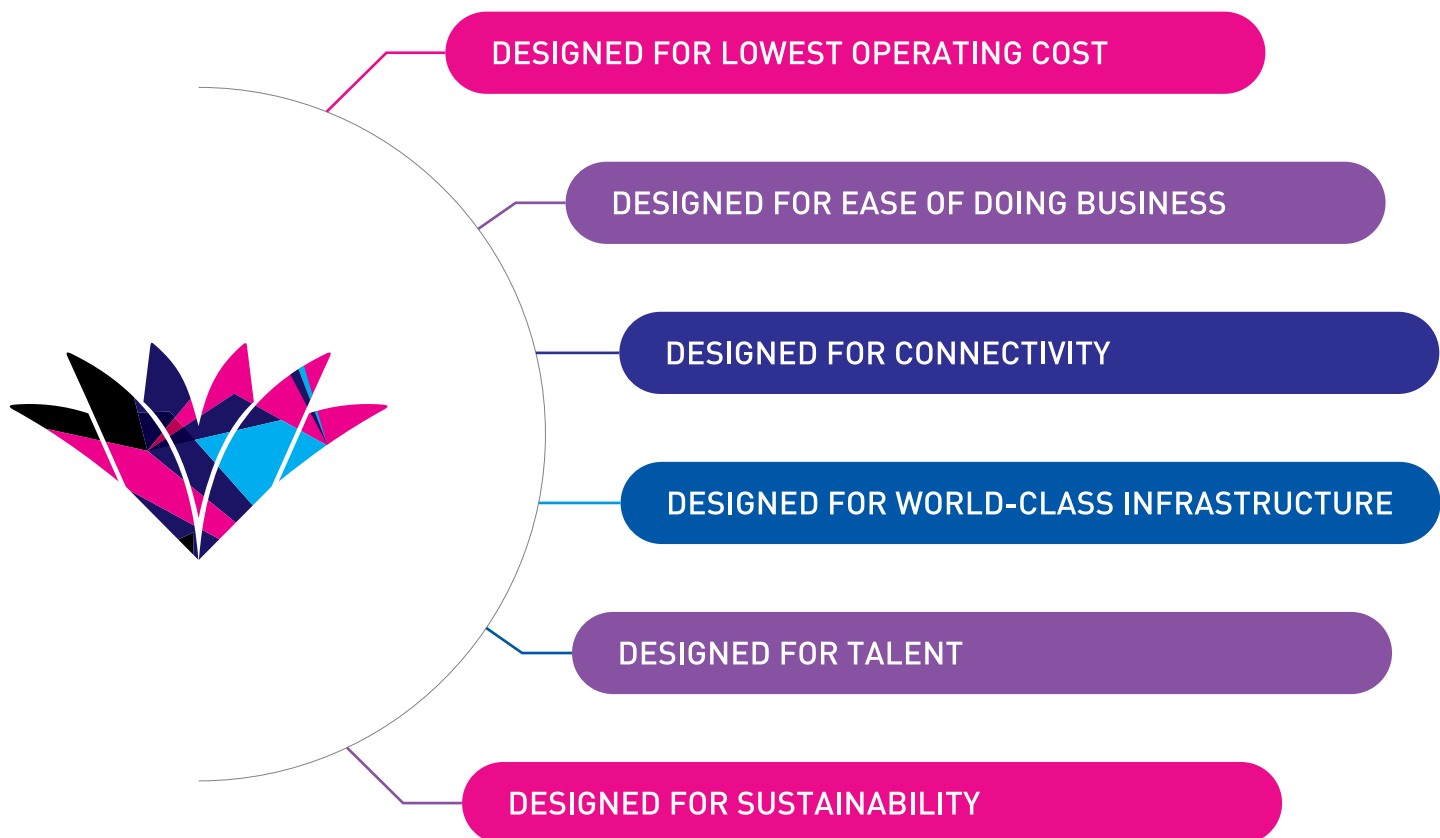
Palava will be an entertainment and tourism destination with a focus on family entertainment, retail, museums and cultural venues.



Designed for business

Envisioned by global experts to give businesses a competitive advantage.

As a greenfield city, every inch of Palava has been designed to make the setting-up and running of businesses more seamless and economical than ever before. There's no place in India that's better equipped to take your business to the next level, while keeping employees happy and productive.



DESIGNED FOR LOWEST OPERATING COST

Up to 50% less costs
than other micro markets
in Indian metros.

Despite its location in the Mumbai Metropolitan Region (MMR), Palava will be the most affordable, high-quality business district and industrial hub amongst all Indian cities.

Your business will benefit from lower direct costs driven by:

- Savings in rentals
- Lower electrical tariffs compared to commercial rates
- Low property tax
- Lower operational costs with efficient PCMA operations

Your employees will benefit from:

- Lower rentals for high-quality residences
- Walk-to-work ecosystem: reducing commuting expenses and saving time
- Improved quality of life with a healthy work-life balance

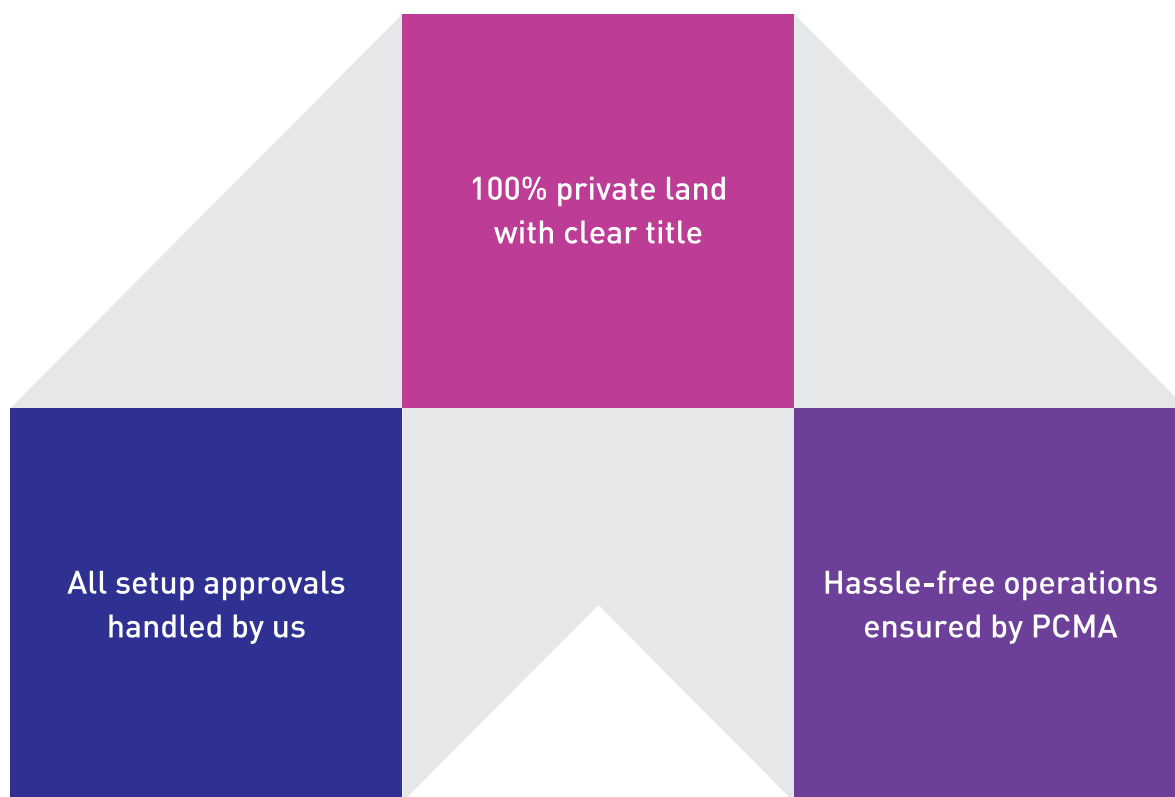


DESIGNED FOR EASE OF DOING BUSINESS

Cut red tape.

Focus on your business,
not approvals.

Palava removes the hassle from setting up and operating your business with its unique 'Just Ask' service – a single window that helps you obtain all setup-related permits and permissions. The city is managed by the ultra-efficient Palava City Management Association (PCMA), a private body that ensures Palava's governance meets international standards and helps businesses grow and increase their productivity.



DESIGNED FOR CONNECTIVITY

Located at the gateway to Mumbai.

Connected to the
world's largest markets.

Maharashtra attracts more than 45%* of India's FDI, making it an investment hotbed. Palava enjoys a locational advantage at the gateway to Mumbai, in the heart of the triangle of growth between Thane, Kalyan and Navi Mumbai. With excellent road connectivity in place, Palava will benefit from upcoming infrastructural developments like:

- Navi Mumbai International Airport
- Rail expansion (Diva-Airoli)
- The upcoming metro line
- Improved road connectivity to the the rest of MMR



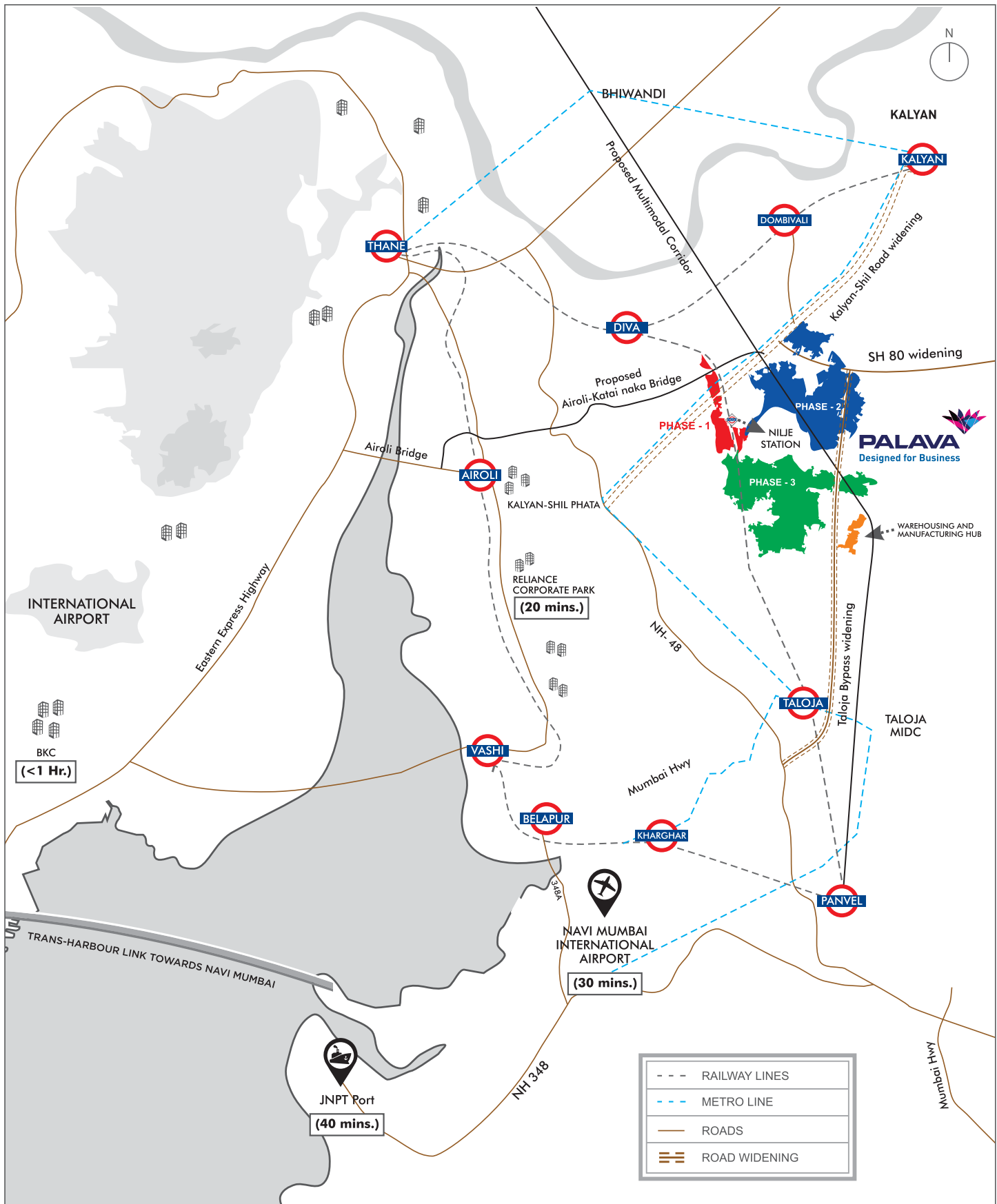
Elevated corridor to improve connectivity to Airoli



Proposed Taloja-Kalyan-Dombivili circular metro loop



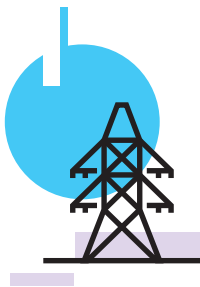
Navi Mumbai International Airport, to be completed by 2020



DESIGNED FOR WORLD-CLASS INFRASTRUCTURE

Every facility and service your business needs to operate efficiently.

Palava's world-class infrastructure was conceived by global experts Sasaki and Buro Happold. The city is professionally maintained by the Palava City Management Association (PCMA) to ensure everything runs like clockwork.



POWER

24x7 availability with express feeders



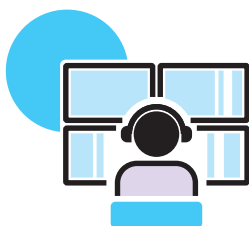
WATER

Abundant supply of water



COMMUNICATION

Fibre optic high-speed Internet,
free Wi-Fi



COMMAND CENTRE

Centralised monitoring in partnership
with IBM



SECURITY

Round-the-clock patrolling with
private security



WALKWAYS

Well shaded, 3.5 m wide footpaths

DESIGNED FOR TALENT

Tap into a talent pool of over 250,000, at the lowest cost in the Mumbai Metropolitan Region.

Companies setting up at Palava will have access to a talent pool of over 250,000* highly qualified professionals that live around Palava, within a 30 min. driving radius. Currently, over 10,000 residents of Palava work in India's leading companies in departments like IT/ITeS, back offices, R&D and more.

Palava's exemplary social infrastructure is designed for the health and wellness of your employees. They will enjoy access to high-quality residences, world-class sports, entertainment and cultural venues, all at significantly lower prices than other cities. With its walk-to-work ecosystem, you will have healthier, more productive employees that are easier to retain.

* As per Manpower Report



DESIGNED FOR SUSTAINABILITY

India's first 'green mobility' city.

Palava is India's first 'green mobility' city with wide footpaths, cycling lanes and e-scooters to reduce the city's carbon footprint. Intelligent city design places everything you need – workplaces, schools, and parks – just a 5 to 15 minute walk away. You'll never need a car within the city; saving commuting costs, minimising travel time, and improving citizens' quality of life.



Over 200,000 trees planned
with 25% green spaces



100% of potable water is recycled



Over 95% of
waste is recycled



Eco-friendly transport facilities
like bicycle rentals



Best air quality index in MMR: 60-70*



Smart buildings to reduce power
consumption by up to 50%

*The lower the number, the purer the air. Mumbai's average is 107:

Source- <http://www.freepressjournal.in/mumbai/mumbai-pollution-check-maximum-city-ranked-12th-with-moderate-air-quality/1207111>

Our partners:





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