KSHITIJ

MATUNGA | WEST

LUXURY IS IN EACH DETAIL

DISCREET LUXURY

The evolution of luxury is an ever-shifting landscape. Today, it is sought in the most minimalistic symbols. Flamboyance is passé. Luxury is now a discreet statement of confidence. It's extravagantly understated. It's a choice. It's an inconspicuous romance with elegance. It is the calling for individuals who believe in style sans the need to show it.

It has become more about experiencing quality for what it is than the need to talk about it. It's about appreciating the finer details that define craftsmanship at its highest order.

Luxury in its most evolved state is worship for the God of details. It's not about flaunting, it's about being.

CONTENTS

Pg. 03 | ABOUT KSHITIJ
Pg. 05 | VIEWS
Pg. 07 | DAY VIEW
Pg. 09 | NIGHT VIEW
Pg. 11 | SPACIOUS HOMES
Pg. 13 | LIMITED RESIDENCES
Pg. 17 | EAST-WEST LAYOUTS
Pg. 19 | LARGE LIVING ROOMS
Pg. 21 | SEPARATE DINING AREA
Pg. 23 | SPRAWLING SUN DECKS
Pg. 25 | LARGE BEDROOMS
Pg. 27 | KITCHEN
Pg. 29 | BATHROOMS
Pg. 31 | PRIVATE ELEVATORS
Pg. 35 | GRAND ENTRANCE LOBBY
Pg. 37 | GYMNASIUM
Pg. 38 | INDOOR GAMES
Pg. 39 | SKY GARDEN
Pg. 40 | LARGE OPEN PLAY AREA
Pg. 41 | SECURITY SYSTEM
Pg. 42 | PARKING
Pg. 43 | PROJECT HIGHLIGHTS
Pg. 45 | STILT PLAN
Pg. 47 | LOCATION MAP
Pg. 49 | ABOUT TRIDHAATU
Pg. 50 | OUR BRAND ESSENCE
Pg. 51 | TRIDHAATU PLUS
Pg. 52 | PROJECT CONSULTANTS


TO FLAUNT OR TO BE

ABOUT KSHITIJ

Luxury has always inhabited the minds of home buyers as the ultimate lifestyle statement. Kshitij redefines this statement with an evolved experience that goes beyond exhibitionism. It welcomes home the achievers, the doers and men & women of passion, who like to keep it simple. Kshitij is a 26 storey tower standing right in the center of the city in a cozy neighbourhood of Matunga.

To start with, space is the new black of luxury. Space that lets you retire into your private cocoon and embark on inner journeys detached from the world.

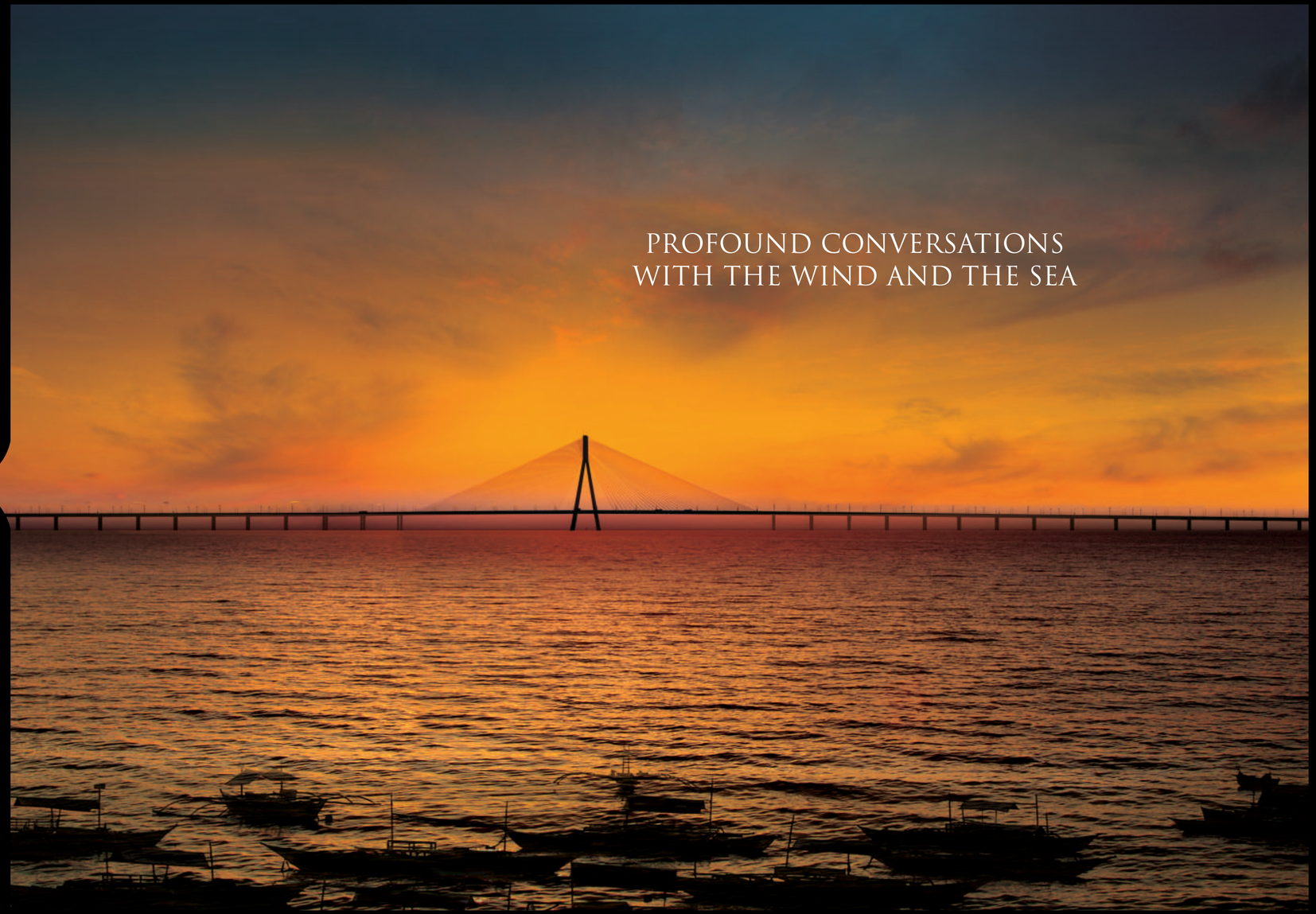
This space has been planned literally without cutting corners with 2/ 3/ 4/ 4.5 BHKs having magnanimous decks built to soak in the wind and the sea.

The architecture gives well-ventilated east-west views looking over gorgeous sunsets over the Arabian Sea. Discreet is redefined with just 43 residences and only 2 apartments per floor. Sometimes living it up translates to playing it down.



VIEWS

Privacy with solitude is a rare possession. Take along a Kafka and relish these rare moments of solitude or share a coffee with your loved ones. You have the glorious view of the Arabian Sea stretching from Shivaji Park, Dadar Beach, Worli Bay to the Sea Link on your west. The other side offers you a glimpse of the Trombay Hill, Eastern seaboard and mangroves.





WAKE UP TO A NEW HORIZON EVERYDAY

ACTUAL DAY VIEW FROM 15TH FLOOR



CATCH THE SHOW OF THE STARS EACH NIGHT

ACTUAL NIGHT VIEW FROM 15TH FLOOR



SPACIOUS HOMES

Isn't space the new black in luxury? Kshitij brings to you spacious 2/ 3/ 4 & 4.5 BHK apartments starting with a carpet area of 902 sq ft and going all the way up to 2500 sq ft. Make the most of space by submitting to its subtle grandeur.



LIMITED RESIDENCES

With only 43 residences and 2 apartments per floor, Kshitij will resemble a cozy coterie more than a crowd. Kshitij is designed to be a private enclave of limited like-minded individuals.


BECAUSE ELEGANCE IS BY DEFINITION,
DISCREET



EAST-WEST FACING APARTMENTS

Our east-west apartment layout comes with a finished floor-to-ceiling height of 10 feet that ensures ample light and ventilation in your apartment. Feel the expanse every moment of your stay at Kshitij.

LARGE
LIVING ROOMS

Block the world outside and celebrate your living space with large living areas at Kshitij. All flats come well ventilated with an east-west layout. The living room spaces start at about 450 sq ft carpet for the 3 BHK right up to 700 sq ft carpet for the 4.5 BHK.



EXPERIENCE THE POSITIVE
IMPACT OF NEGATIVE SPACE

Rendered image of actual apartment

SEPARATE DINING AREA

The art of good food soothes all the five senses, be it a delightful home cooked luncheon or an exquisite fine dine experience. The spacious dining area, unmistakably reflects your love for this amazing art form.



EXCLUSIVITY FOR EVERY SECTION

Rendered image of actual apartment



SPRAWLING SUN DECKS

Let your mornings get more vibrant and evenings, glorious. The sprawling sun decks let you step in and share an intimate conversation overlooking the horizon.

Rendered image of actual apartment



LARGE BEDROOMS

Bedrooms are large and spacious with engineered wooden flooring in the master bedroom and vitrified flooring in other bedrooms. Master bedrooms come with provision for walk-in wardrobes*. Because grandeur lies in the details.

Rendered image of actual apartment | * For select typologies only

THE KITCHEN

Kitchens are functionally designed with elegant veneer finished doors, floor-to-ceiling windows and a dry balcony. Find functionality at every step.



Rendered image of actual apartment



BATHROOMS

Expect nothing less than premium international sanitary ware and bath fitments. All bathrooms have been specially designed with an anti-skid flooring and have a glass partition to demarcate the dry areas from the wet ones. The master bathrooms come with a bath tub*. Because luxury is always a step ahead of the ordinary.

Rendered image of actual apartment | * For select typologies only

PRIVATE ELEVATORS

The private elevators come with biometric entry for every apartment, as a part of an advanced & integrated security system. The high speed elevators including the service elevator are complemented with a 2-hour fire resistant door and power backup.




IF GOD LIES IN THE DETAILS,
DIVINITY IS A NOBLE PURSUIT



WHEN IMPRESSIONS
LAY A RED CARPET

GRAND ENTRANCE LOBBY

The lobby space sprawls across to make the ultimate statement of grandeur with a stylishly designed double-height entrance. Walk into magnificence and feel great to be associated with it.

Rendered image of actual lobby



MAKING FITNESS A CHOICE EVERY DAY

SPACIOUS GYM

With world-class equipment exclusively handpicked for you, let nothing come in the way of your fitness goals.



BRINGING FUN BACK

INDOOR GAMES

Make the most of the designated space for indoor games with your friends and family.



WANDER INTO THE SUNSHINE

SKY GARDEN

Step into the uplifting atmosphere of the sky garden. Enjoy some private moments amidst nature and embrace the fresh air in peace. Some luxuries are meant to be experienced very simply.



LET CHILDHOOD BLOOM

LARGE OPEN PLAY AREA

Between built and open spaces, Kshitij is biased towards the latter. With just 43 residences, there is a huge play area for kids. They can stroll the gardens, jump around in the special soft-floor padded zones built for them or just entertain themselves in the indoor games area.

EVERYTHING TO MAKE YOU FEEL SAFE

ADVANCED 5-TIER SECURITY SYSTEM

Kshitij comes as a seismic-resistant structure with sophisticated fire detection systems, RFID enabled entry/exits for residents' vehicles with bollards, an emergency alarm button and automatic sprinklers in designated common areas. Also added are video door phones with 24-hour CCTV surveillance system, in common areas including parking and entrance lobby. Basically everything that will secure your peace of mind.

FOR HASSLE-FREE PARKING

PARKING

Say goodbye to difficult days of parking, with ample planned parking space. The other addition we have carefully planned is the sanitation facility at the driver's area. At Kshitij, everyone's comfort is taken care of.

PROJECT HIGHLIGHTS

PROJECT FEATURES

- 26 storeys: Freehold, Non-tenanted property
- 43 discreetly luxurious residences
- Ultra spacious 3/ 4/ 5 BHK residences with limited 2 BHK options
- Only 2 apartments per floor
- All east-west open flats offering a panoramic view
- Sprawling sun decks with breathtaking views of the Arabian Sea
- Exclusive private elevator & entrance foyer for each flat
- Advanced 5-tier integrated security system
- Large planned open spaces surrounding the building
- Sky garden at a height of 300 feet
- Well designed double height entrance lobby
- Vaastu compliant homes
- Advanced construction technology

BUILDING FEATURES

- Grand drop-off porch at entrance lobby
- Well planned ample car parking
- Energy efficient, motion sensor aided lighting in designated common areas
- Power backup for elevators and common areas
- Noise-free high speed elevators including stretcher elevator complemented with 2-hour fire resistant doors
- Grey water recycling and reusing system
- Advanced rainwater harvesting system
- Separate sanitation facilities for house helps at mid-landing level
- Sanitation facilities and restrooms for drivers
- Separate service elevators
- Special entrance ramp for the differently-abled

THE APARTMENT

- Spacious living rooms with separate entrance foyer
- Grand 10 feet floor-to-ceiling height after false ceiling
- Sprawling sun decks with breathtaking views of the Arabian Sea
- Italian marble flooring adorning living, dining and bedrooms
- Engineered wooden flooring in master bedroom
- Walk-in wardrobes in master bedroom *
- Bathtub in master bathroom *
- Elegant veneer finished doors
- Wi-fi enabled homes

THE KITCHEN

- Layout designed for optimal functionality and storage
- Granite platform
- Ample electrical points for all appliances
- Provision for water purifier
- Dry balcony for kitchen

THE BATHROOMS

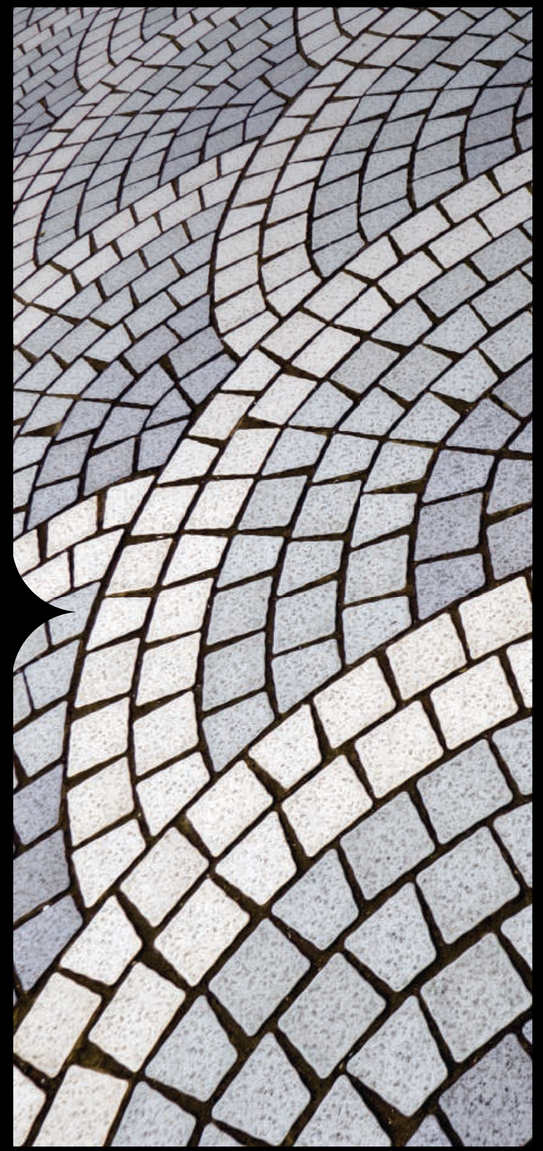
- Anti-skid flooring in all bathrooms with glass partition for shower area
- Designer tiles dado up to 7 feet height in bathrooms
- Premium international sanitaryware and bath fitments
- Hot & cold water mixer in fitments
- Naturally ventilated bathrooms complemented with exhaust fan
- Storage water heater / geyser

SAFETY & SECURITY

- Private elevator with biometric entry for every apartment
- Video door phones with 24-hour CCTV surveillance system in common areas including parking and entrance lobby
- RFID enabled entry/exits for residents' vehicles with bollard/ turnstiles for effective security
- Sophisticated fire detection and sprinkler system in designated common areas and parking lots
- 2-hour fire resistant electrical fittings
- Fire retardant paint throughout the apartment
- Seismic-resistant structure

LEISURE FEATURES

- Sky garden overlooking the Arabian Sea
- Multi-sport zone
- Jogging & walking track
- Spacious fitness studio with Olympic standard training equipment with steam room
- Special fully equipped soft floor play area for kids
- Designated cycling track
- Yoga/ Meditation zone
- Senior citizen zone
- Fragrance garden
- Gazebo
- Indoor games room



* For select typologies only



STILT PLAN

1. Entry | 2. Multi-sport Zone | 3. Children's Play Area | 4. Senior Citizen Sit-out | 5. Cycle Track
6. Sky Garden | 7. Drop-off Porch | 8. Yoga Zone | 9. Gazebo | 10. Joggers Track | 11. Exit

LOCATION MAP

The Matunga radius displays proximity to business districts, recreational zones and other social conveniences. From hospitals, colleges, parks to malls, at Kshitij, convenience is assured.

- Western Express Highway - 7min
- Eastern Express Highway - 7min
- Lower Parel - 9min
- High Street Phoenix - 9min
- Bandra-Kurla Complex - 15min
- Bandra - 15min
- Bandra-Worli Sea Link - 15min



ABOUT TRIDHAATU

At Tridhaatu, it is our constant endeavour to create neighbourhoods that inspire quality living. We believe that beyond brick and mortar, a house is made with the priceless virtues of happiness and contentment. The strongest foundation a building can have is the harmony it shares with the community, nature and its elements. Which is why, we bring in thoughtful innovations in everything we do, right from technologically advanced processes to those small intricate details. We believe in seamlessly blending our values at every step.

With a team of dedicated professionals at every level, we never just create a building but nurture a framework for unshakable positive energy. Our projects have garnered appreciation from our customers and respect from our competitors. This is only just the beginning and all our future projects would resonate and further strengthen our values for quality living.

TRANSPARENCY

- Hassle-free buying with online access to records of payments, receipts and important documents like flat drawings, plumbing/electrical details, etc.
- Proactive communication on all construction activities

QUALITY

- A total of 58 checks conducted prior to possession
- Burma Teak door frames with Matte Melamine polish
- Aluminium powder coated windows
- Rust-free powder coated aluminium sliding grills
- Premium branded fittings & fixtures
- Fire-proof wiring

DESIGN

- Maximum utilization of area through better design
- Spacious homes
- Beautiful elevations
- Minimalistic column and beam intrusion

OUR BRAND ESSENCE

THINKING GREEN

- Effective rainwater harvesting is done in most of our buildings.
- Rehabilitation/replanting of trees at construction sites wherever possible.
- Borewells are provided as a back-up source of water.

INNOVATIONS

- Aranya, one of our luxury projects is the first residential project to host a private butterfly park
- First ever bird rehabilitation program in collaboration with expert naturalists and bio-diverse habitats
- The Tridhaatu Plus program offers a host of utilities and services to make your life easier even after possession

BUILDING NEIGHBOURHOODS

- Three initiatives created specifically towards building communities
- Protsaahan to support young Indian sportspersons and sports in general
- Sansrkuti to promote Indian Culture, Arts and Music by supporting various music and cultural events
- Sanrakshan to conserve our environment and support green initiatives

Tridhaatu Plus | Upgrading Living Experiences

Tridhaatu was conceptualized with the thought of creating intelligent living spaces - homes that can be cherished for generations to come. We believe in the process of transforming homes on the *tri-tattvas* of Quality, Technology and Innovation. We provide a comprehensive range of property services to customers at every stage of the property lifecycle – from identifying the best property for specific needs to fulfilling recurring requirements of a home owner. As a policy we use the best-in-class materials for all our buildings and ensure that there is no compromise on quality.

While planning a project, we carefully plan every aspect such that, it gives you a superior occupier experience after moving into your new house. From the quality of raw material to the refined finishing work, every facet is handled with utmost importance. Our endeavour to provide a quality durable home is not only a commitment but a set of tangible metrics that we use to measure our patrons' expectations, at the same time, aim to exceed them.

We believe in a continuous pursuit of excellence that motivates us to push our expectation level further. The same level of quality is what we now provide in our latest effort towards our customers – Tridhaatu Plus.

Tridhaatu Plus is about providing services that are not only just one call away but also match the highest quality standards set by us in our projects.

We are committed to our customers. A Tridhaatu project will ensure you are delivered on our promise of quality and consistency and we strive to provide the most exquisite after sales service to our customers.

Tridhaatu Plus is a comprehensive program that will ensure that the journey with Tridhaatu carries on even after the house has been delivered. This program will encompass all services right from Customer Loyalty Schemes, Utility/Augmented Services, access to select proprietary curated programs, etc.

TRIDHAATU PLUS

Project Consultants:

- Design Architect - Mandviwala Qutub & Associates
- MCGM Architect - Planet E Consultants (Sandip Isore)
- MEP Consultant - Across & Beyond Development Consultancy Pvt. Ltd.
- Geotechnical Consultant - Geocon International Pvt. Ltd.
- Structural Consultant - J&W Associates
- Legal Advisors - Dhawal Vussonji Associates
- Research Consultants - Jones Lang Lasalle
- Marketing Agency - Think WhyNot Integrated Communications Pvt. Ltd.

Project funded by: Piramal | Capital knowledge action care

Conceptualized & Designed by Think WhyNot

TRIDHAATU® Realty & Infra Pvt. Ltd.

Site address:
Plot No. 230, Mogul Lane, Chhatrapati Shivaji Maharaj Marg,
Matunga (West), Mumbai – 400016
(Off. Lady Jamshetjee Road; Close to City Light Cinema)

Corporate address:
Shrikant Chambers, B Wing, 5th Floor,
Near R.K. Studio, Sion-Trombay Road,
Chembur (East), Mumbai – 400071

Contact:
022 - 6508 3333
kshitij@tridhaatu.com
www.tridhaatukshitij.com

Disclaimer: This brochure does not constitute part of an offer or contract. In the interest of project improvement or due to changes in the rules & regulations of respective authorities, the developer reserves the right to change plans, specifications, features, etc., without prior notice or obligation at their discretion. The images used are for representation purposes only.

KSHITIJ

A PROJECT BY TRIDHAATU